
Western Parkland City Authority

Bradfield City Centre
Master Plan Application

Consultation Outcomes Report

Prepared by Western Parkland City Authority

October 2023

wpc.a.sydne.y

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

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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).

This report documents preliminary stakeholder and community consultation undertaken to inform the Master Plan Application for the Bradfield City Centre. Outcomes of this consultation have been considered in the preparation of the Master Plan and respond to the Master Plan Requirements issued by the NSW Department of Planning and Environment.

Bradfield City Centre sits at the heart of the Western Sydney Aerotropolis, the area surrounding the Western Sydney International (Nancy-Bird Walton) Airport. The 114-hectare development will supercharge the creation of jobs and economic opportunities across Western Sydney. The high-tech city will be an Indo-Pacific hub for innovation, research and advanced manufacturing and offer new services and attractions for Western Sydney residents including world-class transport and infrastructure. It is being sustainably designed for the future with inbuilt digital capabilities and smart technology.

Bradfield City Centre's location next to the new airport means that it will also be a global city that supports a night-time economy, beautiful parks, playgrounds, and a buzzing cultural life. The Western Parkland City Authority (WPCA) has consulted stakeholders and communities to hear ideas to progress the vision, values, and objectives of the Aerotropolis Precinct Plan for Bradfield City Centre.

This report summarises the engagement undertaken to support the lodgement of the Master Plan Application by outlining:

- the requirements for consultation
- the consultation undertaken, including key meetings with stakeholders
- a summary of feedback received by stakeholders, and
- how feedback has been considered in the preparation of the Master Plan Application.

All matters were considered to have been adequately addressed within the Master Plan Application or in the accompanying appendices.

1.2 The Western Sydney Aerotropolis

The Western Sydney Aerotropolis is an 11,200-hectare region set to become Sydney's third city (the Western Parkland City), and the gateway and economic powerhouse of Western Sydney.

The Aerotropolis comprises of the new Western Sydney (Nancy-Bird Walton) International Airport surrounded by five initial precincts which include the Aerotropolis Core, Wianamatta– South Creek Northern Gateway, Agri-business and Badgerys Creek outlined in **Figure 1** below.

OFFICIAL

The final Aerotropolis planning package, including the Precinct Plan and State Environmental Planning Policy (SEPP) Amendment, was gazetted by DPE in March 2022 and the Development Control Plan Phase 2 was finalised in November 2022. These documents have been used to inform the preparation of the Bradfield City Centre Master Plan.

The proposed Master Plan Application for the site has also been prepared using the Western Sydney Aerotropolis Master Plan Guideline and Master Plan Requirements.

OFFICIAL

2 Bradfield City Centre

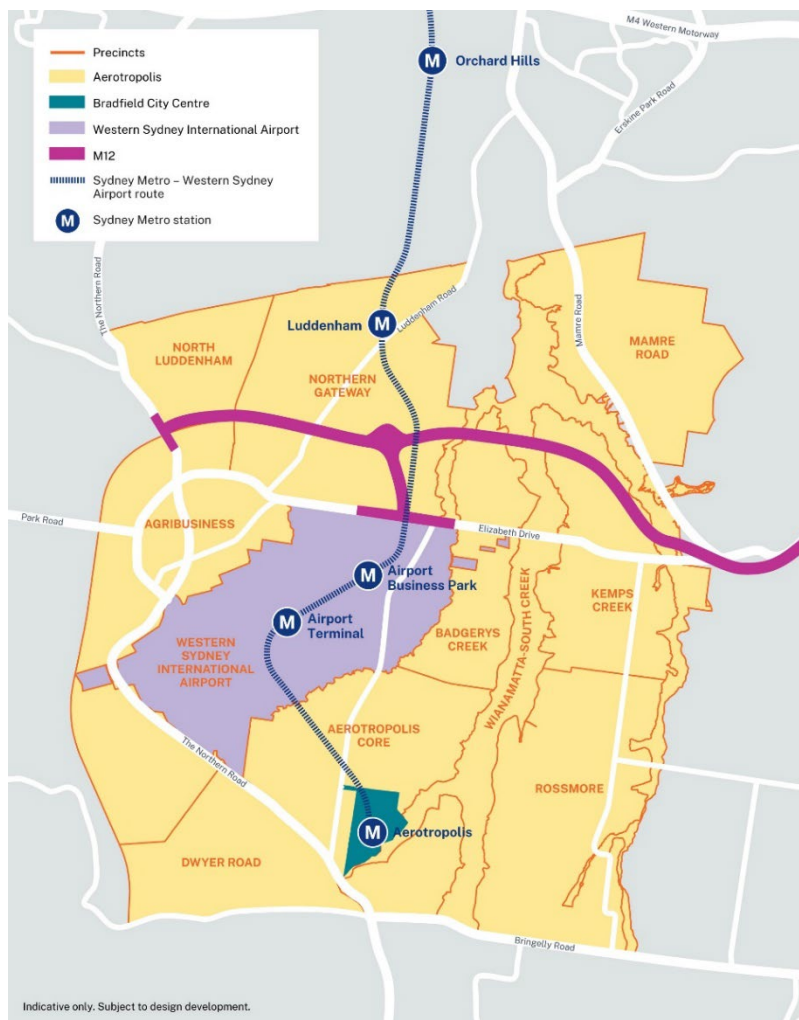
2.1 Strategic Context

The 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. The 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 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.

