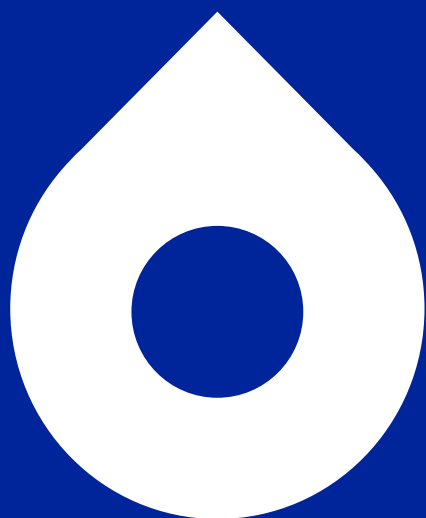


Consultation outcomes report

Aerotropolis Draft Integrated Stormwater Scheme Plan
Duncans Mulgoa

November 2025





Acknowledgement of Country

Sydney Water respectfully acknowledges the Traditional Custodians of the land and waters on which we work, live and learn. We pay respect to Elders past and present.

A central part of Country in this area is Wianamatta meaning 'Mother's Place'. Wianamatta, otherwise known as South Creek, is a complex water system that travels from Dharawal Country in the south, through Dharug Country in the Aerotropolis to the north. It is made of an interconnected network of ephemeral creeks and resource rich, swampy Country, also known as wetlands.

Through impacts of colonisation and agricultural land use, these water systems have been fragmented and damaged. As the future of Aerotropolis changes, it is vital we commit to healing and revitalising water on Country.



Executive summary

Overview

Sydney Water is planning and delivering the Aerotropolis Draft Integrated Stormwater Scheme Plans for the Duncans Mulgoa area - servicing around 1,098 hectares and supporting a developable area of 662 hectares in the Agribusiness precinct. This is part of its role as the Regional Stormwater Authority for the Aerotropolis.

The draft plans were publicly exhibited From Tuesday 2 September to Friday 19 September 2025, providing community members, landowners, First Nations groups, developers and government agencies the opportunity to review and comment. The public exhibition was supported by a targeted communications and engagement program that included face to face, written and online engagement activities. We asked for feedback on proposed infrastructure locations and the stormwater system's design, delivery and governance.

The scheme will feature Australia's largest stormwater harvesting system, integrating naturalised drainage, wetlands and recycled water to cool and green Western Sydney, reduce pollution and support sustainable development.

What we heard

Sydney Water received eight formal submissions and held 13 individual landowner meetings as part of a targeted engagement process prioritising directly impacted property owners while also informing a wider audience. While there was strong support for the regional, integrated approach to stormwater, respondents also raised concerns about how the proposed infrastructure would affect private land and future development. We received feedback on:

- Concerns regarding private property, particularly around perceptions of reduced developable land or lot fragmentation due to the proposed locations of basins and channels
- land acquisition, including calls for clarity on timelines and compensation
- scheme design, particularly around catchment modelling, consistency with existing infrastructure and topography, basin placement and waterway locations
- governance and coordination, with some stakeholders expressing concern about the consistency and alignment between different government bodies
- timing and uncertainty, especially for landowners of properties that may not be serviced for many years.

Some stakeholders also highlighted the need for better clarity around planning overlays, watercourse mapping, and how changes to the plans would be communicated over time.

Next steps and continued engagement

Sydney Water is now reviewing infrastructure locations on a case-by-case basis—particularly where landowners have requested changes—and will consider modifications where feasible and in line with regulatory and environmental requirements.

The final Integrated Stormwater Scheme Plan for Duncans Mulgoa is expected to be published early 2026. This final plan, along with the final Integrated Stormwater Scheme Plans for Wianamatta Badgerys and Cosgroves will form the foundation of the Development Servicing Plans (DSPs), which will set out infrastructure costs and contributions for developers. DSPs will be placed on public exhibition in quarter one of 2026, with further opportunities for feedback.

Delivery of regional stormwater infrastructure for Wianamatta will be staged from late 2026 to 2056, aligned with development. Throughout this process, Sydney Water will continue to engage with landowners, developers, councils and other stakeholders to ensure that the infrastructure meets technical, environmental and community needs.

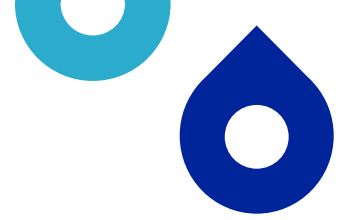
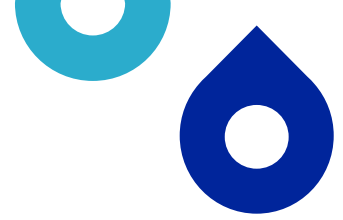


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1. Scope of this report

The Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa was placed on public exhibition from 2 September to 19 September 2025. During this period, we invited feedback on Sydney Water's Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa from:

- directly impacted landowners
- First Nations stakeholders
- local, state and Commonwealth government agencies
- developers
- industry representatives, including advocacy and policy organisations
- the broader community.

These stakeholder groups are referred to collectively as 'the community and other stakeholder groups' throughout this report.

This report summarises the process for, and outcomes of, public exhibition of the Draft Integrated Stormwater Scheme Plan for the Duncans Mulgoa scheme areas, including:

- how Sydney Water engaged with the community and other stakeholders
- who provided feedback and the key issues raised during the exhibition period
- Sydney Water's response to the feedback, including how we will consider requests for changes to the designs
- the next steps in the planning and delivery of regional stormwater infrastructure in the Aerotropolis.

The report also explains how community and stakeholder input is informing the refinement and finalisation of the scheme plans, which will support the preparation of Development Servicing Plans (DSPs) and future infrastructure delivery. Feedback provided through this process helps ensure the plans are transparent, technically robust, and responsive to local concerns.

This report does not cover stormwater planning for the Mamre Road Precinct or Wianamatta Badgerys and Cosgroves draft scheme plans, which are addressed in separate consultation outcomes reports. Its contents reflect a point in time, documenting the outcomes of the engagement activities and detailing Sydney Water's response to submissions received during the public exhibition.



2. Introduction

2.1 Background

2.1.1 Sydney Water's role in the Aerotropolis Precincts

In March 2022, the NSW Government appointed Sydney Water as the Regional Stormwater Authority for the Western Sydney Aerotropolis initial precincts including Aerotropolis Core (Bradfield), Badgerys Creek, Northern Gateway and Agribusiness, as well as the Mamre Road Precinct (together referred to as the Aerotropolis Initial Precincts). As the Regional Stormwater Authority, we are responsible for delivering, managing, and maintaining the regional stormwater network along with our drinking water, wastewater, and recycled water networks in Greater Western Sydney.

To do this, we are taking a holistic approach to how we manage water in the Aerotropolis, by using Integrated Water Cycle Management (IWCM), an Australian first for managing stormwater and protecting waterways. Once complete, the regional stormwater system will feature Australia's largest stormwater harvesting scheme, using recycled water to support a circular economy by keeping parks green, reducing waste, and reusing water across the region. It aligns with the NSW Government's Greater Sydney Water Strategy, developed by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), and sets out to achieve locally specific waterway health objectives and targets.

The Aerotropolis Precincts are critical to unlocking growth in Greater Western Sydney – one of Australia's fastest growing areas. The associated land use changes across the region will impact on stormwater quality and flow regime, requiring a coordinated, regional approach to protecting waterway health.

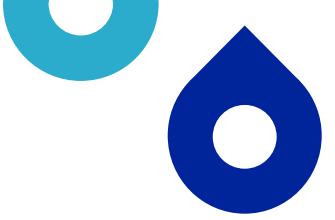
Sydney Water has the unique opportunity to change the way stormwater is managed and reused in the region, improving resilience, waterway health and liveability for local communities. Through IWCM, we are coordinating and considering all elements of water management and urban planning across the scheme areas, recognising and celebrating cultural heritage, protecting waterway health, prioritising sustainable water supplies and helping to cool and green Greater Western Sydney. Taking this regional approach allows infrastructure to be placed efficiently in the scheme areas. It will minimise the amount of stormwater infrastructure required on development sites, ultimately maximising developable land.

The Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa (which reflects a catchment area that drains to Duncans Creek and Mulgoa Creek) provides the details of the infrastructure, roles and responsibilities, and timing associated with the scheme implementation. For ease of reference, these areas are referred to as 'Duncans Mulgoa' throughout this report.

2.1.2 Regulatory and policy context

The Aerotropolis stormwater planning process is guided by a range of state government policies, environmental objectives and planning instruments. Together, these provide the statutory basis for scheme design, land use integration, and environmental performance. These are covered further in Appendix A: Key terms and resources, and include:

- *Sydney Water Act 1994* – establishes Sydney Water's responsibilities as a statutory State-owned corporation, including its role in delivering, managing and maintaining water, wastewater and stormwater services.
- *Land Acquisition (Just Terms Compensation) Act 1991* – governs how land required for stormwater infrastructure is acquired by Sydney Water.
- Western Parkland City State Environmental Planning Policy (SEPP) 2021 – identifies land for regional stormwater infrastructure and outlines development requirements to support a sustainable, water-sensitive city.

- 
- Western Sydney Aerotropolis Development Control Plan (DCP) 2022 – includes waterway protection measures, stormwater quantity and quality targets (e.g. flow and pollutant reduction), and design controls for drainage infrastructure.
 - Western Sydney Aerotropolis Precinct Plan 2022 – provides the place-based objectives and requirements to guide development in the Aerotropolis in a consistent and sustainable manner over time. It provides a higher level of detail to support the land use zoning and other provisions of the Aerotropolis SEPP, including the planning controls and waterway health targets that guide the design, location and performance of regional stormwater infrastructure managed by Sydney Water.
 - Water Management (General) Regulation 2025 – mandates the use of the NSW Government's Hydro Line spatial dataset to determine waterway classifications, which informs the placement of naturalised trunk drainage.
 - Area specific Waterway Health Targets – set specific performance objectives for stormwater runoff volume and quality

Sydney Water's work is also aligned with the Greater Sydney Water Strategy and the Stormwater Scheme Principles, which support a coordinated, catchment-based approach to integrated water management in the Aerotropolis Precincts.

2.1.3 Planning integrated regional stormwater systems

Planning and delivering regional stormwater infrastructure in the Aerotropolis will require significant investment over the coming decades, with the infrastructure to be delivered in stages between now and 2056, to keep pace with development. Sydney Water is committed to engaging with the community and other stakeholder groups throughout this process.

Since 2022, Sydney Water has been engaging with the community and other stakeholder groups in the Aerotropolis including local, state and Commonwealth government agencies, First Nations groups, developers, landowners, and the community more broadly. In consultation with these groups, we have developed and finalised several key documents that will guide development in the area, including Stormwater Scheme Principles, a Stormwater Developer Works Policy, and guidance on infrastructure contributions (See Appendix A: Key terms and resources). The schemes have been designed in alignment with these, and to meet the requirements of the documents outlined in 2.1.2 Regulatory and policy context. Sydney Water is working to plan and design the regional stormwater schemes that will be needed to unlock development in the Aerotropolis Precincts in alignment with the current policy and regulatory mechanisms that guide regional stormwater planning.

Our approach is iterative, taking into account feedback and changes made in previous stages of planning and the associated consultation processes. This includes considering and implementing efficiencies recommended by IPART in its recent efficiency review of the Mamre Road Integrated Stormwater Development Servicing Plan (DSP) and using these to inform our plans for the rest of the Aerotropolis Precincts. We have also taken into account feedback provided through previous consultations, including the recent public exhibition of the Draft Integrated Stormwater Scheme Plans for Wianamatta Badgerys and Cosgroves.

