

Department of Planning, Housing and Infrastructure

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# Explanation of Intended Effect – Bradfield City Centre

Amendments to Chapter 4 of the *State Environmental Planning Policy (Precincts-Western Parkland City) 2021*.

February 2024



# Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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# 1 Introduction

The Explanation of Intended Effect sets out proposed amendments to Chapter 4 of the *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* (Western Parkland City SEPP) in relation to exempt development and the land reservation acquisition map affecting Bradfield City Centre.

The proposed changes have been sought by the Western Parkland City Authority (WPCA) in connection with an application for master plan approval under section 4.41 of the Western Parkland City SEPP. 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 mapping amendments are sought to reflect the changes proposed within the draft Bradfield City Centre Master Plan to the location of open space and stormwater management infrastructure.

The draft Master Plan is concurrently on exhibition and is available to be reviewed on the NSW planning portal.

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## 1.1 Bradfield City Centre Site Details

Bradfield City Centre is located within the Western Sydney Aerotropolis 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.

The street address for Bradfield City Centre is 215 Badgerys Creek Road, Bradfield being Lot 3101 DP 1282964. Located within the Liverpool Local Government Area, the Bradfield City Centre has an area of 114.6 hectares, with road access to Badgerys Creek Road located at the north-western corner. The Bradfield City Centre, outlined in Figure 2 below, spans across the Aerotropolis Core and Wianamatta-South Creek Precincts, within the Western Sydney Aerotropolis.

Bradfield City Centre is predominantly zoned Mixed Use under Chapter 4 of 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.

The Sydney Metro Western Sydney Airport line runs from the key centre of St Marys to the Bradfield City Centre, traversing through Orchard Hills, Luddenham, the Airport Business Park and Airport Terminal.