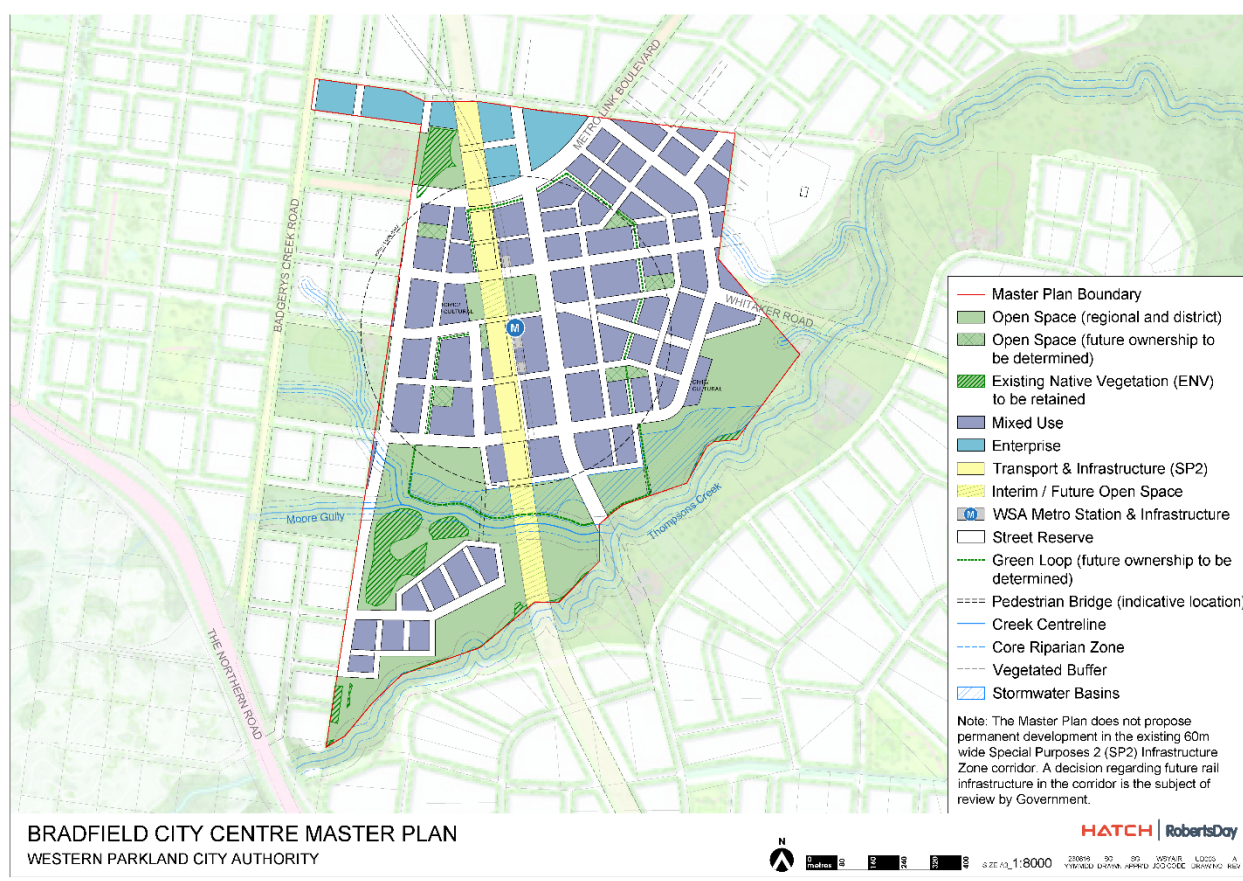
Figure 2 Master Plan Site



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 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 applicable to community consultation

Reference	Master Plan Requirement	WPCA response to requirement
Key issues to be addressed	<p>1. Vision, values, and objectives</p> <p>Drawing upon the established vision and objectives within the Aerotropolis planning framework, the draft master plan must develop a clear vision statement, values, and objectives for the entire site.</p> <p>This must be supported with evidence demonstrating that these have been prepared in consultation with relevant stakeholders, including council, agencies, industry, the local community, and Aboriginal stakeholders.</p>	<p>The vision, values, and objectives of the Aerotropolis planning framework have been referenced in the development of the vision, values, and objectives for the Bradfield City Centre Master Plan.</p> <p>This report provides evidence of stakeholder and community consultation that occurred to prepare the vision statement, values, and objectives.</p>
Consultation	<p>Prior to submitting the draft master plan to the TAP for co-design, you should consult with adjoining landowners to provide them with the opportunity to provide early comments and feedback to inform the preparation of the draft master plan.</p>	<p>This report details consultation with adjoining landowners who were provided an opportunity to provide early comments and feedback to inform the draft master plan, prior to submitting the draft master plan to the TAP for co-design.</p>

