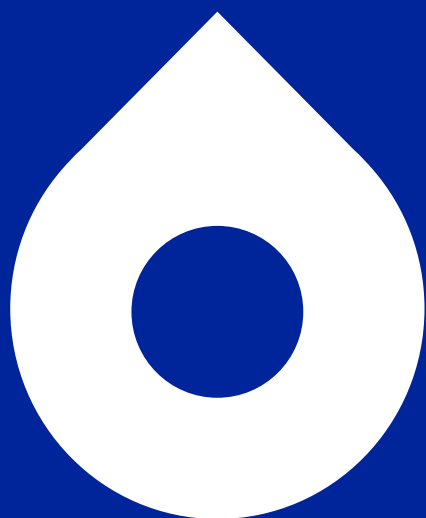


Consultation outcomes report

Aerotropolis Draft Integrated Stormwater Scheme Plans
Wianamatta Badgerys & Cosgroves

September 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 Wianamatta Badgerys and Cosgroves Creek areas - covering over 7,000 hectares across the Bradfield, Northern Gateway, Badgerys Creek and Agribusiness precincts. This is part of its role as the Regional Stormwater Authority for the Aerotropolis.

The draft plans were publicly exhibited between 31 March and 14 May 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 comprehensive 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 112 formal submissions and held 92 individual landowner meetings as part of an extensive engagement process. 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:

- impacts to private property, particularly the perception of reduced developable land or fragmented lots due to proposed basin and channel locations
- land acquisition, including calls for clarity on timelines, compensation and whole-lot acquisition where appropriate
- scheme design, particularly around basin placement, waterway location, catchment modelling and consistency with existing infrastructure and topography
- governance and coordination, with some concerns raised about alignment across government agencies
- timing and uncertainty, especially for landowners whose property is not expected to 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.

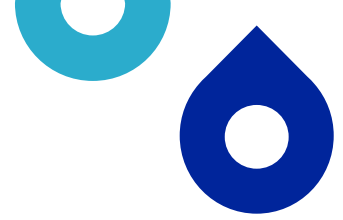
The final Integrated Stormwater Scheme Plans for Wianamatta Badgerys & Cosgroves are expected to be published by late 2025. These will form the foundation of the Development Servicing Plans (DSPs), which will set out infrastructure costs and contributions for developers. DSPs will be placed on public exhibition in early 2026, with further opportunities for feedback.

Delivery of regional stormwater infrastructure will be staged from 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 Plans for the Wianamatta, Badgerys & Cosgroves scheme areas were initially placed on public exhibition from 31 March to 5 May 2025 (with the exhibition period extended to 14 May 2025 in response to requests from the community and other stakeholder groups). During this period, we invited feedback on Sydney Water's Draft Integrated Stormwater Scheme Plans for the Wianamatta Badgerys & Cosgroves scheme areas from:

- directly impacted landowners
- First Nations stakeholders
- local, state and Commonwealth government agencies
- developers
- peak bodies
- industry representatives
- 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 Plans for the Wianamatta Badgerys & Cosgroves scheme areas, including:

- how Sydney Water engaged with landowners, developers, government agencies, First Nations groups and the broader community
- who provided feedback and the key issues raised during the exhibition period
- Sydney Water's response to the feedback, including where changes will be made or further work is required
- 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, which is addressed in a separate consultation outcomes report. 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 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 the waterway health objectives and targets for Wianamatta South Creek.

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.

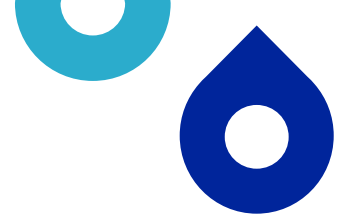
Sydney Water has the unique opportunity to change the way stormwater is managed and reused in the region, improving resilience, waterway health and liveability for local communities. Through IWCM, we are coordinating and considering all elements of water management and urban planning across the scheme 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 Plans for the catchment areas draining to Wianamatta Badgerys Creek and Cosgroves Creek provide 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 'Wianamatta Badgerys & Cosgroves' 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 2018 – mandates the use of the NSW Government's Hydro Line spatial dataset to determine waterway classifications, which informs the placement of naturalised trunk drainage.
- NSW Government Waterway Health Targets – set specific performance objectives for stormwater runoff volume and quality in the Wianamatta South Creek catchment, enforced through MUSIC modelling and scheme design requirements.

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.

During this process, there are several times where 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, DCCEE, 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 deliver a better outcome for the future Aerotropolis Precincts.

2.1.4 The stormwater planning process

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

2.2 Wianamatta Badgerys & Cosgroves

The Wianamatta Badgerys and Cosgroves Creek catchments represent the second areas of the Aerotropolis to progress to draft stormwater schemes. Together, these two catchments span more than 7,000 hectares and include large portions of the Aerotropolis Core, Northern Gateway, Badgerys Creek and Agribusiness precincts.

The Aerotropolis Draft Integrated Stormwater Scheme Plans for the catchment areas serviced by Wianamatta Badgerys & Cosgroves provide 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 plans – step 3 in the process explained in Figure 1: Regional stormwater system planning process.

The draft scheme plans (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 Development Servicing Plans (DSPs), which will set infrastructure contributions payable by developers, and ultimately guide the sequencing and delivery of infrastructure in line with precinct development.

The scheme plans are expected to be finalised in late 2025, with DSPs exhibited in early 2026, and infrastructure rolled out progressively from 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 Mamre Road Precinct, as part of the broader regional stormwater management approach.

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



**Written submissions
and enquiries by email**



**In person information
sessions, meetings and
direct emails**



**Interactive map –
location-based
feedback**



**Online
survey**



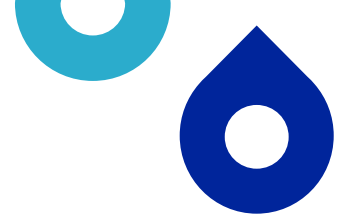
**Phone line
enquiries**

Figure 2: 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 plans, planned for the end of 2025. Once finalised, the scheme plans will be used to develop the draft Development Servicing Plans (DSPs) and the Final Business Cases 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 the DSPs are 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 early 2026, before progressing through the relevant NSW Government approvals processes in mid-2026.

3. Consultation

3.1 Exhibition period

Sydney Water engaged with local, state and Commonwealth government, First Nations groups, peak bodies, industry, landowners, developers and the broader community over a six-week public exhibition period. Separately, we're also working with First Nations groups to co-design a framework for meaningful, ongoing engagement. We recognise that many organisations are engaging with Traditional Custodians about a wide range of projects across the region, and we understand that this can place significant demands on time and resources. Our goal is to ensure our approach is respectful, coordinated and contributes positively to long-term relationships, especially given the scale of our planned activities on Dharug land.

The public exhibition opened on Monday 31 March 2025 and closed on Wednesday 14 May 2025 (45 days). The exhibition period was extended from the original closing date of Monday 5 May, following requests from the community and other stakeholder groups for more time to prepare submissions. The initial exhibition period had also been longer than the standard 28 days allow additional time for responses due to the Easter, Anzac Day and school holiday periods (See Figure 3: Exhibition engagement timeline). While the closing date for submissions was 14 May 2025, we continued to accept comments on the draft scheme plans through mutual agreement, and a number of late submissions have been considered (See Appendix B: List of submissions and theming).



Figure 3: Exhibition engagement timeline

On Monday 31 March 2025, we notified directly impacted landowners, the community and other stakeholder groups of the planned public exhibition (i.e. purpose, timing, where to access information, and how to provide feedback) by email. Details of the public exhibition and its related consultation activities were also shared more widely on the project website, and through targeted communications (See Section 3.2).

During this period, the public exhibition materials were shared on the project [website](#), providing the community and other stakeholder groups with an opportunity to read the relevant documentation (which included the plain English 'your guide', the Design Report and the Draft Integrated Stormwater Scheme Plans), seek clarity and share feedback directly with the Sydney Water Aerotropolis Stormwater project team by:

- completing an online survey
- dropping a pin with comments on the project's interactive map
- emailing aerostormwater@sydneywater.com.au
- calling the project team on 1800 645 466.

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.

During the public exhibition period, we took a multi-channel approach to engagement, combining digital tools, such as interactive maps and online surveys, in-person engagement (drop-in sessions, individual landowner meetings and stakeholder workshops), and dedicated community and developer webinars. During the public exhibition period, we received 112 formal submissions and held 92 landowner meetings, supported by tailored communications and direct outreach (See Figure 4: Engagement activities summary and Sections 3.2.3, 3.2.4, 3.2.5, 3.2.7 and 3.2.8). This helped ensure those most affected had their voices heard.