Figure 1. Western Sydney Aerotropolis

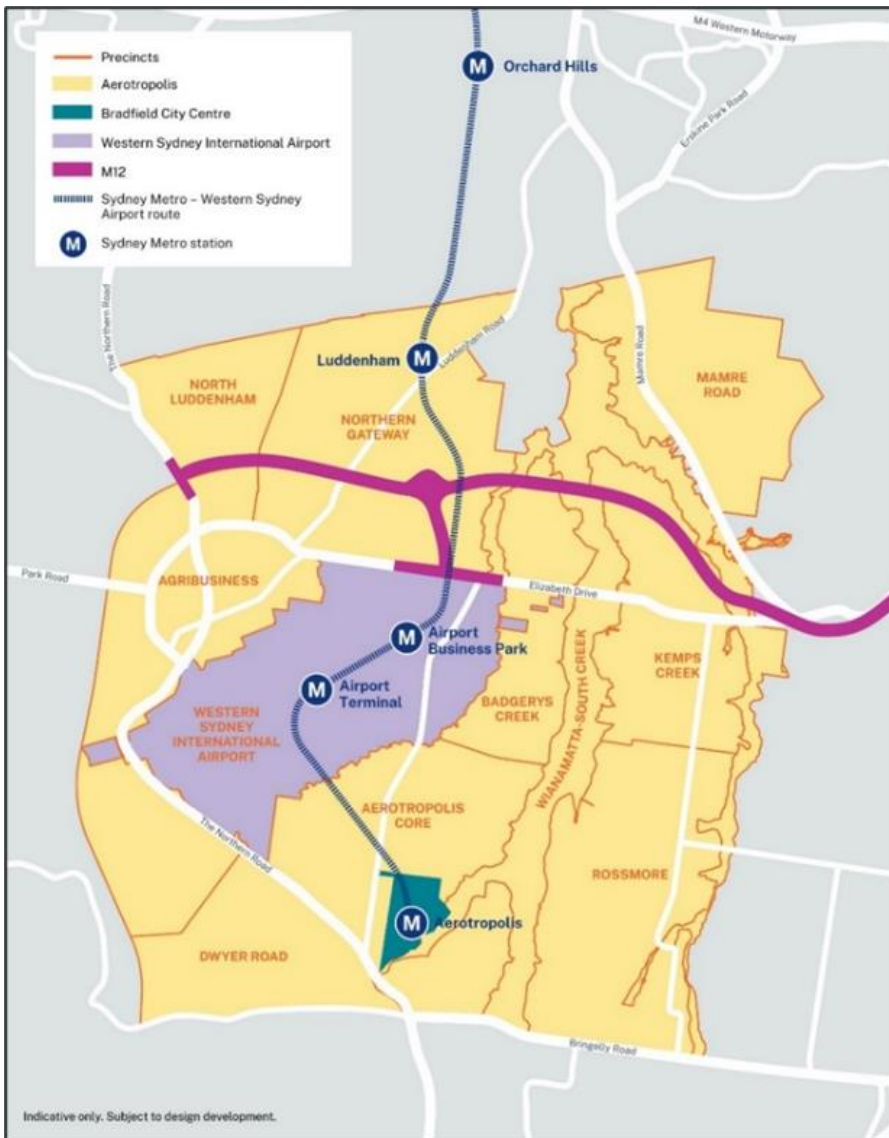


Figure 2. Bradfield City Centre Site



## 1.2 Purpose of this Explanation of Intended Effect

This Explanation of Intended Effect (EIE) has been prepared to set out proposed changes to the planning controls for Bradfield City Centre contained within Chapter 4 of the Western Parkland City SEPP.

It is proposed that a State environmental planning policy be prepared under the Environmental Planning and Assessment Act 1979 to amend the Western Parkland City SEPP to give effect to the changes set out in this EIE.

## 2 Proposed changes to the Western Parkland City SEPP

Changes are proposed to the following aspects of Chapter 4 of the Western Parkland City SEPP:

- the development which may be carried out as exempt development within the Bradfield City Centre under Part 4.6, Division 2 Exempt development
- the land reserved for public purposes within Bradfield City Centre as shown on the Land Reservation Acquisition Map for Aerotropolis – Sheet LRA\_001.

The proposed changes are detailed below:

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### 2.1 Changes to Exempt development

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 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” on the proposed Land Reservation Acquisition Map (refer to Figure 5), 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.

Detailed explanation of the proposed changes to the provisions is provided in Table 1 below:

Table 1.

Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
<p>Part 2, Division 2 – Advertising and Signage</p> <p>Subdivision 11 Temporary event signs</p> <p>Subdivision 11 of Division 2 of Part 2 currently specifies that only one banner and one other type of temporary sign can be displayed.</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> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Increase the surface area to not more than 12m<sup>2</sup>.</li> <li>- Increase the display time from 14 days to 21 days before the event.</li> <li>- Increase the time for signs to be removed from two days to five days after the event.</li> <li>- 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.</li> </ul>



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**Relevant Codes SEPP Provision**
**Proposed amendment to Western Parkland City SEPP**


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- 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.

Increasing the number of signs and timeframes will assist in the successful promotion of future events and activation of the future City Centre.

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**Part 2, Division 3 – Temporary Uses and Structures**
**Subdivision 6 Tents or marquees used for filming purposes and private functions**

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:

- 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.

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.

The amendment seeks to increase the number of calendar days and timeframes for tents and marquees to be used for private functions.

- Increase the timeframes permitted for any wedding, private party or other private function to be as follows:
    - 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
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**Relevant Codes SEPP Provision**
**Proposed amendment to Western Parkland City SEPP**


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entrance to the Bradfield City Metro Station.

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.

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**Part 2, Division 3 – Temporary Uses and Structures**
**Subdivision 7 Tents, marquees, or booths for community events**

Subdivision 7 of Division 3 of Part 2 currently specifies community events must only take place during the following hours:

- 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.

The amendment seeks to increase the number of calendar days and timeframes for tents, marquees or booths to be used for community events.

- Increase the timeframes permitted for any community events to be as follows:
  - 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.