During this process, the community and other stakeholder groups can view Sydney Water's plans, provide feedback and ask questions. At each stage of consultation, Sydney Water considers the feedback provided and can make changes. In some cases, this involves working with other agencies, such as local councils, DCCEEW, Infrastructure New South Wales (INSW) or the NSW Department of Planning, Housing and Infrastructure (DPHI) to amend policy or planning documents, where doing so will support better outcome for the future Aerotropolis Precincts.

2.1.4 The stormwater planning process

Key activities for Sydney Water's approach to planning and delivering the regional stormwater system is shown below.

1	Catchment assessment and modelling	Sydney Water identifies stormwater catchments and natural flow paths. Future land uses are used to model runoff and pollution volumes as well as future water demands. Constraints such as land use, topography and environmental values as well as scheme efficiency are considered to guide infrastructure sizing.
2	Prepare draft integrated stormwater scheme plans	A conceptual layout is developed showing the proposed infrastructure, including creeks, naturalised channels, basins, wetlands and pipework and how the scheme meets NSW Government stormwater flow and quality targets.
3	Public exhibition and consultation	The draft integrated stormwater scheme plans are placed on public exhibition. Landowners, developers, councils and community members can view the plans, ask questions and make formal submissions.
4	Refine and finalise scheme plans - <i>We are here</i> -	Sydney Water considers all feedback and investigates where infrastructure locations can be modified without compromising technical, environmental or regulatory requirements. The refined scheme plans are finalised and published.
5	Prepare draft Development Servicing Plans (DSPs)	Using the finalised scheme plans, DSPs are prepared - these outline the capital and operational costs of the scheme and set the infrastructure contributions for developers.
6	Public exhibition and consultation	Sydney Water publicly exhibits the draft DSPs, seeking feedback from the community and other stakeholder groups in much the same way as for the draft integrated stormwater scheme plans.
7	Refine and finalise DSPs and Final Business Cases	We again consider the feedback and make changes in response to feedback if required. Once finalised, DSPs are submitted to IPART for review and registration. In parallel Final Business Cases are prepared and submitted to NSW Government for approval.
8	Staged infrastructure delivery	Stormwater infrastructure is delivered over time in alignment with precinct development. Some work may be delivered by developers under Sydney Water's Developer Works Policy.

Figure 1: Regional stormwater system planning process

2.1.5 Stormwater planning timeline

The timeline below outlines key Sydney Water activities for delivering the regional stormwater scheme. Please note that all future dates are indicative and subject to change.

March 2022	Sydney Water appointed as Regional Stormwater Authority for the Western Sydney Aerotropolis, including Mamre Road. The Western Sydney Aerotropolis Precinct Plans published with the Stormwater and Water Cycle Management Study and Riparian Corridors Assessment
June 2022	Consultation on Draft Aerotropolis Stormwater Framework and Draft Scheme Plan for the Mamre Road.
October 2024	Stormwater Developer Works Policy finalised
December 2024	Mamre Road IPART efficiency review published and exhibition of Mamre Rd Integrated Stormwater Development Servicing Plan
March 2025	Draft Scheme Plan exhibition: Wianamatta Badgerys and Cosgroves
May 2025	DSP Registration: Mamre Road
September 2025	Draft Scheme Plan exhibition for Duncans Mulgoa and release of Consultation Outcomes Report for Wianamatta Badgerys and Cosgroves Draft Scheme Plans
Early 2026	Scheme Plans for Wianamatta Badgerys, Cosgroves and Duncans Mulgoa finalised
Quarter one 2026	Public exhibition and consultation on Draft DSP for Wianamatta Badgerys, Cosgroves and Duncans Mulgoa Scheme Plan areas
Mid 2026	NSW Government business case approvals and DSP registration for Wianamatta Badgerys, Cosgroves and Duncans Mulgoa Scheme Plan areas
From late 2026 to 2056	Stormwater infrastructure is delivered over time in alignment with precinct development

Figure 2: Regional stormwater system planning timeline

2.2 Duncans Mulgoa

The Duncans Mulgoa scheme covers the fourth area of the Aerotropolis (including Mamre Road Precinct) to progress to a draft stormwater scheme. Together, these catchments span more than 1000 hectares and includes a large portion of the Agribusiness precinct.

The Aerotropolis Draft Integrated Stormwater Scheme Plan provides the details of the infrastructure, roles and responsibilities, and timing associated with the scheme implementation. This includes how stormwater will be collected, treated, and reused in these catchments, and identifies where regional infrastructure such as wetlands, basins, and drainage channels will be located.

This report covers the consultation activities completed during the recent public exhibition process for the draft scheme plan – step 3 in the process explained in Figure 1: Regional stormwater system planning process.

The draft scheme plan (and the associated public exhibition process covered by this report) are a critical part of Sydney Water's staged approach to delivering stormwater services to the Aerotropolis Precincts. Once finalised, they will form the foundation for preparing the Development Servicing Plan (DSP), which will set infrastructure contributions payable by developers, and ultimately guide the sequencing and delivery of infrastructure in line with precinct development.

The scheme plan is expected to be finalised in early 2026, with the DSP exhibited in quarter one of 2026, and infrastructure rolled out progressively from late 2026 to 2056, in line with development needs.

2.2.1 About the recent public exhibition process

This public exhibition builds on significant previous consultation since 2022, including around the stormwater scheme principles, and on our plans for the adjacent Wianamatta Badgerys, Cosgroves and Mamre Road schemes, as part of the broader regional stormwater management approach.

Using a mix of online, traditional media and face-to-face engagements, we shared information and asked for feedback on these draft scheme plans through a variety of channels, including:

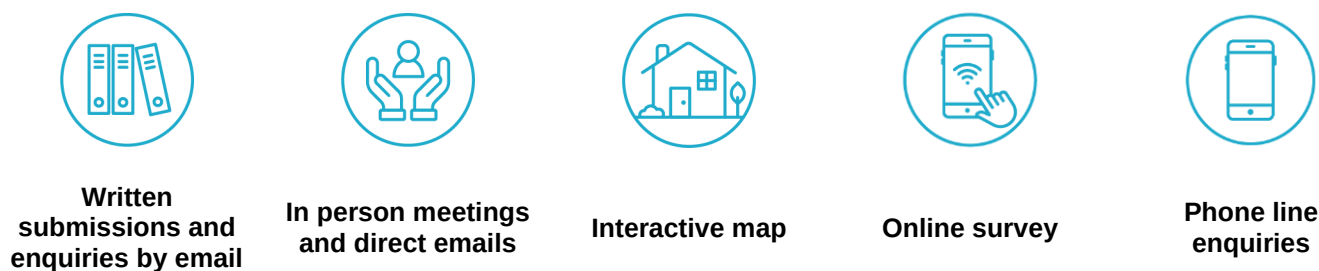
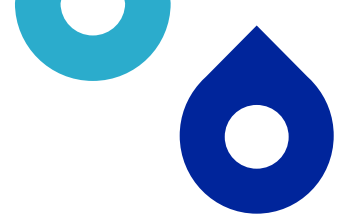


Figure 3: How we engaged

We listened to and heard from the community and other stakeholder groups in ways that were most comfortable and convenient for them to provide their feedback.

This report summarises how Sydney Water consulted with the community and other stakeholder groups and provides an overview of the key issues raised during the consultation period. We have considered all feedback, including submissions and comments made during the exhibition, and summarised it by theme to ensure individual privacy has been protected.

This report also summarises Sydney Water's response to the feedback, including any clarification required and commitments made to consider various aspects of the draft scheme plans.



2.2.2 How the feedback will be used

Sydney Water will use the feedback from the public exhibition process to refine and finalise the scheme plan, planned for early 2026. Once finalised, the scheme plan for Duncans Mulgoa (in combination with the Wianamatta Badgerys and Cosgroves scheme plans) will be used to develop the draft Development Servicing Plans (DSPs) and the Final Business Case for the scheme(s). DSPs detail the capital and operational costs of the scheme plans and set the Stormwater Infrastructure Contributions amount. Private and local stormwater infrastructure will not be covered by the future DSP.

Once a DSP is drafted, the community and other stakeholder groups will have a further opportunity to comment through a further public exhibition. We expect to do this in quarter one of 2026, before progressing through the relevant NSW Government approvals processes in mid-2026.



3. Consultation

3.1 Exhibition period

Sydney Water engaged with government, First Nations groups, landowners, developers and the broader community over an 18 day exhibition period. The public exhibition opened on Tuesday 2 September 2025 and closed on Friday 19 September 2025. Due to the smaller footprint of the scheme plan, and larger landholdings with less property owners, directly affected landowners were engaged before the exhibition period opened. While the closing date for submissions was 19 September 2025, we continued to accept comments on the draft scheme plans through mutual agreement, and a number of late submissions have been included for consideration (See Appendix B: List of submissions and theming).

The project team is considering the comments provided by the community and other stakeholder groups, and using these to refine the draft scheme plans. Where possible and feasible, the plans will be amended – noting that all designs and any amendments must be in alignment with the:

- Stormwater Scheme Principles
- local waterway health targets
- Western Parkland City State Environment Planning Policy 2021 (SEPP)
- Western Sydney Aerotropolis Development Control Plan 2022 (DCP)
- Water Management (General) Regulation 2025
- other relevant environmental and planning legislation.

Over the coming months, as we refine and finalise the draft scheme plans, we will continue to work on the feasibility of alternatives proposed by the community and other stakeholder groups to see if they can be applied while still complying with the relevant legislative and policy requirements.

If we need more information from individual landowners or developers who have provided a submission, we will reach out to them directly as we progress our reviews.

3.2 Our engagement program

Sydney Water's engagement program for the Aerotropolis Integrated Stormwater Scheme has been extensive and inclusive, reflecting our commitment to shaping a sustainable and liveable Greater Western Sydney. This latest public exhibition reflects the next step in an engagement program that started in 2022. Our goal has been to foster transparency, build trust, and respond constructively to comments from the community and other stakeholders as we deliver a pioneering, integrated water management system for the Aerotropolis.

We adopted a targeted engagement approach for the Duncans Mulgoa Draft Integrated Stormwater Scheme, reflecting the unique land ownership characteristics of the area. Unlike the previous engagement period for the Aerotropolis Draft integrated Stormwater Scheme Plans for Wianamatta Badgerys and Cosgroves, where landholdings are generally smaller and more fragmented, Duncans Mulgoa comprises larger parcels of land, resulting in fewer individual landowners. A significant portion of land in the Duncans Mulgoa scheme is also developer owned.

To ensure meaningful consultation, Sydney Water focused on conducting landowner briefings with property owners affected by the scheme, both in person and online. These sessions focused on providing detailed information about the draft scheme, addressing site-specific considerations and allowing for direct dialogue with impacted landowners. We



also carried out broad engagement for community, developers local, state and Commonwealth government agencies through direct and online engagement.

3.2.1 Public exhibition materials

Information available in the public exhibition pack included:

- [‘Your guide’](#) to the Aerotropolis Draft Integrated Stormwater Scheme Duncans Mulgoa – a plain English document explaining the planning parameters, timing and the scheme infrastructure.
- [Interactive map](#) – detailing proposed infrastructure by property.
- [Technical resources](#) – including mapping files and detailed technical scheme plans.
- Additional collateral – fact sheets and plain English information to explain the types of stormwater infrastructure (See Appendix C: Stakeholder consultation materials, and the [project website](#)).

A selection of the public exhibition materials is included as Appendix C: Stakeholder consultation materials.

3.2.2 Project website

Sydney Water updated the project-specific website for the public exhibition period to enhance the user experience, based on feedback from previous consultations. The website provided several ways for the community and other stakeholder groups to give feedback, including an interactive map where users could pin comments to specific properties or assets, an online survey, direct email, phone contact, and information about the one-on-one briefings offered for affected landowners.

