

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 1 March 2024 2:40:19 PM

Submitted on Fri, 01/03/2024 - 14:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Camden Park 2570

Please provide your view on the project

I am just providing comments

Submission

Hi. I have read part of the planning docs, specifically the transport sections, and would just like to comment that committing to new public transport corridors b/w Bradfield and the surrounding Sydney areas is pivotal. Many parts of the document indicate to “possible” or “potential” rail extensions/corridors to Bradfield, which is not good enough. I don’t need to explain the huge limitations or consequences of building an artificial city without transport connections. Please consider this as a high investment priority.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 1 March 2024 6:50:04 PM
Attachments: [submission_bradfield-city-centre-masterplan_75-badgerys-creek-road-bringelly.docx](#)

Submitted on Fri, 01/03/2024 - 18:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brad

Last name

Mock

I would like my name and personal contact details to remain confidential

No

Info

Email

bmcartage@bigpond.com

Suburb/Town & Postcode

Bradfield 2556

Please provide your view on the project

I object to it

Submission file

[submission_bradfield-city-centre-masterplan_75-badgerys-creek-road-bringelly.docx](#)

(15.35 KB)

Submission

As per attached file

I agree to the above statement

Yes

Submitted by Brad and Martel Mock
75 Badgerys Creek Road, Bringelly
1 March 2024

We are the owners of 75 Badgerys Creek Road, Bringelly. We note that the draft Bradfield City Centre Masterplan proposes amending the Aerotropolis Precinct Plan for the Bradfield city centre to change some of the land from 'Special infrastructure' to 'Commercial centre - mixed use'.

Our property is less than 500 metres away from the border of Bradfield. Our entire site is constrained by 'Special infrastructure', which we have tried to get removed since the draft Precinct Plan was released.

It is galling that the State Government can change special infrastructure zoning for its own purposes, while it continues to ignore the plight of small landowners who also need this change.

Our land has been deemed needed for Special Infrastructure in Liverpool City Council's draft Aerotropolis 7.12 Contributions Plan. Regarding our property, the draft Contribution Plan states: *It should be noted that these sites are larger than what will be required for the proposed social and community infrastructure.*

We advocated to the Department of Planning and to Council to have the constraint removed because it is excess to requirements. They refused our requests without any solid reason. Council has since advised that they have no intention of acquiring the land any time soon.

We have tried to sell our property but have not had any interest due to the constraint. So, we are trapped living next door to a construction site for the foreseeable future.

We cannot emphasise strongly enough the distress this is causing us both, and the significant toll it is taking on our physical and mental health. We are self-employed and have worked really hard our whole lives. Our land and home are our only major asset. We are in limbo and feel that we are at the whim of government without any power or influence over our own future.

We hope that you consider our submission and circumstances, and use the process available to you to be fair to small landowners and remove this constraint.

Sincerely

Brads and Martel Mock

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Saturday, 2 March 2024 9:49:05 PM

Submitted on Sat, 02/03/2024 - 21:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2316

Please provide your view on the project

I object to it

Submission

I do not consent. I completely object.

I agree to the above statement

Yes

The NSW Government Corporation is a part of the Belligerent Occupation of Australia and it is time it ended. I do not Consent to 30 minute or 15 minute cities, or more appropriately, 'Open air prisons.'

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 7:31:02 AM

Submitted on Sun, 03/03/2024 - 07:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Rosebery 7470

Please provide your view on the project

I object to it

Submission

I do not consent to the proposed

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 7:53:36 AM

Submitted on Sun, 03/03/2024 - 07:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Umina 2257

Please provide your view on the project

I object to it

Submission

The population does not want these 30 minute cities. We have been pretty clear on that. It is a waste of money, that could be used on fixing our roads, improving our healthcare and Reducing the cost of living pressures

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 5:24:40 PM

Submitted on Sun, 03/03/2024 - 17:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Newcastle, NSW

Please provide your view on the project

I object to it

Submission

I completely object to this plan. You display it like it's all just colors and roses but a lot of us aren't stupid and know what this is. This is just a prettied up prison camp for the government and the globalists to have total control of us which we will not allow to happen, ever. We all know that climate change is a big scam. Just remember when more people wake up to your agenda you are not going to succeed with your plans because it will completely crumble before all your evil eyes..

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 7:56:18 PM

Submitted on Sun, 03/03/2024 - 19:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Porepunkah 3740

Please provide your view on the project

I object to it

Submission

I strongly oppose any UN Agenda, WEF and the WHO supporting this fake “sustainable“, smart city.

We don't need it, we don't want that kind of digital scrutiny, boundaries,: we want freedom and this is so far from freedom and transparency .

No digital identity, no identified space.

Stop spending energy on this and actually do the job of governing and fix the hospital and allied health issue and for goodness sake stop the killing jab, Make those responsible for the insanity of the mandates, adverse reactions, deaths, loss of jobs and businesses, and the loss of faith in our leaders and health departments who have sold us out. This is another example of the takeover to the New World Order we heard about from all the leaders and health officials who kept Australians in fear and lies!!

Electric cars with the flammable lithium batteries is a joke, just like climate change and this terrible agenda that will keep us tied to food supply shortages, trans for children making the pedophiles happy. Stop spraying chemicals from airplanes. You are poisoning our planet.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 8:38:23 PM

Submitted on Sun, 03/03/2024 - 20:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

MOSS VALE 2577

Please provide your view on the project

I object to it

Submission

Anything being introduced by a foreign entity such as the WEF or UN is and will not be of any benefit to Australians, this whole concept is not for but being done to Australians, AI and "smart" cities are a breach of Human rights and should be rejected entirely. Even if introduced millions will NOT comply.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 9:25:11 PM

Submitted on Sun, 03/03/2024 - 21:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

█

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2283

Please provide your view on the project

I object to it

Submission

I do not support the nsw smart cities projects which this is. We do not want to live under constant surveillance and monitoring of anything we do or resources we use.

I agree to the above statement

Yes

We are aware that the agenda of transhumanism is being proceeded by these cities. We are also aware of satanic covens who are praying for transhumanism to proceed, as transhuman people apparently "have no souls". We are pleased that US "The Georgia Guidestones" which outlines this evil agenda have now been blown up, however we are somewhat concerned that a similar monument exists in Australia near Rylstone NSW on private property.

"We pray that the agenda of transhumanism and digital 15-minute cities is stopped in its tracks, as the instigates themselves begin to realize they are building an open-air prison for themselves and their children, we pray that the Bradfield City Centre is stopped before it begins. "

Please say aloud and by the power of intent we pray as one.

Thank you for reading and adhering to this request to stop the digital cities, "15-minute cities" before they start.

cc solicitors who are waking up to your behavior.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 3 March 2024 9:58:53 PM

Submitted on Sun, 03/03/2024 - 21:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Bruce

Last name

George

I would like my name and personal contact details to remain confidential

No

Info

Email

brucelisha@yahoo.com

Suburb/Town & Postcode

Mogilla 2550

Please provide your view on the project

I am just providing comments

Submission

The proposal uses language which has no clear common meaning such as "aerotropolis" which seems to have been invented by the planners and can be assigned any meaning or have no real meaning at all. The definition of aerotropolis being: "An aerotropolis is a metropolitan subregion whose infrastructure, land use, and economy are centered on an airport," is just as meaningless as the word itself..

This proposal may make sense to it's authors but has no commonly understood meaning at all. Sheer gobbledegook.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 7:24:59 AM

Submitted on Mon, 04/03/2024 - 07:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

3099

Please provide your view on the project

I object to it

Submission

These 30minute, 15minute and/or SMART cities are sold to the population as convenient and community driven and yet they are nothing but communist, open air concentration camps in disguise. Especially once those who are behind the drawing board decide to blame "Climate Change" for all the dictatorship measures. Anyone who truly knows what going on and can read between the lines DOES NOT consent to these plans. The general public DOES NOT consent to these plans and I personally DO NOT consent to these plans for any area in Australia.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 10:14:01 AM

Submitted on Mon, 04/03/2024 - 10:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2259

Please provide your view on the project

I object to it

Submission

I know what is being proposing here .

It is commonly now known as a Smart City.

This concept had been on the agenda of your masters for long time and aims to herd more people into more condensed living environments.

By doing this surveillance , Contol , restrictions and removal af basic freedoms are hoped to be achieved.

All under the Ilusion of convenience and luxury.

This is a part of of the contract signed by the current corrupt government decades ago acting on behalf of deep state that is titled agenda 2020 / amended 2030.

Thankfully none of this evil nonsense will be accepted or achieved due to the rising up of Q, an intelligence organisation responsible for unavailing this evil network that has infiltrated our government, media, universities, schools, doctors , medicine etc to slowly

degrade society to the depravity we now live in.

Q has all data required to hold all those to account that are seeking to execute this agenda. Those who are guilty are and will be held to account under martial law.

People are waking up to this faster and faster each day and as 2024 unfolds all will be revealed and massive change will occur as the swamp is cleaned out.

So I do not consent to this building proposal and strongly oppose this and any other of its kind.

God bless.