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

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Relevant Codes SEPP Provision	Proposed amendment to Western Parkland City SEPP
<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>will provide flexibility to use the land for these events.</p> <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"> <li>• 7.00 am to 12.00 am on Monday to Thursday,</li> <li>• 7.00 am to 2.00 am on Friday or Saturday,</li> <li>• 7.00 am to 12.00 am on Sunday,</li> </ul> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Ensure each platform or stage when erected, provides at least 4 metres radius of unobstructed pedestrian access to any access to any entrance to the Bradfield City Metro Station.</li> </ul>
<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"> <li>- from 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday;</li> <li>- from 7.30 am to 12.00 am on Friday or Saturday; and</li> <li>- from 8.00 am to 8.00 pm on Sunday.</li> </ul>	<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 5), in Bradfield City Centre.</p> <p>The temporary uses would include:</p> <ul style="list-style-type: none"> <li>• community events,</li> </ul>

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**Relevant Codes SEPP Provision**
**Proposed amendment to Western Parkland City SEPP**


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- 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.

The development standards proposed for the temporary uses are as set out in Subdivision 10 and are as follows –

- if the use is a community or commercial event
    - 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,
  - 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
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**Relevant Codes SEPP Provision**
**Proposed amendment to Western Parkland City SEPP**


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(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:
  - 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) –
  - 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.

The holding of major events will be key to activating Bradfield City Centre as it develops.

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## 2.2 Changes to the Land Reservation Acquisition Map

Section 4.50 of the Western Parkland City SEPP identifies the relevant authorities to acquire land reserved for certain public purposes (including local open space, regional park and stormwater infrastructure), if the land is required to be acquired under Part 2, Division 3 of the *Land Acquisition (Just Terms Compensation) Act 1991*. Land reserved for these purposes is shown on the Western Parkland City SEPP Land Reservation Acquisition Map for the Aerotropolis– Sheet LRA\_001.

It is proposed to amend the map to reflect the proposed locations of open space and stormwater management infrastructure as set out in the Draft Bradfield City Centre Master Plan, which is also on exhibition.

The proposed amendments redistribute the areas for reservation across Bradfield City Centre. There will be no net addition or reduction in total area of land reserved for public purposes, however there will be a slight decrease in land reserved for regional park and a slight increase in land reserved for stormwater infrastructure and local open space and drainage.

No changes are proposed to the relevant authorities listed in section 4.50.

The proposed amendments to the Western Parkland City SEPP Land Reservation Acquisition Map for Aerotropolis as it relates to Bradfield City Centre are set out at **Figure 3** below. **Figure 4** shows the current Land Reservation Acquisition Map for Aerotropolis and **Figure 5** shows what the Land Reservation Acquisition Map for Aerotropolis will look like once the amendment is made.

Figure 3 – Summary Plan of Proposed Changes to Western Parkland City SEPP Land Reservation Acquisition Map. Note: Bradfield City Centre outlined in red

