
Western Parkland City Authority

Bradfield City Centre
Master Plan Application

Exempt and Complying Development Strategy

Prepared by FPD Planning

October 2023

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Acknowledgement of Country

Aboriginal people have had a continuous connection with the Country encompassed by the Western Parkland City (the Parkland City) from time immemorial. They have cared for Country and lived in deep alignment with this important landscape, sharing and practicing culture while using it as a space for movement and trade.

We Acknowledge that four groups have primary custodial care obligations for the area: Dharug/Darug, Dharawal/Tharawal, Gundungurra/Gundungara and Darkinjung. We also Acknowledge others who have passed through this Country for trade and care purposes: Coastal Sydney people, Wiradjuri and Yuin.

Western Sydney is home to the highest number of Aboriginal people in any region in Australia. Diverse, strong and connected Aboriginal communities have established their families in this area over generations, even if their connection to Country exists elsewhere. This offers an important opportunity for the future of the Parkland City.

Ensuring that Aboriginal communities, their culture and obligations for Country are considered and promoted will be vital for the future of the Parkland City. A unique opportunity exists to establish a platform for two-way knowledge sharing, to elevate Country and to learn from cultural practices that will create a truly unique and vibrant place for all.



Garungarung Murri Murri Nuru
(Beautiful Grass Country)

Artwork created by Dalmarrri artists Jason Douglas and Trevor Eastwood for the Western Parkland City Authority

Version	Status	Date	Prepared By	Reviewer	Comments
1	Draft V1	28 June 2023	Anna Johnston	Michael File	Response to agency comments
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Executive Summary

This document has been prepared on behalf of the Western Parkland City Authority to set out the proposed approach to exempt and complying development within Bradfield City Centre and accompanies the Bradfield City Centre Master Plan application submitted to the Department of Planning and Environment (DPE). It addresses Master Plan Requirements issued by DPE and requirement nine which requires preparation of an exempt and complying Code.

Exempt and complying development controls are currently set out in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). The *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP) currently establishes which provisions of the Codes SEPP apply to the Western Sydney Aerotropolis.

Section 41 of the Western Parkland City SEPP allows the Minister for Planning to approve a master plan that applies to land within the Aerotropolis. It also sets out that a master plan must specify development that may be carried out as complying development on the land to which the master plan applies. Accordingly, this document has been prepared to support the Bradfield City Centre Master Plan.

Under the Bradfield Master Plan, it is proposed to allow change for use for a specified purposes in relation to an existing approved building on land in the MU1 Mixed Use zone or the ENT Enterprise Zone in Bradfield City Centre as complying development subject to the development standards set out in the Bradfield City Centre Master Plan document.

Additionally, changes are proposed to the exempt development provisions which apply to the Bradfield City Centre under the Codes SEPP to provide for greater flexibility for early activation of the centre and enable special events and the use of the land for ongoing community and cultural events / activities. The amended exempt development provisions are proposed to be included in the Western Parklands City SEPP as detailed in this document.

These exempt development provisions would apply to ‘relevant land’ within Bradfield City Centre as defined under the Western Parkland City SEPP being land shown in the Western Sydney Aerotropolis Land Application Map with the exclusion of areas shown as ‘high biodiversity value’ on the [High Biodiversity Value Areas Map](#). This is consistent with the approach which currently applies to other exempt development in the Aerotropolis.

This document sets out the proposed inclusion of complying development provisions in the Bradfield City Centre Master Plan and the legislative changes to the Western Parkland City SEPP to implement the strategy.

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Glossary of Terms

AS	Australian Standard
Aerotropolis	Western Sydney Aerotropolis
BC Act	Biodiversity Conservation Act 2016
CIV	Capital Investment Value
DA	Development Application
DP	Deposited Plan
DPE	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
LEP	Local Environmental Plan
LGA	Local Government Area
NSW Government	State Government for NSW
SEPP	State Environmental Planning Policy

1 Introduction

1.1 Purpose of this report

This report accompanies the Master Plan Application for the Bradfield City Centre submitted to the Department of Planning and Environment (DPE) and sets out the proposed approach to exempt and complying development within Bradfield City Centre. It addresses the Master Plan Requirements issued by DPE including requirement nine which requires the preparation of an exempt and complying code.

In preparing this report consultation was undertaken with the following organisations:

- Liverpool Council
- Sydney Metro
- Transport for NSW
- Department of Planning and Environment, including the Environment and Heritage Group
- Sydney Water

All matters were considered to have been adequately addressed as detailed at **Appendix 1**.

1.2 The Western Sydney Aerotropolis

The Western Sydney Aerotropolis is an 11,200-ha growth area within the Western Parkland City, the gateway and economic powerhouse of Western Sydney.

The Aerotropolis surrounds the new Western Sydney International Airport and includes 10 precincts which focus on advanced manufacturing, technology, research, training, education, freight and logistics, agribusiness, and mixed-use development.

The first phase of the Western Sydney Aerotropolis Planning Package was finalised in September 2020, and includes the *Western Sydney Aerotropolis Plan (WSAP)*, *Western Sydney Aerotropolis (Aerotropolis) State Environmental Planning Policy (Aerotropolis SEPP)* and the *Western Sydney Aerotropolis Development Control Plan (DCP) Phase 1*.

On 1 March 2022, the Aerotropolis SEPP was consolidated into the State Environmental Planning Policy (Precincts – Western Parklands City) 2021 (Western Parkland City SEPP). The Aerotropolis Planning Package and supporting technical studies for the initial precincts was finalised on 25 March 2022. The Planning Package included amendments to the Western Parkland City SEPP and Aerotropolis Precinct Plan.

The proposed Master Plan Application for the Master Plan Site has been formed by the requirements of the WSAP, Western Parkland City SEPP, Final Aerotropolis Precinct Plan, and the Phase 2 DCP, as required by the Master Plan Guidelines.