I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 12:06:55 PM

Submitted on Mon, 04/03/2024 - 12:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

2720

Please provide your view on the project

I object to it

Submission

A smart city is the brainchild of the World Economic Forum and the C40 council initiative. It is foreign corporations making decisions on behalf of the uninformed Australian public. The environment will be similar to living in a computer completely surrounded by electric magnetic frequency. What could go wrong? The controlling aspect of this is also evident to me eg 15 mins cities and the slogan " you will own nothing and you will be happy " I do not support this initiative unless the politicians move from their harbour homes and relocate to Bradfield city. After all leaders should lead by example.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 12:31:30 PM

Submitted on Mon, 04/03/2024 - 12:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Bateer

Last name

Hasi

I would like my name and personal contact details to remain confidential

No

Info

Email

has.baator@ajiko.co.jp

Suburb/Town & Postcode

Shinjuku Green Tower Building, 6-14-1 Nishi-shinjuku, Tokyo 160-0023, JAPAN

Please provide your view on the project

I am just providing comments

Submission

Comments on the Bradfield City Center Master Plan Draft

To Whom It May Concern,

Asia Air Survey Co., Ltd. (AAS) is one of the leading geospatial consulting companies in Japan, its headquarters based in Tokyo (<https://www.ajiko.co.jp/en/>).

We have read the publicly disclosed Bradfield City Center Master Plan Draft from your organization, Western Parkland City Authority. It is a project of great interest, and we believe it will lead to the comprehensive development of Western Sydney soon, creating a new urban area that will become a world-class city space in various aspects.

For the efficient and effective management of infrastructure in the long term, we would like to propose the establishment, accumulation, and public disclosure of “standardized digital data” in all processes of development, design, construction, operation, and

maintenance. By managing various standardized data of the city in the digital space, it will be possible for various stakeholders to conduct research and studies on the city of Western Sydney as a field in the digital space, and the results can be applied to the development of Western Sydney in the real space. This data will be valuable and important asset for the long-term development of the city over 50 or 100 years.

Currently in Japan, there is a project called PROJECT PLATEAU (<https://www.mlit.go.jp/plateau/>) that models the entire urban space with “standardized 3D data” and manages the city through “digital twins”. AAS is one of the leading companies participating in this project. In the Western Sydney Project that your organization is advancing, the acquisition and maintenance of digital data for every element of the city are recommended, enabling urban management through “digital twins”.

We sincerely hope the success of the project.

Thank you so much for your attention.

Asia Air Survey Co., Ltd.

March 4, 2024

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 6 February 2024 9:12:29 AM

Submitted on Tue, 06/02/2024 - 09:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Doug

Last name

McIntyre

I would like my name and personal contact details to remain confidential

No

Info

Email

dougmacca@gmail.com

Suburb/Town & Postcode

2583

Please provide your view on the project

I support it

Submission

Initial impression - it already looks out of date. The idea of a new centre is great but initial sketches are underwhelming. The visuals dont take us to the next level but look like something from the past.

Why not take it to the next level. Passive solar designed buildings (including commercial buildings) that instead of being sealed boxes work with the environment, have outdoor balconies with overhangs designed around the movement of the sun.

How about more focus on the water element - it looks like a pond atm. How about something that makes more of a statement with cafes around it and trees that overhang the water.

Rather than a square grid street layout why not something more organic and true to

country. Streets that meander east to west with buildings getting maximum northern aspect and minimum east/west aspect.

Also how about a hierarchy of heights so that the center can be seen from a distance rather than a haphazard collection of unrelated styles of similar heights.

Lets do things better - for example why not buildings that are residential on the northern face and commercial on the southern - this could work brilliantly in terms of people working in the same building as to where they live, combining the best of work from home and away from home. This will also enable better use of resources, facilities and the environment.

What about rainwater storage and re-use as part of the building design? Like with homes (as BASIX encourages) rainwater used for toilets and washing machines. Also how will the higher rates of air pollution from the planes be dealt with?

Innumerable possibilities or a virtually blank slate site.

Give us something that is an example of how things can be done better. And get it going quickly. 50 years is 2 generations is waaaaay tooooooo looong. The airport opens in 2 years - it would have been great if at least the core of Bradfield opened with it.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 6 February 2024 11:13:39 PM

Submitted on Tue, 06/02/2024 - 23:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Shant

Last name

Ohannessian

I would like my name and personal contact details to remain confidential

No

Info

Email

shant.ohannessian@gmail.com

Suburb/Town & Postcode

2115

Please provide your view on the project

I support it

Submission

Hi,

When I was in New York City in 2013, they had free public Wi-Fi in the parks. Is possible for Bradfield City to do the same? Considering it will also be a city for the future and tech driven. More pedestrians access and less cars in city centre. Please make the city accessible for people with disabilities, include ramp and lift access and wider spaces. Create a wheelchair/pram only lane. It can be difficult for wheelchairs/prams to navigate through crowds. Filter water stations and shade areas with water mists (as it can get really hot out that way). More water fountains so families can enjoy some coolness during the heat. Create more health and wellbeing centres within the city.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Thursday, 8 February 2024 5:39:41 PM

Submitted on Thu, 08/02/2024 - 17:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Kemps Creek

Please provide your view on the project

I support it

Submission

I am a resident who owns property further downstream from all the development. I am not looking forward to the extra water and pollution that my creek will receive from all the newly created hard surfaces. The creek has naturally created its size and shape over millions of years. The new volumes of water will alter and erode the lands at a faster rate. And flood us out on a regular basis, rendering those parts of our lands as mudlands and inaccessible on a more regular basis than we have previously had. These are privately owned lands. It is currently illegal to direct water through your neighbours property, but it seems it's ok to direct an entire city's water through it. The government should be acquiring all the flood lands in the Aerotropolis as they are the ones who are designing the plans for the future growth.

The government should be meeting with all the residents who are affected to discuss a buyout of the mudlands portion of their properties that will be created as a result of the new city.

This would be the better , long term result for the future generations.
Sydney Water rates, developer contributions, council rates, land tax, CGT, there is
hundreds of years in the future to collect the money to pay for this acquisition.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 9 February 2024 2:07:49 PM

Submitted on Fri, 09/02/2024 - 14:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bossley Park

Please provide your view on the project

I am just providing comments

Submission

Ensure enough green space for the native creatures that were out pushed.

Ensure the infrastructure provides safe and sufficient roads to and from the centre to avoid congestion,

Provide some recreational, educational and service structures for people living in the area.

Rebuild the beautiful area that once was and has now been torn apart in the name of progress.

Ensure time curfews to respect the lifestyle of people that live in that zone.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 12 February 2024 9:36:11 PM

Submitted on Mon, 12/02/2024 - 21:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Canberra

Please provide your view on the project

I object to it

Submission

30-minute city is restriction of freedom and privacy, it has been pushed back in other countries and we will oppose it here as well.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 12 February 2024 10:22:21 PM

Submitted on Mon, 12/02/2024 - 22:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jor

Last name

Boogaart

I would like my name and personal contact details to remain confidential

No

Info

Email

theclimbingdutchman@gmail.com

Suburb/Town & Postcode

Sydney

Please provide your view on the project

I object to it

Submission

We like to be free and not tracked. Nobody wants this the public did not ask for this. In the bin!

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 12 February 2024 10:50:46 PM

Submitted on Mon, 12/02/2024 - 22:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

█

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

4221

Please provide your view on the project

I object to it

Submission

I object to this concept.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 13 February 2024 12:14:19 AM

Submitted on Tue, 13/02/2024 - 00:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

6011

Please provide your view on the project

I object to it

Submission

I am opposed to smart city set up as it impinges on the freedom of Australian citizens. I am opposed to you setting a precedent with this preposterous ideas for other cities to follow.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 13 February 2024 9:00:07 AM

Submitted on Tue, 13/02/2024 - 08:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Bundaberg

Please provide your view on the project

I object to it

Submission

I object to this proposal, otherwise we will soon be like animals in a zoo with the government overseeing and controlling every aspect of OUR LIVES.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 13 February 2024 4:19:04 PM

Submitted on Tue, 13/02/2024 - 16:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Michelle

Last name

Horsley

I would like my name and personal contact details to remain confidential

No

Info

Email

shellbussy@gmail.com

Suburb/Town & Postcode

Wa

Please provide your view on the project

I object to it

Submission

Smart City - NO

Environmentally safe - HELL NO

Control from the government- YES

FREEDOM - YES

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 13 February 2024 5:45:26 PM

Submitted on Tue, 13/02/2024 - 17:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Lurnea

Please provide your view on the project

I object to it

Submission

This is frankly terrifying. A dystopian nightmare. Big brother surveillance and data harvesting. It sounds more like farming or warehousing than administering and representing on behalf of the local people. Who asked for this to be done? Not the locals. Why is this being implemented? Does anybody actually know or is this a "just following orders" situation? It's happening across the western world, coming out of Europe which is not like Australia at all. This clearly isn't a grass roots initiative originating in Australia. Why is this all being planned around electric cars when EVs are such new technology that it isn't even clear if EVs will be viable long-term product? What is the intended outcome of all this surveilling and data harvesting? Who gets access to all the data collected? Will the locals be given an option to opt out? I suppose the idea will be, if you dont like it, dont live there, but of course it will be hailed as a success and rolled out regardless. All this work done and millions already spent, it is clear that the agenda is to plough on regardless of public feedback. This is authoritarianism, not representation.

I agree to the above statement
Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Wednesday, 14 February 2024 10:10:54 AM

Submitted on Wed, 14/02/2024 - 10:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Hillsdale 2036

Please provide your view on the project

I object to it

Submission

I do not agree to these plans because it will infringe on my rights and freedom to travel and do what I want.