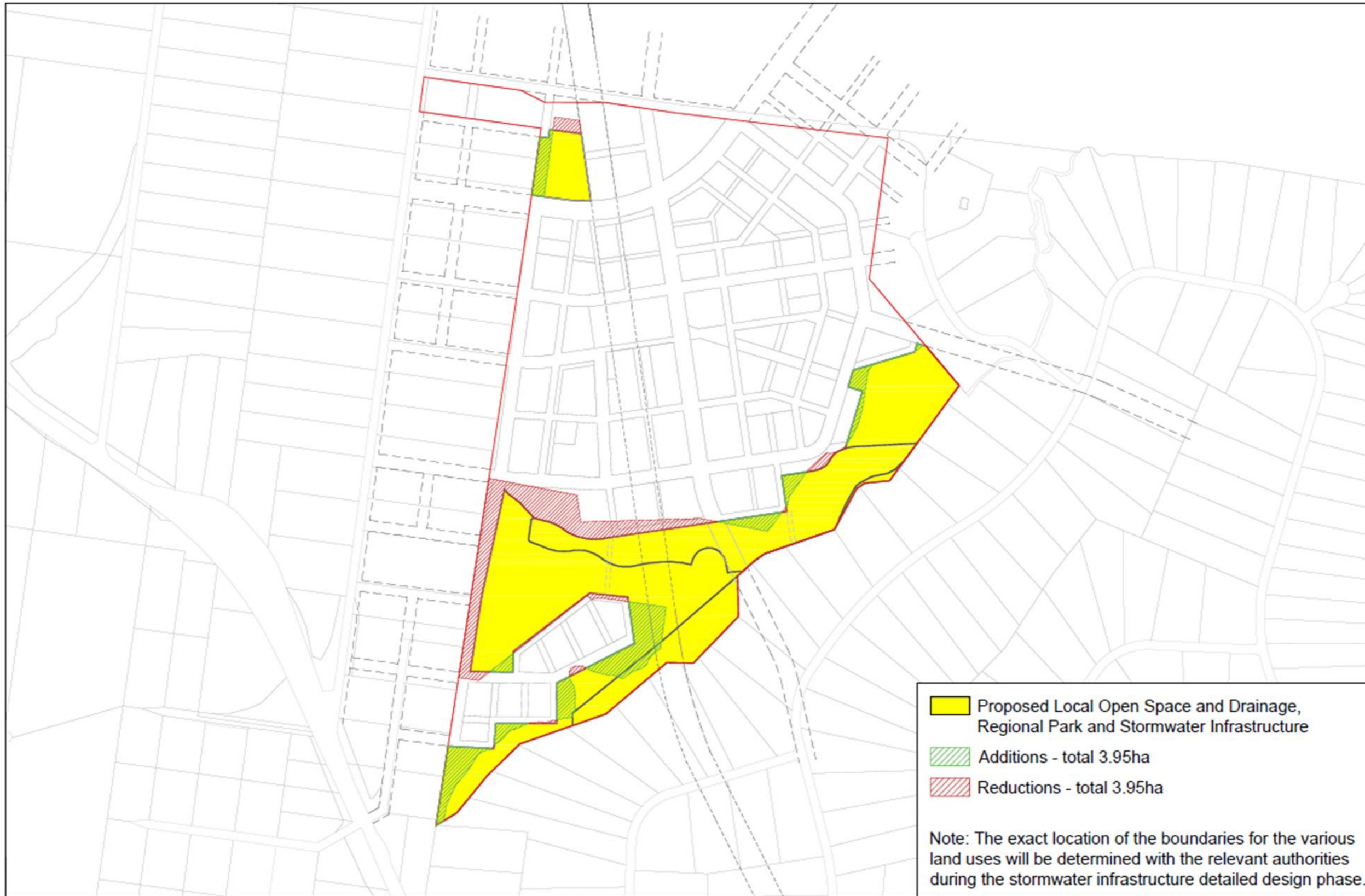