4 Consultation approach

4.1 Coordination across the Western Parkland City

With the Western Parkland City earmarked for growth and development by all three tiers of government, an unprecedented level of investment and change is happening around residents and landowners. The NSW Government appointed an Independent Community Commissioner – currently Professor Roberta Ryan – to work with the community as these changes evolve. The Community Commissioner released recommendations in August 2021 to guide the three tiers of government as they work together to better coordinate and deliver communication and engagement activities in the area. The Commissioner's recommendations responded to concerns about lack of information and confusion given the scale of change and supported ongoing consultation and resulted in the establishment of the Western Sydney Aerotropolis Consultative Committee. The Committee provides a forum for small landowner representatives, local Councils, WPCA and other agencies to provide an advisory and consultative role for the aerotropolis precinct.

The consultation program for master planning considered the activities occurring across the three tiers of government to reduce overlaps and improve coordination. In particular, the WPCA worked closely with the NSW Department of Planning and Environment and government landowners to share information and schedule consultation activities.

4.2 Consultation approach

The WPCA has a comprehensive stakeholder engagement program in place, reaching multiple stakeholders and audiences about a wide range of topics including activities relating to the creation of the new city centre. Communication and consultation for the Master Plan Application have complemented the overarching approach and program of activities to ensure consistency and coordination. Key to the approach is continuing to provide public access to information and major milestone updates, while targeting key stakeholders and communities to seek feedback.

At its core, the consultation approach is focused on raising awareness and making information accessible to help stakeholders and communities share their ideas. This has been achieved by;

- Identifying and targeting stakeholders,
- Finding ways to reach stakeholders and residents to build awareness,
- Providing information in multiple, accessible formats and
- Providing multiple opportunities for feedback.

Research into the community profile of the surrounding residents identified a large number of languages spoken at home across the area. The consultation approach included a translation service to provide residents with direct telephone contact to the project team through a translator. WPCA is a member agency of TIS National, the Translation and Interpretation Service provided by the Department of Home Affairs. Refer to **Appendix 1** for list of languages.

Consultation for this project was based on the [International Association of Public Participation's engagement spectrum of public participation](#) to select the appropriate engagement methods and tools for stakeholders. The engagement spectrum has been applied to ensure a highly targeted approach and that issues, risks and opportunities have been considered.

Communication channels and collateral considered the differing needs of our communities, particularly considering cultural sensitivities, vulnerable people and culturally and linguistically diverse communities. As such, the communication and consultation considered:

- In-person conversations with residents through the neighbourhood pop-up program and phone calls and meetings as requested.
- An easy to access digital engagement platform to allow stakeholders and communities to view information and provide feedback at their convenience.
- Stakeholder engagement activities relating to the master plan engaging with stakeholders through their existing relationships and groups to respect their time and provide clarity around our role.
- WPCA's Koori Perspectives Circle and the Aboriginal Engagement Strategy.
- Information and feedback received from culturally and linguistically diverse communities and aged people, especially older residents and their mobility needs. Direct contact with WPCA's neighbourhood liaison officer provided ease of access and continues to build positive relationships with adjoining neighbours.

Table 5 represents an indicative forward plan for master plan notifications including face-to-face, hard copy and digital information channels.

In addition, WPCA issues quarterly community newsletters to approximately 50,000 properties from St Marys to Bradfield and updates via email to the project subscriber list, which is currently at around 2,000 subscribers and growing. Major updates will also be housed on the WPCA website.

Community drop-in sessions and shopping centre pop-ups in the Western Parkland City are organised for regular face-to-face engagement with the community.

Adjoining residents will be notified of the Master Plan exhibition and community sessions via letterbox drop and email.

4.3 Consultation objectives

The communication and consultation objectives are as follows:

1. Satisfy the statutory requirements for consultation listed in the Master Plan Requirements.
2. Identify stakeholders and develop engagement and communications to meet their interests and that match their level of influence on decision-making.
3. Raise community awareness and build support for master planning Bradfield City Centre.
4. Explain the statutory processes to the community, businesses, and other key stakeholders.
5. Explain the concurrent planning activities occurring across the Aerotropolis to provide clarity around activities and the roles and responsibilities of government agencies.
6. Obtain feedback and insights to inform the preparation of the Master Plan Application.
7. Maintain a dialogue and share information with Aerotropolis landowners and communities who live and work near the Bradfield City Centre site.
8. Coordinate community engagement activities with other government agencies where possible.

5 Consultation activities

5.1 Snapshot of consultation activities

A wide-reaching information and promotion campaign focussed on targeting stakeholders, adjoining property owners and the local community to invite them to find more information about the master planning process and share their ideas. Information was also available to the general public across Sydney through the project webpage.