The government just wants total control so they can control the people and enslave them.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Wednesday, 14 February 2024 12:25:28 PM

Submitted on Wed, 14/02/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Louanna

Last name

De Vrie

I would like my name and personal contact details to remain confidential

No

Info

Email

artonia@hotmail.com

Suburb/Town & Postcode

2000

Please provide your view on the project

I object to it

Submission

This looks like a dystopian nightmare.

People were accused of being conspiracy theorists for talking about 15 min SMART cities. Now we have solid evidence that they are a reality. The Government and politicians are lying dogs. It's a solid [REDACTED] you from me I don't do business with terrorists.

If you want to live in a Prison City that's fine but don't expect any of us that don't to come bail you out of it.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Wednesday, 14 February 2024 5:49:06 PM

Submitted on Wed, 14/02/2024 - 17:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Sydney

Please provide your view on the project

I object to it

Submission

No affordable or social housing provided.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Wednesday, 14 February 2024 7:09:30 PM

Submitted on Wed, 14/02/2024 - 19:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Carol

Last name

Wallace

I would like my name and personal contact details to remain confidential

No

Info

Email

myhappyacres@yahoo.com

Suburb/Town & Postcode

Bowen 4805

Please provide your view on the project

I object to it

Submission

I object to any limits on people and their movements and cameras identifying the people and where they go.

Control of the Australia people by local councils and govt is not welcome.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Wednesday, 14 February 2024 11:04:48 PM

Submitted on Wed, 14/02/2024 - 23:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

2752

Please provide your view on the project

I object to it

Submission

WE DO NOT WANT THIS 15-30MIN CITIES THAT THE CORRUPT GOVERNMENT ARE PUSHING!

YOU ALL TOGETHER WITH YOUR WEF AGENDA CAN GO GET ■.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Thursday, 15 February 2024 8:08:41 AM

Submitted on Thu, 15/02/2024 - 08:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2642

Please provide your view on the project

I object to it

Submission

Fix the infrastructure electrical gas roads of existing cities before you build new ones. We do not want your smart cities.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Sunday, 18 February 2024 10:00:35 PM

Submitted on Sun, 18/02/2024 - 22:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alex

Last name

Trezise

I would like my name and personal contact details to remain confidential

No

Info

Email

alex.trezise@gmail.com

Suburb/Town & Postcode

2034

Please provide your view on the project

I object to it

Submission

This entire concept lacks consideration to our citizens right to privacy, self esteem, self actualisation and freedom of movement. If a resident wants to travel in their own private vehicle to outside the Sydney metropolitan area within the state, where can they store their car or private vehicle? This lacks practicality for the residents who are envisioned to reside here, how will people move home? How will people load their car for food.

The restriction of 30 minute cities sounds like a nightmare and strongly highlight this is a waste of taxpayer money and creating an urban disaster.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 16 February 2024 9:21:00 PM

Submitted on Fri, 16/02/2024 - 21:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kurt

Last name

Grieve

I would like my name and personal contact details to remain confidential

No

Info

Email

kurtgrieve@hotmail.com

Suburb/Town & Postcode

Rousehill nsw

Please provide your view on the project

I support it

Submission

I just wanted to say how glad I am to hear that a pedestrian-friendly city is being built without bitumen and cars being everywhere.

For ages kids have had to hide indoors because its unsafe to go outside because of all the traffic.

For too long people with autism have to hide inside because of all the traffic.

For too long obesity has been a concern due to the sedentary living of driving long distances too sit in an office for long periods.

For too long MH concerns and suicide rate has been high due to creating unlivable cities.

For too long nature has been considered unnecessary despite it being the foundation of our existence and even if it was not important to our existence why should we sacrifice thousands of species for our existence.

For too long the global impact of our carbon footprint has negatively effected developing countries that struggle with the changing climate, sea level rises and waste washing onto their shores.

This is the first step Australia has taken to a future worth living in. I applaud you and wish you all the best in this ambitious yet rewarding idea.

I can see the biggest challenge being getting enough jobs nearby for people to live their, if you can overcome that challenge I believe this will be a huge success and one that will hopefully inspire many others to take this step into a wonderful future.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 16 February 2024 6:59:23 PM

Submitted on Fri, 16/02/2024 - 18:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jonathan

Last name

Ward

I would like my name and personal contact details to remain confidential

No

Info

Email

wardjc125@gmail.com

Suburb/Town & Postcode

West Pymble 2073

Please provide your view on the project

I support it

Submission

Supportive of the general concept and some ideas around the green walk and green spaces are nice. Movement networks need a lot of work. Currently the city streets look like urban highways. The indicative cross sections look really hard to cross as a pedestrian. Why can't the streets be nice and narrow like in the Sydney cbd, a really human scale? Why do so many streets have so many lanes for traffic? Do we want that much free flowing traffic in a city centre? Do we want to create some congestion to modes other than cars to flourish? Why is the modelling suggesting so many people will want to drive? Why is there so much on street parking when international cities are ripping it out? Why is there no exploration of intersections when these are more important to define than the cross section. Capacity is always constrained by intersections in cities, these are the focal points for all journeys. The master plan seems to be built under the assumption that the only purpose of moving is to get somewhere, but it fails to consider the goodness of moving in and of itself when outside of a car. I really wish I had hours and hours to put together a

more detailed response, but fundamentally, it looks like a city trying to accomodate room for everything and not making proper trade offs. If you want a city with walking, cycling and public transport first, then design for that. You are not obligated to cater to private vehicles because that's how people move now. Be the change you want to see. Modelling is officially on the nose after the failure of Rozelle interchange. Have a vision and provide it. Be bold. Make a city you want to be in.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 16 February 2024 3:55:32 PM

Submitted on Fri, 16/02/2024 - 15:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2586

Please provide your view on the project

I object to it

Submission

Just No, I am against this master Plan.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Friday, 16 February 2024 3:54:18 PM

Submitted on Fri, 16/02/2024 - 15:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Manly Vale 2093

Please provide your view on the project

I object to it

Submission

I am against this prison

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Thursday, 22 February 2024 6:18:15 PM

Submitted on Thu, 22/02/2024 - 18:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2000

Please provide your view on the project

I object to it

Submission

You will live in the 15 min city and you will be happy

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Tuesday, 27 February 2024 12:25:39 PM

Submitted on Tue, 27/02/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Joanna

Last name

Carroll

I would like my name and personal contact details to remain confidential

No

Info

Email

jocarr2014@gmail.com

Suburb/Town & Postcode

WOODFORD

Please provide your view on the project

I object to it

Submission

There does not seem to be any recognition that the proposal is to build 10,000 homes in the vicinity of what is proposed to be a 24 hours international airport - thereby forcing a large number of people to live with the noise, vibration and visual impact of such infrastructure. Living close to airports is known to have adverse health impacts. It is to be hoped that if the city is built it is done acknowledging these health impacts and with the required building noise, vibration and visual impact abatement measures necessary for healthy living.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 10:14:01 AM

Submitted on Mon, 04/03/2024 - 10:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2259

Please provide your view on the project

I object to it

Submission

I know what is being proposing here .

It is commonly now known as a Smart City.

This concept had been on the agenda of your masters for long time and aims to herd more people into more condensed living environments.

By doing this surveillance , Contol , restrictions and removal af basic freedoms are hoped to be achieved.

All under the Ilusion of convenience and luxury.

This is a part of of the contract signed by the current corrupt government decades ago acting on behalf of deep state that is titled agenda 2020 / amended 2030.

Thankfully none of this evil nonsense will be accepted or achieved due to the rising up of Q, an intelligence organisation responsible for unavailing this evil network that has infiltrated our government, media, universities, schools, doctors , medicine etc to slowly

degrade society to the depravity we now live in.

Q has all data required to hold all those to account that are seeking to execute this agenda. Those who are guilty are and will be held to account under martial law.

People are waking up to this faster and faster each day and as 2024 unfolds all will be revealed and massive change will occur as the swamp is cleaned out.

So I do not consent to this building proposal and strongly oppose this and any other of its kind.

God bless.



I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 12:06:55 PM

Submitted on Mon, 04/03/2024 - 12:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

2720

Please provide your view on the project

I object to it

Submission

A smart city is the brainchild of the World Economic Forum and the C40 council initiative. It is foreign corporations making decisions on behalf of the uninformed Australian public. The environment will be similar to living in a computer completely surrounded by electric magnetic frequency. What could go wrong? The controlling aspect of this is also evident to me eg 15 mins cities and the slogan " you will own nothing and you will be happy " I do not support this initiative unless the politicians move from their harbour homes and relocate to Bradfield city. After all leaders should lead by example.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 12:31:30 PM

Submitted on Mon, 04/03/2024 - 12:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Bateer

Last name

Hasi

I would like my name and personal contact details to remain confidential

No

Info

Email

has.baator@ajiko.co.jp

Suburb/Town & Postcode

Shinjuku Green Tower Building, 6-14-1 Nishi-shinjuku, Tokyo 160-0023, JAPAN

Please provide your view on the project

I am just providing comments

Submission

Comments on the Bradfield City Center Master Plan Draft

To Whom It May Concern,

Asia Air Survey Co., Ltd. (AAS) is one of the leading geospatial consulting companies in Japan, its headquarters based in Tokyo (<https://www.ajiko.co.jp/en/>).