The site also hosted a comprehensive range of materials such as community guides, an overview of the integrated water cycle approach, fact sheets on stormwater infrastructure types, project timelines, planning policies, technical reports, and downloadable mapping files. This information supported transparent engagement and helped users understand the proposed stormwater infrastructure and its role in a cooler, greener Greater Western Sydney. The site continues to be updated and remains available as an ongoing resource.

During the exhibition period, the project website received:

- 1,747 views
- 788 visits
- 398 visitors

When community updates or invitations were released, there was a corresponding spike in engagement activities, and this is shown in Figure 4: Website engagement summary during the exhibition period.

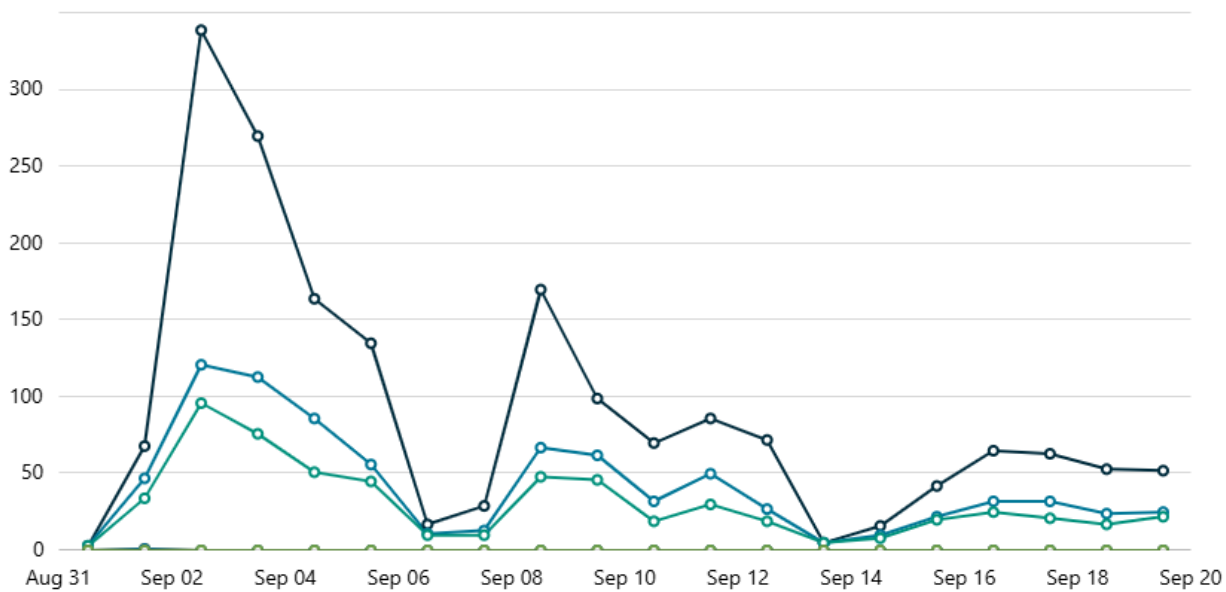
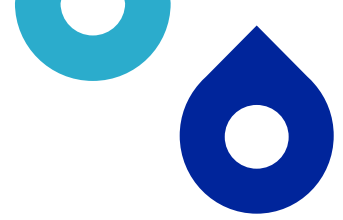


Figure 4: Website engagement summary during the exhibition period

3.2.3 Community and stakeholder outreach

During the public exhibition period our communication was both broad and targeted:

- emails to registered subscribers for the Aerotropolis Integrated Stormwater Scheme project, including those affected by proposed infrastructure and people in the wider community Sydney Water has previously engaged with
- a community newsletter to around 1,500 properties in the study area and its surrounds
- letters and emails to key stakeholder groups, including councils and elected representatives
- addressed letters to all individual landowners potentially impacted by proposed infrastructure and sent direct emails.

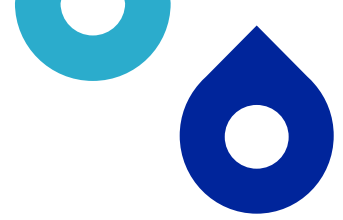
The correspondence provided information on upcoming consultation opportunities and how to make a submission. Feedback received following this email notification is included in the thematic summary in this report.

3.2.4 Receiving and managing enquiries

The dedicated project email inbox (aerostormwater@sydneywater.com.au) and project phone line (1800 645 466) were monitored by the project's community engagement team, who worked with internal subject matter experts to respond to enquiries. The team continues to engage directly with community and other stakeholder groups through the ongoing engagement program.

3.2.5 Engaging with potentially impacted landowners

Based on feedback from previous public exhibition periods, we took a more tailored approach to engaging with directly affected landowners. We sent individual letters to each potentially impacted property owner on Friday 29 August 2025 (before the start of the exhibition period), asking them to book in a direct meeting to discuss the impacts of the draft scheme on their property. On 2 September 2025, we notified the community (including directly impacted landowners within the scheme area) and other stakeholder groups of the public exhibition (i.e. purpose, timing, where to access information, and how to provide feedback) by email and letterbox drop. Details of the public exhibition and its related consultation activities were also shared more widely on the project website.



Sydney Water identified 25 potentially impacted properties and took steps to contact each landowner individually. After allowing time for stakeholders to review the exhibition materials, we hosted face-to-face landowner meetings, inviting landowners to schedule a time to meet with the project team at:

- Bradfield First Building on Tuesday 9 September 2025

Online meetings were also scheduled for landowners unable to make the in-person sessions. Every effort was made to contact potentially impacted properties, including sending a letter to the registered mailing address and reaching out via phone and email using the details held by Sydney Water.

In total, we spoke with the owners of 15 potentially impacted properties, a response rate of more than 60% with meetings attended by more than 30 individual people. A number of these landowners were consulted about multiple properties in their ownership. The comments made by landowners during these meetings were consistent with the formal written submissions received, and we have considered these in developing this report.

During and after individual landowner meetings, we encouraged landowners to make a formal submission, however a high proportion of the people we spoke with told us they did not plan to do so.

3.2.6 Agency stakeholder engagement

We contacted government stakeholders at local, state, and federal levels, offering briefings on the draft scheme plans. During the public exhibition period, Sydney Water's project team held regular stakeholder meetings. We received a formal submission from the Department of Planning, Housing and Infrastructure (DPHI).

We also worked closely with the office of the Independent Community Commissioner for the Western Sydney Aerotropolis and Orchard Hills, providing regular updates on engagement activities.

3.2.7 Ongoing engagement with stakeholders

The infrastructure required to service the Aerotropolis is complex. We continue to work with government agencies including Infrastructure NSW (INSW), the NSW Department of Planning, Housing and Infrastructure (DPHI), DCCEEW, Penrith City Council, and Liverpool City Council to plan the infrastructure needed and work through roles and responsibilities. More broadly, we are also involved with developer and community forums at a regional level to better understand the needs of development.

4. What we heard

We have considered eight individual submissions in developing this report, including three late submissions by mutual agreement. Throughout the public exhibition period, and in the weeks following, we captured feedback through email and formal submissions. The community and other stakeholder groups were also able to provide informal feedback at the landowner meetings, which was largely consistent with the formal submissions, but is not captured in the submission count, except where landowners specifically asked that meeting notes be used as formal submissions.

Stakeholders generally supported the need for integrated stormwater planning. However, some individual landowners raised concerns about the proposed locations of basins and trunk drainage infrastructure—particularly where their properties were affected by multiple projects or agencies. For example, some properties had also been earmarked for future roads or other infrastructure. These landowners expressed frustration about what they saw as a lack of coordination between agencies, whether the projects were led by Sydney Water or other authorities.

We identified several common themes across the submissions, as summarised in Figure 5: Thematic summary – the number of submissions is provided in the right-hand column, with further analysis of the key issues in 4.1 Detailed thematic breakdown.

Impacts to private property



Number of submissions	7
Number of mentions	15

Timing



Number of submissions	6
Number of mentions	7

Stormwater scheme design



Number of submissions	8
Number of mentions	22

Environmental considerations



Number of submissions	7
Number of mentions	9

Land acquisition



Number of submissions	4
Number of mentions	10

Next steps for developing DSPs



Number of submissions	5
Number of mentions	8

Policy and governance



Number of submissions	4
Number of mentions	7

Land use and zoning



Number of submissions	6
Number of mentions	7

Stakeholder engagement



Number of submissions	6
Number of mentions	6

Wellbeing



Number of submissions	2
Number of mentions	4

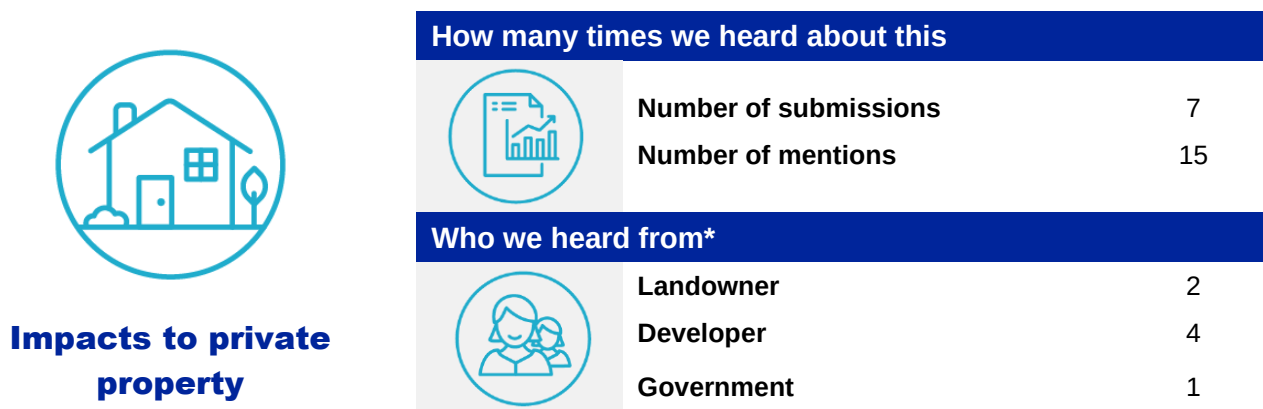
Figure 5: Thematic summary

4.1 Detailed thematic breakdown

The key concerns raised during the public exhibition period were broadly placed into 10 categories (see Figure 5: Thematic summary). The categories are in line with what was heard during the exhibition period for Wianamatta Badgerys and Cosgroves draft scheme plans. Comments made for each category are summarised in this section. Some submissions raised more than one topic, so while there were eight individual submissions in total, the combined number of times each theme was raised is higher. In addition, some topics were mentioned multiple times in the same submission.

This section covers both the number of submissions and the groups most likely to raise the themes, as well as providing a summary of the feedback provided for each theme.

4.1.1 Impacts to private property



* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 6: Snapshot of feedback about impacts to private property

Impacts to private property were raised by a mix of landowners, developers and government agency –the high number of mentions compared to the submissions demonstrated this topic was of high importance to the respondents. Submissions commented on fragmentation of land, a reduction in net developable area and land sterilisation, and also raised the potential cumulative and compounding impacts of stormwater infrastructure and other future planned infrastructure, particularly the Outer Sydney Orbital (OSO). Several submissions also suggested relocating infrastructure to reduce unnecessary land take and disruption.

Some submissions raised the location of mapped waterways through private land and infrastructure. Streams in NSW are mapped using the Government's Hydro Line spatial dataset and management of these streams are regulated under the Water Management (General) Regulation 2025. Some landowners were not aware of the mapped streams that existed on their property. This may be because some of the smaller mapped waterways would not regularly have water in them or look like well defined channels in the landscape.

A key objective of the stormwater scheme plans is to be consistent with the vision of the Aerotropolis for a landscape led approach to design. Helping landowners understand legislation, including the mandated use of existing mapping and the role of natural streams and creeks in the regional stormwater system, may be helpful. In response to the feedback from individual landowners, Sydney Water is assessing the proposed infrastructure for a number of specific sites to look at reducing the impact, provided the designs still comply with planning requirements and the scheme principles.