2 Bradfield City Centre

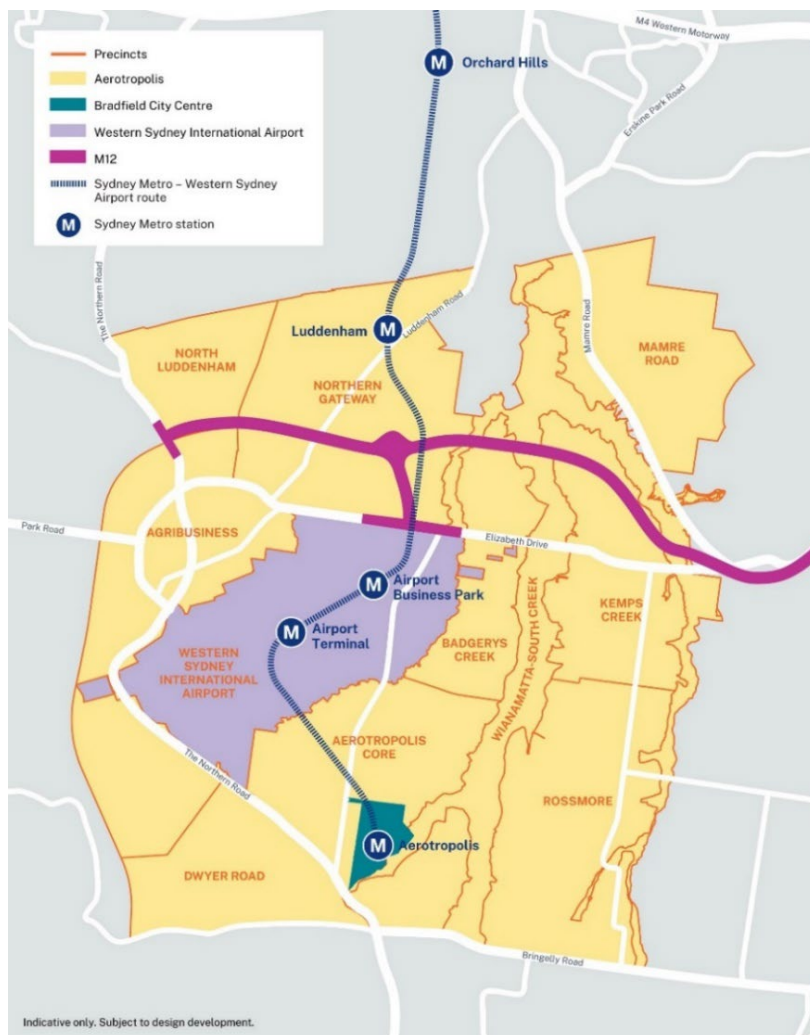
2.1 Strategic Context

Bradfield City Centre is located to the south-east of the new Western Sydney International (Nancy-Bird Walton) Airport at the intersection of Badgerys Creek Road and The Northern Road (see **Figure 1** below).

The Sydney Metro Western Sydney Airport line runs through the site, providing connections from the key centre of St Marys through to stations at Orchard Hills, Luddenham, Airport Business Park, Airport Terminal and the Aerotropolis which is located within the site.

The site is surrounded by several key roads and infrastructure corridors including Bringelly Road, Badgerys Creek Road, Elizabeth Drive, M12 and The Northern Road.

Figure 1 Strategic Context



Set on natural waterways, Bradfield City Centre presents a rare opportunity to showcase the best urban design and to create a thriving, blue and green, connected City in which Australians will want to live, learn, and work. Bradfield City Centre will be a beautiful and sustainable 22nd Century City. It will foster the innovation, industry and technology needed to sustain the broader Aerotropolis and fast track economic prosperity across the Western Parkland City.

2.2 The Master Plan Site

The street address for Bradfield City Centre is 215 Badgerys Creek Road, Bradfield (the Site) within the Liverpool Council Local Government Area (LGA). The site is legally described as Lot 3101 DP 1282964 and has an area of 114.6 hectares, with road access to Badgerys Creek Road located at the north-western corner. The site spans across the Aerotropolis Core and Wianamatta-South Creek Precinct, within Western Sydney Aerotropolis. The Site is outlined in **Figure 2** below.

The Site is predominantly zoned as Mixed Use under the Western Parkland City SEPP, with a small portion of Enterprise zoned land located on the north-western corner of the site. The site also includes Environment and Recreation zoned land mostly along Thompsons Creek.

Figure 2 Master Plan Site



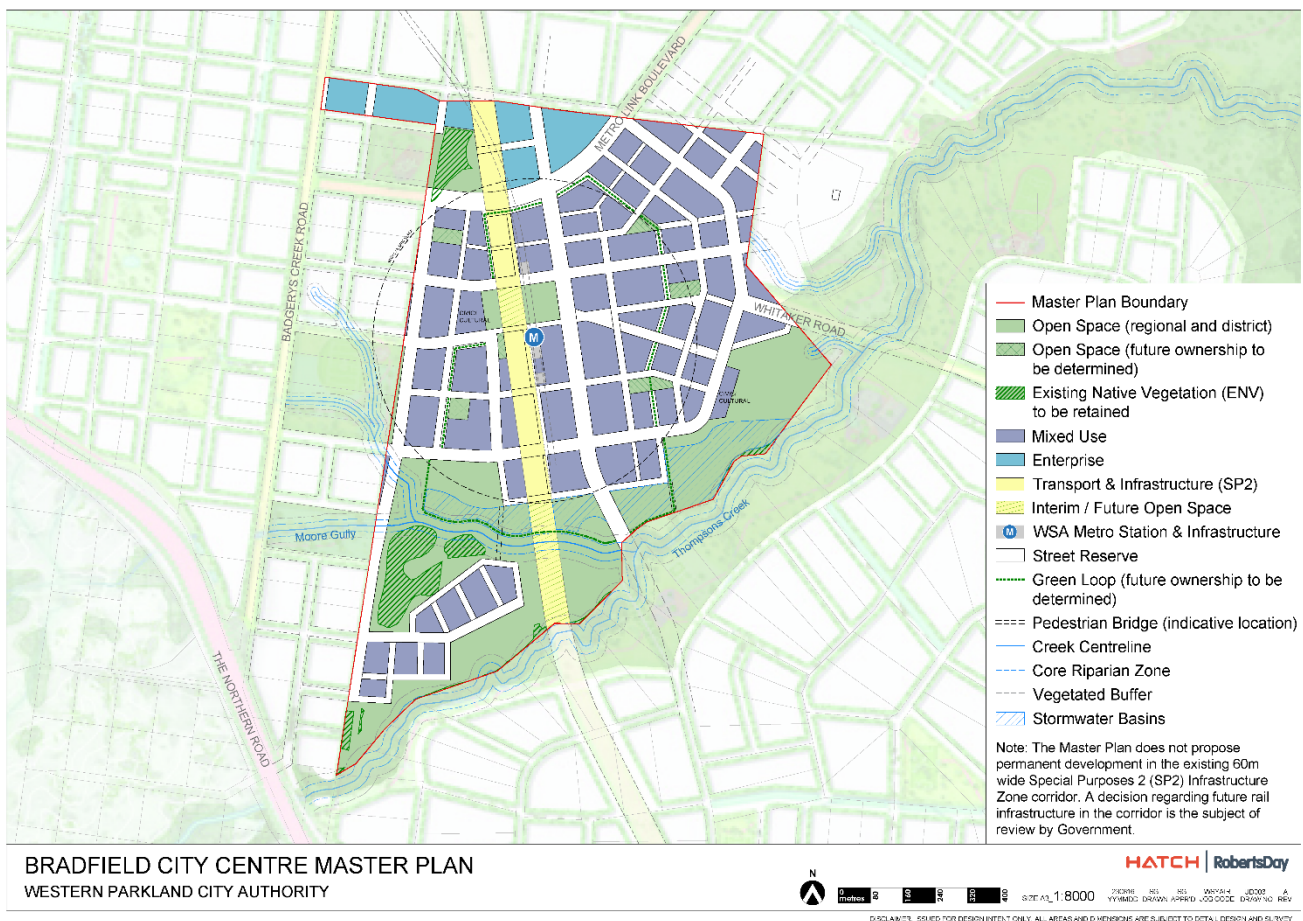
2.3 The Bradfield City Centre Master Plan

The Western Parkland City Authority has prepared a Master Plan (**Figure 3** below) in accordance with the DPE Master Plan Requirements.