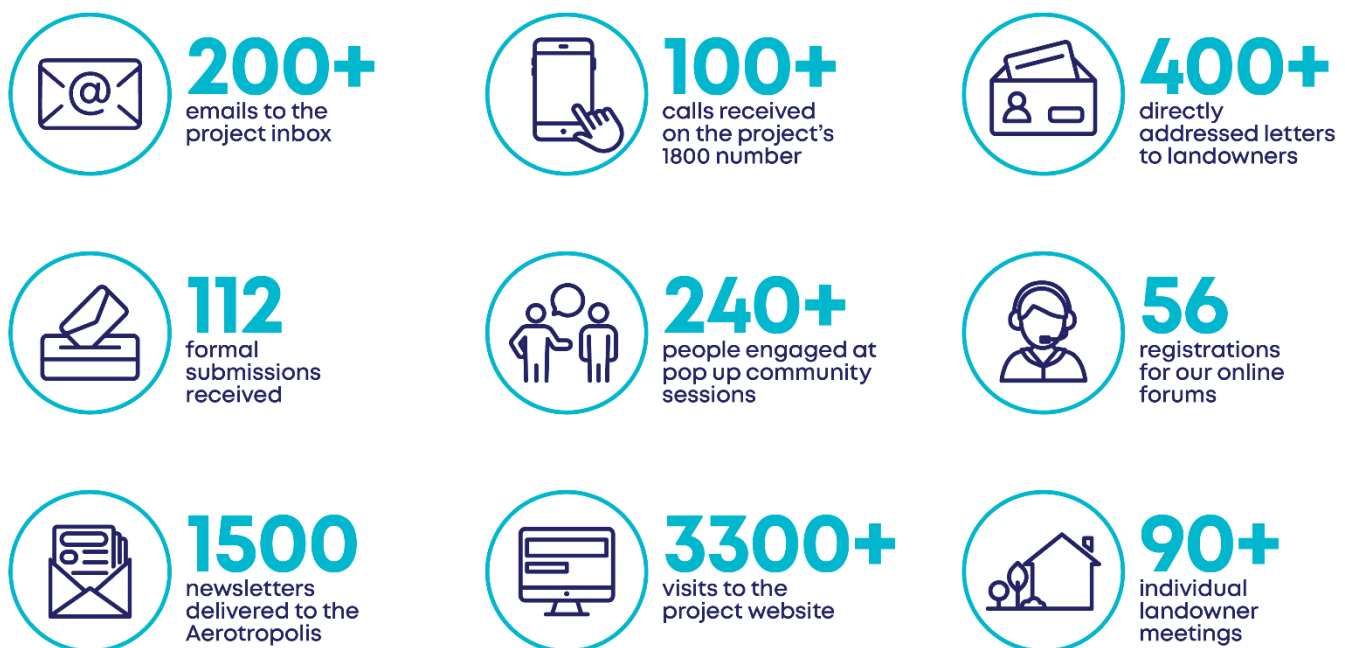
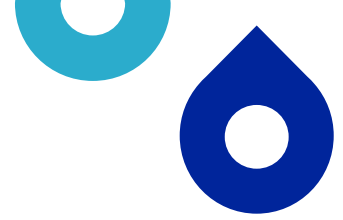


Figure 4: Engagement activities summary

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 2018
- 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.

3.2.1 Public exhibition materials

Information available in the public exhibition pack included:

- [‘Your guide’](#) to the Aerotropolis Draft Integrated Stormwater Schemes Wianamatta Badgerys & Cosgroves – 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](#)).
- [Information](#) and materials from previous consultations.

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

3.2.2 Project website

Sydney Water launched a 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:

- 6,377 views
- 3,300 visits
- 1,290 visitors
- 65 contributions, from 33 contributors.

When community updates or invitations were released, there was a corresponding spike in engagement activities, and this is shown in Figure 5: Website engagement summary during the exhibition period.

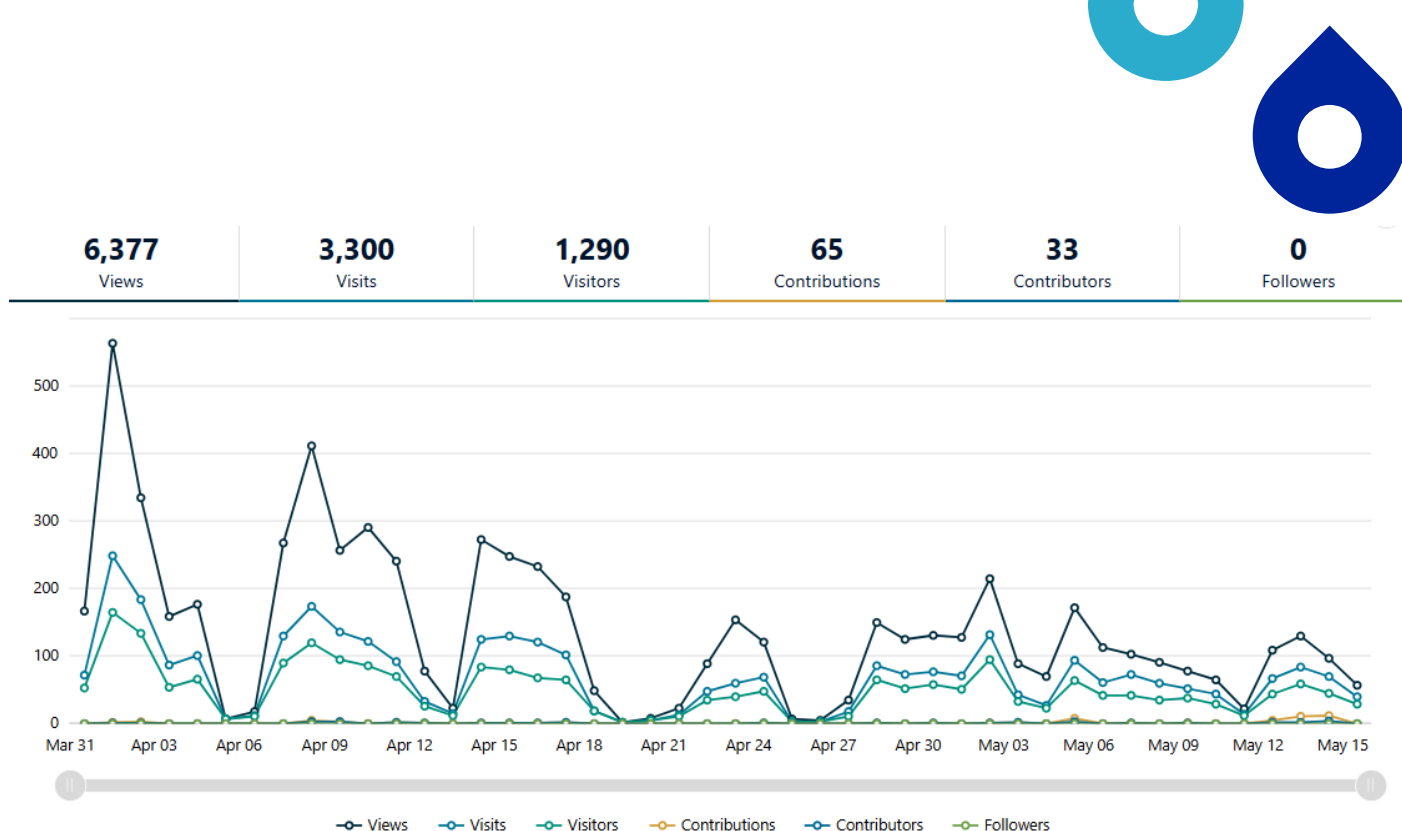


Figure 5: Website engagement summary during the exhibition period

3.2.3 Community and stakeholder outreach

During the public exhibition period (31 March 2025 – 14 May 2025), our communication was both broad and targeted:

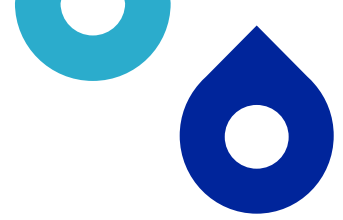
- emails to registered subscribers for the Aerotropolis Integrated Stormwater Scheme project, including those affected by proposed infrastructure and people in the wider community Sydney Water has previously engaged with
- a community newsletter to around 1,500 properties in the study area and its surrounds
- direct email communications to developers, including a direct invitation to a developer forum
- letters to key stakeholder groups, including councils, NSW and Commonwealth Government agencies and elected representatives
- additional updates to all these groups to announce the extension of the public exhibition period
- addressed letters to all individual landowners potentially impacted by proposed infrastructure.

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 managed more than 200 emails and 100 individual phone call enquiries during the public exhibition period and continues to engage directly with community and other stakeholder groups through the ongoing engagement program.

To support government agency stakeholders (including councils and NSW Government agencies) in understanding the draft scheme plans and empower them to share information with their own stakeholders, we also shared key messages and information to assist them in responding to enquiries, with the aim of presenting a 'whole of government' response.



3.2.5 Engaging with potentially impacted landowners

Sydney Water identified more than 400 potentially impacted landowners 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 over three days, inviting landowners to schedule a time to meet with the project team at:

- Penrith Panthers on Wednesday 16 April 2025
- Liverpool Catholic Club on Thursday 17 April 2025.

Online meetings were also scheduled for landowners unable to make the in-person sessions. Following further requests for meetings with potentially impacted landowners, Sydney Water hosted an additional day of face-to-face meetings in Bringelly on Friday 9 May 2025. At the individual landowner meetings, senior Sydney Water project team members were available to answer questions about the scheme plans, the consultation process, and the proposed impacts to their individual properties.

In total, 92 individual landowner meetings were held, attended by more than 150 individual people. A number of these landowners were consulted about multiple properties in their ownership. The comments made by landowners during these meetings was consistent with the formal written submissions received and has also been considered in developing this report.