4.1.2 Stormwater scheme design



Stormwater design

How many times we heard about this		
	Number of submissions	8
	Number of mentions	22
Who we heard from*		
	Landowner	2
	Developer	4
	Government	2

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 7: Snapshot of feedback about stormwater design

Many respondents questioned the logic of the stormwater basin and naturalised trunk drainage channel layouts. Concerns included catchment areas, basin and drainage locations, and how the scheme designs would interact with existing infrastructure.

Some submissions highlighted areas where basins are proposed in developable areas. Others perceived that some proposed drainage channels did not align with topography or followed legacy water infrastructure. Several submissions also questioned the waterway health targets mandated for the Aerotropolis. Submissions also raised inconsistencies in mapping and a shift towards on-site detention that diverges from previous planning guidance which could add a cost and redesign burden.

There were concerns about stormwater basins conflicting with planned roads and active paths, severance, and misalignment with existing waterbodies and master plans, which could compromise functionality and development feasibility.

Sydney Water's stormwater designs need to comply with planning requirements and the scheme principles, as well as meet waterway health targets which set specific performance objectives for stormwater runoff volume and quality. Sydney Water is also working closely with Transport for NSW and Council to align the plans for future infrastructure across both agencies and the Aerotropolis priority precincts more broadly.

4.1.3 Land acquisition



Land acquisition

How many times we heard about this		
	Number of submissions	4
	Number of mentions	10
Who we heard from*		
	Landowner	2
	Developer	1
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 8: Snapshot of feedback about land acquisition

Respondents expressed concern over the proposed acquisition areas. Several submissions highlighted that some stormwater basins encroach on land not identified for acquisition under the State Environmental Planning Policy (SEPP), including council-owned land designated for open space and highlighted gaps in acquisition planning for riparian corridors not currently covered under existing maps. Some submissions also emphasised that future acquisition boundaries should reflect actual development layouts and aim to minimise land sterilisation. Concerns were also raised about unnecessary acquisition resulting from minor infrastructure encroachments.

As mentioned in 4.1.1 (impacts to private property), some submissions raised concern over a lack of acquisition or financial assistance for waterways mapped directly over existing infrastructure. The cumulative impact of proposed acquisition of proposed stormwater infrastructure and future planned infrastructure, such as the OSO raised concern for some stakeholders who expressed that it may be difficult to sell land. Submissions also raised the lack of clarity around acquisition timing for both stormwater and planned future infrastructure, making it difficult to assess what to do next with their property.

While it's important to clarify that Sydney Water can only acquire the land required for the delivery of specific infrastructure when required for development, as mentioned in 4.1.1, Sydney Water is assessing the proposed infrastructure for a number of specific sites to look at reducing the impact.

Sydney Water will continue engaging with relevant agencies responsible for zoning and Precinct Plan mapping to support greater clarity and consistency, with the aim of providing a level of certainty around land value in accordance with the underlying zoning or other mapped layers.

4.1.4 Policy and governance



Policy and governance

How many times we heard about this		
	Number of submissions	7
	Number of mentions	11
Who we heard from*		
	Landowner	2
	Developer	4
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 9: Snapshot of feedback about policy and governance

Submissions expressed concern about unclear governance and coordination across agencies involved in planning and infrastructure delivery. Respondents highlighted a lack of clarity around roles and responsibilities, particularly between Sydney Water, Transport for NSW, the Department of Planning, Housing and Infrastructure (DPHI), local councils, and other relevant bodies. This perceived fragmentation has led to frustration over disjointed infrastructure planning and inconsistent updates to land zoning and mapping.

Concerns were also raised about transparency in decision-making and the fairness of processes. Some respondents referenced a history of inconsistent zoning decisions and requested equitable treatment in future planning. There were also suggestions for offset mechanisms, incentive programs, and alternative compliance pathways to support landowners impacted by infrastructure proposals.

Submissions called for greater transparency in scheme assumptions and requested peer-reviewed modelling. Submissions also requested transparency in scheme assumptions and a relaxation of interim stormwater requirements. Additionally, the management of riparian corridors was flagged as an area lacking a clear ownership framework, with questions about the division of responsibilities between Sydney Water and councils. Overall, the feedback reflects a strong desire for improved coordination, clearer governance, and more inclusive and transparent planning processes.

4.1.5 Stakeholder engagement



Stakeholder engagement

How many times we heard about this		
	Number of submissions	6
	Number of mentions	6
Who we heard from*		
	Landowner	2
	Developer	3
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 10: Snapshot of feedback about stakeholder engagement

Some submissions from landowners raised the benefit of landowner meetings, commenting that the time spent and knowledge imparted helped educate and inform them on the scheme. However, the issue of consultation fatigue was raised, having engaged with many agencies impacting the Aerotropolis. Submissions expressed experiencing challenges attending many consultation sessions, writing many letters and having to take a great deal of time to continue to engage and protect their property and interests.

A submission raised concerns about mapping inconsistencies between interactive tools and prior agreements.

It is worth noting that during landowner meetings, many reflected on negative experiences with government exhibition processes from previous projects, such as the Northern Road and Western Sydney Airport and expressed a lack of confidence in the value of engaging in the process and in making a submission, with several noting they felt it would not lead to meaningful outcomes.

All submissions requested ongoing engagement and to work with Sydney Water as the scheme evolves. Sydney Water is committed to keeping landowners engaged and informed as the scheme plan progresses.

4.1.6 Timing



Timing

How many times we heard about this		
	Number of submissions	6
	Number of mentions	7
Who we heard from*		
	Landowner	2
	Developer	3
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 11: Snapshot of feedback about timing

Submissions reflected widespread concern about timing and its impact on development feasibility and financial risk. Some submissions expressed frustration over having to install costly interim infrastructure solutions that may later be replaced, resulting in wasted investment and land loss should development be delayed. There were also concerns about delays in the delivery of the ultimate scheme and recycled water infrastructure. Submissions also referenced the potential for greater engineering flexibility and staged delivery strategies to reduce unnecessary costs and accommodate evolving development timelines.

Timing was of particular concern for those whose land is constrained by both stormwater infrastructure and other infrastructure such as the OSO but not scheduled for acquisition or servicing for many years or decades. As mentioned in 4.1.3, submissions commented the lack of clarity around timing made it difficult to assess what to do next with the land. As a result, Sydney Water is planning to share further information around how development can be staged and accelerated to meet growth projections.

4.1.7 Environmental considerations



How many times we heard about this



Number of submissions	7
Number of mentions	9

Who we heard from*



Landowner	1
Developer	4
Government	2

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 12: Snapshot of feedback about environmental considerations

While broadly supportive of the environmental objectives underpinning the stormwater strategy, several submissions questioned whether the benefits, particularly in terms of water quality and urban heat reduction justify the burden placed on individual landowners. Respondents sought greater clarity on the measurable outcomes of these initiatives, including the need for transparency in how these targets are set.

Concerns were raised about the encroachment of proposed infrastructure into lands identified for conservation under the Cumberland Plain Conservation Plan (CPCP), including areas of high biodiversity value. A submission suggests relocating basins to reduce vegetation impact and critiques the lack of ground-truthing in environmental assessments while another assessed basin location against vegetation quality, and suggested relocation of the basin to better align with environmental zoning and to free up developable land.

Submissions from developers also expressed concern that the current approach may not adequately balance environmental outcomes with the practical realities of land use and development, calling for a more flexible and integrated design approach, including in relation to the locally specific waterway health targets Sydney Water is required to meet.

4.1.8 Next steps for developing DSPs



Next steps for developing DSPs

How many times we heard about this		
	Number of submissions	5
	Number of mentions	8
Who we heard from*		
	Landowner	1
	Developer	3
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 13: Snapshot of feedback about next steps for developing DSPs

Feedback provided comment around the next steps for developing the Development Servicing Plans (DSPs). Central to this theme were queries to the logic, timing and affordability of infrastructure charges. Some stakeholders felt there was a lack clarity on how costs will be shared across landowners, and others noted there seemed to be an unclear net benefit and proportionality of burden.

Additionally, there were requests for clarity on how waterway health target, inform DSP charges and infrastructure planning. Respondents stressed the importance of transparent modelling assumptions (including MARV and MUSIC modelling) and a clear understanding of how environmental objectives are balanced with development feasibility.

The process for developing DSPs is regulated by IPART, which means Sydney Water must follow a consistent process, using a specified methodology to ensure consistency and deliver the best outcomes for customers. Once a DSP has been determined, Sydney Water takes an iterative approach to developing future schemes, ensuring feedback from IPART is reflected in planning.

4.1.9 Land use and zoning



Land use and zoning

How many times we heard about this		
	Number of submissions	6
	Number of mentions	7
Who we heard from*		
	Landowner	1
	Developer	4
	Government	1

* Some respondents self-identified in more than one category. This means the number of people we heard from may not be the same as the number of submissions listed in the table.

Figure 14: Snapshot of feedback about land use and zoning

Feedback noted multiple zoning designations, and how stormwater and other agency infrastructure exacerbate fragmentation of properties and increased planning complexity.

Several submissions mentioned the current scheme is not in line with the Aerotropolis Precinct Plan zoning of Agribusiness land, limiting opportunities for orderly development. There was a strong emphasis on preserving Agribusiness zoning, with suggestions that stormwater infrastructure be relocated to Environment and Recreation

zones where possible. Differences between Enterprise and Agribusiness zones were also noted, with concerns that the modelling treats these zones uniformly despite their distinct planning objectives and development constraints.

Feedback noted inconsistent guidance between planning instruments, existing mapping, and the proposed stormwater infrastructure, and some landowners raised concerns that land zoned for high-value uses could be 'sterilised'. Some individual landowners also felt that stormwater infrastructure was proposed 'unfairly' across lots, for example where infrastructure has been allocated heavily on one lot and not on a neighbouring lot.

Future work in partnership with the Department of Planning, Housing and Infrastructure as the authority responsible for determining land zoning, is required to align overlays from the current State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 and provide more clarity around the zonings, their applicable development uses and the methodology for the classifications. Feedback during the engagement on the public exhibition highlighted a need for clarity around the responsibilities and timings for updates to the SEPP, Precinct Plans and other planning instruments.

Further education – delivered with DPHI – would help landowners better understand the planning rules that apply to their properties and who is responsible for them.

4.1.10 Wellbeing



Wellbeing

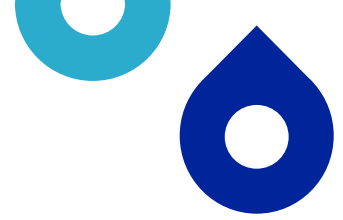
How many times we heard about this		
	Number of submissions	2
	Number of mentions	4
Who we heard from*		
	Landowner	2
	Developer	0
	Government	0

Figure 15: Snapshot of feedback about wellbeing

Only landowners raised wellbeing as a topic of interest. While this theme is not aligned to the infrastructure specific themes above, it is important and relevant to the integrated stormwater schemes and the potential personal impact of development on landowners. While this isn't reported in many submissions, Sydney Water feels it's important to note these concerns specifically due to the informal feedback received during individual landowner meetings during consultation.

Submissions noted stress, both emotional and financial, a sense of isolation due to ongoing planning changes and infrastructure impacts and the feeling of being unfairly treated, particularly those impacted by infrastructure proposed for future road expansions or open space with unknown timing.

Where this has happened, Sydney Water has committed to working with other agencies to try and coordinate infrastructure or provide clearer timing.