The project webpage (Appendix 1) was launched on 1 December 2022 to provide information and receive feedback about stakeholder and community ideas for Bradfield City Centre. There were 2049 total page views of the Share your ideas webpage from 1461 unique users when the page closed in March 2023. The webpage provided background information, responses to frequently asked questions, and links to other planning documents that guide master planning in the Western Parkland City. Feedback was encouraged on three key themes via webform (refer to **Section 6** of this report for outline of key themes). Respondents were able to contact the WPCA by phone or email if they were unable to provide feedback via the webforms.

Government and non-government stakeholders (**Appendix 2**) were contacted from Thursday 1 December 2022 via email (**Appendix 3**) and provided information, contact details for the project team and information about how to provide feedback. Follow-up phone calls were made to ensure stakeholders received the notification and to encourage feedback. Presentations were also made to stakeholders if requested.

Adjoining property owners (**Appendix 4**) were directly contacted via a letter (**Appendix 5**) on 16 November 2022 and offered a dedicated telephone line to a Neighbourhood Liaison Officer, where they could discuss the master planning process, arrange a one-on-one meeting, and provide feedback.

A newsletter (**Appendix 6**) was letterbox-dropped on 23 November 2022 to approximately 2,500 residences in the suburbs surrounding the new Bradfield City Centre, providing information about how to find more information and provide feedback.

Central to the consultation was a neighbourhood pop-up on Saturday 19 November 2022 to provide in-person discussion about master planning. A postcard (**Appendix 7**) was distributed to attendees to encourage them to provide feedback. The neighbourhood pop-up was part of the cross-agency engagement program and was held from 10am until 2pm at the Hubertus Country Club in Luddenham.

167 community members were directly engaged at community drop-in sessions in August and November 2022.

45 properties adjoining the Bradfield City Centre site were visited during a doorknock conducted by WPCA in July 2022. 18 residents were available at the time and engaged with WPCA staff, 3 residents requested a follow-up. The remaining properties received a “sorry we missed you” card with contact details and information on an upcoming information session.

A detailed summary of all feedback can be found in **Section 6** of this report.

5.2 Community contact channels

In addition to the webpage and the neighbourhood pop-up, interested stakeholders and local community members could contact the WPCA community engagement team via telephone at 1800 312 999 and via email at hello@wpca.sydney. Adjoining landowners were provided a direct telephone number to a Neighbourhood Liaison Officer who could arrange a one-on-one meeting to assist with technology issues, provide more information about the proposal (including printed materials should they be required), and receive direct feedback about the proposal.

5.3 Stakeholder meetings and correspondence

Email correspondence was sent to the stakeholders set out by the Master Plan Requirements and per WPCA's stakeholder list (Appendix 2) to invite their feedback on the vision values and objectives. A summary of the outreach and matters raised is detailed in **Table 3** below. The matters raised are also addressed in **Section 4** of this report.

Table 3 – Stakeholder interactions

Date	Contact Method	Stakeholder	Subject/Matters raised
1/12/2022	Email	Refer Appendix 2	Notification of consultation and request to share ideas via project webpage
2/12/2022	Meeting	SydWest Multicultural Service	Update on the master planning process and ongoing consultation required
5-6/12/2022	Phone call	Refer Appendix 2	Follow-up phone calls to confirm receipt of email notification and encourage feedback via project webpage
8/12/2022	Meeting	WPCA Teacher Training Program	Provided information about master planning and requested feedback via project webpage
30/01/2023	Meeting	Guide Dogs NSW	<ul style="list-style-type: none"> • Provided information about master planning and requested feedback via project webpage. • Also received direct feedback during the briefing about a number of matters, including: <ul style="list-style-type: none"> ○ Safety and legibility of the city centre ○ Accessibility and functionality being interconnected matters ○ The multiple layers to creating accessibility ○ Coordination across infrastructure and services ○ Delineation across and between infrastructure ○ Design-in these accessibility requirements early

6 Feedback

Feedback was received directly via webforms, emails and meetings. Respondents were asked to share ideas around the three guiding themes for the Western Parkland City vision, as listed below.

1. A Green City

The city will be a green and resilient city with a unique natural landscape that protects biodiversity and supports an increasingly sustainable and compact city. Our investments will enable the city to become a true parkland, promoting green infrastructure through networks of open space and waterways and increasing the tree canopy. The city will also attract green economic opportunities in sustainable industries.

2. A Connected City

The city will be a globally and locally connected city supported by physical, digital, and social infrastructure. The new 24/7 Western Sydney International Airport will be a major contributor to the city being one of the most connected places in Australia. The first and subsequent stages of the metro line, rapid bus corridors and more walkable neighbourhoods will allow for better access to jobs, services, and amenities. The city will also be a model for digital equity, innovation, and cyber security. It will be designed to respect and Connect with Country and our First Nations people and celebrate our cultural diversity.

3. An Advanced City

The city will be a leader in the advanced manufacturing sector with advanced education and skills to match. The city will support the growth of clean, green, and advanced industries. It will also grow our health and education precincts and leverage existing strengths in freight and logistics, construction, and tourism. This will improve the diversity of local job opportunities, rebalancing job distribution and improving wage equity across Greater Sydney.