3.2.6 Public engagement sessions

During the exhibition period, we hosted several project-specific information events. These included:

- a community webinar on Tuesday 8 April 2025, with 16 registrations received
- a community drop-in session at Carnes Hill Marketplace on Saturday 12 April 2025, attended by around 40 community members – Sydney Water representatives from the nearby Upper South Creek Networks Program also attended
- attending the Independent Community Commissioner's Aerotropolis combined community drop-in session at Bringelly Community Centre on Saturday 10 May 2025, attended by more than 200 community members.

3.2.7 Developer specific engagement

Given the development community is a key stakeholder group for the project, we hosted a development specific forum on Tuesday 8 May 2025. The forum was initially intended to be a hybrid session, hosted online and in person at Sydney Water's Parramatta office, however, it was moved to online due to limited in-person registrations received. All those who had registered to attend in person were contacted before the change was made and attended online.

Sydney Water's Head of Business Development also attended the Aerotropolis Landowners Group to provide an update, and 39 stakeholders registered for the developer forum, which was also attended by councils and NSW Government representatives, in an observer capacity.

3.2.8 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 including hosting a combined workshop with planning and development representatives from Liverpool City Council and Penrith City Councils. We received formal submissions from both councils, along with a formal submission received from the Department of Planning, Housing and Infrastructure (DPHI), and Sydney Metro – Transport for NSW representatives.

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 and responding to community enquiries raised through the Commissioner's office.

3.3 Who we engaged with

We received 112 formal submissions via a range of engagement channels (interactive map, survey, written submissions) and stakeholders including:

- landowners
- developers
- local government
- state government
- industry bodies.

A breakdown of engagement activities and stakeholder involvement is shown in Figure 6: Engagement activities – snapshot. A summary of submissions by stakeholder category is provided below (see Section 4 for a full breakdown).

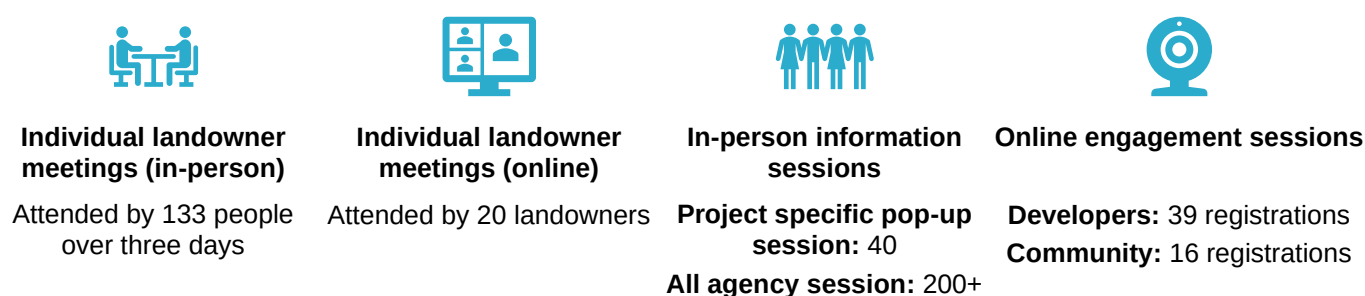


Figure 6: Engagement activities – snapshot

3.3.1 Additional engagement after the public exhibition period

Sydney Water continued to engage with potentially impacted landowners and other stakeholder groups outside the public exhibition period. Sydney Water project representatives attended the quarterly Community Consultative Committee meeting on Tuesday 10 June 2025, to provide an update on the consultation to date. During the public exhibition period, landowners had raised concerns about perceived misinformation provided by people working in the real estate sector. As a result, Sydney Water partnered with the Independent Community Commissioner to host a briefing specifically for the sector.

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. We are also involved with developer and community forums to better understand the needs of development. This process is summarised in Figure 7: Additional stakeholder engagement activities.



Figure 7: Additional stakeholder engagement activities

4. What we heard

We have considered 112 individual submissions in developing this report, including seven late submissions by mutual agreement. In total, there were 71 respondents, with many making multiple submissions, especially through the interactive map. Throughout the public exhibition period, and in the weeks following, we captured feedback through email, formal submissions, and through the Have Your Say survey and interactive map pin comments. The community and other stakeholder groups were also able to provide informal feedback at the landowner meetings and information sessions, 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 broadly acknowledged the importance of integrated stormwater planning but individual landowners expressed concern over the proposed locations of basins and trunk drainage infrastructure, particularly where their properties were subject to ‘multiple project and agency impacts’ – for example where properties had been earmarked for future roads or other infrastructure. Some of these landowners commented on a perceived lack of coordination between agencies on proposed future infrastructure impacting their properties, whether those were Sydney Water projects, or projects delivered by other agencies.

We identified several common themes across the submissions, as summarised in Figure 8: Thematic summary– the number of submissions is provided in the right-hand column, with further analysis of the key issues in 4.3 Detailed thematic breakdown.

Impacts to private property



Number of submissions	37
Number of mentions	74

Timing



Number of submissions	13
Number of mentions	33

Stormwater scheme design



Number of submissions	63
Number of mentions	69

Environmental considerations



Number of submissions	45
Number of mentions	45

Land acquisition



Number of submissions	36
Number of mentions	63

Next steps for developing DSPs



Number of submissions	21
Number of mentions	27

Policy and governance



Number of submissions	71
Number of mentions	71

Land use and zoning



Number of submissions	32
Number of mentions	32

Stakeholder engagement



Number of submissions	17
Number of mentions	45

Wellbeing



Number of submissions	8
Number of mentions	8

Figure 8: Thematic summary

4.1 Interactive map feedback

The project website hosted an interactive map, providing the community and other stakeholder groups with an opportunity to drop a pin and provide comments about specific locations referenced in the draft scheme plans. We received 61 'pin drops' from 33 unique contributors. Respondents identified as landowners, developers, landowners/developers and industry associations representatives.

Feedback received through the interactive map broadly reflected concerns aligned to themes around governance, land acquisition impacts, stormwater scheme design, timing, environmental considerations, and stakeholder engagement.

A significant portion of comments expressed concerns about land acquisition processes, including compensation, unclear acquisition timelines, and the potential impact of stormwater infrastructure on private property value and usability. Respondents highlighted issues relating to unclear catchment boundaries, outdated Hydro Line mapping, and insufficient communication or consultation.

Environmental concerns centred on perceived stormwater design misalignments with existing environmental conditions and masterplans, including queries over basin locations, drainage impacts, and hydrological accuracy. Other comments addressed timing as an issue, noting personal uncertainty caused by prolonged project rollouts and delayed infrastructure delivery.

While some comments reflected partial support for basin locations and trunk drainage alignments, most comments reflected a need for clearer information, better stakeholder communication, and more thorough environmental and design assessments. A few respondents noted concerns around the functionality of the online platform and requested more direct engagement.

A summary of the location by suburb is shown in Figure 9: Interactive map feedback locations.