5. Sydney Water's response to stakeholder feedback

Sydney Water appreciated the time that landowners, agencies and the development industry took to engage with the public exhibition and make submissions on the Aerotropolis Draft Integrated Stormwater Scheme Plans for Duncans Mulgoa. Once the Aerotropolis Integrated Stormwater Scheme Plans for Duncans Mulgoa, and for Wianamatta Badgerys and Cosgroves have been finalised in early 2026, they will be used to inform the Development Servicing Plans (DSPs) that set out the costs associated and resultant contribution requirements, expected to be exhibited in quarter one of 2026.

Sydney Water acknowledges the diversity of concerns raised during the exhibition period and will continue to work with other agencies to manage specific matters raised by the community and other stakeholder groups. We also encourage people to raise matters directly with relevant agencies or other parties where Sydney Water is not the relevant authority.

5.1 Recommendations and Sydney Water's response

5.1.1 Recommendations and Sydney Water's response

Key recommendations included relocating basins where possible to preserve developable land and relocating waterways to maintain property usability and ensuring stormwater infrastructure integrates effectively with existing and future developments.

Submissions highlighted the need for clearer governance, calling for greater transparency in design decisions, equitable land acquisition processes, and consistent engagement with impacted landowners. Environmental feedback underscored the importance of rigorous modelling and adherence and flexibility to regulatory standards. Suggestions related to timing centred on the need for clearer project timelines to provide guidance on interim land use throughout the staging phases and for private land owner decisions.

Recommendations made by landowners, developers and other stakeholder groups, and Sydney Water's response to each of these, are detailed in Table 1: Summarised stakeholder recommendations and Sydney Water's response.

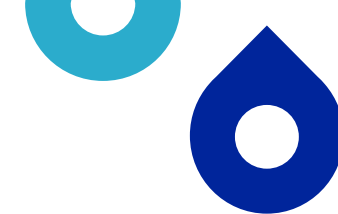
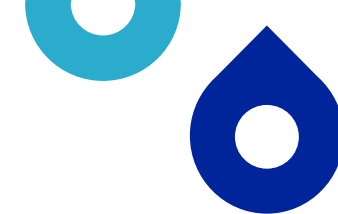


Table 1: Summarised stakeholder recommendations and Sydney Water's response

Impacts to private property	• Relocate basins and recycled water infrastructure from developable zoned land. • Reassess the stormwater scheme layout to avoid impacting existing homes and where possible avoid minor infrastructure intrusions that create unnecessary acquisitions. • Avoid placing on-site detention (OSD) infrastructure on private land; instead, use regional stormwater assets to reduce redesign, cost, and inefficiencies.	Sydney Water has committed to reviewing the locations of proposed infrastructure where requested. Sydney Water is committed to working with developers during the detailed design phase. However, it is important to note that Sydney Water is required to design infrastructure in alignment with: • the Stormwater Scheme Principles • the NSW Government waterway health targets • the Western Parkland City State Environment Planning Policy 2021 (SEPP) • the Western Sydney Aerotropolis Development Control Plan 2022 (DCP) • the Water Management (General) Regulation 2018. • other relevant legislation This will mean that in some cases, Sydney Water may not be able to change the location of infrastructure due to existing site constraints and legislative requirements. Sydney Water will keep working with affected landowners as designs advance, providing additional details when requested. Peak flow attenuation (detention) is not a service provided by Sydney Water's regional stormwater scheme. Individual developers are required to determine the level (if any) of detention required for their development to the satisfaction of the consent authority.
Stormwater Scheme Design	• Reposition basins to maintain development potential and remove or consolidate basins and disconnected trunk drainage. • Adjust catchment boundaries to reflect actual flows and resolve misalignments with existing waterbodies and master plans. • Replace naturalised channels with engineered piped options. • Review MUSIC modelling and provide transparency around MARV targets.	Sydney Water is investigating requests for infrastructure realignment, in line with the planning frameworks. Sub catchments in the scheme have been identified from existing natural catchments as well as considering likely developed catchments. Minor flexibility and change may be accommodated where possible if it provides a beneficial and efficient outcome. The protection and management of creek lines, and provision of natural trunk drainage channels is set out in the planning framework and aligned with the vision for the Aerotropolis. According to the DCP, Strahler order 1 streams with catchment areas less than 15ha and little natural value may be piped. Where the size of the contributing



- Realign riparian corridors and trunk drainage to match developed landform and the SEPP to avoid bisecting lots while maximising road-based drainage
- Reconsider fixed impervious/pervious ratios to reflect actual zoning impacts.
- Justify the 15 hectare threshold for naturalised trunk drainage channels.
- Increase recycled water reuse beyond the proposed 5.5% (of AWRC flows) to align with sustainability goals.
- Support for passive irrigation and streetscape integration to align with council and sustainability goals.

Land acquisition

- Calls for fair compensation and clear timelines.
- Concerns over severed land and calls for offset or concession mechanisms to balance the

catchment is 15 ha or larger, naturalised creek lines are required, and these must not be piped. Any removal of Strahler order 1 streams would require an appropriate development approval and agreement with DCCEE's water licencing group.

The DCP requires streams that are Strahler stream order 2 or greater be maintained in a natural state, including their riparian areas. Development proposals associated with these streams may require rehabilitation works DCP 2.3.1 (PO1, 1c&d).

Pervious/impervious ratios have been set out in the DCP and are the same for Agribusiness and Enterprise zoned land.

MARV targets and associated MUSIC modelling requirements have been set by the NSW Government. The stormwater schemes will ensure these targets are met on behalf of development.

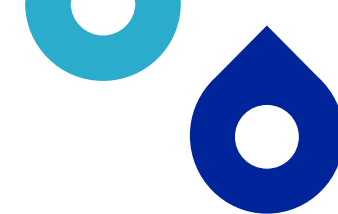
Some riparian (creek line) realignment has been proposed in the scheme within the principles outlined in the scheme report. However, these are subject to appropriate development approvals and agreement with DCCEE's water licencing group.

Sydney Water will also meet the commitments set out in our response to 'Impacts to private property' and 'Stakeholder Engagement' for engaging with the community and other agencies.

Stormwater is the primary source for recycled water in the aerotropolis initial precincts in order to enable development to meet the government waterway health targets via stormwater harvesting. This supply will be backed up by recycled wastewater (from the Advanced Water Recycling Centre ((AWRC)) when stormwater is not available (in dry weather periods). Sydney Water has estimated the likely non-potable water demand right across the aerotropolis and sized the regional scheme accordingly.

Passively irrigated street trees are a requirement in the DCP. These on street measures are managed by local government, Sydney Water acknowledges that these are a key part of integrated water cycle management and contribute to a cooler, greener, streetscape.

Sydney Water's basin designs have already been reduced where possible to minimise the land acquisition requirements. This includes reducing the total amount of land required and reducing impact on higher value land as a priority. The scheme will be further optimised where possible prior to finalisation.



disproportionate burden on affected landowners and developers.

- Concerns about Sydney Water's intent not to purchase the land required for stormwater drainage (in particular the NSW Government mapped streams).
- Update acquisition layers in the SEPP

Where Sydney Water acquires private land for stormwater basins, Sydney Water will compensate landowners in accordance with section 55 of the *Land Acquisition (Just Terms Compensation) Act 1991 (Act)*. The Act also considers owner-initiated acquisitions in cases of hardship. Sydney Water will support landowners who are experiencing difficulties due to land designation in line with NSW Government hardship protocols. Sydney Water is also considering a number of requests for redesign of infrastructure, as previously outlined.

In relation to concerns about Sydney Water's intent not to purchase land for natural creeks and stormwater drainage channels, Sydney Water requires access to manage and maintain natural creek lines that are part of the drainage system, consistent with the relevant planning instruments.

Streams in NSW have been mapped according to the Government Hydro Line spatial dataset (as required by the *Water Management (General) Regulation 2025*). The purpose of the Hydro Line spatial data is to determine the Strahler stream order of a stream. Sydney Water does not manage this data set. Riparian areas have been reserved for these streams in the planning framework.

The Aerotropolis DCP requires development proponents to provide Sydney Water with an easement for these streams, as described above. Land impacted by a stream can be used to contribute towards development pervious land requirements except where land is zoned ENZ as set out in the DCP and in line with Council Development Protocols.

In relation to timing, stormwater infrastructure will be provided as it is required (that is, when development takes place). More clarity on scheme delivery timing will be provided with the DSP.

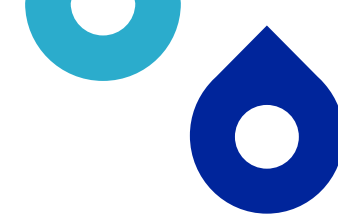
Sydney Water will also meet the commitments set out in our response to 'Impacts to private property' and 'Stakeholder Engagement' for engaging with the community and other stakeholders.

Sydney Water's Aerotropolis Draft Integrated Scheme Plans have been designed in alignment with the relevant planning frameworks and NSW Government guidelines for MUSIC modelling. Scheme modelling has also incorporated recommendations from the Mamre Road stormwater scheme IPART efficiency review as well as government peer review process.

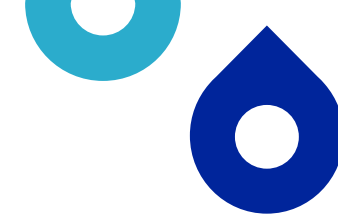
Sydney Water recognises the importance of a whole of government approach and is working with Transport for NSW, DCCEEW, DPHI, INSW, local

Policy and governance

- Calls for transparency and review of modelling.
- Align stormwater infrastructure planning with Aerotropolis Precinct Plan road hierarchy and zoning to ensure orderly development.
- Provide clear rationale when boundaries differ between Sydney Water's stormwater scheme boundaries and those in the SEPP.



	• Clear explanation of design rationale. • Calls for better coordination between Sydney Water and other government agencies. • Relax interim stormwater requirements or expedite delivery of regional infrastructure to avoid the need for interim infrastructure.	government and other agencies to coordinate and effectively resolve project challenges. Where possible this approach also enables optimising Transport stormwater infrastructure by combining it into Sydney Water's regional scheme. The design rationale is outlined in the scheme report. Interim stormwater requirements are set by Government. Provided developments can demonstrate they are able to meet the relevant waterway health targets, interim measures are considered acceptable in the shorter term. Sydney Water is planning to expedite the delivery of the regional scheme to reduce the need for interim solutions.
Stakeholder engagement	• Clearer mapping and information on basin extents. • Calls for ongoing engagement with landowners • Collaboration with other agencies in the Aerotropolis and streamline engagement	Sydney Water is committed to working with stakeholders to shape future water services that will create thriving, liveable and sustainable communities. We adopted a multi-channel approach to our engagement for the Aerotropolis Draft Integrated Stormwater Scheme. We acknowledge requests for clearer mapping and more direct communication. Our team is actively working to improve information clarity, including basin extents, and to maintain direct, personalised engagement with property owners beyond standard correspondence. Where possible we will work with other agencies to provide clarity around timing, reduce consultation fatigue and provide transparency in how landowner voices are shaping our engagement. Ensuring community and stakeholders are informed on how we are responding to feedback is our priority at every stage of the engagement process. We value feedback and will continue to consult with community and key stakeholders throughout the scheme's development and implementation. We will outline how submissions have shaped the final scheme plans when they are published in late 2025.
Timing	• Requests for clarity on project timing and notification of acquisition schedules and bring them forward where possible to address uncertainty that could delay development • Concerns about interim land uses during long project rollouts, the interim requirements and potential redundant works	Stormwater infrastructure requires significant investment and will be delivered over the coming decades to meet the needs of development as it occurs. Sydney Water is working to further optimise the design and configuration for the schemes. We acknowledge concerns raised about the lack of clarity on timing for acquisition scheduled. The SEPP identifies the land set aside for regional stormwater infrastructure. Sydney Water will acquire parts of this land, if and when needed, in stages as development progresses. Due to the nature of the



Environmental considerations

- Challenge to current MARV targets and modelling accuracy, request for transparency.
- Requests to align stormwater infrastructure with environmental rehabilitation efforts, including avoidance of CPCP land and moving basins on to land that is classified Environment and Recreation.