The Master Plan sets out a framework for future development within Bradfield City Centre which includes:

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

Figure 3 Bradfield City Centre Master Plan



2.4 The Proposal

The Bradfield City Centre Master Plan is intended to facilitate the growth of the centre over time. The Master Plan has established the following three planning horizons for technical assessments.

Table 1 - Planning & Development Horizons

Phase	Indicative Timeframe	Estimated employment	Estimated residential population	Estimated Gross Floor Area (cumulative)
Immediate	2026	1,000 - 1,200 jobs	0 residents	48,500 sqm
Medium-term	2036	8,000 - 8,300 jobs	3,000 - 3,100 residents	341,000 sqm
Long-term	2056	20,000 – 24,000 jobs	15,000 – 15,200 residents	1,258,000 sqm

Note: The table above is an estimate of the population and employment forecast used for the purposes of modelling only.

The master plan has the capacity to accommodate ~10,000 residential dwellings. In accordance with NSW Government policy a proportion of the residential dwellings will be affordable housing. The timing and delivery of residential dwellings will be subject to market demand and future master plan reviews that consider the impact of additional population on the scope and timing of social and physical infrastructure.

3 Assessment Requirements and Policy Context

3.1 Master Plan Requirements

The DPE have issued Master Plan Requirements (MPRs) to the Authority for the preparation of a Master Plan for Bradfield City Centre. This report has been prepared to address the following MPRs.

Table 2 - Master Plan Requirements

Reference	Master Plan Requirement	Where addressed
Master Plan Requirement 9	<p>For any proposed development that will be sought as exempt and complying development, the draft master plan submitted for the co-design TAP process, must include a draft exempt and complying development code (draft code). This draft code must include as a minimum, development controls, and land and development types both included and excluded from the draft code. The draft code should be informed by a detailed analysis of the site and its constraints. The co-design process may result in further refinement of the draft code.</p> <p>This draft code is to be prepared in accordance with the Guidelines detailing:</p> <ul style="list-style-type: none"> any proposed exempt development types development types or locations not considered suitable for exempt and/or complying development. This includes but is not limited to activities that require an environment protection licence under the Protection of the Environment Operations Act 1997 (refer to attached comments from EPA) unless there is adequate justification and strategic merit, the following areas are to be excluded: <ul style="list-style-type: none"> — areas of the site that are constrained in terms of topography, biodiversity, — flooding, riparian corridors, bushfire prone land etc. 	<p>This exempt and complying strategy details proposed changes to exempt and complying development provisions in the Codes SEPP and details development types, suitable locations, and development controls.</p>

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- stormwater works and basins
 - excessive cut and fill (levels to be discussed during co-design) of public spaces (pocket parks, parks, ovals, and recreation areas).
 - development types (noting any exclusions in the WPC SEPP), development standards, controls, and parameters for each development type, such as in relation to building height, floor space ratio, site coverage, setbacks, building articulation, street activation, deep soil zones, landscaping and planting, traffic movements, parking provision, stormwater flowrates and water quality indicators. Complying development controls must be consistent with standards contained within the Stage 2 DCP. Any inconsistencies are to be supported by justification that a superior planning outcome can be achieved
 - for development types including subdivision and earthworks being sought as complying development, the scope of the proposed works will need to be clearly defined and assessed for flooding, biodiversity, and waterway health impacts
 - details of finished levels for the development
 - any standard conditions, such as controls to ensure future development meets relevant provisions for Airport safeguards and/or the Building Code
 - any requirements relating to applicable local, State/Regional infrastructure contributions payable as part of complying development
 - any mapping and images.

The draft master plan must also include a detailed justification for the proposed draft code demonstrating how development will, among other things:

- respond to and recognise Country
 - exhibit design excellence
 - not unreasonably impact the amenity of adjacent buildings and open spaces
 - be safely accommodated on the site
 - be supported by all necessary concurrent third-party approvals
 - be supported by existing or planned Infrastructure
 - provide public benefit
 - identify the waste management measures
 - consider exempt and complying development controls against the standards contained within the Stage 2 DCP (or any draft) as a baseline and any inconsistencies supported by justification that a superior planning outcome can be achieved
 - ensure exempt and complying development controls conform with the overarching principles of the WPC SEPP and the Precinct Plan.
-

3.2 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

The *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP), Chapter 4 sets out relevant provisions which apply to the Western Sydney Aerotropolis Area.

This includes requirements which apply to preparation of Master Plans in Part 4.7, Division 2. In particular Section 41 (see below) allows the Minister for Planning to approve a master plan that applies to land within the Aerotropolis. It also sets out that a master plan must specify the development that may be carried out as complying development on the land to which the master plan applies. Accordingly, this document has been prepared to support the Bradfield City Centre Master Plan.

Section 41 Master plans

- (1) *The Minister may approve a master plan that applies to specified land to which this Chapter applies.*
- (1A) *A master plan may only apply to land to which a precinct plan applies.*
- (2) *A master plan must –*
 - a) *(Repealed)*
 - b) *specify the particular development that may be carried out as complying development on the land to which the master plan applies, and*
 - c) *contain development controls for the complying development, and*
 - d) *contain the matters required by the master plan guidelines.*
- (3) *The Minister may approve a master plan only –*
 - a) *with the consent of the owner of land to which the master plan applies, and*
 - b) *if satisfied that the master plan is consistent with the master plan guidelines, and*
 - c) *if the Minister has considered whether the master plan is consistent with a development control plan or draft development control plan that applies to the land, and*
 - d) *if satisfied that –*
 - I. *the master plan is consistent with a precinct plan that applies to the land, or*
 - II. *the inconsistency is appropriate, taking into account the master plan guidelines.*
- (4) *A draft master plan is to be published on the NSW planning portal for at least 28 days before it is approved by the Minister.*
- (5) *A master plan approved by the Minister must be published on the NSW planning portal and takes effect on the day it is so published.*
- (6) *A master plan has effect for 5 years from the date it is approved by the Minister or a longer period approved by the Minister*
- (6A) *A master plan may be amended and this section applies to the amendment of the master plan in the same way as it applies to a master plan.*

Part 4.6 of the Western Parkland City SEPP also sets out the application of exempt and complying development to the Aerotropolis. Part 4.6(1) sets out that the *State Environmental Planning Policy (Exempt and Complying Development) 2008* (Codes SEPP) does not apply to the Aerotropolis, except as provide by this Part.

