

Report of the Aerotropolis Technical Assurance Panel

WSA_MP02 Bradfield City Centre

Bradfield City Centre, 215 Badgerys Creek Road, Bradfield

Proponent: Western Parkland City Authority

Date and place of final Technical Assurance Panel Meeting	Monday 14 August 2023 4 Parramatta Square, Parramatta NSW and online
Technical Assurance Panel Members	<ul style="list-style-type: none">• Stephen Murray, Independent Chair• Catherine Van Laeren, DPE• Graham Richardson, TfNSW• Simon Hunter, TfNSW• Renee Ingram, Sydney Water• Lina Kakish, Liverpool City Council• Kylie Powell, Penrith City Council• Angela Jeffrey, Sydney Metro• Matthew Bennett, Independent Urban Designer
List of Technical Assurance Panel Members in attendance	<ul style="list-style-type: none">• Stephen Murray, Independent Chair• Catherine Van Laeren, DPE• Graham Richardson, TfNSW• David Hartmann, TfNSW (as delegate for Simon Hunter)• Fernando Ortega, Sydney Water (as delegate for Renee Ingram)• Lina Kakish, Liverpool City Council• Kylie Powell, Penrith City Council (Online)• Lara Dominish, Sydney Metro (as delegate for Angela Jeffrey)• Matthew Bennett, Independent Urban Designer
Apologies	<ul style="list-style-type: none">• Simon Hunter, TfNSW• Angela Jeffrey, Sydney Metro• Renee Ingram, Sydney Water
Declarations of Interest	Nil
DPE CM9 location of meeting minutes	DOC23/723201, issued to meeting attendees on Wednesday 16 August 2023

The final Technical Assurance Panel meeting was held in person and online opened at 9.00 am and closed at 3.59 pm.

1. Draft Master Plan

The Western Parkland City Authority as the proponent has requested the following as part of the draft master plan (WSA_MP02) for the Bradfield City Centre at 215 Badgerys Creek Road, Bradfield:

- i. A draft master plan for the site and accompanying technical studies

- ii. Amendments to the State Environment Planning Policy (Precincts – Western Parkland City) 2021
- iii. Amendments to the Western Sydney Aerotropolis Precinct Plan
- iv. Amendments to the Western Sydney Aerotropolis Development Control Plan – Phase 2
- v. Site specific Exempt and Complying Development

2. Technical Assurance Panel Consideration

2a. Items considered

The Panel has considered the items listed above in Section 1, as well as a Technical Assurance Panel Engagement Report (Attachment 1). This engagement report details:

- i. the Actions Register
- ii. a record of meetings held in accordance with the Milestone Agreement
- iii. A record of minutes issued.

2b. Suitability of the Draft Master Plan for lodgement

The TAP recommended the draft master plan for Bradfield City Centre (WSA_MP02) is suitable for lodgement in accordance with Section 2.3.4 of the *Western Sydney Aerotropolis Master Plan Guidelines*, including the proposed draft amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP); Western Sydney Aerotropolis Precinct Plan (Precinct Plan); and Western Sydney Aerotropolis Development Control Plan Phase 2 (DCP) subject to the recommendations listed in the minutes of the meeting 14 August 2023 (Attachment 2).

The reasons for this decision are as follows:

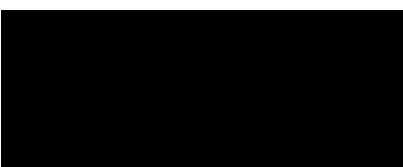
- i. It is considered that the draft master plan provides an improved planning outcome in terms of designing with country, land use, open space, and urban design. This is achieved through a new configuration of lot layout; 80 per cent of centre being within 400m of the Metro Station; increased passive and active public open space, canopy and perviousness across the site; improved pedestrian permeability; sustainability measure; and provision of social infrastructure.
- ii. The proposed variations to the SEPP, Precinct Plan and DCP support to the outcomes of the master plan and achieve the objectives of each document.
- iii. The changes to the land reservation maps in the SEPP maintain the same amount of open space while providing for an increased ridge park, no net change in acquisition costs and the opportunity for improved stormwater management and quality.
- iv. The introduction of exempt development in the SEPP will streamline minor temporary development to allow early activation of the city centre through temporary events.
- v. The changes to precinct plan will allow for an enhanced parkland city identity, increase diversity in land use for housing and jobs resulting a greater vibrancy, improved opportunity for stormwater quality and management, improved modal split, and transport network.

- vi. The changes to the DCP are required to assist the planning and urban design outcomes required for a 21st century city.
- vii. The level of proposed complying development is appropriate at this stage of the development of the city and provides opportunities for change of use without the need for development consent, once implemented.

In making these decisions the TAP noted:

- The need to develop a strategy for public infrastructure beyond that contemplated in the state and local contributions plans.
- The Western Sydney Aerotropolis Development Control Plan Phase 2 (DCP) did not contemplate the level of planning controls required to design and build a 21st century city on the site. As such it is recommended that the Western Sydney Aerotropolis Development Control Plan Phase 2 (DCP) is amended to include planning controls for the ongoing development of Bradfield City which exhibit urban and built form design outcomes. The *Bradfield City Centre Master Plan Urban Design Report* provides a strong basis to undertake this work.
- The changes to the precinct plan and DCP do not set a precedent as the amendments to facilitate a vibrant city centre are required as they are not adequately included within the existing controls that guide development of the site.
- The Western Parkland City Authority is still working with GANSW, in respect to the Design Excellence Strategy to ensure all future development will exhibit design excellence, including future complying development and development applications (having regard to relevant provisions of the Aerotropolis SEPP).

The Panel considers that the matters raised throughout the Technical Assurance Panel process for draft master plan WSA_MP02 Bradfield City Centre, 215 Badgerys Creek Road, Bradfield have been adequately addressed by the Western Parkland City Authority.



Stephen Murray
Independent Chair
Aerotropolis Technical Assurance Panel

17 August 2023