Next steps for Developing DSPs

- Suggestions to review and revise scheme design based on site-specific constraints and stakeholder feedback.

project the acquisition timeframes are not defined at this time. Scheme delivery will be rolled out to keep pace with development and is being progressed to ensure accurate planning and design.

Sydney Water will work with individual landowners impacted by infrastructure in the future, once designs are further progressed and the necessary investment approvals have been secured to ensure we are in a position to negotiate in good faith.

The Aerotropolis Draft Integrated Scheme Plans have been designed in alignment with the relevant planning frameworks, legislative requirements and the Stormwater Scheme Principles. Consideration for interim land uses would need to comply with those planning frameworks.

Sydney Water will also meet the commitments set out in our response to 'Impacts to private property' and 'Stakeholder Engagement' for engaging with the community and other stakeholders.

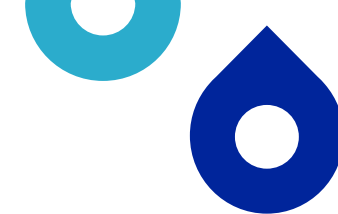
Sydney Water recognises the importance of a whole of government approach and is continuing to work closely with other government agencies to coordinate and effectively resolve infrastructure challenges.

However, targets are set in the planning framework under the *Environmental Planning and Assessment Act 1979* (EP&A Act). It is not Sydney Water's role to set the Waterway Health Targets.

We acknowledge concerns and requests relating to stormwater infrastructure alignment and the natural corridor order (this is related to stream Strahler order, as outlined in the Hydro Line spatial data from the *Water Management (General) Regulation 2018*). Sydney Water's Aerotropolis Draft Integrated Scheme Plans have been designed in alignment with the relevant planning frameworks, legislative requirements and the Stormwater Scheme Principles. Under this framework, higher order creeks cannot be reclassified to a lower order – this approach is reflected in the scheme plans.

Existing natural areas of significance are mapped and protected in NSW Government planning instruments including the SEPP and DCP. The scheme avoids CPCP land where ever possible. Unavoidable clashes will be resolved through the detailed design and approval stages.

The Aerotropolis Draft Integrated Scheme Plans have been designed in alignment with the relevant planning frameworks, legislative requirements and



- Incorporate flexibility for interim land uses.
- Explain the methodology behind MARV (Mean Annual Runoff Volume) and FDC (Flow Duration Curve) targets, as they directly influence DSP charges.

the Stormwater Scheme Principles. Therefore, consideration to flexibility for interim land uses would need to comply with those planning frameworks.

Sydney Water has committed to reviewing the locations of proposed infrastructure where requested. However, it is important to note that Sydney Water is required to design infrastructure in alignment with the:

- Stormwater Scheme Principles
- local waterway health targets
- SEPP
- DCP
- Water Management (General) Regulation 2018
- other relevant environmental and planning legislation.

This will mean that in many cases, Sydney Water may not be able to change the location of infrastructure that has been aligned to the NSW Government's Hydro Line data

Sydney Water will continue to work with individual landowners impacted by infrastructure in the future, once designs are further progressed and the necessary investment approvals have been secured.

For an explanation of the methodology for the development of the Wianamatta flow targets refer to the guidelines and references outlined in the [Technical guidance for achieving Wianamatta–South Creek stormwater management targets \(DPE 2022\)](#).

Sydney Water's Aerotropolis Draft Integrated Scheme Plans have been designed in alignment with the relevant planning frameworks, legislative requirements and the Stormwater Scheme Principles. Therefore, consideration to flexibility for interim land uses would need to comply with those planning frameworks and satisfy a relevant consent authority.

Sydney Water is considering a number of requests for redesign of infrastructure as part of the consultation feedback and notes concerns about their placement conflicting with zoning designations.

Zoning

- Concerns about basin placement conflicting with zoning designations.



6. What's next?

Sydney Water has considered all formal submissions as part of the consultation process and will incorporate feedback, where possible into the final scheme plan.

Questions raised in the formal submissions have been addressed, with a summary of our response provided in Table 1: Summarised stakeholder recommendations and Sydney Water's response. Sydney Water is also working closely with landowners on some site-specific queries.

Once the scheme for Duncans Mulgoa as well as Wianamatta Badgerys and Cosgroves are finalised, we will use them to draft Development Servicing Plans (DSPs).

As part of this planning process, Sydney Water has reiterated its existing and ongoing commitment to working with the community, landowners and other agencies to address concerns and where possible use this information to refine the stormwater scheme plans. Ensuring the community, landowners and other stakeholders are informed on how we are responding to their feedback remains a priority. This includes explaining how submissions have shaped the final scheme plans when they are published in early 2026.

There will be further opportunity to comment on the future DSPs, and we will keep landowners and key stakeholders informed as the project progresses. Sydney Water may also use this information to develop future documents that inform other planning for the Aerotropolis, government agencies and/or IPART and will remove any identifying information.

Stormwater infrastructure requires significant investment and will be delivered gradually between 2026 and 2056 in alignment with the development of the Aerotropolis precinct. Sydney Water is working to further optimise the design and scheme configuration, while maintaining a focus on achieving the waterway health targets and continues to also adopt lessons learnt from previous projects and consultations as plans are developed.

We appreciate the feedback and input received throughout this consultation and we will continue to engage with you throughout this process. Sydney Water's project website will continue to be updated with new information, and the community and other stakeholders can also contact aerostormwater@sydneywater.com.au for other enquiries.

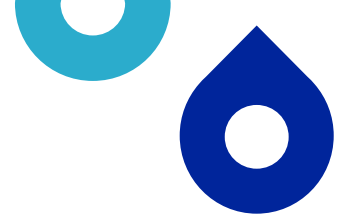


Appendices

Appendix A: Key terms and resources

Appendix B: List of submissions and theming

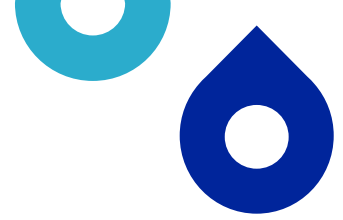
Appendix C: Stakeholder consultation materials



Appendix A: Key terms and resources

Key terms

Development Control Plan (DCP)	A Development Control Plan (DCP) is a document that provides detailed planning and design guidelines for development within a local government area. The Aerotropolis is covered by the <i>Western Sydney Aerotropolis Development Control Plan 2022</i> .
Development Servicing Plan (DSP)	A Development Servicing Plan (DSP) is a document that outlines how Sydney Water will provide services to support new development areas. It details the infrastructure needed, the associated costs, and how these costs are recovered from developers. DSPs will be developed after the stormwater scheme plans for each area are finalised.
Hydro Line spatial data	Streams in NSW have been mapped according to the Government Hydro Line spatial dataset (as required by the <i>Water Management (General) Regulation 2018</i>). The purpose of the Hydro Line spatial data is to determine the Strahler stream order of a stream.
MUSIC models	Used by Local Government, catchment managers, and the urban development industry to manage stormwater, eWater MUSIC™ is a software tool that simulates the behaviour of stormwater in urban catchments and helps to understand the performance of stormwater quality treatment systems. Source: eWater MUSIC - eWater
Naturalised channel	A stormwater drainage channel designed to look and function like a natural creek, helping to slow down and clean stormwater while supporting plant and animal life.
Pumping station	A facility that moves stormwater, water or wastewater from one place to another, usually when gravity alone is not enough to transport it through pipes.
Recycled water	Wastewater or harvested stormwater that has been treated so it can be reused for non-drinking purposes in homes and businesses, for industrial and agricultural uses, and for watering public open spaces.
Reservoir	A large storage facility for water, which can be used to supply drinking water, stormwater storage, or recycled water supply.
Riparian corridor	The land and vegetation along the edges of creeks and rivers. These areas are important for maintaining water quality, preventing erosion, and providing habitat for wildlife. They also have high social and cultural value.
State Environment Planning Policy (SEPP)	A State Environment Planning Policy (SEPP) is a type of environmental planning instrument. In NSW, it is used to guide land use and development across the state. SEPPs address various planning issues, sometimes providing a state-wide framework while other times focusing on specific sites or issues. For the Aerotropolis, the relevant SEPP is the <i>Western Parkland City State Environment Planning Policy 2021</i> .
Stormwater basin	A open area for the storage of rainwater runoff.
Stormwater harvesting infrastructure	Systems that collect, treat, store and re-use stormwater runoff that originated from surfaces like roads, roofs, and footpaths. Infrastructure includes assets like stormwater basins, pipelines, pumps, treatment facilities and reservoirs.
Stormwater Scheme Plan	Stormwater Scheme Plans, like the drafts we recently placed on public exhibition for Wianamatta Badgerys and Cosgroves, outline how stormwater runoff will be managed within a specific area, to ensure sustainable development and environmental health. The plans detail the infrastructure, like pipelines, waterways, stormwater basins and wetlands, required to manage stormwater, including its collection, treatment, and potential reuse.
Strahler stream order	A method for classifying the hierarchy of creeks. In 2012, the NSW Government generated a state wide map of all the waterways based on topographic data. This map was analysed into 'Strahler' orders – and these categorise creeks from small to large, with Strahler 1 being the smallest creeks. The DCP requires Sydney Water to maintain waterways of Strahler Order 2 or higher in a natural state.



Treatment system	A process or structure that removes pollutants from stormwater to make it cleaner before it is stored, reused or released to the environment.
Trunk drainage	The main drainage system that moves large amounts of stormwater from developed areas to waterways or storage basins. It is typically designed to handle runoff from areas larger than 15 hectares.
Waterway	A river, creek, or stream that carries water through the landscape, often connecting to larger bodies of water like estuaries, lakes or the ocean.

Acronyms

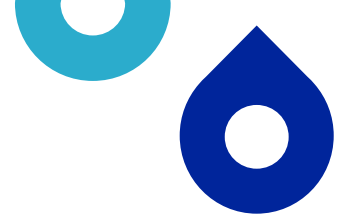
DCCEEW	NSW Department of Climate Change, the Environment, Energy and Water
DCP	Western Sydney Aerotropolis Development Control Plan 2022
DPHI	NSW Department of Planning, Housing and Infrastructure
DSP	Development Servicing Plan
INSW	Infrastructure NSW
IPART	Independent Pricing and Regulatory Tribunal
MARV	Mean Annual Runoff Volume.
SEPP	Western Parkland City State Environmental Planning Policy 2021

Sydney Water published resources and policies

Stormwater Scheme Principles	https://www.sydneywater.com.au/content/dam/sydneywater/documents/stormwater-scheme-principles.pdf
Stormwater Scheme Infrastructure Design Guideline	https://www.sydneywater.com.au/content/dam/sydneywater/documents/stormwater-scheme-guideline-western-sydney.pdf
Innovative water management for the Aerotropolis Precinct	https://www.sydneywater.com.au/content/dam/sydneywater/documents/iwcm-summary-report-2022.pdf
Stormwater Developer Works Policy	https://www.sydneywater.com.au/content/dam/sydneywater/documents/stormwater-developer-works-funding-policy.pdf
Stormwater Developer Works Policy – Attachment A	https://www.sydneywater.com.au/content/dam/sydneywater/documents/stormwater-developer-works-policy-att-a.pdf

