



LEGISLATIVE COUNCIL

PUBLIC ACCOUNTABILITY AND WORKS COMMITTEE

MEDIA RELEASE

UPPER HOUSE COMMITTEE RELEASES REPORT ON THE WESTERN SYDNEY SCIENCE PARK AND AEROTROPOLIS DEVELOPMENTS

FOR IMMEDIATE RELEASE

4 April 2025

The Public Accountability and Works Committee has tabled its report for the inquiry into the Western Sydney Science Park and Aerotropolis developments and has made 18 recommendations to the NSW Government.

Chair of the committee, Ms Abigail Boyd MLC, said: 'Delivery of the new airport and surrounding Aerotropolis has been touted as a once-in-a-generation opportunity to transform Western Sydney. This inquiry provided an opportunity for an objective look at the progress that's being made within the Aerotropolis, tracking actual delivery against the planning vision.'

'Based on the evidence gathered, development in the region appears to be very much a two-speed affair. While the new Western Sydney International Airport is progressing at pace, much of the surrounding development within the Aerotropolis appears to have not kept pace. For certain parts of Western Sydney, the promise of new knowledge-based jobs, infrastructure and new transport connections has yet to be fulfilled', Ms Boyd added.

The Chair further remarked: 'There is a whole range of infrastructure commitments requiring sustained and well-coordinated attention from the NSW Government, whether it's extending the north-south metro link currently under construction, delivering new water connections to rezoned land, upgrading local roads to support future demand or delivering a dedicated fuel pipeline to the new airport. The committee makes a number of considered recommendations with the aim of generating better traction on many of these commitments.'

Issues surrounding the planning and delivery of Sydney Science Park formed another significant focus of the committee's report. Located within the Aerotropolis, Sydney Science Park was envisaged as a mixed-use city with jobs in research, education and health. Its existing planning approval supports a primary focus on development that generates knowledge-based jobs, with a capped residential footprint relative to the total floor space.

Referring to Sydney Science Park, Ms Boyd commented: 'Since its rezoning in 2016, there has been very little progress on this troubled development and no signs of the promised jobs. There is also fairly compelling evidence casting doubt on the developer's future intentions for the site, with several petitions by the developer to modify planning controls, conditions of approval and dwelling caps. The committee therefore makes two important recommendations aimed at ensuring the Sydney Science Park development delivers on its promised vision and does not become another housing estate for Western Sydney.'

The committee's report, submissions and other evidence can be found at:

<https://www.parliament.nsw.gov.au/committees/inquiries/Pages/inquiry-details.aspx?pk=3063#tab-members>.

For further information please contact Committee Chair, Ms Abigail Boyd MLC, on (02) 9230 3676.

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