Instances where the Codes SEPP applies to the Aerotropolis is detailed in Part 4.6, Division 2 for exempt development and Part 4.6, Division 3 for complying development of the Western Parklands City SEPP.

Amendments are proposed to the Western Parkland City SEPP in relation to exempt development which is discussed in **Section 5.1**.

3.3 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) sets out development that is either:

- Exempt and does not require any assessment, or
- Complying and does not require a development approval and can be assessed by a certifier.

As highlighted in **Section 3.2** above, the Western Parkland City SEPP sets out the application of exempt and complying development to the Aerotropolis.

No changes are proposed to the Codes SEPP as part of the Bradfield City Centre Master Plan.

4 Complying Development Strategy

Section 41 of the Western Parkland City SEPP sets out that a master plan must specify the development that may be carried out as complying development on the land to which the master plan applies.

Under the Bradfield Master Plan, it is proposed to allow change for use for specified purposes in relation to an existing approved building on land in the MU1 Mixed Use zone or the ENT Enterprise Zone in Bradfield City Centre as complying development subject to the development standards set out in this Bradfield City Centre Master Plan.

The relevant development standards have been included in Appendix B to the Bradfield City Centre Master Plan and are consistent with the provisions of Part 5A of the Codes SEPP. These provisions currently apply across the rest of NSW and would only apply to existing approved developments.

The Master Plan would allow for change of use to already approved buildings for the following uses:

- amusement centres,
- boat building and repair facilities,
- commercial premises,
- community facilities,
- depots,
- entertainment facilities,
- function centres,
- health consulting rooms,
- industries,
- information and education facilities,
- local distribution premises,
- medical centres,
- recreational facilities (indoor),
- storage premises,
- vehicle body repair workshops,
- vehicle repair stations,
- veterinary hospitals,
- warehouses or distribution centres,
- waste or resource transfer stations.

5 Exempt Development Strategy

5.1 Western Parkland City SEPP

Amendments are proposed to Part 4.6 of the Western Parkland City SEPP to make changes to the development standards for the following types of exempt development within Bradfield City Centre:

- temporary events signs
- tents, marquees, or booths for community events or used for filming purposes and private functions
- stages or platforms for private functions or used for community events.

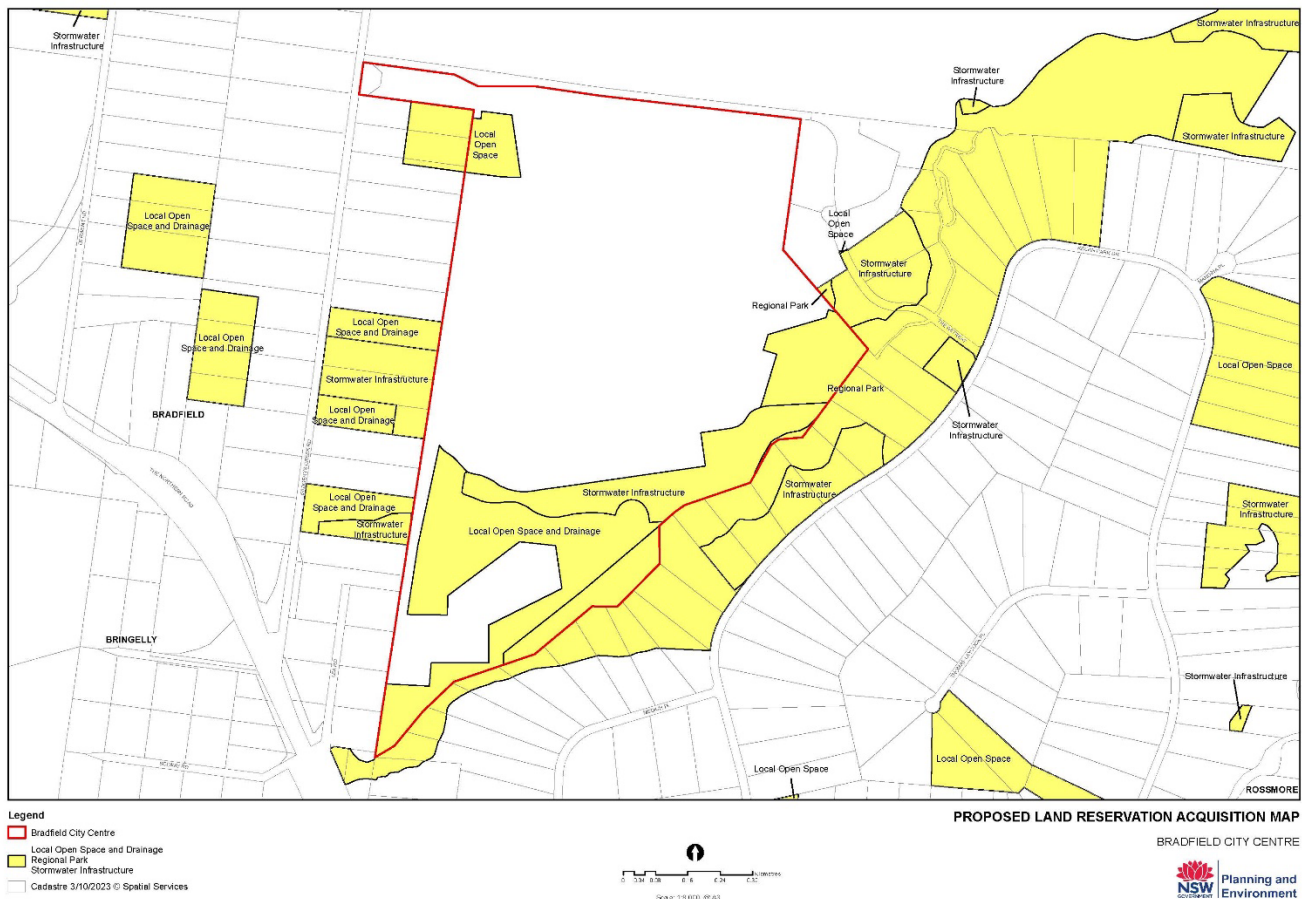
The development types listed above are currently listed as exempt development under sections 4.36 and 4.37 of the Western Parkland City SEPP (if carried out on “relevant land” as defined in the SEPP) as they are specified in Part 2, Division 2 (Advertising and Signage Exempt Development Code) and Part 2, Division 3 (Temporary Uses and Structures Exempt Development Code) of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

The proposed amendments to the exempt development provisions will only apply to “relevant land” (as defined in section 4.34 of the Western Parkland City SEPP) within the Bradfield City Centre.