We have read the publicly disclosed Bradfield City Center Master Plan Draft from your organization, Western Parkland City Authority. It is a project of great interest, and we believe it will lead to the comprehensive development of Western Sydney soon, creating a new urban area that will become a world-class city space in various aspects.

For the efficient and effective management of infrastructure in the long term, we would like to propose the establishment, accumulation, and public disclosure of “standardized digital data” in all processes of development, design, construction, operation, and

maintenance. By managing various standardized data of the city in the digital space, it will be possible for various stakeholders to conduct research and studies on the city of Western Sydney as a field in the digital space, and the results can be applied to the development of Western Sydney in the real space. This data will be valuable and important asset for the long-term development of the city over 50 or 100 years.

Currently in Japan, there is a project called PROJECT PLATEAU (<https://www.mlit.go.jp/plateau/>) that models the entire urban space with “standardized 3D data” and manages the city through “digital twins”. AAS is one of the leading companies participating in this project. In the Western Sydney Project that your organization is advancing, the acquisition and maintenance of digital data for every element of the city are recommended, enabling urban management through “digital twins”.

We sincerely hope the success of the project.

Thank you so much for your attention.

Asia Air Survey Co., Ltd.

March 4, 2024

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 4:57:51 PM
Attachments: [2220750---bradfield-mp-submission---4mar2024.pdf](#)

Submitted on Mon, 04/03/2024 - 16:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Daniel

Last name

Howard (Ethos Urban on behalf of SCG Developments)

I would like my name and personal contact details to remain confidential

No

Info

Email

dhoward@ethosurban.com

Suburb/Town & Postcode

2000

Please provide your view on the project

I object to it

Submission file

[2220750---bradfield-mp-submission---4mar2024.pdf](#) (1.37 MB)

Submission

This submission has been made on behalf of the landowners for 40 The Retreat, Bradfield, which directly adjoins Bradfield City Centre Master Plan.

Please find attached a submission which suggests modest design amendments to the Bradfield City Centre Master Plan. These suggestions primarily relate to ensuring sufficient road access to adjoining land parcels outside of Bradfield and other matters related to flooding and infrastructure.

In addition to the cover letter, please find a file link to additional material in support of the submission which were unable to uploaded in the one file:

https://jbaurban-my.sharepoint.com/:f:/g/personal/dhoward_ethosurban_com/Ei6XWK9z2UVFu85GB50c6FQBfW01cnvaJbNGwNCM_9BHhA?e=KY9t2a

Many thanks

Daniel Howard

Ethos Urban (on behalf of SGC Developments)

I agree to the above statement

Yes

4 March 2024

2220750

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attention: Kiersten Fishburn, Planning Secretary

Dear Ms Fishburn,

Submission: Draft Bradfield City Centre Masterplan Adjoining Neighbour – 40 The Retreat, Bradfield

1.0 Introduction

Thank you for providing the opportunity to make a submission on the draft Bradfield City Centre Masterplan. This submission has been prepared by Ethos Urban on behalf of SCG Developments Pty Ltd, the landowners of 40 The Retreat Drive, Bradfield (Lot 272 DP 803167), which adjoins immediately to the east of the Bradfield City Centre Masterplan area.

We thank the Department of Planning, Housing and Infrastructure (DPHI) for the ability to comment on the draft Bradfield City Centre Masterplan and acknowledge the considerable time and effort that has been invested in its preparation by Western Parkland City Authority (WPCA).

Overarchingly, the draft masterplan sets out an exciting framework to realise future development within the city centre of the Western Sydney Aerotropolis.

We have reviewed the draft Bradfield City Centre Masterplan and supporting documentation in detail regarding implications on 40 The Retreat, Bradfield and wish to raise the following key concerns:

- **Street Alignment** – The proposed amendment to the Street Alignment Plan in the draft revisions to the Aerotropolis Precinct Plan, results in a diminished ability for the orderly development of 40 The Retreat. The proposed realignment of a collector road in the current Aerotropolis Precinct Plan, removes access which has long been intended to be delivered along the eastern boundary of Bradfield. Sufficient justification of this design amendment has not been provided given the significant impact this realignment has on accessibility.
- **Development Staging and Infrastructure Delivery** – The draft masterplan indicates that the roads within the area adjacent to 40 The Retreat will be delivered beyond 2035, so it is unclear when these will be realised. This approach is not consistent with the Aerotropolis Precinct Plan which identifies 40 The Retreat as being within the 'First Priority Area', which aligns with the first stages of transport and utility infrastructure delivery and is intended to be the initial stage of development in the Aerotropolis. The owners of 40 The Retreat are motivated to develop the site in accordance with the current Aerotropolis Precinct Plan, which is highlighted in their SSDA ready development plans.
- **Impacts on Adjacent Landowners** – The Masterplan Report (as exhibited) states that *"the proposed realignment of indicative Local Streets is not considered to have any negative impacts on the adjoining landowners."* This is incorrect as the collector road realignment will create illogical boundary and cadastral conditions between the Bradfield landholding and neighbours, and will make the redevelopment of sites external to Bradfield more challenging to be realised in the short term.
- **Consultation** – The owners of 40 The Retreat contend that adequate consultation was not undertaken with adjoining key landholders in the design process for the draft Bradfield City Centre Masterplan.

The focus of this submission is to provide constructive feedback to WPCA and DPHI in terms of modest improvements to the exhibited masterplan which would address the concerns set out above while still achieving the desired strategic outcome for the Bradfield City Centre.

This submission has been prepared in conjunction with the following supporting documentation:

- Draft 40 The Retreat SSDA summary package, prepared by DKO & Arcadia (**Attachment A**);
- Urban Design and Architecture Review, prepared by DKO (**Attachment B**);
- Utilities and Infrastructure Review, prepared by AT&L (**Attachment C**);
- Flooding Review, prepared by AT&L (**Attachment D**); and
- Traffic and Transport Review, prepared by TTPP (**Attachment E**).

2.0 Background

The key vision of the Bradfield City Centre Masterplan is set out in the exhibited Planning Report as follows:

Bradfield City Centre is a 24/7 ecosystem of culture, creativity, and innovation in a living landscape of inspiration and experience. Here, ambition and opportunity come together in new ways to dream and deliver an extraordinary future for the people of Western Sydney and beyond. A future defined by our rich indigenous culture and shared Australian identity, by proud storytelling, respected heritage, and connection to country.

*A future of bolder ideas and innovation fuelled by free-flowing knowledge and collaboration. A future of net zero footprints and smarter ways for people, the environment, and business to thrive together. Underpinned by ideals of diversity and inclusivity, progress and reflection, prosperity and sustainability, Bradfield city centre is a million futures waiting to be written. – Urban Design Report, **Appendix B**.*

The exhibited Planning Report further notes that the Bradfield City Centre Masterplan seeks to refine the Aerotropolis Precinct Plan by delivering approximately 10,000 residential dwellings and 20,000+ jobs up to and beyond 2056, providing more open space and green space, improving connectivity and legibility, identifying and retaining significant views and sustaining the importance of Connections with Country.

In order to deliver the vision for the Bradfield City Centre, the exhibited Masterplan includes the following:

- Site-specific development controls which contain key development parameters including height of buildings, floorspace distribution, street layout, street wall height and setbacks
- Design excellence strategy
- Exempt and complying development provisions
- Amendments to the following
 - State Environmental Planning Policy (Precincts- Western Parkland City) 2021
 - Western Sydney Aerotropolis Precinct Plan
 - Western Sydney Aerotropolis Development Control Plan Phase 2 (Phase 2 DCP)

The Landowners of 40 The Retreat, Bradfield are generally supportive of the overall principles and vision for the Bradfield City Centre as presented in the draft Bradfield City Council Masterplan – specifically the focus on providing for mixed-use development outcomes, increased opportunities for integration with public and active transport, as well as adopting a landscape-led approach that contributes to the establishment of a blue-green infrastructure framework for the wider Aerotropolis region.

Sydney faces an acute housing shortage. The development of the Aerotropolis region provides a unique opportunity to accelerate new housing. This submission articulates how modest amendments to the Masterplan will unlock the ability for 40 The Retreat to proceed through the planning phases expediently. This outcome will not only achieve more housing sooner, but provides the opportunity for greater connection of the future Bradfield development to the wider region.

3.0 The Site – 40 The Retreat, Bradfield

The site held by the landowners is a single lot known as 40 The Retreat, Bradfield (formerly Bringelly) and is legally described as Lot 272 DP 803167. The site currently accommodates a large dwelling and is characterised by grass cover with minimal trees and vegetation. The site has a total area of 20,913.82sqm. An aerial image of the site is provided in **Figure 1** below.