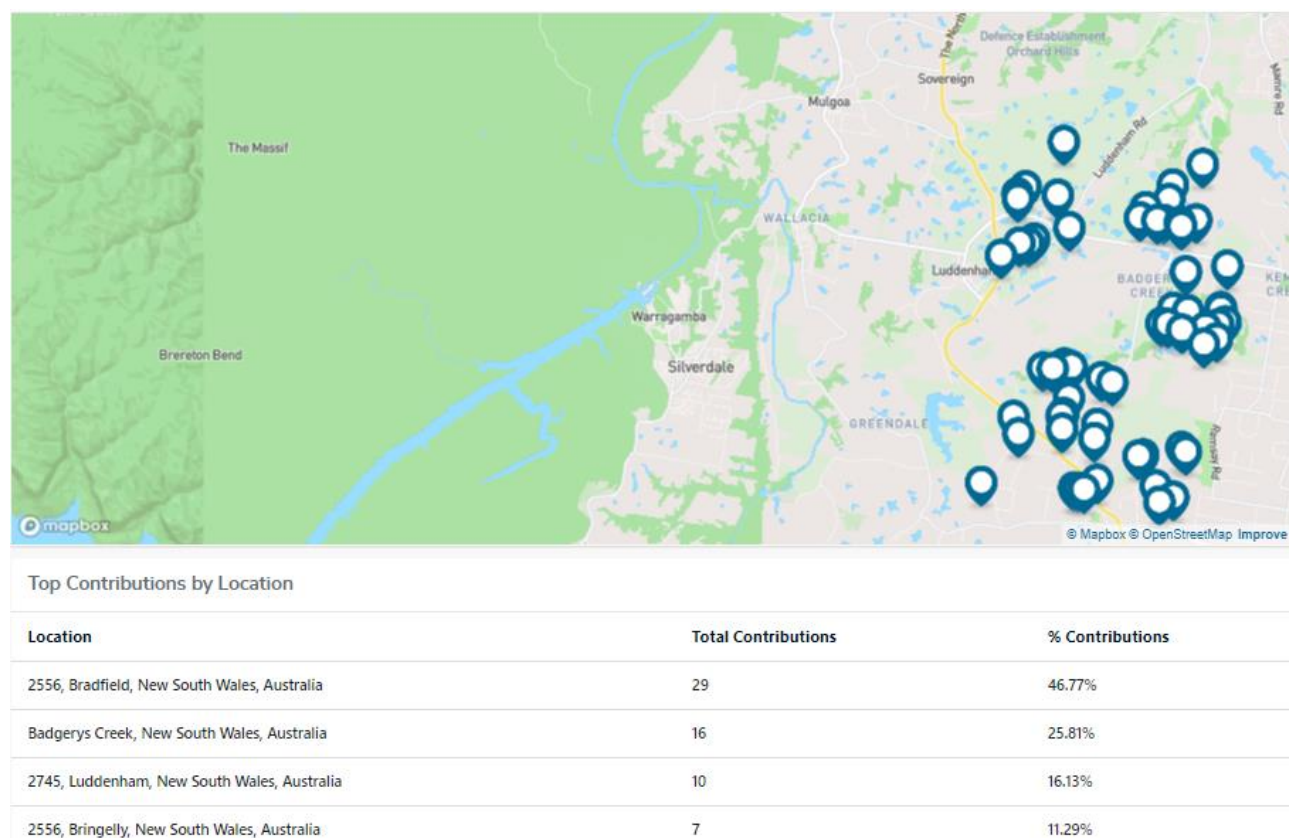


Figure 9: Interactive map feedback locations

4.2 Online survey

The community and other stakeholder groups had the opportunity to comment on the draft scheme plans through an online survey. Participants were encouraged to read the information on the community information page and the Your Guide document, provided on the project website, before responding. We received six responses to the survey. Respondents were interested in both the Wianamatta Badgerys and the Cosgroves schemes.

The six respondents identified as a mix of landowners, developing landowners, developers and other. Their feedback indicated they felt there was not enough detail in the draft scheme plans to allow them to plan for future development on their properties. The primary reason for this related to general impacts to private property, closely followed by specific stormwater scheme and land acquisition impacts. When asked how satisfied they were about the scheme's impacts on private property, engagement on the scheme, scheme design, proposal on land acquisition and next steps on developing the Development Servicing Plans (DSPs), the six respondents indicated low satisfaction on all categories. Their responses to the open text questions asked in the survey are summarised in Table 1: Survey responses.

Table 1: Survey responses

Survey question	Participant responses
How clear is the information in the draft scheme plan/s?	Most respondents indicated neutrality when it came to the clarity of information about the draft scheme plan/s.
Is there enough detail in the proposed scheme plan/s for your planning purposes?	Feedback related to this question indicated most respondents did not feel there was enough information for their planning purposes.
What other information would you like to see in the draft scheme plan/s?	Requests included: • further clarification on the exact extent and nature of the impact the proposed stormwater infrastructure on privately owned land • more detail on riparian roads • clarity on dates and specifics on what is happening on the land • further detail outlining indicator markings drawn through properties on the map.
If you want to provide more information about your views on the draft scheme plan/s please tell us more here.	One respondent noted the plans lacked detailed timeframes around when the acquisition is going to take place. They noted the perception that property acquisition can impact the valuations of properties and ability to move forward, noting they are unaware of what is happening around them and when it will happen, which creates uncertainty for business and landowners impacted by future infrastructure planning.

4.3 Detailed thematic breakdown

The key concerns raised during the public exhibition period can be broadly placed into ten categories (see Figure 8: Thematic summary). Comments made for each category are summarised in this section. Importantly, some submissions raised more than one topic – so while there were 112 individual submissions in total, the combined number of times each theme was raised is much higher.

In addition, some topics were mentioned multiple times in the same submission – particularly by smaller individual landowners, who were most focused on impacts to private property, timing and land acquisition. All of these topics were mentioned on average 2 – 3 times per submission, indicating these as priority themes for those who raised them, in particular the smaller private landowners.

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.

4.3.1 Impacts to private property



Impacts to private property

How many times we heard about this		
	Number of submissions	37
	Number of mentions	74
Who we heard from*		
	Landowner	37
	Developer	0
	Government	0
	Industry association	0
	Other	0

* 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 impacts to private property

Impacts to private property was raised 74 times in 37 submissions, indicating the issue is important to a high proportion of respondents given it was raised multiple times in individual submissions.

All submissions that raised this theme were made by individual landowners with smaller property footprints. During the engagement process, it was common for these landowners to question whether there were existing (or historically present) streams on their properties.

Streams in NSW are mapped using the Government's Hydro Line spatial dataset, management of these streams are regulated under the Water Management (General) Regulation 2018. Some landowners were not aware of the mapped streams existing 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.

Some submissions also raised concerns about how the proposed infrastructure might affect their properties. Landowners were worried that it could lead to their land becoming fragmented, reduce its value, or limit their ability to develop or subdivide in the future. Some noted the personal and emotional significance of land to their families.

There was some confusion about the land acquisition process and how compensation is determined. This came through in conversations during the engagement process, where Sydney Water often needed to clarify its role and explain the requirements of the *Land Acquisition (Just Terms Compensation) Act 1991*. Uncertainty and misinformation around the process likely contributed to concerns and reduced trust in the approach.

It was generally understood that Sydney Water may need to acquire privately owned land for the stormwater basins identified in the draft scheme plans. In discussions with landowners during the exhibition period, Sydney Water was able to clarify that compensation is paid at the land's market value, and also includes reimbursement for disturbance items such as costs to the landowner for valuations and legal fees. This applies whether land is acquired by agreement or through compulsory acquisition.

Confusion around land acquisition extended to easements for drainage channels, which are put in place when the land is developed and a development consent has been issued. Given this, Sydney Water is planning ongoing education about the land acquisition process, and has shared its approach through customer facing fact sheets.

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.

4.3.2 Stormwater scheme design



How many times we heard about this		
	Number of submissions	63
	Number of mentions	69
Who we heard from*		
	Landowner	41
	Developer	33
	Government	2
	Industry association	2
	Other	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 stormwater design

Many respondents questioned the logic of the stormwater basin and naturalised trunk drainage channel (channel) layouts. Concerns included over-engineered solutions, 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, felt watercourses has been misclassified (these were primarily related to the NSW Government's Strahler stream order classification), or questioned the waterway health targets mandated for the Aerotropolis. Where Sydney Water had contact details for these landowners, direct contact was made to provide more context of the planning frameworks and mandated use of NSW government mapping used to inform the draft scheme plans. Given the high volume of feedback received around the mapping used in the scheme plan development and associated Strahler stream order classification concerns, Sydney Water will continue to work with other agencies to educate landowners on these requirements.

Concern that the proposed scheme design lacked integration with Transport for NSW projects such as the M12, Sydney Metro and future East-West rail connections was also raised, citing the naturalised trunk drainage channels ignore culverts and basins already built by Transport for NSW. Importantly, Sydney Water is already working closely with Transport for NSW and Sydney Metro to align the plans for future infrastructure across both agencies and the Aerotropolis priority precincts more broadly.

4.3.3 Land acquisition



How many times we heard about this		
	Number of submissions	36
	Number of mentions	63
Who we heard from*		
	Landowner	33
	Developer	2
	Government	1
	Industry association	1
	Other	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 land acquisition

Several stakeholders called for early certainty on acquisition, with others demanding full acquisition, where they perceived partial acquisition may leave them with 'unusable' and/or undevelopable land. Land acquisition was raised in a relatively high number of submissions, and multiple times by those who raised it, indicating its priority for those who mentioned it. Feedback on this topic mostly came from landowners with smaller properties. Sydney Water understands from the submissions that these landowners may feel more affected by the proposed infrastructure and potential land acquisition, as the impact on their land could be proportionally greater than for those with larger lots. Some landowners stated that they were uncertain about what the proposed infrastructure on their properties would mean for them, and highlighted their desire for clarity on the land acquisition process and on timing (see also 4.3.1, 4.3.6).

As noted in Section 4.3.1, submissions reflected concern for perceived ambiguity on property and infrastructure boundaries and the areas identified to be acquired. Concern was also raised about the *Land Acquisition (Just Terms Compensation) Act 1991*, calling for fair compensation and formal notice. Some submissions noted a preference for upfront, whole-lot acquisition, while others expressed frustration about perceived inconsistencies between how neighbouring properties were being valued by developers.

As noted in section 4.3.1, there is an opportunity to improve awareness and understanding around Sydney Water's obligations under the Act, particularly the commitment to paying current market value and reimbursing reasonable costs associated with the acquisition process. It's also important to clarify that Sydney Water can only acquire the land required for the delivery of specific infrastructure.

In the coming months, 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.

4.3.4 Policy and governance



Policy and governance

How many times we heard about this		
	Number of submissions	71
	Number of mentions	71
Who we heard from*		
	Landowner	47
	Developer	33
	Government	3
	Industry association	2
	Other	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 policy and governance

A number of submissions reflected concern over unclear responsibilities, clarity of leadership roles in decision-making across government, and perceived poor coordination between Sydney Water, Transport for NSW, Department of Planning, Housing and Infrastructure (DPHI), councils, and other agencies with a role in planning, policy and environmental management.

Emerging issues reflected frustration with perceived disjointed infrastructure planning and policy, unclear pathways to resolving conflicting overlays (particularly around updates to land zoning and mapping) and a perceived lack of transparency in decision-making. There were also requests for peer-reviewed modelling (e.g. MUSIC) and transparency in scheme assumptions, and a suggestion for Sydney Water to take the lead integration role.