Minor variations are proposed to the existing development standards for these types of development within Bradfield City Centre. The proposed changes involve:

- increasing the number, surface area and display time of temporary event signs;
- extending hours of operations for private functions and community events;
- increasing the number of days in a calendar year private functions may take place;
- temporary uses and structures not obstructing pedestrian access and circulation to the Bradfield City Centre Metro Station; and
- temporary uses and structures not obscuring or interfering with traffic or wayfinding signs erected by the relevant road authority or Sydney Metro.

In addition to the above, it is proposed to make amendments to allow major events uses in the Bradfield City Centre mirroring the exempt development set out in Part 2, Division 3 Subdivision 10 of the Codes SEPP. This would allow temporary major events to be held on land marked “Regional Park” (refer to **Figure 4**) on the proposed Land Reservation Acquisition Map, in the Bradfield City Centre as exempt development in a similar way to events currently held at Darling Harbour, The Rocks, Sydney Olympic Park or Barangaroo.

Figure 4 Proposed Western Parkland City SEPP Land Reservation Acquisition Map

A summary of the proposed changes to the exempt development provisions is provided in **Table 3** below:

Table 3 - Summary of proposed changes to exempt development provisions

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
Part 2, Division 2 – Advertising and Signage Subdivision 11 Temporary event signs Subdivision 11 of Division 2 of Part 2 currently specifies that only one banner and one other type of temporary sign can be displayed.	The amendment seeks to increase the number of temporary signs and extend the timeframes associated with display and removal of the proposed signs. <ul style="list-style-type: none"> - Increase the number of banners and other types of temporary signs fronting any road frontage from one banner and one temporary sign to two banners and two other types of temporary signs. - Increase the surface area to not more than 12m². - Increase the display time from 14 days to 21 days before the event.

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
	<ul style="list-style-type: none"> - Increase the time for signs to be removed from two days to five days after the event. - Ensure the temporary use of event signs does not obstruct or interfere with any traffic or wayfinding signs that are erected by the relevant road authority or Sydney Metro. - Ensure the temporary use of banners and temporary signs, when erected, provides at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station. <p>Increasing the number of signs and timeframes will assist in the successful promotion of future events and activation of the future City Centre.</p>
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 6 Tents or marquees used for filming purposes and private functions</p> <p>Subdivision 6 of Division 3 of Part 2 currently specifies that weddings, private parties or other private functions must only take place during the following hours:</p> <ul style="list-style-type: none"> - from 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday; - from 7.30 am to 12.00 am on Friday or Saturday; and - from 8.00 am to 8.00 pm on Sunday. <p>It is also specified in Subdivision 6 of Division 3 of Part 2 that the cumulative number of days for which a tent or marquee may be erected on the land for private functions must not exceed 30 days in a calendar year.</p>	<p>The amendment seeks to increase the number of calendar days and timeframes for tents and marquees to be used for private functions.</p> <ul style="list-style-type: none"> - Increase the timeframes permitted for any wedding, private party or other private function to be as follows: <ul style="list-style-type: none"> • 7.00 am to 12.00 am on Monday to Thursday, • 7.00 am to 2.00 am on Friday or Saturday, • 7.00 am to 12.00 am on Sunday, - Increase the cumulative number of days for which a tent or marquee is erected on the land for private functions from 30 days to 200 days in the same calendar year. However, noting that tents or marquees for the purposes of weddings, private parties or other private functions may still only be erected on the land for up to 7 days each time. - Ensure the temporary use of tents or marquees does not obstruct or interfere with any traffic or wayfinding signs erected by the relevant road authority or Sydney Metro. - Ensure each tent or marquee, when erected, provides at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station. <p>In the early stages of the development of Bradfield City Centre, the amenity of the locality and future City</p>

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 7 Tents, marquees, or booths for community events</p> <p>Subdivision 7 of Division 3 of Part 2 currently specifies community events must only take place during the following hours:</p> <ul style="list-style-type: none"> - from 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday; - from 7.30 am to 12.00 am on Friday or Saturday; and - from 8.00 am to 8.00 pm on Sunday. 	<p>Centre will be strongly influenced by the activation of key precincts and the carrying out of private functions. Extending these timeframes will provide flexibility to use the land for these functions.</p> <p>The amendment seeks to increase the number of calendar days and timeframes for tents, marquees or booths to be used for community events.</p> <ul style="list-style-type: none"> - Increase the timeframes permitted for any community events to be as follows: <ul style="list-style-type: none"> • 7.00 am to 12.00 am on Monday to Thursday, • 7.00 am to 2.00 am on Friday or Saturday, • 7.00 am to 12.00 am on Sunday, - Ensure the temporary use of tents, marquees or booths does not obstruct or interfere with any traffic or wayfinding signs erected by the relevant road authority or Sydney Metro. - Ensure each tent, marquee or booth when erected, provides at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station. <p>In the early stages of the development of Bradfield City Centre, the amenity of the locality and future City Centre will be strongly influenced by the activation of key precincts and the carrying out of community events. Extending these timeframes will provide flexibility to use the land for these events.</p>
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 8 Stages or platforms for private functions</p> <p>Subdivision 9 Stages or platforms for community events</p> <p>Subdivisions 8 and 9 of Division 3 of Part 2 currently specify that private functions and community events must only take place during the following hours:</p> <ul style="list-style-type: none"> - from 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday; 	<p>The amendments seek to increase the timeframes permitted for any private function or community event to be as follows:</p> <ul style="list-style-type: none"> • 7.00 am to 12.00 am on Monday to Thursday, • 7.00 am to 2.00 am on Friday or Saturday, • 7.00 am to 12.00 am on Sunday, - Ensure the temporary use of stages and platforms does not obstruct or interfere with any traffic or wayfinding signs erected by the relevant road authority or Sydney Metro. - Ensure each platform or stage when erected, provides at least 4 metres radius of unobstructed pedestrian access to any access