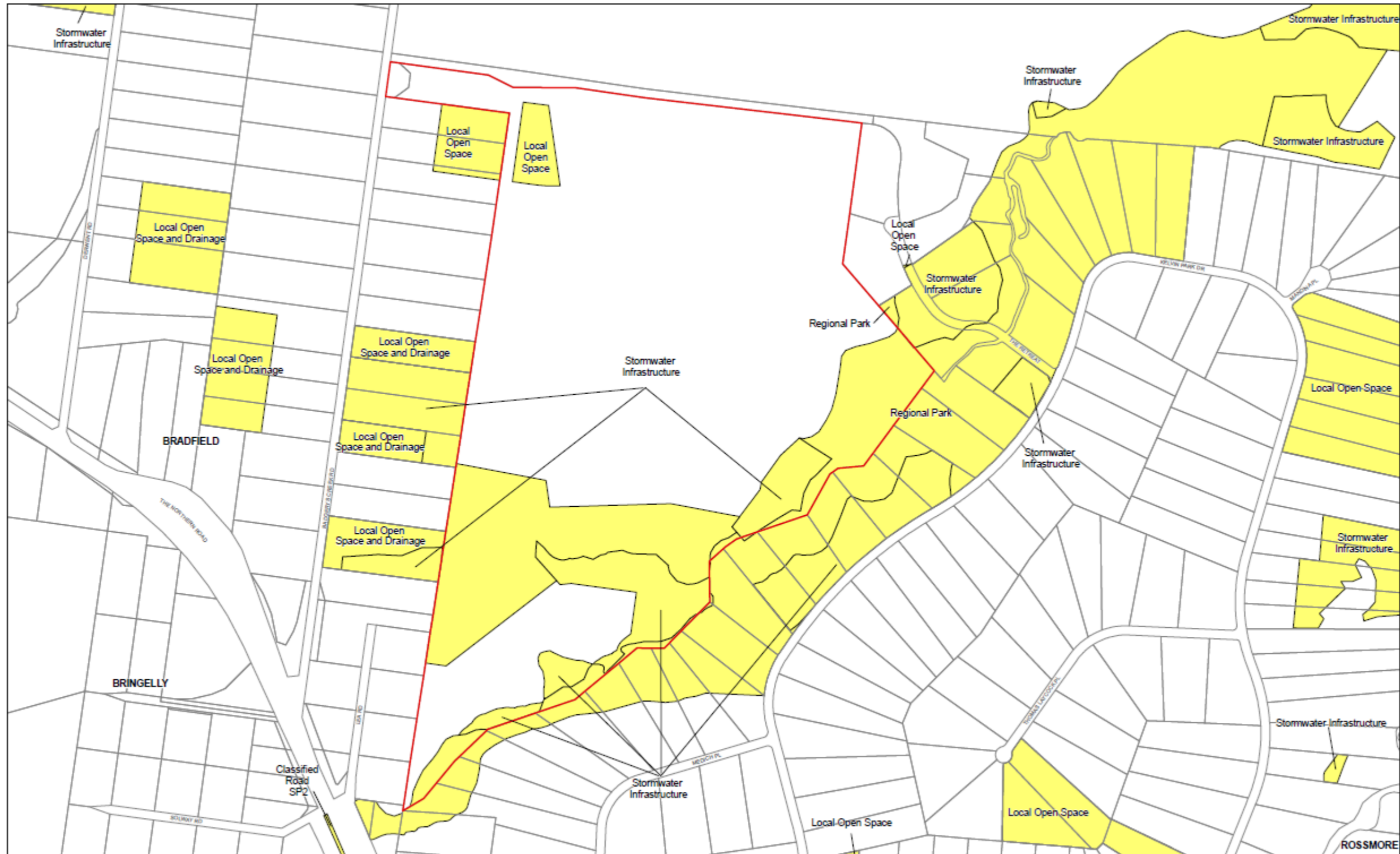