4.3.5 Stakeholder engagement



Stakeholder engagement

How many times we heard about this		
	Number of submissions	17
	Number of mentions	45
Who we heard from*		
	Landowner	15
	Developer	12
	Government	0
	Industry association	0
	Other	0

* 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 stakeholder engagement

Submissions from landowners reflected frustration related to map markings, legends and overlays. Others noted concerns with communication, limited ability to speak directly with planners, and uncertainty around next steps. However, there were also positive submissions from developers and landowners about the information provided and transparency of the process, particularly in relation to the interactive map, with a 'one stop shop' to allow easy access

to general information, individual property searching and technical information that previously had to be requested separately for development purposes.

Some stakeholders requested face-to face or property specific briefings. These were offered as part of the engagement program, either in-person or online. Some submissions perceived the engagement as ‘tokenistic’, and were sceptical of how much influence their feedback would have. As a result of these requests, Sydney Water offered additional individual landowner meetings to respond to enquiries and extended the consultation period by 11 days. Other feedback reflected engagement fatigue related to overlapping consultation on projects from multiple agencies and proponents.

While stakeholder engagement was only mentioned in 18 submissions, it was mentioned multiple times in most submissions, indicating that those who raised engagement as an issue also placed a high priority on it.

4.3.6 Timing



Timing

How many times we heard about this		
	Number of submissions	13
	Number of mentions	33
Who we heard from*		
	Landowner	15
	Developer	12
	Government	0
	Industry association	0
	Other	0

* 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 15: Snapshot of feedback about timing

Around 10 per cent of submissions noted the timing ‘ambiguity’ for approvals, construction and delivery of the stormwater infrastructure as a concern, given the staged development estimate for the Aerotropolis stretching to 2056. Timing was of particular concern for those whose land is constrained but not scheduled for acquisition or servicing for years or decades, given timing of acquisition and infrastructure development will be development led.

While there were only a small number of submissions covering timing, those who mentioned it did so an average of three times, indicating that this topic is of a high priority to those people who highlighted it. Concerns cited included difficulty planning business succession, retirement or site development. There were also concerns raised over the 30-year staged trunk infrastructure rollout and calls for Sydney Water to confirm a works schedule and identify timeline for the years acquisition will take place.

During the engagement process, it became clear that the ideas of ‘staged development’ and ‘developer-led timing’ are complex and not always well understood. Sydney Water recognises the need to better explain how these concepts fit into the broader rollout of the Aerotropolis, including within the priority precincts.

Sydney Water is committed to helping landowners understand how developer staging can influence the timing of key infrastructure Including when stormwater infrastructure may be delivered.

4.3.7 Environmental considerations



How many times we heard about this		
	Number of submissions	45
	Number of mentions	45
Who we heard from*		
	Landowner	31
	Developer	24
	Government	1
	Industry association	0
	Other	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 16: Snapshot of feedback about environmental considerations

Just under a third of the submissions also raised environmental concerns relating to the scheme plan, many of which challenged the environmental validity of the current scheme layout.

Key issues arising included feedback about loss of remnant vegetation or paddock dams used for farming, the use of water features near airports, which was perceived to be contrary to safety guidance. Other feedback noted watercourse classifications were incorrect and environmental design was at a mismatch with ongoing site rehabilitation. There is a need to better connect the environmental objectives of the scheme – such as creating a cooler, greener city – with the local context and climate change impacts expected in Greater Western Sydney.

4.3.8 Next steps for developing DSPs



How many times we heard about this		
	Number of submissions	21
	Number of mentions	27
Who we heard from*		
	Landowner	3
	Developer	18
	Government	
	Industry association	2
	Other	0

* 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 17: Snapshot of feedback about next steps for developing DSPs

Feedback from around a quarter of submitters, particularly those who identified as representatives of industry, 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 a disproportionate impact on smaller or early-stage developers. Importantly, 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.

Submissions cited bonding requirements, capital charge modelling and MARV discrepancies as well as called for peer review of MUSIC modelling assumptions. (Please refer to Appendix A for an explanation of the MARV and MUSIC terms).

4.3.9 Land use and zoning



* 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 18: Snapshot of feedback about land use and zoning

Almost a quarter of submissions highlighted land use and zoning as a topic of interest. This was especially prominent where environmental or stormwater scheme plan overlays covered land zoned for Mixed use (MU), Agribusiness (AGB) or Enterprise zoning (ENT). Future work in partnership with the Department of Planning, Housing and Infrastructure 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.

Feedback noted conflicting guidance between planning instruments, existing mapping, and the proposed stormwater infrastructure, and some landowners raised concerns that land zoned for high-value uses (such as ENT) 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 at all on a neighbouring lot.

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

4.3.10 Wellbeing



Wellbeing

How many times we heard about this		
	Number of submissions	8
	Number of mentions	8
Who we heard from*		
	Landowner	8
	Developer	0
	Government	0
	Industry association	0
	Other	0

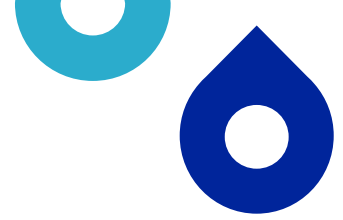
Figure 19: Snapshot of feedback about wellbeing

A small number of submissions 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 a large number of submissions, Sydney Water feels it's important to note these concerns specifically due to the informal feedback received during individual landowner meetings during consultation.

Some submissions noted emotional and financial concerns among landowners impacted by the proposal. A recurring theme was the deep emotional attachment to properties, with some landowners expressing concerns to preserve their land to benefit future generations.

In some cases, landowners described concerns related to the cumulative impacts on properties by previous rezoning processes, multiple proposed infrastructure types from different Government agencies, particularly where land may be required for future road expansions or open space.

Landowners perceived that multiple acquisitions could lead to severed land parcels and impact future property values. Where this has happened, Sydney Water has committed to working with other agencies to coordinate infrastructure. Some individual landowners mentioned concerns related to the unknown timing, and this was particularly notable where the properties are more significantly impacted by the proposed infrastructure. This was especially prominent in relation to existing drainage lines identified as streams, given these were mapped based on the NSW Government's Hydro Line spatial dataset, and landowners' perception that the fragmentation of their land into what they perceived to be small, unusable parcels may leave them at a disadvantage.



5. Sydney Water's response to stakeholder feedback

Sydney Water appreciated the time that the community, landowners, agencies, development industry and other key stakeholders took to engage with the public exhibition and make submissions on the Aerotropolis Draft Integrated Stormwater Scheme Plans for Wianamatta Badgerys & Cosgroves. As the Regional Stormwater Authority for the precinct and the associated waterways, Sydney Water is required to develop scheme plans that deliver against its responsibilities and consider the scheme designs to align with the ultimate development plans for the region.

Once the Aerotropolis Integrated Stormwater Scheme Plans for Wianamatta Badgerys & Cosgroves areas have been finalised in late 2025, 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 early 2026.

Sydney Water acknowledges the diversity of concerns from groups including impacted landowners, the broader community and the development industry regarding the development of this area. We have been and will continue to work with other agencies to manage specific matters raised by the community and other stakeholder groups but also encourage people to raise matters directly with the relevant agencies or other parties where Sydney Water is not the relevant authority.

5.1 Recommendations and Sydney Water's response

Submissions provided a range of recommendations focused on minimising impacts to private property, improving stormwater scheme design, refining land acquisition processes, strengthening governance, and addressing environmental considerations. The submissions were broadly aligned to the feedback themes outlined in Section 4: What we heard.

Key recommendations included relocating or resizing basins to preserve developable land and maintain property usability, adjusting catchment boundaries to accurately reflect natural water flows, and ensuring stormwater infrastructure integrates effectively with existing and future developments.

Submissions called for clearer governance, including transparent design decision-making, fair compensation for land acquisition, and ongoing communication with affected landowners. Environmental recommendations emphasised the need for robust modelling, alignment with ongoing rehabilitation efforts, and compliance with regulatory requirements such as aviation safety standards. Submissions also suggested potential improvements for direct and improved consultation. Timing-related suggestions focused on providing clarity around project schedules and interim land use opportunities during staging. Additionally, some submissions highlighted zoning considerations, advocating for flexibility in land use where development constraints exist.

Recommendations made by the community and other stakeholder groups, and Sydney Water's response to each of these, are detailed in Table 2.