Government published resources and policies

Stormwater and Water Cycle Study	https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/L7J+-+Stormwater+and+water+cycle+management+study.PDF
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Riparian Corridors Assessment	https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/L7E3+-+Riparian+Corridors+Assessment+Dec+2021.PDF
Western Sydney Aerotropolis Precinct Plan	https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/Western+Sydney+Aerotropolis+Precinct+Plan+-+March+2022+-+FINAL_HD+and+accessible.pdf
Western Sydney Aerotropolis Development Control Plan 2022	https://www.planningportal.nsw.gov.au/sites/default/files/documents/2024/Aerotropolis%20Phase%20%20DCP_Amendment%201_September%202024.pdf
Western Parkland City State Environmental Planning Policy 2021 (SEPP)	https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0728
Land Acquisition (Just Terms Compensation) Act 1991	https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1991-022
Water Management (General) Regulation 2025	https://water.nsw.gov.au/_data/assets/pdf_file/0007/626722/water-management-general-regulation-2025.pdf
Technical guidance for achieving Wianamatta-South Creek stormwater management targets	https://www.environment.nsw.gov.au/sites/default/files/technical-guidance-for-achieving-wianamatta-south-creek-stormwater-management-targets-220503.pdf

Appendix B: List of submissions and theming

ID number	Date received	Type	Stakeholder category	Impacts to private property	Stormwater scheme design	Land acquisition	Policy & Governance	Stakeholder Engagement	Timing	Environmental considerations	DSPs	Land use & zoning	Wellbeing
DM.01	16/09/2025	Email	Developer, Landowner	1	1	1	1	1	1	1	1	1	
DM.02	26/9/2025	Email	Government	1	1	1			1	1	1	1	
DM.03	19/9/2025	Email	Developer	1	1		1	1	1	1	1	1	
DM.04	26/9/2025	Email	Landowner	1	1	1		1	1				1
DM.05	29/9/2025	Email	Developer	1	1		1	1		1		1	
DM.06	19/9/2025	Email	Landowner	1	1	1		1	1	1	1	1	1
DM.07	18/9/2025	Email	Developer	1	1		1	1	1	1	1	1	

Appendix C: Stakeholder consultation materials

Stakeholder notification letter



29 August 2025

«Name»
«Street»
«Suburb» «State» «Postcode»

Invitation – Individual landowner briefing

Release of the Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa

Dear «Name»

As the Regional Stormwater Authority, Sydney Water is committed to supporting the delivery of stormwater infrastructure to service the Aerotropolis. As a property owner identified in the Duncans Mulgoa stormwater scheme plan area, we have some important information for you.

The Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa will be published on our website from Tuesday 2 September and open for feedback until Friday 19 September. The scheme plan shows the proposed regional stormwater infrastructure required to service these areas.

Please see below some more information about our approach to stormwater management in Duncans Mulgoa and how you can get involved and provide feedback.

About our approach to stormwater in the Aerotropolis

We're taking a holistic approach to how we manage water in the Aerotropolis, by using Integrated Water Cycle Management (IWCM). IWCM coordinates and considers all elements of water management and urban planning across the scheme areas, recognising and celebrating cultural heritage, protecting waterway health, prioritising sustainable water supplies and helping to cool and green Western Sydney.

Taking this regional approach allows infrastructure to be placed efficiently in the scheme areas. It will minimise the amount of stormwater infrastructure required on development sites, ultimately maximising developable land. The schemes, including that proposed for Duncans Mulgoa, have been designed in line with the Stormwater Principles, which were developed in consultation with government, industry and the community.

Aerotropolis Draft Integrated Stormwater Scheme Duncans Mulgoa
Telephone 1800 645 450 (business hours) aerotropolisstormwater.mysocialpinpoint.com.au



Proposed stormwater infrastructure on your property

I'm writing to you because our plans may require stormwater infrastructure to be built on a property you own:

- «Property_1»



Our project website includes an interactive map where you can zoom in to see what's proposed. It also has resources to help you understand our plans and what they might mean for you, including around land acquisition. You can provide feedback directly from the project website from 2 September 2025 – visit aerotropolisstormwater.mysocialpinpoint.com.au or scan the QR code.

Invitation: please register for an individual briefing

We're inviting you to book an individual briefing with our project team. This session is only available for people who may be directly impacted by the proposed infrastructure. If you're already working with a developer in relation to this property, you don't need to book an appointment, but you should check with them that they are aware of our plans.

The personal briefing provides an opportunity to discuss the plans in more detail, understand what they may mean for your land, and provide your feedback to help us refine the future stormwater system. There are 20 minute timeslots available all day and you can select a preferred time when you register.

Individual landowner briefing details

Time: Tuesday 9 September, 9am – 4pm

Venue: Bradfield First Building, 215 Badgerys Creek Road, Bradfield

Register: to register visit <https://tinyurl.com/2jvrtd2f> or scan the code

The personal briefings are by registration only. If you are unable to attend this date, please call us on 1800 645 450 or email aerostormwater@sydneywater.com.au

Have your say on our plans

You can view and download the full draft scheme plans online at our website aerotropolisstormwater.mysocialpinpoint.com from 2 September 2025.

We're inviting feedback between Tuesday 2 September and Friday 19 September 2025. If you'd like to make a submission you can complete the survey on our website, drop a pin on the interactive map, or email us at aerostormwater@sydneywater.com.au.

Sydney Water Corporation ABN 49 776 225 030
1 Smith Street, Parramatta, NSW 2150 Box 366, Parramatta, NSW 2150
Telephone 13 20 30 (toll-free) 0800 555 110 sydneywater.com.au



The feedback we receive on the Aerotropolis Draft Integrated Stormwater Scheme Plans for Duncans Mulgoa will be used to inform our designs for the future stormwater system.

Update your details

We're sending this letter to your registered mailing address, and we've also emailed landowners that have an email address on file with us. We'd like to know that we have the best contact details for you, so that we can keep you up to date on our plans.

Please contact our Aerotropolis stormwater team via email to aerostormwater@sydneywater.com.au to update your contact information, or phone us on 1800 645 450 (business hours) so we have your preferred contact details.

If you do nothing, we'll continue using your registered mailing address and will only contact you about matters directly related to your property.

We look forward to hearing from you soon.

Yours sincerely,

Paul Higham
Head of Business Development
Sydney Water

Sydney Water Corporation ABN 49 776 225 030
1 Smith Street, Parramatta, NSW 2150 Box 366, Parramatta, NSW 2150
Telephone 13 20 30 (toll-free) 0800 555 110 sydneywater.com.au



Stakeholder electronic direct email



Aerotropolis stormwater planning update

September 2025

We're really pleased to update you on our progress with planning the regional stormwater system for the Aerotropolis.

In this update:

- An update on what we heard during the recent public exhibition for our Wianamatta Badgerys & Cosgroves Draft Integrated Stormwater Scheme Plans.
- Information on the Draft Integrated Stormwater Scheme Plans for the Duncans Mulgoa, and how you can provide your feedback.

Consultation Outcomes Report for the Aerotropolis Draft Integrated Stormwater Scheme Plan for Wianamatta Badgerys & Cosgroves.

We recently publicly exhibited the Aerotropolis Draft Integrated Stormwater Scheme Plans for Wianamatta Badgerys & Cosgroves. The scheme plans we presented for exhibition showed the proposed regional stormwater infrastructure required to service these areas within the Aerotropolis.

The [Consultation Outcomes Report](#) is now available on our [website](#), and outlines how we engaged with the community, what we heard, and how we've responded. Thank you to everyone who participated and provided feedback – we appreciate you taking the time to share your views.

We received more than 100 individual submissions from private landowners, developers and other stakeholder groups and we'll be using your feedback to refine the stormwater scheme designs ahead of the proposed finalisation of the scheme plans in late 2025.

The final scheme plans will then be used to inform the draft Development Servicing Plans (DSPs), expected to be ready for exhibition in early 2026.

Have your say on our draft plans for Duncan Mulgoa

We've released the [Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa](#). Your feedback is important, and we would like to hear your views on our plan.

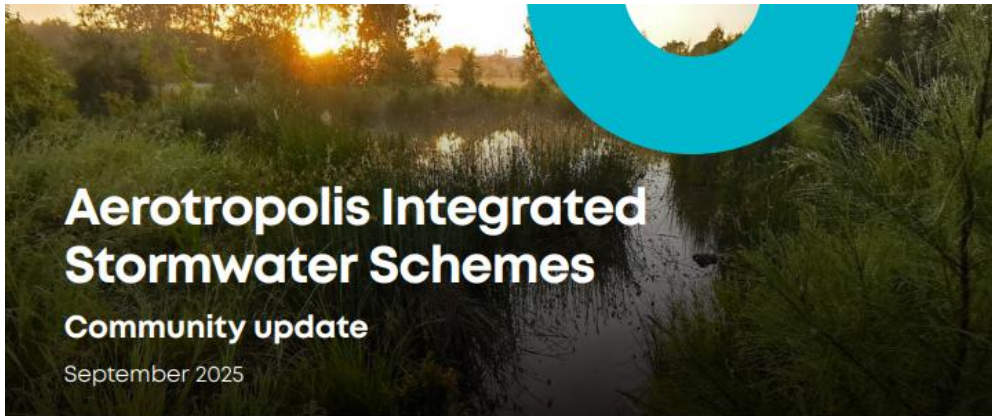
We're inviting feedback on our plans between now and Friday 19 September 2025.

The stormwater scheme plan for Duncans Mulgoa shows the proposed regional stormwater infrastructure needed to service this area, which falls largely within the existing Aerotropolis Agribusiness priority precinct.



Newsletter

A four page publication was made available online [here](#).



Aerotropolis Integrated Stormwater Schemes

Community update

September 2025

The Aerotropolis is a once-in-a-generation opportunity to create a thriving, sustainable city.

As the Regional Stormwater Authority, Sydney Water is responsible for delivering, managing, and maintaining the regional stormwater network on behalf of the NSW Government.

We're building a smarter water system for Western Sydney that helps keep the area cool, green, and less dependent on rainfall. As the climate gets hotter and drier, especially in Western Sydney, we need new ways to manage water.

Our approach uses harvested stormwater topped up with recycled wastewater to irrigate parks, gardens, and open spaces, even during droughts. Instead of letting stormwater go to waste, we'll collect and clean it through natural systems like wetlands and basins, and then reuse it across the region.

This regional system will protect local waterways and create healthier, greener neighbourhoods. It's more efficient than managing water on individual properties and will achieve the NSW Government goals for waterway health for all development within the Aerotropolis Initial Precincts.

Revitalising waterways

Wianamatta – also known as South Creek – is the major waterway that defines the landscape of the Aerotropolis. Wianamatta's ecosystems are fragile and unique, home to a range of unique species that rely on healthy waterways including populations of platypus and native fish. To protect them, we have followed the Dharug People's approach of Letting Country be Country, shaping the stormwater scheme's basins around existing waterways. Our approach will drain the stormwater through naturalised creeks, rather than through conventional concrete pipes and channels.

Stormwater from developed areas can damage waterways and pollute the environment if left unchecked. Our schemes are designed to meet waterway health targets that have been set specifically to protect the local environment.

In this update

- An update on what we heard during the recent public exhibition for our Wianamatta Badgerys & Cosgroves Draft Integrated Stormwater Scheme Plans.
- Information on the Aerotropolis Draft Integrated Stormwater Scheme Plan for Duncans Mulgoa, and how you can provide your feedback.