Figure 4. Current Western Parkland City SEPP Land Reservation Acquisition Map— Aerotropolis - Sheet LRA\_001. Note: Bradfield City Centre outlined in red



- Legend**
- Bradfield City Centre
  - Local Open Space and Drainage
  - Regional Park
  - Stormwater Infrastructure
  - Cadastre 17/10/2023 © Spatial Services

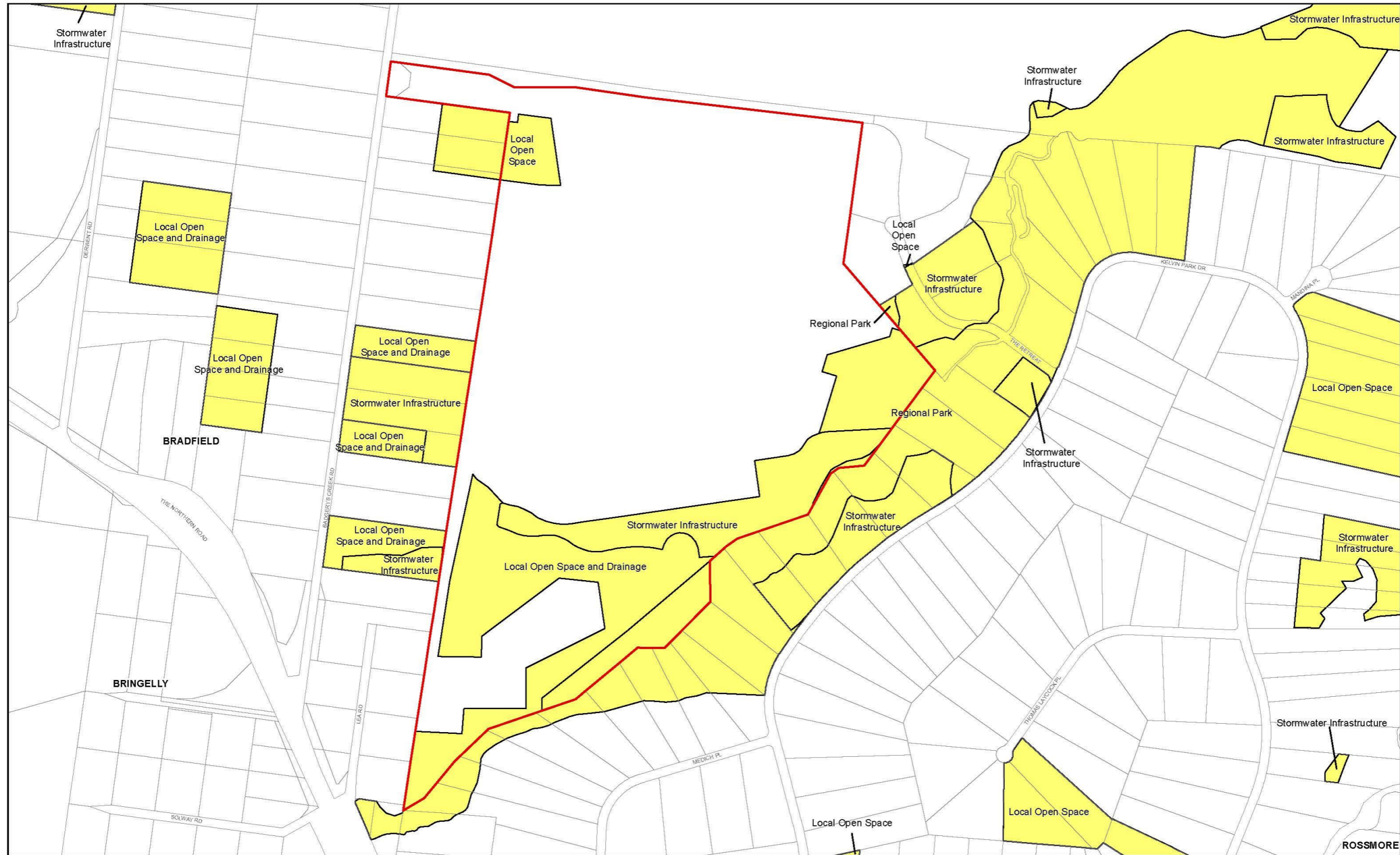
**EXISTING LAND RESERVATION ACQUISITION MAP**

BRADFIELD CITY CENTRE

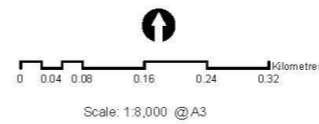




Figure 5. Proposed Western Parkland City SEPP Land Reservation Acquisition Map—Aerotropolis - Sheet LRA\_001. Note: Bradfield City Centre outlined in red



- Legend**
- Bradfield City Centre
  - Local Open Space and Drainage
  - Regional Park
  - Stormwater Infrastructure
  - Cadastre 3/10/2023 © Spatial Services



**PROPOSED LAND RESERVATION ACQUISITION MAP**

BRADFIELD CITY CENTRE



### 3 Next Steps – Have your say

The Department of Planning, Housing and Infrastructure welcomes community and stakeholder feedback on this EIE. Your feedback will help us better understand the views of the community and will inform the amendment to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* as outlined in this document.

You can make a submission on the EIE by completing the online feedback form before 4 March 2024 at: [www.planningportal.nsw.gov.au/draftplans/on-exhibition](http://www.planningportal.nsw.gov.au/draftplans/on-exhibition)

Submissions may address issues raised in this EIE or provide additional input regarding the amendments to the Western Parkland City SEPP. The Department will publish a response to submissions following the close of the exhibition.