Table 2: Summarised stakeholder recommendations and Sydney Water's response

Theme	Summarised stakeholder recommendations	Sydney Water response
Impacts to private property	• Relocate basins from highly developable zoned land. • Reduce basin footprints to preserve land usability, and/or redesign layouts to avoid irregular, unusable leftover parcels. • Optimise land use by placing stormwater infrastructure at the rear of properties while keeping the front for development.	Sydney Water has committed to reviewing the locations of proposed infrastructure where requested, for around 30 properties. 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 many 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. Sydney Water will keep the community and stakeholders informed about how we are addressing their feedback throughout the engagement process. We will outline how submissions have influenced the final scheme plans, when they are published in late 2025.
Stormwater Scheme Design	• Reposition basins to maintain development potential. • Adjust catchment boundaries to reflect actual flows. • Remove or consolidate basins and disconnected trunk drainage. • Replace naturalised channels with engineered piped options. • Coordinate basin location with road widening and creek alignment. • Review MUSIC modelling and 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 catchment is 15 ha or larger, naturalised creek lines are required, and these



Theme	Summarised stakeholder recommendations	Sydney Water response
	• Realign riparian corridors to match developed landform.	must not be piped. Any removal of Strahler order 1 streams would require an appropriate development approval and agreement with DCCEEW'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) 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 DCCEEW'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.
Land acquisition	• Requests for basin relocation off prime land to reduce acquisition needs. • Objections to large land take percentages. • Calls for fair compensation and clear timelines. • Concerns over severed land due to drainage burden. • Concerns about Sydney Water's intent not to purchase the land required for stormwater drainage (in particular the NSW Government mapped streams) but instead require developers to dedicate easements in future.	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. Where Sydney Water acquires private land for stormwater basins, Sydney Water will compensate landowners in accordance with section 55 of the <i>Land Acquisition (Just Terms Compensation) Act 1991 (Act)</i>. 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 <i>Water Management (General) Regulation 2018</i>). The purpose of the Hydro Line spatial data is to determine the Strahler



Theme	Summarised stakeholder recommendations	Sydney Water response
		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 final scheme and 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.
Policy and governance	• Calls for peer review of modelling. • Better coordination of basin siting with transport infrastructure. • Compliance with aviation safety by converting surface basins near airports to underground solutions. • Clear explanation of design rationale.	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 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. Sydney Water is managing wildlife strike risk in alignment with relevant planning framework and guidelines. All stormwater assets will be subject to appropriate design review and ongoing monitoring to manage the risk of wildlife strike. Sydney Water has engaged suitable qualified experts to assist in this process. The design rationale is outlined in the scheme report.
Stakeholder engagement	• Requests for improved communication and consultation. • Clearer mapping and information on basin extents.	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.



Theme	Summarised stakeholder recommendations	Sydney Water response
	• Direct engagement with property owners rather than just letters.	In addition to landowner notification letters, we invited stakeholders to provide their email addresses to receive ongoing project updates. We held 92 individual landowner meetings and hosted both in-person and online community information sessions and pop-ups to accommodate different preferences. We provided detailed online and printed guides and fact sheets to support community understanding of the draft schemes. 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. We are committed to working with the community and other agencies to address their concerns (where possible) and update our plans. Ensuring community and stakeholders are informed on how we are responding to feedback is our priority at every stage of the engagement process. We will outline how submissions have shaped the final scheme plans when they are published in late 2025. We value community feedback and will continue to consult with community and key stakeholders will continue throughout the scheme's development and implementation.
Timing	• Requests for clarity on project timing and notification of acquisition schedules. • Concerns about interim land uses during long project rollouts.	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. Scheme delivery will be rolled out to keep pace with development. 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 project the acquisition timeframes are not defined at this time. 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



Theme	Summarised stakeholder recommendations	Sydney Water response
		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.
Environmental considerations	• Challenge to current MARV targets and modelling accuracy. • Requests to align stormwater infrastructure with environmental rehabilitation efforts. • Concerns about replacing perceived higher order natural corridors with those mapped, at the expense of existing natural vegetation.	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 <i>Environmental Planning and Assessment Act 1979</i> (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 <i>Water Management (General) Regulation 2018</i>). 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.
Next steps for Developing DSPs	• Suggestions to review and revise scheme design based on site-specific constraints and stakeholder feedback. • Incorporate flexibility for interim land uses.	The 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. Sydney Water has committed to reviewing the locations of proposed infrastructure where requested, for around 30 properties. 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



Theme	Summarised stakeholder recommendations	Sydney Water response
		• 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 to ensure we are in a position to negotiate in good faith.
Zoning	• Requests to allow interim uses on land constrained by MARV within existing zoning frameworks. • Concerns about basin placement conflicting with zoning designations.	We acknowledge requests to permit interim uses on land constrained by MARV within existing zoning frameworks. 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 note concerns about their placement conflicting with zoning designations.



6. What's next?

Sydney Water has considered all formal submissions (including those received by the interactive map and survey responses) as part of the consultation process and will incorporate feedback, where possible into the final plan.

Questions raised in the formal submissions have been addressed, with a summary of our response provided in Table 2: Summarised stakeholder recommendations and Sydney Water's response, along with Sydney Water's proposed response. Sydney Water is also working closely with landowners on some site-specific queries.

Once the schemes for Wianamatta Badgerys & Cosgroves are finalised in coming months 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 planned to be published in late 2025.

There will be further opportunity to comment on the future DSPs, and we will keep landowners and key stakeholders informed as the project progresses. We continue to develop the scheme plans for other areas in the Aerotropolis, such as the Duncans Mulgoa area, with a draft to be publicly exhibited in September 2025. Draft DSPs for Wianamatta Badgerys & Cosgroves are expected to be completed later in 2025, with finalisation expected in early 2026.

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

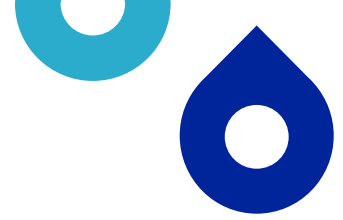
Appendix B: List of submissions and theming

Appendix C: Stakeholder consultation materials

Appendix A: Key terms and resources

Key terms

Term	What it means
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.



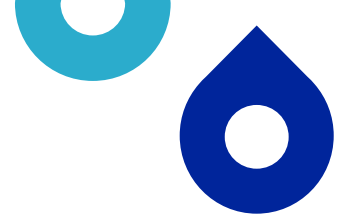
Term	What it means
Treatment system	A process or structure that removes pollutants from stormwater to make it cleaner before it is stored, reused or released to the environment.
Trunk drainage	The main drainage system that moves large amounts of stormwater from developed areas to waterways or storage 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

Acronym	What it means
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

Document	Link to online version
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

Document	Link to online version
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
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 2018	https://legislation.nsw.gov.au/view/html/inforce/current/si-2018-0480
Water Management (General) Regulation 2018 Hydro Line spatial data	https://www.dpie.nsw.gov.au/water/our-work/licensing-and-approvals/controlled-activity-approvals/waterfront-land-e-tool/hydro-line-spatial-data

Appendix B: List of submissions and theming

ID number	Date received	Type	Stakeholder category	Impacts to private	Stormwater scheme	Land acquisition	Policy & Governance	Stakeholder	Timing	Environment	DSPs	Land use & zoning	Wellbeing	Other
AWBC.01	14/04/2025	Email	Landowner	1		1	1							
AWBC.02	7/04/2025	Email	Developer		1									
AWBC.03	5/05/2025	Email	Developer		1		1				1			
AWBC.04	14/05/2025	Email	Landowner	1	1	1	1	1		1		1		
AWBC.05	1/05/2025	Email	Landowner	1			1				1	1		
AWBC.06	13/05/2025	Email	Developer			1	1	1						
AWBC.07	14/05/2025	Email	Developer		1		1				1	1		
AWBC.08	1/05/2025	Email	Landowner	1	1	1				1		1		
AWBC.08a	1/05/2025	Email	Landowner	1	1					1				
AWBC.09	13/05/2025	Email	Developer		1		1			1	1			
AWBC.09a	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09b	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09c	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09d	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09e	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09f	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09g	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09h	14/05/2025	Map pin	Developer		1		1			1	1			
AWBC.09i	13/05/2025	Email	Developer		1		1			1	1			
AWBC.10	14/05/2025	Email	Landowner	1		1	1		1			1		
AWBC.10a	14/05/2025	Email	Landowner	1			1			1			1	
AWBC.11	1/04/2025	Email	Landowner	1	1	1	1			1		1	1	
AWBC.11a	13/05/2025	Map pin	Landowner	1	1		1					1		
AWBC.11b	1/04/2025	Survey	Landowner		1									
AWBC.12	2/05/2025	Email	Landowner	1	1		1			1		1	1	
AWBC.12a	2/05/2025	Email	Landowner	1	1		1			1		1	1	
AWBC.12b	2/05/2025	Email	Landowner	1	1		1			1		1	1	
AWBC.13	14/05/2025	Email	Landowner	1		1	1							
AWBC.14	14/05/2025	Email	Community Consultative Committee member				1		1		1			
AWBC.15	14/05/2025	Email	Landowner	1		1						1	1	
AWBC.16	15/05/2025	Email	Landowner	1	1	1	1							
AWBC.17	5/05/2025	Email	Landowner		1					1				
AWBC.18	14/05/2025	Email	Developer				1		1		1			
AWBC.19	13/05/2026	Email	Developer		1		1							
AWBC.20	12/05/2025	Email	Landowner		1		1			1				
AWBC.21	14/04/2025	Email	Landowner	1		1							1	
AWBC.22	14/05/2025	Email	Developer		1		1				1			