Figure 1 Site Aerial

Source: Nearmap, edits by Ethos Urban

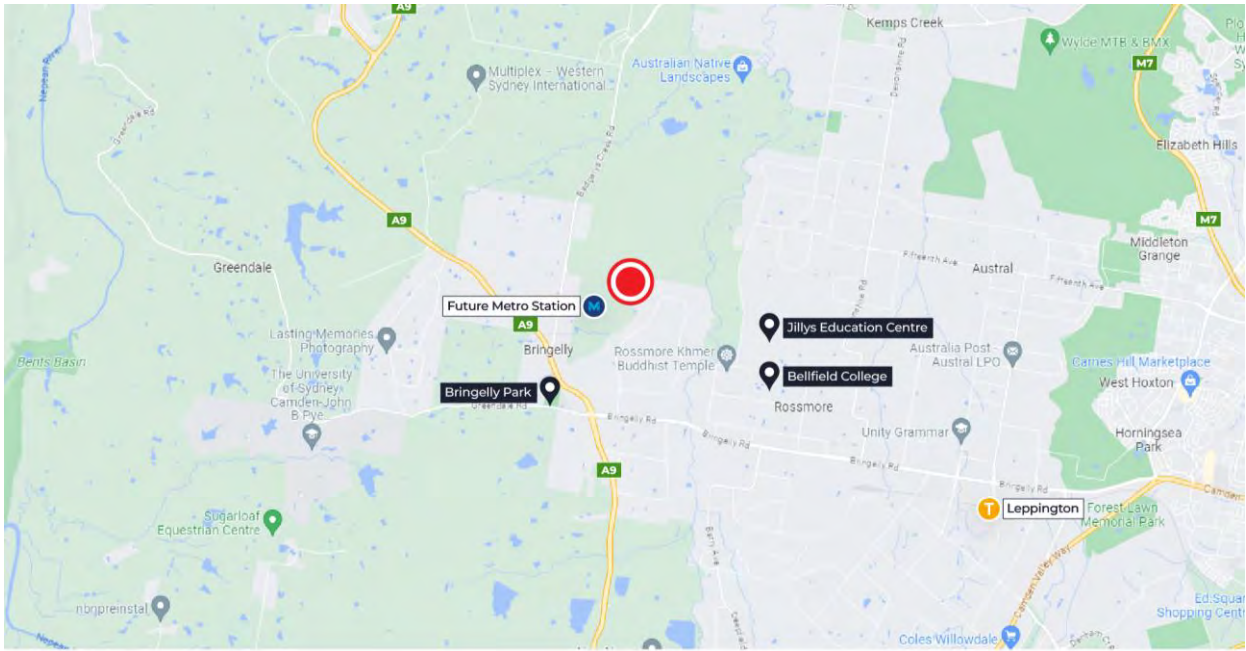
Pedestrian and vehicular access to the site is currently off The Retreat which is a cul-de-sac and connects to Kelvin Park Drive to the southeast. The site is well served by Sydney's arterial road network. The Northern Road (A9) is located 1.7km southwest of the site. The M7 motorway is located 10km to the east of the site which links the M5 south-west with the m4 and the Hills M2.

The site is currently serviced by buses, the nearest train station is Leppington Station and is located 7km southeast of the site.

The site is located within Dharug Land, in the Liverpool Local Government area (LGA). The site is located within the Aerotropolis precinct. The Aerotropolis represents a new priority growth precinct designed to leverage off the Western Sydney International (Nancy-Bird Walton) Airport and Aerotropolis Metro.

The site's western boundary adjoins the Government-owned Bradfield City Centre, for which a draft masterplan by the Western Sydney Parkland Authority (WSPCA). The Bradfield City Centre contains the Aerotropolis Metro Station (which has commenced construction) and two advanced Manufacturing Research Facility buildings (one of which is approved and one of which is currently in planning).

Figure 2 illustrates the surrounding context of the region. **Figure 3** provides a contextual extract of the Bradfield Masterplan extent with the adjacent 40 The Retreat site highlighted.



● The Site

↑ NOT TO SCALE

Figure 2 Site Context

Source: Ethos Urban



Figure 3 40 The Retreat in context of the Bradfield Masterplan

Source: Bradfield Masterplan, annotated by Ethos Urban

4.0 Proposed Development – 40 The Retreat, Bradfield

4.1 Overview

SCG Developments Pty Ltd are intending to submit a State Significant Development Application for a residential mixed-use development at 40 The Retreat, Bradfield. The proposed development will deliver residential accommodation and ground floor retail that responds to the site's unique context and is designed to support the anticipated growth and demand for housing arising from the broader growth of the Aerotropolis Core.

Specifically, the project will include:

- A mix of uses including ground floor retail and above ground residential accommodation in buildings ranging from 4 to 12 storeys;
- Basement car parking for circa 733 car parking spaces;
- A total Floor Space Ratio of (FSR) of 20,907sqm;
- Associated public, landscaped and deep soil areas and through site links; and
- Internal road and pedestrian layouts and new vehicle and pedestrian access points along the western site boundary.

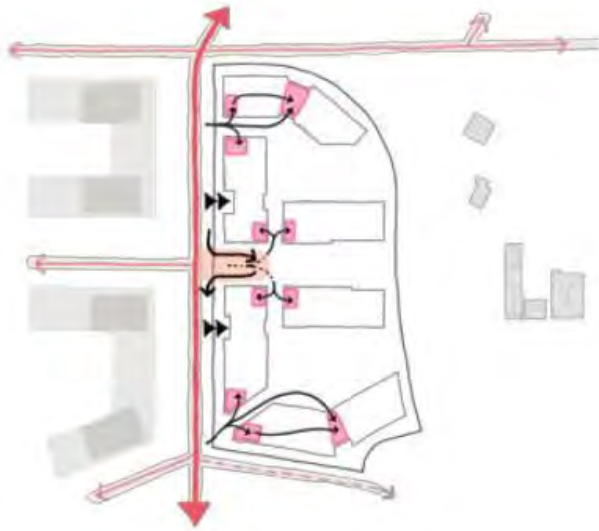
The proposed development was prepared in accordance with the established future road network under the current Aerotropolis Precinct Plan. Notably, a future Collector Road was planned to run parallel to the western boundary of the Site, under the current Precinct Plan. Driveway access to the proposed development was intended to be from this future Collector Road, with the SSDA package drafted on this basis.

A conceptual site plan for the proposed development at 40 The Retreat, Bradfield is provided in **Figure 4** and supporting imagery provided at **Figures 5 to 7**. This shows the proposed vehicle access off the future collector road shown in the Aerotropolis Precinct Plan.



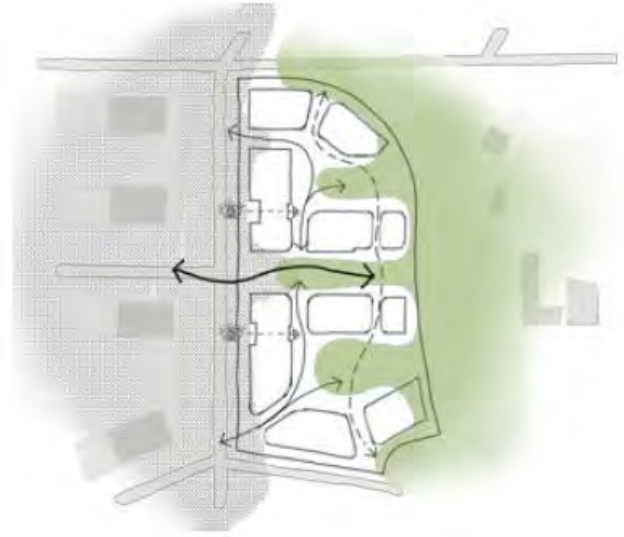
Figure 4: Conceptual SSDA site plan (current Collector Road alignment)

Source: DKO



BUILDING ENTRIES

Consideration of vehicular access and drop-off from the main street frontage, while allowing accessibility for a future bike path
 (Based on Western Sydney Aerotropolis Precinct Plan)



SITE LINKS

Maximising public permeability through the precinct while creating secondary connections for the residents within the site



RETAIL INTERFACE TO COLLECTOR ROAD



LOBBY INTERFACE TO COLLECTOR ROAD

Figure 5: Selected draft SSDA design report explanatory graphics

Source: DKO

KEY

- 1 PRIMARY SITE ENTRY POINTS
- 2 THE WOODLANDS
- 3 THE RIDGELINE
- 4 THE GRASSLANDS
- 5 NATURE PLAY
- 6 MEDITATION GARDEN
- 7 CONTINUOUS TIMBER BOARDWALK
- 8 TRANSPARENT CATWALKS
- 9 ROUND-A-BOUNT/ PICK UP AND DROP OFF ZONE
- 10 UNDERGROUND CARPARK ENTRY POINTS
- 11 SEATING ELEMENTS
- 12 FEATURE ENTRY PLANTERS
- 13 OPEN TURF AREA
- 14 SWALE FEATURE
- 15 FITNESS STATIONS
- 16 PRIVATE COURTYARDS
- 17 FLEXIBLE DECK AREA



Figure 6: Detailed landscape masterplan – draft SSDA drawing

Source: Arcadia



Figure 7: Indicative photomontage of SSDA design, looking north-east from Bradfield collector road

Source: DKO

4.2 Development and Refinement of Design

Concept schemes for the proposed development at 40 The Retreat, Bradfield have been presented at two State Design Review Panel meetings, with the meetings held on 2 August 2023 and 15 November 2023 respectively. The advice received from the second SDRP meeting was generally positive with the following elements of the design strategy being supported following development of the concept scheme since the first SDRP meeting:

- The openness shown by the design team to engage with Country-led thinking and processes, as demonstrated by walking Country together;
- Overall site strategy and massing, including street wall typology along Collector Road and lower scale form stepping down towards Kelvin Park;
- Increased porosity of built form massing, alignment with precinct streets, and improved connectivity with Aerotropolis core;
- Improved view corridors and sightlines, including the newly introduced opening at the south-west corner; and
- Development of the landscape design, which successfully transitions between the natural environment of Thompson's Creek and the urban character of the Aerotropolis core.