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
<ul style="list-style-type: none"> - from 7.30 am to 12.00 am on Friday or Saturday; and - from 8.00 am to 8.00 pm on Sunday. 	<p>to any entrance to the Bradfield City Metro Station.</p> <p>The early stages of the development of the Bradfield City Centre rely on early activation of key precincts. Flexibility with stage/platform timeframes will attract people to visit the precinct.</p>
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 10 Major events sites—additional temporary development</p>	<p>The amendment seeks to adapt the provisions relating to additional temporary development for Major Events sites for Bradfield City Centre.</p> <p>The proposed changes will enable temporary uses to be carried out on land marked “Regional Park” on the proposed Land Reservation Acquisition Map (refer to Figure 4), in Bradfield City Centre.</p> <p>The temporary uses would include:</p> <ul style="list-style-type: none"> • community events, • commercial events (such as a product launch and sampling), • trading for retail or other commercial purposes (such as providing a temporary dining and drinking area), • associated storage areas and truck lay-by areas and the like. <p>The development standards proposed for the temporary uses are as set out in Subdivision 10 and are as follows –</p> <ul style="list-style-type: none"> - if the use is a community or commercial event <ul style="list-style-type: none"> • the period of the use must be for not more than 60 consecutive days, from the start of set-up to the completion of clean-up for the use, and • a location must not be used for more than 200 days, inclusive of set-up and clean-up time, in any calendar year - if the use is for the operation of a street market carried out, coordinated or managed by a public authority – the use must be for not more than 3 consecutive days and a location must not be used for more than 120 days in any calendar year, - there must be no permanent physical change to the fabric of the location where the use occurs, - emergency vehicle access must be maintained to and around the location at all times,

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
	<ul style="list-style-type: none"> - pedestrian access must be maintained along existing footpaths at the location or barriers must be erected between alternative pedestrian pathways and traffic on any adjoining road, - the use must not occur before 6.00 am or after midnight on any day, except New Year's Eve (when the use may occur until 2.00 am the following day), - set-up time for the use must not start earlier than 6.00 am, or end later than midnight, on any day, - clean up time for the use must end no later than 2 hours after the use was to stop occurring (i.e. no later than 2am (or 4am on 1 January)), - temporary flags relating to the use: <ul style="list-style-type: none"> • must not be attached to existing flagpoles, and • must not be displayed for more than 14 days before the use starts, and • must be removed within 7 days after the use ends, - other temporary signs (including freestanding banners) – <ul style="list-style-type: none"> • must not be more than 2.5m in height, and • must not be larger than 1.2m by 2.4m, and • must not be displayed for more than 7 days before the use starts, and • must be removed within 2 days after the use ends. - any mobile structures or equipment installed as part of the event, such as video screens, communications equipment and mobile phone towers are to be erected or installed on level ground with secure footings and are to be located so as not to obstruct pedestrian paths of travel. <p>The holding of major events will be key to activating Bradfield City Centre as it develops.</p>

6 Conclusion

This document sets out the proposed approach to exempt and complying development within Bradfield City Centre to support the Bradfield City Centre Master Plan application submitted to the Department of Planning and Environment (DPE). It addresses the Master Plan Requirements issued by DPE and requirement nine which requires preparation of an exempt and complying Code.

Under the Bradfield Master Plan, it is proposed to allow change for use for a specified purposes in relation to an existing approved building on land in the MU1 Mixed Use zone or the ENT Enterprise Zone in Bradfield City Centre as complying development subject to the development standards set out in the Bradfield City Centre Master Plan document.

Additionally, the proposed exempt development changes will simplify WPCA's ability to activate the Bradfield City Centre in its early stages of development through holding public and private functions and commercial and entertainment events. The amended exempt development provisions are proposed to be included in the Western Parklands City SEPP as detailed in this document.

These exempt development provisions would apply to 'relevant land' within Bradfield City Centre as defined under the Western Parkland City SEPP being land shown in the Western Sydney Aerotropolis Land Application Map with the exclusion of areas shown as 'high biodiversity value' on the [High Biodiversity Value Areas Map](#). This is consistent with the approach which currently applies to other exempt development in the Aerotropolis.

This document sets out the proposed inclusion of complying development provisions in the Bradfield City Centre Master Plan and the legislative changes to the Western Parkland City SEPP to implement the strategy.

Appendix 1 – Justification for changes to Code SEPP development standards

The following table details and justifies the proposed changes to the development standards currently detailed in the Codes SEPP for the following types of development as they apply to Bradfield City Centre.

- Temporary Events Signs
- Tents, marquees, or booths for community events or used for filming purposes and private functions
- Stages or platforms for private functions or used for community events.
- Additional temporary development for Major Events sites in land identified as Regional Park in the Bradfield City Centre.

Relevant provisions detailing proposed changes	Justification
<p>Part 2, Division 2 – Advertising and Signage</p> <p>Subdivision 11 Temporary event signs</p> <p>2.103 Development standards</p> <p>The standards specified for that development are that the development must –</p> <ol style="list-style-type: none"> not result in more than one-two banners and one-two other types of temporary signs facing any road frontage, and not have a surface area of more than 6 12m², and be located wholly within the boundaries of the property or, if attached to a building, fence, or wall, not project more than 100mm from the building, fence, or wall, and not be higher than 5m above ground level (existing), and not be permanently fixed to a building, fence, or wall, and if advertising a commercial or retail event – not be constructed or installed in a residential zone, and not be illuminated, not be displayed earlier than 14 days 21 days before the event, and be removed within 2 days 5 days after the event, each temporary event sign must not obscure or interfere with any traffic sign or wayfinding erected by the relevant road authority or Sydney Metro, and 	<p>The Bradfield City Centre seeks to promote the early activation of key areas within the Precinct by enabling special events, a variety of activities and temporary land uses that complement the mixed-use zone to be held.</p> <p>The amendment seeks to increase the number of temporary signs and extend the timeframes associated with display and removal of the proposed signs.</p> <p>Increasing the number of signs and timeframes will assist in the successful promotion of future events and activation of the future City Centre.</p> <p>Additional development standards have also been included at the request of Sydney Metro and TfNSW.</p>