ID number	Date received	Type	Stakeholder category	Impacts to private	Stormwater scheme	Land acquisition	Policy & Governance	Stakeholder	Timing	Environment	DSPs	Land use & zoning	Wellbeing	Other
AWBC.23	14/05/2025	Email	Government		1		1							
AWBC.24	14/05/2025	Email	Developer				1			1	1			
AWBC.24a	14/05/2025	Email	Developer				1			1	1			
AWBC.25	14/05/2025	Email	Developer		1					1				
AWBC.26	14/05/2025	Email				1	1							
AWBC.27	13/05/2025	Email	Landowner Developer		1							1		
AWBC.28	14/05/2025	Email	Landowner	1		1	1							
AWBC.29	11/04/2025	Email	Landowner	1		1	1							
AWBC.30	14/05/2025	Email	Landowner	1		1				1		1		
AWBC.31	14/05/2025	Email	Landowner	1	1							1		
AWBC.32	5/05/2025	Email	Industry association			1	1				1			
AWBC.33	7/05/2025	Email	Landowner	1	1		1							
AWBC.34	10/05/2025	Email	Landowner	1	1									
AWBC.34a	16/04/2025	Map pin	Landowner	1	1									
AWBC.34b	9/05/2025	Survey	Landowner							1				
AWBC.34c	5/05/2025	Survey	Landowner							1				
AWBC.35	15/05/2025	Email	Landowner	1		1	1		1					
AWBC.36	15/05/2025	Email	Government		1		1			1		1		
AWBC.37	14/05/2025	Map pin	Landowner	1		1								
AWBC.38	14/05/2025	Map pin	Landowner		1					1				
AWBC.38a	14/05/2025	Map pin	Landowner											
AWBC.39	17/04/2025	Map pin	Developer		1		1							
AWBC.40	12/04/2025	Map pin	Landowner; Community member				1		1					
AWBC.41	14/04/2025	Map pin	Landowner				1	1						
AWBC.42	24/04/2025	Map pin	Landowner											1
AWBC.43	14/05/2025	Map pin	Landowner	1		1								
AWBC.44	3/05/2025	Map pin	Landowner			1	1		1					
AWBC.45	9/04/2025	Map pin	Landowner			1	1							
AWBC.46	5/05/2025	Map pin	Landowner Developer				1		1					
AWBC.46a	5/05/2025	Map pin	Landowner Developer				1		1		1			
AWBC.47	6/05/2025	Map pin	Landowner Developer		1		1				1			
AWBC.48	17/04/2025	Map pin	Landowner	1		1	1		1					
AWBC.49	5/05/2025	Map pin	Landowner											1
AWBC.49a	5/05/2025	Map pin	Landowner											1
AWBC.49b	5/05/2025	Map pin	Landowner											1
AWBC.50	12/05/2025	Map pin	Developer		1									
AWBC.50a	12/05/2025	Map pin	Developer		1									



ID number	Date received	Type	Stakeholder category	Impacts to private	Stormwater scheme	Land acquisition	Policy & Governance	Stakeholder	Timing	Environment	DSPs	Land use & zoning	Wellbeing	Other
AWBC.50b	12/05/2025	Map pin	Developer					1						
AWBC.50c	12/05/2025	Map pin	Developer; Industry association											1
AWBC.51	7/05/2025	Map pin	Landowner											1
AWBC.52	8/04/2025	Map pin	Landowner	1			1							
AWBC.53	11/04/2025	Map pin	Landowner			1			1					
AWBC.54	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54a	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54b	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54c	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54d	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54e	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54f	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54g	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54h	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.54i	13/05/2025	Map pin	Landowner; Developer		1		1	1		1		1		
AWBC.55	28/04/2025	Map pin	Landowner		1		1			1				
AWBC.56	2/05/2025	Map pin	Landowner	1	1	1	1							1
AWBC.57	9/04/2025	Map pin	Landowner			1		1						
AWBC.58	15/04/2025	Map pin	Landowner				1							
AWBC.59	8/04/2025	Map pin	Landowner		1	1				1				
AWBC.59a	8/04/2025	Map pin	Landowner		1	1				1				
AWBC.59b	8/04/2025	Map pin	Landowner		1	1				1				
AWBC.60	2/04/2025	Map pin	Landowner	1			1		1					
AWBC.60a	2/04/2025	Map pin	Landowner	1			1		1					
AWBC.61	3/05/2025	Map pin	Landowner		1		1	1		1				
AWBC.62	5/05/2025	Map pin	Landowner	1		1						1		
AWBC.62a	5/05/2025	Map pin	Landowner	1		1						1		
AWBC.63	8/04/2025	Map pin	Landowner			1								
AWBC.64	12/05/2025	Map pin	Landowner		1					1				
AWBC.65	9/04/2025	Map pin	Landowner											1
AWBC.66	11/04/2025	Map pin	Landowner					1						
AWBC.67	13/05/2025	Survey	Developer		1									
AWBC.68	2/04/2025	Survey	Landowner			1			1				1	
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AWBC.69a	25/05/2025	Email	Landowner	1	1	1	1					1		
AWBC.69b	25/05/2025	Email	Landowner	1	1	1	1					1		
AWBC.70	9/05/2025	Email	Landowner	1	1	1	1					1		
AWBC.71	27/05/2025	Survey	Landowner Developer		1	1	1			1		1		

Appendix C: Stakeholder consultation materials

Stakeholder notification letter



1 May 2025

Reference: Lot, DP

Invitation – Individual landowner briefing Aerotropolis Draft Integrated Stormwater Schemes

Dear,

As Regional Stormwater Authority, Sydney Water is committed to supporting the delivery of stormwater infrastructure to service the Aerotropolis.

We have now published the Aerotropolis Draft Integrated Stormwater Schemes for Wianamatta Badgerys & Cosgroves. The scheme plans show the proposed regional stormwater infrastructure required to service these areas.

Proposed infrastructure on your property

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



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 – 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. These sessions are 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 briefings provide 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.

You can choose to have an online briefing or an in person briefing. The briefings are by registration only – you can register your interest by completing our online form.

To register for an individual briefing:

Visit <https://forms.office.com/r/f06AZxGdM1> or scan the QR code.



Have your say on our plans

You can view and download the full draft scheme plans online at aerotropolisstormwater.mysocialpinpoint.com.

We're inviting feedback between now and Wednesday 14 May. 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.

The feedback we receive on the draft Aerotropolis Precincts Integrated Stormwater Scheme Plans for Wianamatta Badgerys and Cosgroves 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, but we've also emailed those landowners that have an email address on file. 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:

- If you choose to register for an individual briefing, or make a submission through our project website, you'll be able to 'opt in' to receive updates about our work in the Aerotropolis.
- You can also send an email to aerostormwater@sydneywater.com.au with your contact information or call us on 1800 645 466 (business hours).
- If you do nothing, we'll continue using your registered mailing address and will only contact you about matters directly related to your property.

Project contact details:

Phone: 1800 645 466

Email: aerostormwater@sydneywater.com.au

We look forward to hearing from you soon.

Yours sincerely,

Paul Higham
Head of Business Development
Sydney Water

Stakeholder electronic direct email



IMPORTANT INFORMATION FOR YOUR TENANTS IN THE AEROTROPOLIS AREA

We sent the below email to landowners within the Aerotropolis areas to let them know about our plans for delivering the Aerotropolis Draft Integrated Stormwater Schemes.

As the managing agent for a property in the area, could you please pass this email on to the relevant landowner? It's important we speak with them about our plans. We will also be sending a hard copy letter to the mailing address on file.

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

We have now published the Aerotropolis Draft Integrated Stormwater Schemes for Wianamatta Badgerys & Cosgroves. The scheme plans show the proposed regional stormwater infrastructure required to service these areas.

As a landowner in the area, we'd appreciate your feedback so that we can continue to refine our plans for the future stormwater system.

Infrastructure proposed for private properties

Some of the infrastructure we are proposing may be located on your property. You can see detailed information about the proposed infrastructure on our [interactive map](#) – just zoom to the location or search your address.

If there is infrastructure proposed for your property, we invite you to book an individual briefing with our project team. This is an opportunity to discuss the plans in more detail, understand what it could mean for your land, and provide your feedback to help us refine the future stormwater system. The sessions are registration only and there are two options:

- **Wednesday 16 April, 9 am – 5 pm**
Penrith Panthers
[Register now](#)
- **Thursday 17 April, 9 am – 5 pm**
Liverpool Catholic Club
[Register now](#)

If you are unable to make the available options, please email us at aerostormwater@sydneywater.com.au.

Have your say

The draft scheme plans and supporting materials are available on our [website](#) and you can provide your feedback from now until Monday 5 May 2025.

To learn more and provide feedback:

- Visit the [Community Information](#) page where you'll find our community [newsletter](#) and our [Your Guide](#) that explains the schemes.
- Look at the [technical resources](#) page to find technical reports, scheme plan maps and files that help explain our plans and the assumptions that sit behind them.
- Check out the [interactive map](#), where you can view and comment on properties and proposed stormwater infrastructure.
- Complete the [survey](#) to provide us detailed feedback by topic.
- You can also email your feedback to aerostormwater@sydneywater.com.au

Register to join our community webinar or attend the community drop in session

If we're not proposing infrastructure for your property, we still want to hear from you. We'd love to see you at one of our upcoming community information events:

- **Community webinar (by registration)**
Tuesday 8 April, 6 pm – 7 pm
[Register here](#)
- **Community drop-in session (no pre-registration required)**
Saturday 12 April, 9 am – 5 pm
Carnes Hill Community Centre, 600 Kurrajong Road, Carnes Hill

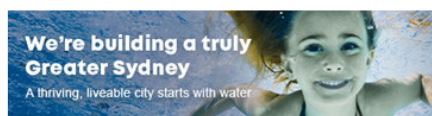
Want to know more?