Feedback and ideas shared can be found under each theme in **Table 4** below, including the WPCA's master planning response.

Adjoining properties to the Bradfield City Centre site were visited by WPCA staff on 25 July 2022 during a doorknock. Available residents provided commentary on the following themes:

- Uncertainty around zoning and timeframes for development
- Dissatisfaction with acquisition process
- Imposition on community
- The need to maintain relationships.

This information was used to inform planning for future ongoing engagement activities.

Table 4 - Feedback and ideas with WPCA's master planning response

Feedback/Ideas	Master planning response
Green	
Aim to achieve natural cooling in 10 percent of all floorspace within each building.	Detailed design of buildings will enable natural cooling and ventilation target to be achieved.
Use products and resources from organisations that are using resources responsibly and encouraging company-wide green initiatives to ensure minimal carbon consumption and energy usage, as well as enacting recyclable practices.	The city will use environmentally sustainable building practices and has prepared a sustainability study supporting the master plan to reduce carbon consumption and energy usage.
Connected	
Companion animals are an important part of the lives of many people. A new city will need to think about how to ensure the ownership and care of companion animals makes it a positive experience, for the individuals and the community.	The city will be a companion animal friendly environment.
Connect to the world of ideas.	Bradfield will be a city for ideas and connection.
Provide public spaces for debate and discussion, like the old Domain in Sydney.	There will be public domain and community spaces available for these uses.
Provide a field of kiosks offering information and discussion about a range of subjects such as philosophy, politics, the arts, history of science, climate change, Aboriginal culture, other cultures in Sydney, sustainable homemaking.	There will be public domain and community spaces available for these uses.
Take advantage of connected and integrated solutions. For instance, consider edged-based artificial intelligence cameras and engage with manufacturing companies to learn more about their technologies and ideas.	Bradfield will be a smart city and is supported by a smart cities report. Bradfield will be supported by smart technology and infrastructure which is demonstrated in the first building being an Advanced Manufacturing Research Facility.
Ensure micro-credentials are designed to be accessible to people with disability and focus on neuro diversity.	The city will be designed to ensure accessibility for all people.
Incentivise employers to employ people with disability and include mandatory targets.	The Master Plan relates to the built environment, however it will be designed to ensure accessibility for all people.
Ensure accessible and affordable housing is included with a percentage of housing allocated specifically to people with disability.	Affordable housing will be included as part of the city.
Ensure easy navigation with accessible signage and navigation systems, utilising smart technology.	Wayfinding and accessible signage and navigation systems, utilising smart technology will be included in the city.

Feedback/Ideas	Master planning response
Ensure community facilities are available to support people with disability to encourage meaningful social inclusion.	Community facilities will be provided to support people with a disability.
Establish a method of ongoing meaningful consultation with people with disability during the city's design, as well as for ongoing activities and events.	The Western Parkland City Authority will continue ongoing consultation.
Ensure people with lived experience of disability are involved in the governance of the precinct.	The Western Parkland City Authority will continue ongoing consultation.
Ensure health care facilities, allied health services, dentistry etc are accessible to people with disability and that these services are committed to supporting people with disability and have the right training and expertise to do so.	There is the provision of health facilities in the city. Western Parkland City Authority will continue to work with the relevant Health Authorities to ensure the appropriate facilities are provided.
Promote and celebrate diversity.	The city will promote and celebrate diversity through design, community facilities, public domain, and inclusivity for all.
Promote the city as one that has a social conscience, is accepting and inclusive.	A social sustainability study has been prepared to support the master plan which outline the social infrastructure being delivered which promotes inclusivity.
Advanced	
Create a smart Internet of Things, connected city, similar to the education city in Al Rayyan in Qatar, but with a focus on aerospace engineering.	The city will be supported by smart technology and will learn from case studies both locally and internationally.
Consider a major theme park to cater for the young and the young at heart. With ample space, technology and innovation why not create the future generational fun park that will put western Sydney on the map globally.	There will be recreation spaces for all ages that will provide a range of uses. These spaces will create the city centre as a destination.

7 Next Steps

In preparing the Master Plan Application for Bradfield City Centre, the WPCA has informed stakeholders and communities, including the local community, adjoining properties, and government authorities about the proposal and provided feedback avenues in multiple formats. Feedback has also been analysed by the project team to progress the Master Plan Application to lodgement.

The consultation contributed to the development of a clear vision, values, and objectives for the master plan, which can be found in the Master Plan Report.

The WPCA will continue to engage with stakeholders and the community during the statutory exhibition of the Master Plan Application, as well as during future stages of the planning and development across Bradfield City Centre.

Specifically, the project team will continue to work closely with Liverpool City Council and other landowners, authorities, and planning partners across the Western Parkland City to plan and coordinate potential future construction.

An indicative forward plan for stakeholder and community communication and engagement can be found in **Table 5** below.