The design recommendations raised by the SDRP in both meetings have been addressed in the development of the final concept design in the draft SSDA package.

The Planning Secretary's Environmental Assessment Requirements were issued for this project on 23 January 2024 and lodgement of the SSDA was imminent at the time that the draft Bradfield City Centre Masterplan was exhibited. A draft SSDA summary package is provided at **Attachment A**.

5.0 Current Planning Framework

5.1 Overview of Western Sydney Aerotropolis Planning Framework

Both the draft Bradfield City Centre masterplan area and the site at 40 The Retreat, Bradfield are within the Western Sydney Aerotropolis. Development in the Aerotropolis is guided by the following statutory documents:

- Division 1 of Part 3 of the *Environmental Planning and Assessment Regulation 2021*;
- Chapter 4 of *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*; and
- Aerotropolis Precinct Plan, May 2023.

Division 1 of Part 3 of the *Environmental Planning and Assessment Regulation 2021* requires that an assessment of consistency against the Western Sydney Aerotropolis Plan and Precinct Plan is required to accompany a Development Application for land within the Aerotropolis. Furthermore, under Clause 4.39(1) of *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* which relates to land within the Western Sydney Aerotropolis, development consent must not be granted to development on land to which a precinct plan applies unless the consent authority is satisfied that the development is consistent with the precinct plan. The proposed development at 40 The Retreat, Bradfield (as described in **Section 4.0** of this submission) has been designed to be consistent with the Aerotropolis Precinct Plan, implemented May 2023.

The draft Bradfield City Centre Masterplan proposes amendments to the Aerotropolis Precinct Plan which are further detailed and critically assessed in **Section 6.0** of this submission.

5.2 Aerotropolis Precinct Plan - Street Hierarchy and Development Sequencing

Aerotropolis Precinct Plan (specifically Figure 10) establishes the future road network and hierarchy for the Western Sydney Aerotropolis. Notably, a future Collector Road is planned to run north-south parallel to the western boundary of 40 The Retreat, Bradfield under the Precinct Plan. Refer extract at **Figure 8** below.

A local road is also planned to run east-west directly north of the Site. The proposed SSDA application, which is due for lodgement imminently at 40 The Retreat, Bradfield has been designed to connect with these future anticipated roads.

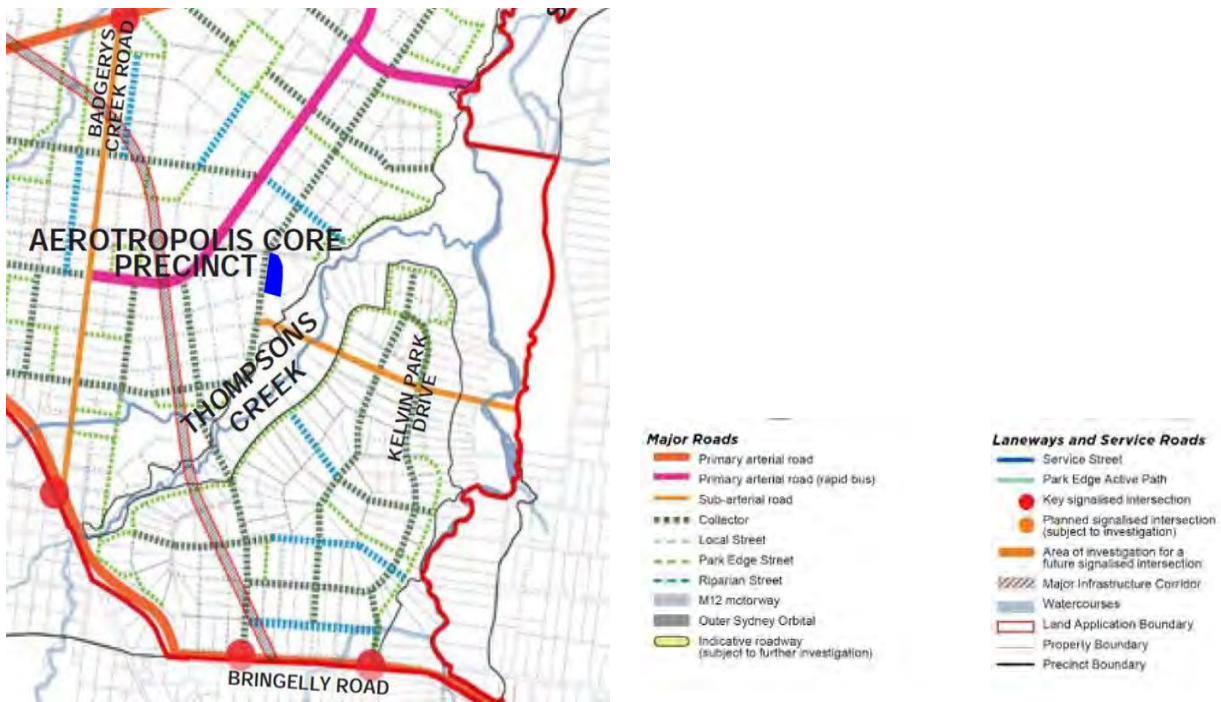


Figure 8: Street Alignment Plan - Aerotropolis Precinct Plan (40 The Retreat, Bradfield shown in blue)

The Aerotropolis Precinct Plan (Figure 2) with extract provided below at **Figure 9**, shows the intended development sequencing for the Aerotropolis. Both 40 The Retreat and the WPCA landholding are within the 'First Priority Area' in Figure 2. First priority areas align with the first stages of transport and utility infrastructure delivery and are intended to be the initial stages of development, working towards achieving the employment and population targets of the Aerotropolis.

Figure 2: Development Sequencing

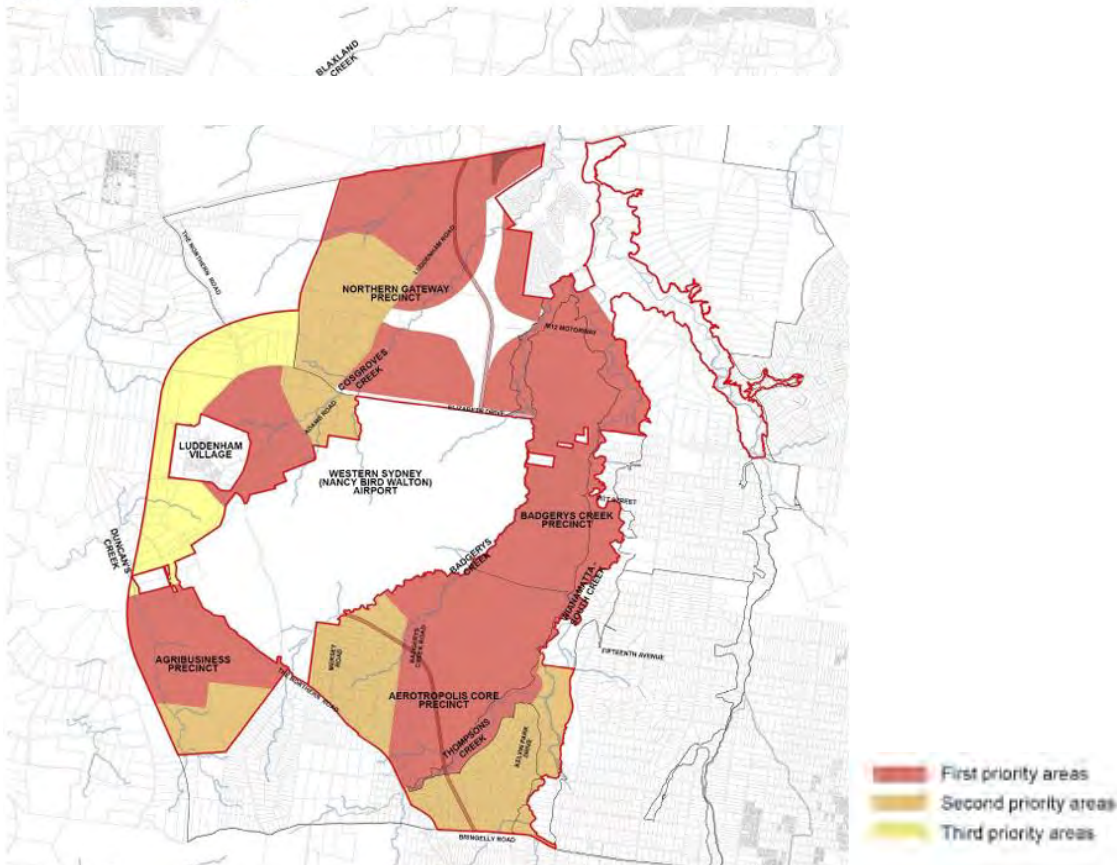


Figure 9: Development Sequencing Plan - Aerotropolis Precinct Plan

6.0 Feedback on Proposed Amendments to the Planning Framework

In order to deliver the vision for the Bradfield City Centre, the exhibited Masterplan proposes to amend the following:

- *State Environmental Planning Policy (Precincts- Western Parkland City) 2021* (Western Parkland City SEPP),
- Western Sydney Aerotropolis Precinct Plan
- Western Sydney Aerotropolis Development Control Plan Phase 2 (Phase 2 DCP)

This section provides an overview and assessment of some of the key amendments to the Western Sydney Aerotropolis Precinct Plan that are proposed. It also provides recommendations for how the draft masterplan could be improved while still achieving the desired outcome for the Bradfield City Centre.