Relevant provisions detailing proposed changes	Justification
<p>k) each temporary event sign when erected is to provide at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station.</p>	
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 6 Tents or marquees used for filming purposes and private functions</p> <p>2.118 Development standards</p> <p>The standards specified for that development are as follows –</p> <ul style="list-style-type: none"> a) for all tents or marquees being used at the same time – the development must not have a total floor area exceeding 200m², if located in a residential zone, or 300m², if located in any other zone, b) if the development is carried out on land used for residential accommodation – each tent or marquee must be located – <ul style="list-style-type: none"> i. at least 1m from any boundary of the land, and ii. behind any building setback fixed by an environmental planning instrument or development control plan applying to the land, c) if the development is carried out on land not used for residential accommodation – each tent or marquee must be located at least 3m from any boundary of the land, d) each tent or marquee must be erected so as to provide an unobstructed pedestrian circulation area at least 1.5m wide around the perimeter of the tent or marquee, unless it is attached to or abuts a building with no separation, e) each tent or marquee must be erected at ground level, f) each tent or marquee must have the following number of exits arranged so as to afford a ready means of egress from all parts of the tent or marquee to open space or a road – <ul style="list-style-type: none"> i. 1 exit if the tent or marquee has a floor area of not more than 25m², ii. 2 exits if the tent or marquee has a floor area of not more than 100m², iii. 4 exits in any other case, g) if any tent or marquee will include internal seating, stalls, tables or other obstructions, a clear path of travel to any exit no greater than 40m in length must be provided, h) each tent or marquee must have a width for each exit of at least – <ul style="list-style-type: none"> iv. 850mm if the floor area of the tent or marquee is less than 150m², or v. 1m in any other case, i) no tent or marquee can have a wall height exceeding 4m, 	<p>The amendment seeks to increase the number of calendar days and timeframes for tents and marquees to be used for private functions.</p> <p>In the early stages of the development of Bradfield City Centre, the amenity of the locality and future City Centre will be strongly influenced by the activation of key precincts and the carrying out of private functions. Extending these timeframes will provide flexibility to use the land for these functions.</p> <p>Additional development standards have also been included at the request of Sydney Metro and TfNSW.</p>

Relevant provisions detailing proposed changes	Justification
<ul style="list-style-type: none"> j) each tent or marquee must have a height, as measured from the surface on which the tent or marquee is erected to the highest point of the tent or marquee, not exceeding 6m, k) no tent or marquee can contain tiered seating, l) any wedding, private party or other private function must take place only during the following periods — <ul style="list-style-type: none"> i. 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday, or Thursday, ii. 7.30 am to 12.00 am on Friday or Saturday, iii. 8.00 am to 8.00 pm on Sunday, i. 7.00 am to 12.00 am on Monday to Thursday, ii. 7.00 am to 2.00 am on Friday or Saturday, iii. 7.00 am to 12.00 am on Sunday, m) if the development is carried out for the purposes of a wedding, private party, or other private function (unless it is a community event to which Subdivision 7 applies) — <ul style="list-style-type: none"> i. each tent or marquee must not be erected on the land for more than 7 days, and ii. the number of days for which a tent or marquee is erected on the land together with the number of days for which tents or marquees have previously been erected on the land for private functions in the same calendar year must not exceed 200 days 30 days, n) in any other case — each tent or marquee must not remain on the land for more than 2 days after the function or after the completion of the filming at the location, o) arrangements must be made for the removal of any waste or recyclable materials likely to be generated as a result of the function or the filming activities, p) each tent or marquee must not obscure or interfere with any traffic sign or wayfinding erected by the relevant roads authority or Sydney Metro, q) each tent or marquee must be erected to provide at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station 	
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 7 Tents, marquees, or booths for community events</p> <p>2.120 Development standards</p> <p>The standards specified for that development are as follows —</p> <ul style="list-style-type: none"> a) for all tents, marquees and booths being used at the same time — the development must not have a total floor area exceeding 300m², b) each tent, marquee or booth must be located at least 3m from any boundary of the land, 	<p>The amendment seeks to increase the number of calendar days and timeframes for tents, marquees or booths to be used for community events.</p> <p>In the early stages of the development of Bradfield City Centre, the amenity of the locality and future City Centre will be strongly influenced by the activation of key precincts and the carrying out of community events.</p>

Relevant provisions detailing proposed changes	Justification
<ul style="list-style-type: none"> c) each tent, marquee or booth must be erected so as to provide an unobstructed pedestrian circulation area at least 1.5m wide around the perimeter of the tent, marquee or booth, unless it is attached to or abuts a building with no separation, d) each tent, marquee or booth must be erected at ground level, e) each tent or marquee must have the following number of exits arranged so as to afford a ready means of egress from all parts of the tent or marquee to open space or a road — <ul style="list-style-type: none"> i. 1 exit if the tent or marquee has a floor area of not more than 25m², ii. 2 exits if the tent or marquee has a floor area of not more than 100m², iii. 4 exits in any other case, f) if any tent or marquee will include internal seating, stalls, tables or other obstructions, a clear path of travel to any exit no greater than 40m in length must be provided, g) each tent or marquee must have a width for each exit of at least — <ul style="list-style-type: none"> i. if the floor area of the tent or marquee is less than 150m² — 850mm, or ii. in any other case — 1m, h) no tent or marquee can have a wall height exceeding 4m, i) each tent or marquee must have a height as measured from the surface on which the tent or marquee is erected to the highest point of the tent or marquee not exceeding 6m, j) no tent or marquee can contain tiered seating, k) the event must take place only during the following periods (unless it is a community event to which Subdivision 9 applies) — <ul style="list-style-type: none"> i. 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday, or Thursday, ii. 7.30 am to 12.00 am on Friday or Saturday, iii. 8.00 am to 8.00 pm on Sunday, <ul style="list-style-type: none"> i. 7.00 am to 12.00 am on Monday to Thursday, ii. 7.00 am to 2.00 am on Friday or Saturday, iii. 7.00 am to 12.00 am on Sunday l) each tent, marquee or booth must not remain on the land for more than 7 days after the event, m) arrangements must be made for the removal of any waste or recyclable materials likely to be generated as a result of the event, n) each tent, marquee or booth must not obscure or interfere with any traffic sign or wayfinding erected by the relevant roads authority or Sydney Metro, o) each tent, marquee or booth must be erected to provide at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station. 	<p>Extending these timeframes will provide flexibility to use the land for these events.</p> <p>Additional development standards have also been included at the request of Sydney Metro and TfNSW.</p>

Relevant provisions detailing proposed changes	Justification
<p>Part 2, Division 3 – Temporary Uses and Structures</p> <p>Subdivision 8 Stages or platforms for private functions</p> <p>2.122 Development standards</p> <p>The standards specified for that development are as follows –</p> <ul style="list-style-type: none"> a) the stage or platform must not have a floor area exceeding 50m². b) if it is development carried out on land used for residential accommodation – the stage or platform must be located – <ul style="list-style-type: none"> i. at least 1m from any boundary of the land, and ii. behind any building setback fixed by an environmental planning instrument or development control plan applying to the land, c) if it is development carried out on land not used for residential accommodation – the stage or platform must be located at least 3m from any boundary of the land, d) the stage or platform must be erected at ground level, e) the stage or platform must have a height as measured from the surface on which the tent or marquee is erected to the floor of the stage or platform not exceeding 2m, f) a notice indicating the actual distributed and concentrated load for which the stage or platform has been designed must be conspicuously displayed on the stage or platform, g) if it is development carried out on land used for residential accommodation or land in a business or special purpose zone – <ul style="list-style-type: none"> i. the stage or platform must not be erected on the land for more than 7 days, and ii. the number of days for which the stage or platform is erected on the land together with the number of days for which stages or platforms have previously been erected on the land for private functions in the same calendar year must not exceed 30 days, h) the stage or platform must not remain on the land for more than 2 days after the function, i) arrangements must be made for the removal of any waste or recyclable materials likely to be generated as a result of the function, j) the function must take place only during the following periods – <ul style="list-style-type: none"> i. 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday, or Thursday; ii. 7.30 am to 12.00 am on Friday or Saturday; iii. 8.00 am to 8.00 pm on Sunday. i. 7.00 am to 12.00 am on Monday to Thursday, 	<p>The amendments seek to increase the timeframes permitted for any private function or community event.</p> <p>The early stages of the development of the Bradfield City Centre rely on early activation of key precincts. Flexibility with stage/platform timeframes will attract people to visit the precinct.</p>