Table 5 - Indicative forward plan

Indicative date	Indicative communication and engagement activity
Quarter 3 2023 (To be confirmed by the Department of Planning)	<p>Activities to be carried out by WPCA to coincide with public exhibition of Master Plan by Department of Planning and Environment:</p> <ul style="list-style-type: none"> • Media release advising of Master Plan public exhibition (TBC) • Notification of public exhibition and how to make a submission via project website and social media • In-person community drop-in sessions to provide information and answer community questions regarding the Master Plan • Online portal to view Master Plan information and videos from project team explaining various aspects of the Master Plan • Email blast to project subscribers advising of Master Plan exhibition and how to make a submission • Letterbox drop to adjoining neighbours advising of public exhibition and how to make a submission • Paid advertising advising of public exhibition • New artist impressions and project animation • Stakeholder engagement advising key stakeholders of Master Plan exhibition • Dedicated 1800 project hotline manned 24/7 • Dedicated project inbox for email enquiries
Quarter 4 2023/ Quarter 1 2024 (To be confirmed by the Department of Planning)	<p>Notification of WPCA's Response to Submissions report:</p> <ul style="list-style-type: none"> • Notification of Response to Submissions report via project website and social media • Dedicated 1800 project hotline manned 24/7 • Dedicated project inbox for email enquiries

Indicative date	Indicative communication and engagement activity
	<ul style="list-style-type: none"> Email blast to project subscribers advising of Response to Submissions report and next steps in the planning process
Should consent be granted	<p>Notification of consent being granted:</p> <ul style="list-style-type: none"> Notification of consent being granted via project website and social media Notification via letter to nearby landowners Dedicated 1800 project hotline manned 24/7 Dedicated project inbox for email enquiries Email blast to project subscribers advising of consent being granted.

Appendices

Appendix 1 – Project Webpage

Share your ideas - Bradfield City Centre Master Plan

On this page

[Share your ideas](#)
[FAQs](#)
[Useful links](#)

Bradfield City Centre sits at the heart of the Western Sydney Aerotropolis, the area surrounding the Western Sydney International (Nancy-Bird Walton) Airport. The 114-hectare development will supercharge the creation of jobs and economic opportunities across Western Sydney.

The high-tech city will be an Indo-Pacific hub for innovation, research and advanced manufacturing and offer new services and attractions for Western Sydney residents including world-class transport and infrastructure. It is being sustainably designed for the future with inbuilt digital capabilities and smart technology.

Bradfield City Centre's location next to the new airport means that it will also be a global city that supports a night time economy, beautiful parks, playgrounds and a buzzing cultural life.

We want to hear your ideas as we build on the vision and goals of the Aerotropolis Precinct Plan for Bradfield City Centre. Use our three themes to help spark your ideas of what you would like to see in the city.



Artist: This beautiful artwork was commissioned for the WPCA from Western Sydney-based, 100% Aboriginal owned Dalmarri. It represents the beauty of mountains, rivers, grasslands, plains, flora and fauna, and totems all under the sunset of this magnificent deep-rooted Western Sydney Country.

Share your ideas

Use our three themes to help spark your ideas of what you would like to see in the city. Your ideas will help us build on the vision and goals of the Aerotropolis Precinct Plan as we prepare the master plan for Bradfield City Centre.



Share your ideas for a Green City

The city will be a green and resilient city with a unique natural landscape that protects biodiversity and supports an increasingly sustainable and compact city. Our investments will enable the city to become a true parkland, promoting green infrastructure through networks of open space and waterways and increasing the tree canopy. The city will also attract green economic opportunities in sustainable industries.



Share your ideas for a Connected City

The city will be a globally and locally connected city supported by physical, digital and social infrastructure. The new 24/7 Western Sydney International Airport will be a major contributor to the city being one of the most connected places in Australia.



Share your ideas for an Advanced City

The city will be a leader in the advanced manufacturing sector with advanced education and skills to match. The city will support the growth of clean, green and advanced industries. It will also grow our health and education precincts and leverage existing strengths in freight and logistics, construction and tourism. This will improve the diversity of local job opportunities, rebalancing job distribution and improving wage equity across Greater Sydney.



FAQs

Where is Bradfield City Centre?	▼
What is the Western Parkland City Authority?	▼
How is master planning carried out?	▼
What is the master plan?	▼
How does the master plan relate to the Aerotropolis Precinct Plan?	▼
Who will be consulted about the master plan?	▼
When will the Master Plan Application be lodged?	▼
Can I have a say on the Master Plan Application?	▼
How can I stay up to date?	▼

Hear your language

Call 13 14 50 for the free interpreter service.

Arabic: بالرقم 131450 لاستخدام خدمة الترجمة المجانية اتصل

Vietnamese: Gọi 13 14 50 để sử dụng dịch vụ thông dịch miễn phí.

Hindi: नि: शुल्क दुभाषिया सेवा के लिए 13 14 50 फोन करें.