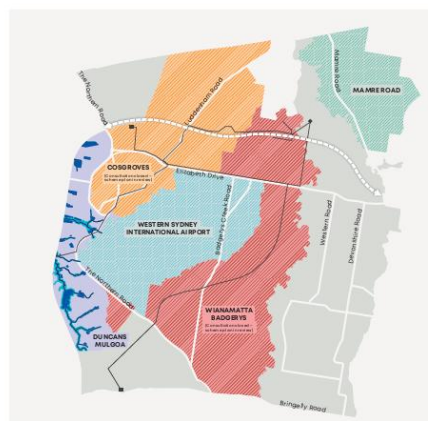
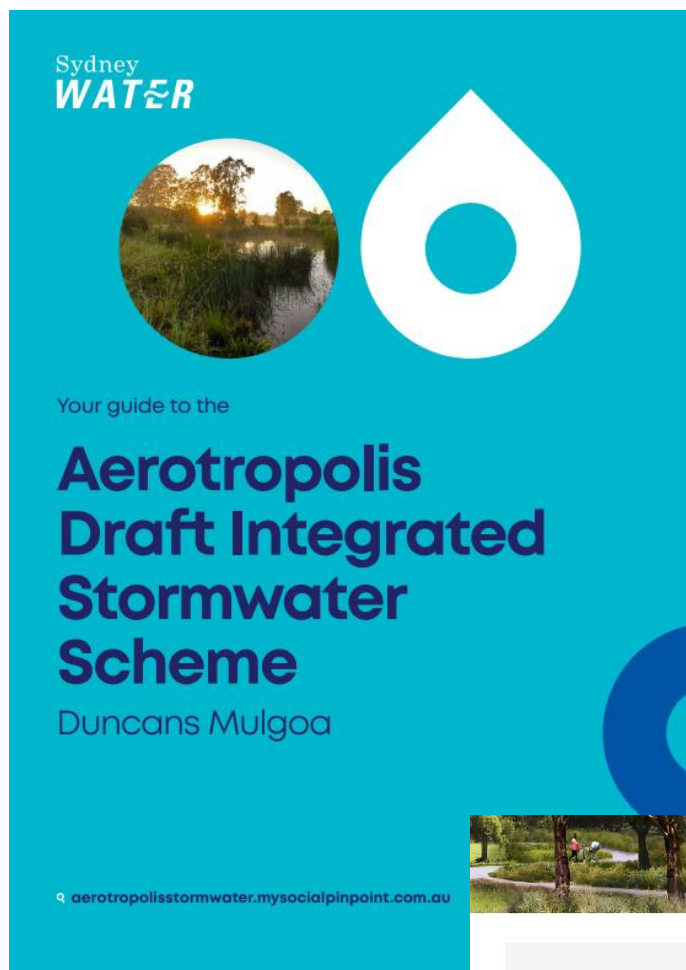


aerotropolisstormwater.mysocialpinpoint.com.au

Sydney
WATER

Your guide to the Aerotropolis

View the full guide online [here](#).



Legend:

- Duncans Mulgoa
- Wianamatta Badgerly's Conservation Area
- Cosgroves Conservation Area
- Murre Road
- Western Sydney International Airport
- Future M2 Motorway
- Waterways with riparian corridor
- Stormwater harvesting basins
- Advanced Water Recycling Centre
- Indicative recycled water reservoir
- Indicative recycled water transfer/main
- Aerotropolis area

Draft map for consultation indicative only and subject to change.

Duncans Mulgoa

5

Our approach

We're taking a holistic approach to how we manage water in the Aerotropolis, by using Integrated Water Cycle Management (IWC).

IWC coordinates and considers all elements of water management and urban planning across the scheme areas, recognising and celebrating cultural heritage, protecting waterway health, prioritising sustainable water supplies and helping to cool and green Western Sydney.

Taking this regional approach allows infrastructure to be placed efficiently in the scheme areas. It will minimise the amount of stormwater infrastructure required on development sites, ultimately maximising developable land.

The schemes have been designed in line with the Stormwater Principles, which were developed in consultation with government, industry and community. For more information on the Stormwater Principles, visit the Sydney Water resources and policies section of this document.

Recognising and celebrating Country

At the heart of the Aerotropolis is Wianamatta, Western Sydney's longest freshwater stream, located in Dharrug Country. In the Dharrug language, Wianamatta means 'Mother Place', reflecting its cultural and environmental significance.

This waterway is central to the area's identity and heritage, and its preservation plays a crucial role in maintaining the natural environment and the cultural practices of the Dharrug Community. If left unprotected, urban growth will degrade this vital waterway, but with the right planning and ongoing involvement from Traditional Custodians it can become one of the city's greatest assets.

Protecting waterway health

Wianamatta's ecosystems are fragile and unique, home to a range of unique species that rely on healthy waterways including populations of platypus and native fish. To protect them, we have followed the Dharrug People's approach of Letting Country be Country, shaping the layout and structure of the schemes around existing waterways. Where additional treatment is required, we've prioritised natural treatment systems over concrete pipes and channels.

To make sure that the schemes are meeting environmental outcomes, we've designed the system using locally specific waterway health targets for pollutant reduction and flow. For more information on these targets, see the Sydney Water resources and policies section of this document.

Sustainable water supply

To meet the waterway health targets for Wianamatta, some of the stormwater runoff needs to be harvested for reuse.

Most stormwater schemes depend on rainfall—but in Western Sydney, where the weather is dry and droughts are becoming more frequent, we need to do things differently. Since rain isn't always reliable, the schemes will add recycled water to the system when there's not enough rainfall.

This means that even when other parts of Sydney are under drought restrictions, water supply in the Aerotropolis will be more secure. This makes it more appealing to high value industries that need a large secure water source, such as data centres.

Cooling and greening Western Sydney

In the future, Western Sydney will experience more frequent and prolonged heatwaves which will put pressure on its community, natural environment and economy. To help manage urban heat, a blue-green grid of parklands and waterways is proposed that will provide cooling and amenity to communities that live and work in the area.

To work, the blue-green grid needs a climate independent water supply to stay cool and green. The schemes, fed by stormwater and recycled wastewater will provide irrigation to parklands and street plantings throughout the Aerotropolis in the hottest and driest times when we need it the most.

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Aerotropolis Draft Integrated Stormwater Scheme Plan

Sydney Water webpage and interactive map

View the webpage and interactive map [here](#).

Aerotropolis Draft Integrated Stormwater Scheme

Duncans Mulgoa

Home / Duncans Mulgoa

We're planning stormwater servicing for Duncans Mulgoa

As Regional Stormwater Authority, we're committed to supporting delivery of stormwater infrastructure to service the Aerotropolis.

Stormwater schemes help manage rainwater to drain developable areas, protect waterways, and support healthy environments for both people and nature. The Duncans Mulgoa scheme covers a large area of the Agribusiness Initial Precinct – identified by the NSW government as a priority area for development ahead of other areas of the Aerotropolis.

As part of the Aerotropolis Draft Integrated Stormwater Scheme for Duncans Mulgoa, we're proposing various types of infrastructure including:

- stormwater harvesting infrastructure, including wetlands and stormwater basins, naturally filter and store stormwater that is collected from developed areas
- naturalised creeks and trunk drainage channels that will work alongside other elements of the system to move stormwater through the landscape.

Have your say

We are asking for your feedback on the draft scheme from **now until Friday 19 September 2025**. The feedback we receive will be used to inform our designs for the future stormwater system.

After you've reviewed the draft plans, you can provide feedback by [emailing us](#), or right here on our project page by:

- dropping a pin and leaving a comment on our interactive map, which shows property level detail for the proposed regional stormwater infrastructure
- completing a survey to tell us what you think.

If you're the owner of a property that is impacted by the proposed infrastructure, you can also schedule an individual briefing with our project team. We're sending these landowners a letter with details about how to do this, or you can [email us](#) or call us on 1800 645 466 (business hours) to find out more.

Timeline Duncans Mulgoa

- 2 September 2025 - Have your say on the draft scheme
- 19 September 2025 - Exhibition period ends
- September to November 2025 - Review and consider comments
- Late 2025 - Scheme Plan finalised

[See less](#)

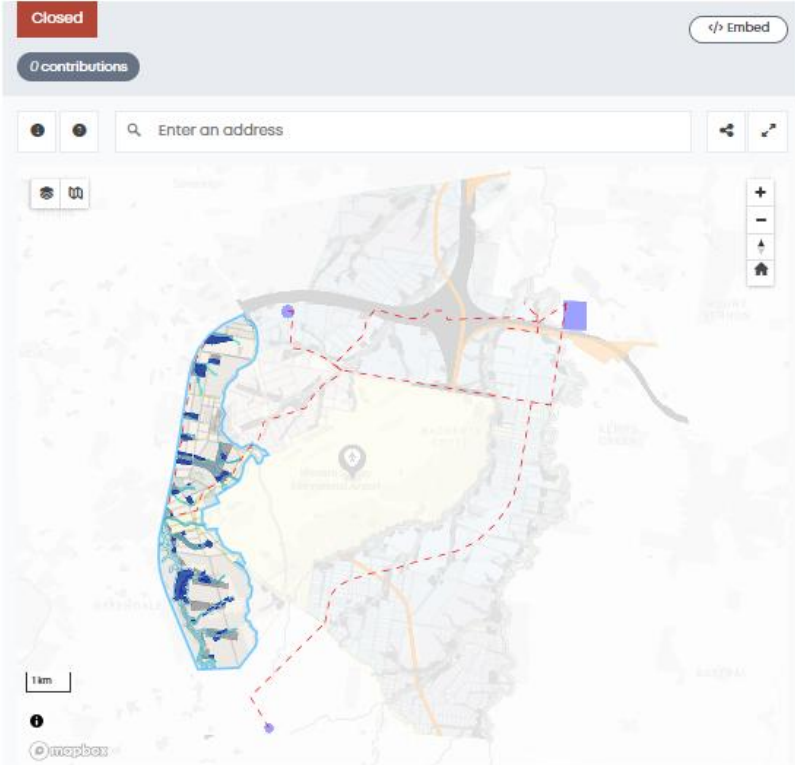
Complete our survey

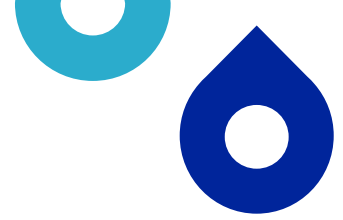
You can also provide your feedback on our plans for Duncans Mulgoa by completing a survey.

Provide your feedback on the interactive map for Duncans Mulgoa

You're invited to provide feedback on specific elements of the Draft Integrated Stormwater Scheme for Duncans Mulgoa using our interactive map. To get started, simply zoom in or search for the property address you're interested in. Then click "Add Marker" to submit your feedback via the pop-up form.

The map displays various stormwater infrastructure features including basins, waterways, and other planning layers, which you can toggle on or off using the stack button beneath the information icon. You can also customise the background view by clicking the map icon.





Fact sheets

View the fact sheets published on our website [here](#).

- [Natural creeks](#)
- [Naturalised trunk drainage channels](#)
- [Wetlands](#)
- [Stormwater basins](#)

Regional stormwater infrastructure - delivered by Sydney Water

Natural creeks

Healthy natural creeks retain water in the landscape and protect the ecological, social and cultural values in the Aerotropolis.

The regional stormwater system has been designed to work with nature—using the area's existing waterways as part of the network. Some natural creeks may need to be rehabilitated.

The creeks will work alongside the other elements of the system to safely move stormwater to where it is needed.

[Read the fact sheet >](#)

Naturalised trunk drainage channels

Naturalised trunk drainage channels are waterways designed to replace concrete pipes and channels.

They are designed to mimic the form of natural creeks, as well as creating green space and walking paths for the community.

These channels direct stormwater to wetlands and basins for treatment.

[Read the fact sheet >](#)

Wetlands

As well as being designed to treat stormwater, wetlands provide habitat for a wide range of animals and plants.

They are also culturally significant for Aboriginal people and provide a strong connection to Country.

Wetlands will be strategically placed to handle local stormwater while avoiding high-value existing bushland and minimising potential impacts on future development.

[Read the fact sheet >](#)

Stormwater basins

Stormwater is collected as it runs off roads, rooftops and other hard surfaces and flows into naturalised trunk drainage channels and creeks.

It is then directed into stormwater basins where it is filtered, treated, and stored for reuse in irrigation, industrial processes, and other non-drinking water applications.

Like wetlands, stormwater basins will be strategically placed to avoid high value bushland and minimise potential impacts to future development.

[Read the fact sheet >](#)