Relevant provisions detailing proposed changes	Justification
<ul style="list-style-type: none"> ii. 7.00 am to 2.00 am on Friday or Saturday, iii. 7.00 am to 12.00 am on Sunday, k) each stage or platform must not obscure or interfere with any traffic sign or wayfinding erected by the relevant roads authority or Sydney Metro, l) each stage or platform must be erected to provide at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station. 	
Part 2, Division 3 – Temporary Uses and Structures	Refer to justification above.

Subdivision 9 Stages or platforms for community events

2.124 Development standards

The standards specified for that development are as follows —

- a) the stage or platform must not have a floor area exceeding 50m²,
- b) the stage or platform must be located at least 3m from any boundary of the land,
- c) the stage or platform must be erected at ground level,
- d) the stage or platform must have a height, as measured from the surface on which the tent or marquee is erected to the floor of the stage or platform, not exceeding 2m,
- e) a notice indicating the actual distributed and concentrated load for which the stage or platform has been designed must be conspicuously displayed on the stage or platform,
- f) the community event must take place only during the following periods (unless it is a community event to which Subdivision 11 applies) —
 - ~~i. 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday, or Thursday,~~
 - ~~ii. 7.30 am to 12.00 am on Friday or Saturday,~~
 - ~~iii. 8.00 am to 8.00 pm on Sunday,~~
 - i. 7.00 am to 12.00 am on Monday to Thursday,
 - ii. 7.00 am to 2.00 am on Friday or Saturday,
 - iii. 7.00 am to 12.00 am on Sunday.
- g) the stage or platform must not be erected on the land for more than 7 days,
- h) the stage or platform must not remain on the land for more than 2 days after the event,
- i) arrangements must be made for the removal of any waste or recyclable materials likely to be generated as a result of the event,
- j) each stage or platform must not obscure or interfere with any traffic sign or wayfinding erected by the relevant roads authority or Sydney Metro,

Relevant provisions detailing proposed changes	Justification
<p>k) each stage or platform must be erected to provide at least 4 metres radius of unobstructed pedestrian access to any entrance to the Bradfield City Metro Station.</p>	
<p>Part 2, Division 3 – Temporary Uses and Structures</p>	
<p>Subdivision 10 Major events sites— additional temporary development</p>	<p>The amendment seeks to adapt the provisions relating to additional temporary development for Major Events sites for Bradfield City Centre.</p>
<p>2.125 Specified development</p>	
<p>1. This Subdivision applies to the following land—</p> <ul style="list-style-type: none"> a) land identified as “Circular Quay”, “Darling Harbour” or “The Rocks” on the Sydney Harbour Foreshore Sites Map, b) Lots 1 and 3, DP 876516, being the Overseas Passenger Terminal at Circular Quay, c) land identified as “Sydney Olympic Park Site” on the State Significant Development Sites Map, d) land identified as “Barangaroo Site” on the State Significant Development Sites Map, e) land identified as “Blackwattle Bay Precinct Site” on the State Significant Development Sites Map. f) land identified as “Regional Park” on the Land Reservation Acquisition Map, in Bradfield City Centre. <p>2. Development for the purposes of temporary uses in the public domain, including development for the following purposes, is development specified for this code—</p> <ul style="list-style-type: none"> a) a community event, b) a commercial event (such as a product launch and sampling), c) trading for retail or other commercial purposes (such as providing a temporary dining and drinking area), d) associated storage areas and truck lay-by areas and the like. 	<p>The proposed changes will enable temporary uses to be carried out on land marked “Regional Park” on the proposed Land Reservation Acquisition Map in Bradfield City Centre.</p> <p>The holding of major events will be key to activating Bradfield City Centre as it develops.</p>
<p>2.126 Development standards</p>	
<p>The standards specified for that development are as follows—</p> <ul style="list-style-type: none"> a) if the use is a community or commercial event— <ul style="list-style-type: none"> i. the period of the use must be for not more than 60 consecutive days, from the start of set-up to the completion of clean-up for the use, and ii. a location must not be used for more than 200 days, inclusive of set-up and clean-up time, in any calendar year, b) if the use is for the operation of a street market carried out, coordinated or managed by a public authority— the use must be for not more than 3 consecutive days and a location must not be used for more than 120 days in any calendar year, 	

Relevant provisions detailing proposed changes	Justification
<ul style="list-style-type: none"> c) there must be no permanent physical change to the fabric of the location where the use occurs, d) emergency vehicle access must be maintained to and around the location at all times, e) pedestrian access must be maintained along existing footpaths at the location or barriers must be erected between alternative pedestrian pathways and traffic on any adjoining road, f) the use must not occur before 6.00 am or after midnight on any day, except New Year's Eve (when the use may occur until 2.00 am the following day), g) set-up time for the use must not start earlier than 6.00 am, or end later than midnight, on any day, h) clean up time for the use must end no later than 2 hours after the use was to stop occurring under paragraph (f), i) temporary flags relating to the use — <ul style="list-style-type: none"> i. must be attached to existing flagpoles, and ii. must not be displayed for more than 14 days before the use starts, and iii. must be removed within 7 days after the use ends, j) other temporary signs (including freestanding banners) — <ul style="list-style-type: none"> i. must not be more than 2.5m in height, and ii. must not be larger than 1.2m by 2.4m, and iii. must not be displayed for more than 7 days before the use starts, and iv. must be removed within 2 days after the use ends, k) any mobile structures or equipment installed as part of the event, such as video screens, communications equipment and mobile phone towers are to be erected or installed on level ground with secure footings and are to be located so as not to obstruct pedestrian paths of travel. 	

Western Parkland City Authority

T: 1800 312 999
E: hello@wpca.sydney
W: wpca.sydney