6.1 Road Alignment

The exhibited Bradfield City Centre Masterplan proposes to amend the Street Hierarchy Plan in the Aerotropolis Precinct Plan. These amendments include the realignment of a collector road that is shown parallel to the western boundary of 40 The Retreat, Bradfield in the Precinct Plan and the provision of a series of local roads that would dissect 40 The Retreat, instead resulting in conflicting road/block geometry which has not been well resolved (refer to **Figure 10**).

Sufficient justification has not been provided for this amendment in the draft masterplan. We wish to outline the following key issues of concern in relation to 40 The Retreat:

- The proposed road alignment adjacent to 40 The Retreat does not consider the existing property boundaries and will result in an illogical road layout creating lot severance issues whereby three individual roads converge on each other at the western boundary of the masterplan area where it adjoins 40 The Retreat, Bradfield (refer to **Figure 11**).
- The proposed street intersections that will result from the road alignment adjacent to 40 The Retreat will result in multiple lots of a shape and size that cannot be developed in isolation and would require land amalgamations with adjoining landowners.
- In contrast, the road pattern in the current Aerotropolis Precinct Plan aligns with existing Lot boundaries adjacent to 40 The Retreat, avoiding the need to undertake land amalgamations in order to be able to develop.
- The proposed roads adjacent to the boundary of 40 The Retreat also appear to intersect with the Kelvin Park homestead to the east of the site which is State-heritage listed.
- The proposed streets shown on Page 101 of the Planning Report differs from the road alignment shown on Page 112 of the Planning Report.
- The exhibited Transport Management Accessibility Plan report has not provided an assessment or justification for the changes proposed to Figure 10 – Street Hierarchy Plan of the Aerotropolis Plan.

It is evident that the proposed road alignment has been considered in isolation for the Bradfield City Centre. While the proposed amendments may assist in providing a more desirable road layout within the Bradfield City Centre masterplan area, this alignment creates alignment issues and a loss of logical developable land potential for adjoining landholdings.

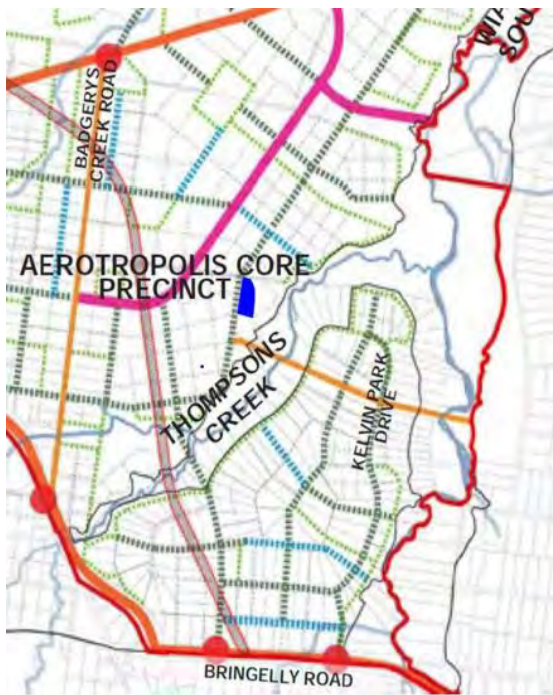


Figure 10: Proposed Street Network under Aerotropolis Precinct Plan (left) and draft Bradfield City Centre Masterplan (right)

Source: Bradfield Masterplan draft, annotated by DKO



Figure 11: Road alignment outcomes for adjacent sites, including 40 The Retreat, Bradfield (based on draft Masterplan)

Source: Bradfield Masterplan draft, annotated by SCG

Recommendations

We recommend that the proposed amendment to the Street Hierarchy Map (Figure 10) of the Aerotropolis Precinct Plan is reconsidered and that a road alignment that would have fewer impacts on adjacent landowners is adopted. An alternative and preferred concept scheme with an adjusted road alignment is presented and discussed in **Section 7.0**, which provides benefits for the redevelopment of 40 The Retreat and the also the adjacent Bradfield masterplanned areas.

6.2 Development Sequencing and Infrastructure Delivery

The staging plan in the draft Bradfield City Centre Masterplan report indicates that the roads adjacent to 40 The Retreat are to be delivered within Stage 3 of the masterplan development (refer to **Figure 12**), and Table 19 of the draft Masterplan more specifically indicates that Collector Roads east of Transit Street under the masterplan are planned for 2035+, with the year of delivery not specified.

This outcome does not support the development sequencing shown in the Aerotropolis Precinct Plan which identifies the site at 40 The Retreat as being within the First Priority Area which aligns with the first stages of transport and utility infrastructure delivery and is intended to be the initial stage of development. If the roads within the masterplan area adjacent to 40 The Retreat are to be delivered in later stages of development, as is shown in the masterplan staging plan, this does not support nor stimulate development on adjacent land in the Aerotropolis within the identified “First Priority Area” in the Precinct Plan.



Figure 12: Masterplan Staging Plan (as exhibited)

6.2.1 Recommendations

We recommend that the Masterplan Staging Plan is amended to deliver the necessary roads and infrastructure to support the development of adjacent land in the “First Priority Area” under the Aerotropolis Precinct Plan. This will deliver new housing stock sooner, which is a significant positive for the State given current shortages.

6.3 Impacts on Adjacent Landowners

The Masterplan Report (as exhibited) states, in respect of the amendments to the Street Hierarchy Map in the Aerotropolis Precinct Plan that “*the proposed re-alignment of indicative Local Streets is not considered to have any negative impacts on the adjoining landowners*”. This is incorrect as the change to the alignment of indicative Local Streets will fragment the site at 40 The Retreat, Bradfield by resulting in three individual roads which converge on each other at the boundary of 40 The Retreat as shown in **Figure 11**. This has implications on the development potential of 40 The Retreat.

Recommendations

We recommend that the proposed road realignment is reconsidered in terms of its impacts on adjacent landowners, rather than being considered in isolation for the masterplan area.

6.4 Consultation

The Landowner believes that adequate consultation was not undertaken with adjacent neighbours as part of the consultation process for the draft Bradfield City Centre Masterplan, despite the landowners of 40 The Retreat requesting further consultation as part of the SSDA process for redeveloping 40 The Retreat.

The following are key concerns regarding the consultation process undertaken for the Bradfield City Centre Masterplan:

- Appendix 2 of the exhibited Consultation Outcomes Report does not identify adjacent landowners as stakeholders.
- Limited consultation was undertaken with adjacent landowners as part of the masterplan process. SCG Developments reached out to the WPCA in June 2023 as an introduction, given the intentions to submit an SSDA for redevelopment of 40 The Retreat. In a meeting with WPCA on 26 September 2023 where the landowners of 40 The Retreat presented the proposed scheme to the WPCA, the landowners of 40 The Retreat were surprised when informed by the WPCA that the draft masterplan amendment had already been submitted to DPHI and would shortly go on public exhibition.

6.5 Masterplan Housing Strategy

Section 5.3 of the exhibited Housing Strategy Statement Report notes that projected development will be more focused on commercial land uses in the immediate and medium phases. Furthermore, WPCA have set a housing target of only 1,824 dwellings within the Bradfield City Centre in the 10-year period between 2026 – 2036. The Premier has set a housing target of 75,000 new dwellings a year over the next five years. The housing targets set by the WPCA between 2026-2036 will not contribute to the Premier's immediate targets, however adjoining landowners such as 40 The Retreat would be in a position to provide the much needed housing for NSW, provided that Government installs key infrastructure to enable development to occur.

Recommendations

We request that the proposed staging for the delivery of housing, as well as the housing targets for the Bradfield City Centre, are reconsidered to better address the current housing shortages within the Western Parkland City. This is a missed opportunity to provide well needed new housing for NSW. Given the proposed redevelopment of 40 The Retreat, an opportunity is provided to link in new infrastructure with Bradfield to enable stimulation of redevelopment within the wider Aerotropolis region.

6.6 Design Excellence

The Landowners of 40 The Retreat support the proposed Design Excellence Delivery Strategy whereby development applications with buildings that exceed 55m in height will be subject to an Architectural Design Competition. It is requested that this amendment apply to the broader Aerotropolis Precinct Plan to enable a more efficient redevelopment outcome for housing. This is especially relevant given the extensive involvement of the SDRP in refining SSDA schemes to ensure that high architectural outcomes are achieved in the Aerotropolis.

6.7 Open Space and Blue-Green Network

The Landowners of 40 The Retreat support the open space network proposed under the draft Masterplan, including - Central Park, Ridge Park, City Walk West, City Walk East, Green loop, Local parks, City Parkland West, City Parkland East, and Parklands Waterfront Promenade.

The Landowners of 40 The Retreat also support the proposed preservation and extension of the existing blue-green grid infrastructure within the WPCA landholding and the focus on future development contributing to and enhancing the blue green infrastructure framework, under the draft masterplan.

6.8 Connecting with Country

The Landowners of 40 The Retreat support the inclusion of Connecting with Country principles in the draft Masterplan.

Connecting with Country has been an invaluable part of the design development for the SSDA to be submitted for 40 The Retreat. The SSDA will be inclusive of a landscape-led approach informed by the design principle 'Start with Country'; which will inform the site's built form and character. The landowners of 40 The Retreat therefore support the inclusion of Connecting with Country principles for future development of the adjacent WPCA landholding.