Serbian: Позовите 13 14 50 за besplatnu uslugu тумача

Spanish: Llame al 13 14 50 para el servicio de interpretación gratuito

Tagalog: Tumawag sa 13 14 50 para sa libreng serbisyo ng interpreter.

Urdu: مفت ترجمان کی خدمت کے لیے 13 14 50 پر کال کریں۔

Italian: Chiama il 13 14 50 per il servizio di interprete gratuito.

Chinese: 致電 13 14 50 使用免費的口譯服務。

Chinese: 致电 13 14 50 使用免費的口译服务。

Useful links

[Bradfield City Centre](#)



[Connecting and Designing with Country](#)



[Western Sydney Aerotropolis](#)



[Western Sydney Aerotropolis Plan](#)



[Precincts-Western Parkland City State Environmental Planning Policy \(SEPP\)](#)



[Western Sydney Aerotropolis Precinct Plan](#)



[Western Sydney Aerotropolis Development Control Plan \(DCP\)](#)



[Recognise Country - Draft Guidelines for development in the Aerotropolis](#)



[Aerotropolis Master Plan Guidelines](#)





The Western Parkland City Authority wish to acknowledge Aboriginal people as the traditional custodians of this land. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to creating places in which Aboriginal people are included socially, culturally and economically.

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A Green City




A Green City

→



A Connected City

→



An Advanced City

→

The city will be a green and resilient city with a unique natural landscape that protects biodiversity and supports an increasingly sustainable and compact city. Our investments will enable the city to become a true parkland, promoting green infrastructure through networks of open space and waterways and increasing the tree canopy. The city will also attract green economic opportunities in sustainable industries.

Name:

Post code:

Share your ideas for a green city:

News and information

Yes, I would like to receive news and information from the Western Parkland City Authority.

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A Connected City



A Green City



A Connected City



An Advanced City



The city will be a globally and locally connected city supported by physical, digital and social infrastructure. The new 24/7 Western Sydney International Airport will be a major contributor to the city being one of the most connected places in Australia. The first and subsequent stages of the metro line, rapid bus corridors and more walkable neighbourhoods will allow for better access to jobs, services and amenities. The city will also be a model for digital equity, innovation and cyber security. It will be designed to respect and Connect with Country and our First Nations people and celebrate our cultural diversity.

Name:

Post code:

Share your ideas for a connected city:

News and information

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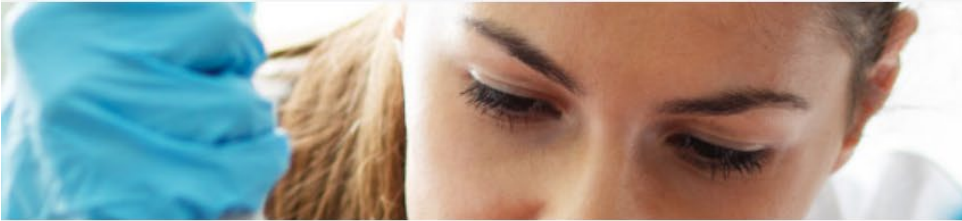
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An Advanced City




A Green City

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A Connected City

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An Advanced City

→

The city will be a leader in the advanced manufacturing sector with advanced education and skills to match. The city will support the growth of clean, green and advanced industries. It will also grow our health and education precincts and leverage existing strengths in freight and logistics, construction and tourism. This will improve the diversity of local job opportunities, rebalancing job distribution and improving wage equity across Greater Sydney.

Name:

Post code: *

Share your ideas for an advanced city: *

News and information

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The Western Parkland City Authority wish to acknowledge Aboriginal people as the traditional custodians of this land. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to creating places in which Aboriginal people are included socially, culturally and economically.

Appendix 2 – Stakeholder List

Stakeholders

[ANOWAH](#)

[Australian Federation of Disability Organisations](#)

[Autism Asperger’s Advocacy Australia](#)

[Blind Citizens Australia](#)

[Brain Injury Australia](#)

[Children and Young People with Disability Australia](#)

[Deaf Australia](#)

[Deafblind Australia](#)

[Deafness Forum of Australia](#)

[Disability Advocacy Network Australia](#)

[Down Syndrome Australia](#)

[First Peoples Disability Network Australia](#)

[Inclusion Australia](#)

[National Ethnic Disability Alliance](#)

[People with Disability Australia](#)

[Physical Disability Australia](#)

[The National Mental Health Consumer and Carer Forum](#)

[Women with Disabilities Australia](#)

Appendix 3 - Stakeholder email

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[View this email in your browser](#)

Western Parkland City Authority



Share your ideas as we prepare the master plan for Bradfield City Centre

Hello,

The Western Parkland City Authority (WPCA) is the NSW Government agency responsible for delivering, coordinating and attracting investment to the Western Parkland City. We have been granted permission by the NSW Department of Planning and Environment to prepare a master plan for the Bradfield City Centre.

Bradfield City Centre sits at the heart of the Western Sydney Aerotropolis. Built on Government land at 215 Badgerys Creek Road, Bringelly, it will be a new city centre on the doorstep of the Western Sydney International (Nancy-Bird Walton) Airport.