- Email aerostormwater@sydneywater.com.au
- Visit our [project website](#)

We look forward to hearing from you and seeing you at one of our upcoming information sessions.

Thank you,

Sydney Water Aerotropolis Stormwater Project team



Newsletter

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



We're planning for a greener, more liveable Aerotropolis

The Aerotropolis is a once-in-a-generation opportunity to create a thriving, sustainable city that drives economic growth while protecting the environment and recognising Country.

As Regional Stormwater Authority, we're responsible for delivering, managing, and maintaining the regional stormwater network, alongside drinking water, wastewater, and recycled water services.

To do this, we'll take a holistic approach to how we manage water, by using Integrated Water Cycle Management (IWCN) – this approach is regionally coordinated and works with nature to protect waterway health, reduce flooding risks, and provide a more sustainable solution.

This new approach to managing and delivering the stormwater system in the Aerotropolis means we will rely on natural water channels and wetlands, instead of buried concrete pipes and drains.

The system will treat, store, and reuse stormwater for purposes like park irrigation, tree planting, and industrial water use, supporting sustainable urban cooling.

What we've done so far

Since 2022, we have been working with landowners, government and the development industry to shape the principles that guide how we will manage stormwater in the Aerotropolis and Mamre Road Precincts.

So far, in consultation with industry and stakeholders, Sydney Water has finalised a number of key documents that will guide development in the area, including a stormwater management framework, developer works policy, infrastructure contribution guidelines.

The stormwater planning in the Mamre Road precinct has also progressed, with the recent public display of the Mamre Road Integrated Stormwater Development Servicing Plan (DSP), which should be finalised in the first half of 2025.

We're now developing the Aerotropolis Integrated Stormwater Scheme Plans for the Wianamatta Badgerys Creek and Cosgroves Creek areas, and we want your feedback on the draft plans.

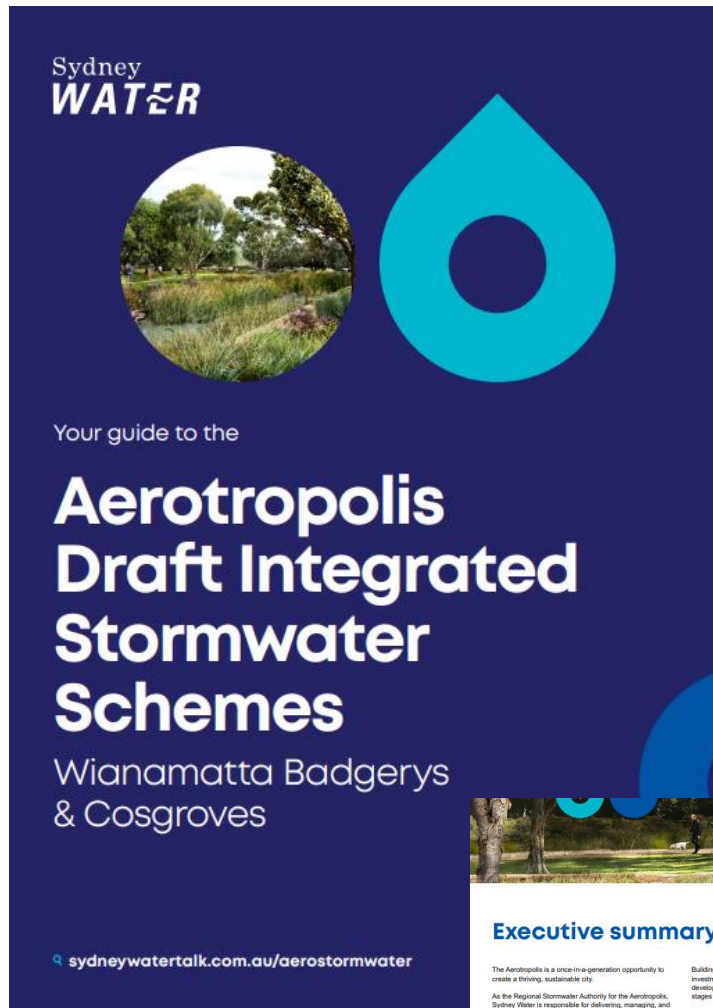
At the same time, we're developing draft Scheme Plans for the Duncans Creek area, and we expect to share these in mid 2025.



Sydney
WATER

Your guide to the Aerotropolis

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



Executive summary

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

As the Regional Stormwater Authority for the Aerotropolis, Sydney Water is responsible for delivering, managing, and maintaining the regional stormwater network on behalf of the NSW Government. Separately, we're working to deliver drinking water, wastewater, and recycled water services.

Building stormwater infrastructure will require significant investment over the coming decades. To keep pace with development, we will build our stormwater infrastructure in stages between now and 2056.

This document gives an overview of the Aerotropolis Draft Integrated Stormwater Schemes for Wianamatta, Badgerys and Cosgroves. A third scheme for the Duncans Mulgoa area is still in development. The schemes show a draft conceptual layout of infrastructure.

Key facts about the Aerotropolis Draft Integrated Stormwater Schemes

The Wianamatta Badgerys and Cosgroves schemes service around 7,287 hectares supporting a developable area of 2,451 hectares.

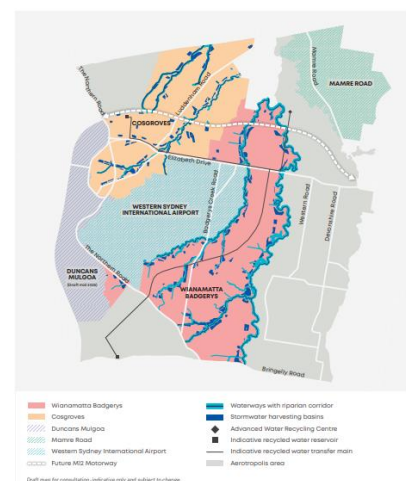
Recognising Country Managing waterways and drainage lines means caring for Country. Many waterways in Western Sydney have been in private ownership since the late 1700s. Sydney Water is working with Traditional Custodians on management partnerships.

Meeting customer expectations of waterway health. The schemes protect waterways, which includes valued local species, recreation and downstream commercial fisheries. Waterway health is a high priority for our customers.

New supply of water secured from within the city. The schemes are projected to harvest 8.4 GL/yr of stormwater and recycled wastewater will supply an additional 1.0 GL/yr. That's about the same amount of water used within the City of Parramatta local government area.

Embedding irrigation supply across new urban areas. Extreme heat conditions are projected to worsen. The schemes will provide a dedicated, climate resilient water supply for vegetation to support urban cooling strategies.

Preparing for Sydney's digital future. By providing access to cost-effective recycled water, the schemes will make the Aerotropolis a more attractive location for data centres, which need a lot of water to keep their systems cool and running efficiently.



Sydney Water webpage and interactive map

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

Aerotropolis Integrated Stormwater Schemes

Wianamatta Badgers & Cosgroves

We're considering your feedback

Thank you for providing your feedback on the **Aerotropolis Draft Integrated Stormwater Scheme Plans** for **Wianamatta Badgers & Cosgroves** areas. We are now preparing a consultation outcomes report to summarise your feedback, which we will consider as we continue to update our plans.

As Regional Stormwater Authority, we're committed to supporting delivery of regional stormwater infrastructure to service the Aerotropolis. A third scheme for the Duncans Mulgoa area is still in development. The scheme plans show the proposed regional stormwater infrastructure required to service these areas.

Have your say

The formal consultation for the draft scheme plans and supporting materials closed on **Wednesday 14 May 2025** - but we still want to hear from you. The feedback we have received on the draft plans will be considered as we progress the designs for 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.

Have your say

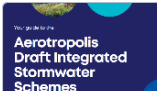
You can provide your feedback on our plans by [completing the survey](#) or [dropping a pin on the interactive map](#) with your comments.

[Visit the interactive map](#)

[Complete the survey](#)

Check out the materials from our past consultations

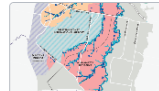
[Click here](#)



Your guide

We've developed a summary document that explains the different elements of the Aerotropolis Draft Integrated Stormwater Schemes. If you'd like to know more about our plans and what they might mean for you, this is a great place to start.

[Read the Your guide here. >](#)



Interactive map

You can see the proposed infrastructure, right down to a property level, on the interactive map. You can also drop markers with your comments directly on the map.

[Check out the interactive map >](#)



Types of stormwater infrastructure

We've developed explanations for the different types of stormwater infrastructure included in the scheme plans. You can learn more about each of these and how they work.

[Learn about stormwater infrastructure >](#)

Interactive map

This is our project's interactive map, where you'll find property level information about the regional stormwater infrastructure we're proposing.

[Home](#) / [Interactive map](#)

Provide your feedback on the interactive map

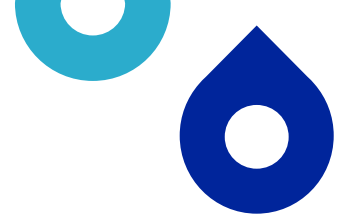
You can provide your feedback on specific elements of the draft scheme plans by zooming to, or searching the property address you're interested in. Just click "Add Marker" to provide your feedback in the pop-up form.

[Open](#)

66 contributions so far



[Add Marker](#)



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 >](#)