The 114-hectare development will supercharge the creation of jobs and economic opportunities across Western Sydney. The high-tech city will be an Indo-Pacific hub for innovation, research and advanced manufacturing and offer new services and attractions for Western Sydney residents including world-class transport and infrastructure. It is being sustainably designed for the future with inbuilt digital capabilities and smart technology.

Bradfield City Centre's location next to the new airport means that it will also be a global city supporting a night time economy and beautiful parks, playgrounds and a buzzing cultural life.

We are preparing the Master Plan Application for Bradfield City Centre. We want to hear your ideas as we build on the vision and goals of the Aerotropolis Precinct Plan for Bradfield City Centre. Please visit www.wpca.sydney/get-involved/bcc-master-plan-share-your-ideas/ to find more information and share your ideas.

Early community consultation has started and will end at 5pm on Sunday 18 December 2022. You will have another opportunity to have your say when the Master Plan Application is placed on public exhibition by the Department of Planning and Environment.

You can also sign up to the [WPCA community newsletter](#) to stay up to date.

Appendix 4 - Adjoining properties



Appendix 5 - Resident Letter

Western Parkland
City Authority
Objective ID: A5573726



Re: Bradfield City Centre Master Plan

16th November 2022

Dear Neighbour,

Following our recent letter and door knock to introduce ourselves, we'd like to share with you an important update about the development of the new Bradfield City Centre.

A key step in building a future city is to prepare a master plan that clearly sets out how the city can grow and develop over a long time. The Western Parkland City Authority has now been granted permission by the NSW Department of Planning and Environment to prepare a master plan for Bradfield City Centre.

A Master Plan provides guidance for the future development of the city including transport links, roads, cycleways, pedestrian connections, infrastructure, public domain and open space.

While this master plan will be specific to Bradfield City Centre site, it will fit in with all the other plans that have been approved for the wider area, including the *Western Sydney Aerotropolis Plan*, *Western Parkland City State Environmental Planning Policy*, *final Precinct Plans* and the *Draft Phase 2 Development Control Plan*.

You're invited to share your ideas as we start this process and develop plans for the city. We are also undertaking technical studies to better understand the locality and environment of the new city centre. Those studies, along with your feedback, will help us prepare our master plan application.

This early round of community consultation started today and will end at 5pm on Sunday 11 December 2022.

After we lodge our master plan application with the NSW Department of Planning and Environment, the department will place our application on its website for public exhibition. You will be able to lodge a formal submission directly to the department at that time. As part of the master plan and future development process, there will be several formal opportunities for you to have your say on the future of Bradfield City Centre.

Please visit www.wpca.sydney/bcc-master-plan-share-your-ideas to find more information and have your say. You can also visit us in-person at our community drop-in information session on **Saturday 19 November 2022 at the Hubertus Club, 205 Adams Road, Luddenham between 10am and 2pm.**

If you would like to speak with someone to find out more information please contact our Community Precinct Manager, Wendy, directly on 0436 690 283 between 9am and 5pm, Monday to Friday.

We look forward to working with you as we deliver Australia's newest city. Please do not hesitate to contact us with any enquiries.

OFFICIAL

Contact

Western Parkland City Authority
Level 2, 10 Valentine Avenue
Parramatta NSW 2150

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

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Western Parkland
City Authority



Yours sincerely,

Peter Anderson
Executive Director, Bradfield City Centre
T: 1800 312 999



For an interpreter

phone the Australian Government's
translating and interpreting service
on 131 450 (within Australia) or
+613 9268 8332 (outside Australia).

Western Parkland City Authority

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OFFICIAL

Appendix 6 - Community Newsletter

Excerpt from WPCA's [November 2022 community newsletter](#):

Bradfield City Centre master plan

A key step in building a future city is preparing a master plan that clearly sets out how the city can grow and develop over a long time. Our team of experts are currently developing our draft master plan for the Bradfield City Centre.

A master plan provides guidance for the future development of the city including transport links, roads, cycleways, pedestrian connections, infrastructure, public domain and open space.

While this master plan will be specific to Bradfield City Centre site, it will fit in with all the other plans that have been approved for the wider area, including the Western Sydney Aerotropolis Plan, Western Parkland City State Environmental Planning Policy, final Precinct Plans and the Draft Phase 2 Development Control Plan.

After we lodge our master plan application with the NSW Department of Planning and Environment, the department will place our application on its website for public exhibition. You will be able to lodge a formal submission directly with the department at that time.

As part of the master plan and future development process, there will be several formal opportunities for you to have your say on the future of Bradfield City Centre.

In the meantime, we have set up [our Share your ideas page](#) to make it easy for you to find out more about our initial plans and to share your ideas. Not only will your ideas help inform our formal master plan application, but we will also consider them as we design, develop and deliver this exciting new city.

Appendix 7 - Community Postcard

Front:



Back:



Western Parkland City Authority

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