7.0 Technical Validation & Planning Considerations

7.1 Master planning review

The Landowner's architect, DKO, has prepared alternative concept schemes for an amended road alignment to that proposed under the draft Bradfield City Centre Masterplan as it relates to the boundary adjoining 40 The Retreat, Bradfield. These concept schemes have been developed to demonstrate how the recommendations made in this submission can lead to a superior design outcome, while remaining aligned and consistent with the broader masterplan vision and layout.

The concept scheme which includes a road layout that varies from the road alignment shown in the amended Street Hierarchy Map proposed under the draft Bradfield City Centre Masterplan, presents an opportunity to create a more logical and regular lot and road pattern which eliminates the lot severance issues and reduces road intersection issues that will be caused by WPCA's proposed road alignment into the Site.

A projected road alignment by project architect DKO (**Attachment B**) and lot area analysis undertaken, contends that the WPCA's proposed amendments result in a 43% reduction in theoretical developable area for 40 The Retreat, compared to the current Aerotropolis Precinct Plan. Refer **Figure 13** below for a visual comparison.

SUMMARY

The proposed Bradfield City Centre master plan compared to the Western Sydney Aerotropolis Precinct Plan proposes 3 streets on the subject site. The alteration is the result of the new block pattern within the Bradfield City Centre Master Plan.

*assumed road pattern derived from BCMP Urban Design Report.

URBAN DESIGN ANALYSIS

- 1 The proposed plan highlights three (3) areas on the subject site that have limited development opportunities.
- 2 The proposed angles of the indicative layout plan proposes irregular blocks with varying sizes.
- 3 Reduced lot depth and limited developable area result in taller forms, hindering a gradual transition towards the Kelvin Homestead.
- 4 Vehicular road dividing the subject site and the Kelvin homestead limit pedestrian connectivity towards the Creek.
- 5 Future road through the Kelvin Homestead will require further investigation.
- 5 60m x 80m city block sizes increase density, site coverage and limits site porosity for the public.

MASTER PLAN



Figure 13: Analysis of the revised Bradfield masterplan on 40 The Retreat

Source: DKO

In response, DKO provide a recommended amendment to the Masterplan to provide suitable road access for 40 The Retreat in terms of the alignment of a new local road along the boundary of the development site within the WPCA site.

This arrangement allows a more logical road layout which is projected to increase the net developable land with the WPCA by some 1,055sqm. Refer **Figure 14** below and **Attachment B** for more details.

SUMMARY

The suggested master plan retains the urban intent of the Bradfield City Centre Master Plan. It retains the location of all collector roads, city edge roads and combines the positive outcomes from figure 10 amendment. The block size strategy and urban design features are considered and retained. The suggested amendments are localised to the subject site and require minor alteration to the master plan whilst retaining key desire lines, pedestrian connectivity and street hierarchy.

URBAN DESIGN ANALYSIS

- 1 Irregular lots are consolidated into one large lot, opening development opportunities.
- 2 The proposed frontage adjacent to Kelvin Homestead enhances development potential while ensuring a respectful distance from the heritage site.
- 3 The reduction of vehicular roads provide the opportunity for pedestrian priority links and connections to amenity. The reduction of roads leads to an increase of developable area for the subject site and the master plan.
- 4 The unencumbered subject site allows for greater developable area, allowing gradual transition towards the Kelvin Homestead and Thompson Creek.
- 5 130m x 80m city block sizes provide flexibility in building orientation and provide opportunities for through site connectivity. This alteration is derived from the Figure 10 of the discussion paper appendix HH.

SUGGESTED MASTER PLAN



Figure 14: Suggestion of modest amendment to the Bradfield masterplan to enable 40 The Retreat development to proceed

Source: DKO

Furthermore, the alternative concepts have been reviewed and assessed by a number of technical consultants, including utilities, traffic and flooding to validate the technical implications of these options. These technical impacts are further detailed below.

7.2 Utilities and infrastructure review

An analysis of Sydney Water's (SWC) infrastructure plans undertaken by AT&L (**Attachment C**), reveals that it is intended for SWC to deliver trunk infrastructure to service the 40 The Retreat site in 2024/2025. We would request WPCA re-confirm through responses to submissions on the masterplan, the extent of infrastructure delivery within the masterplan by the scheduled time for Stage 1 delivery of this development to inform the extent of lead-in required for 40 The Retreat. A primary objective of the NSW Government is to deliver new housing stock and the proponent welcomes any supporting precinct infrastructure as early as possible.

7.3 Flooding and civil review

The Flood Impact Assessment has been reviewed by AT&L (**Attachment D**). Based on the modelling undertaken by Advisian it is expected there would be a minor decrease in peak flood level, which is a positive. The preliminary grading of Bradfield (undertaken by AECOM, mapped by Advisian as the cut and fill plan) shows extensive fill adjacent to the western boundary of 40 The Retreat of around 3 metres. This may pose issues in terms of boundary interface and local run-on from development to the west of 40 The Retreat. We request WPCA investigate and confirm the extent of impact to 40 The Retreat in the response to submissions phase.

7.4 Traffic and transport review

A review of the proposed alternative intersections and road alignments developed by DKO, is provided by TTPA at **Attachment E**. This review confirms in summary that the proposed alternative is considered appropriate and continues to meet the intent of the draft Bradfield City Centre Master Plan with consideration to provide good access options for sites abutting the city centre boundary in the vicinity of 40 The Retreat.

8.0 Summary

In conclusion, the Landowners of 40 The Retreat, Bradfield are supportive of the overall principles and vision for the Bradfield City Centre as presented in the draft Bradfield City Council Masterplan – specifically the focus on providing for mixed-use development as well as adopting a landscape-led approach that contributes to the establishment of a blue-green infrastructure framework for the wider Aerotropolis region. The Landowners support the open space network proposed under the draft Masterplan, including - Central Park, Ridge Park, City Walk West, City Walk East, Green loop, Local parks, City Parkland West, City Parkland East, and Parklands Waterfront Promenade. The Landowners also support the proposed Design Excellence Delivery Strategy whereby development applications with buildings that exceed 55m in height will be subject to an Architectural Design Competition.

Despite the general approach being supported, there are concerns with the following elements of the draft masterplan, some of which will have significant implications for the redevelopment of the site at 40 The Retreat, Bradfield:

- **Street Alignment** – The proposed amendment to the Street Alignment Plan in the draft revisions to the Aerotropolis Precinct Plan, results in a diminished ability for the orderly development of 40 The Retreat. The proposed realignment of a collector road in the current Aerotropolis Precinct Plan, removes access which has long been intended to be delivered along the eastern boundary of Bradfield. Sufficient justification of this design amendment has not been provided given the significant impact this realignment has on accessibility.
- **Development Staging and Infrastructure Delivery** – The draft masterplan indicates that the roads within the area adjacent to 40 The Retreat will be delivered beyond 2035, so it is unclear when these will be realised. This approach is not consistent with the Aerotropolis Precinct Plan which identifies 40 The Retreat as being within the 'First Priority Area', which aligns with the first stages of transport and utility infrastructure delivery and is intended to be the initial stage of development in the Aerotropolis. The owners of 40 The Retreat are motivated to develop the site in accordance with the current Aerotropolis Precinct Plan, which is highlighted in their SSDA ready development plans.
- **Impacts on Adjacent Landowners** – The Masterplan Report (as exhibited) states that *“the proposed re-alignment of indicative Local Streets is not considered to have any negative impacts on the adjoining landowners.”* This is incorrect as the collector road realignment will create illogical boundary and cadastral conditions between the Bradfield landholding and neighbours, and will make the redevelopment of sites external to Bradfield more challenging to be realised in the short term.
- **Consultation** – The owners of 40 The Retreat contend that adequate consultation was not undertaken with adjoining key landholders in the design process for the draft Bradfield City Centre Masterplan.
- **Masterplan Housing Strategy** – The WPCA's housing target of delivering 1,824 dwellings within the Bradfield City Centre in the 10 year period between 2026 – 2036 does not align with the Premier's ambitions to solve the housing supply issue. Other Landowners (such as 40 The Retreat) are able to provide much needed housing stock earlier, if key infrastructure is in place.

This submission has been informed by detailed development testing undertaken by DKO Architecture and the project team. It has identified the landowner's concern regarding the draft masterplan's road alignment and staging for infrastructure delivery, and presents alternative road alignments which will result in a better, more logical overall outcome for the masterplan area as well as 40 The Retreat, Bradfield. Additionally, the preferred alternative road alignment will not result in a loss of developable area for the WPCA landholding under the draft Bradfield City Centre masterplan.

Thank you for the opportunity to make this submission and please do not hesitate to contact the undersigned, should you have any queries.

Yours sincerely,

Kerryanne Lewis
Senior Urbanist
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Daniel Howard
Associate Director
dhoward@ethosurban.com



DKO

40 THE RETREAT BRINGELLY

BRADFIELD CITY CENTRE MASTER PLAN

SUGGESTED AMENDMENTS FOR CONSIDERATION

DKO

00. INTRODUCTION

SUMMARY

This brief report studies the implications of the Bradfield City Centre Master Plan and highlights opportunities for collaboration with the goal of having a cohesive urban design strategy and the timely delivery of much needed housing.

THE SITE

The site is legally described as Lot 272/DP803167. The site is irregular in form with curved boundaries on the west.

CURRENT USAGE

40, The Retreat (subject site) is currently occupied by a single dwelling with various outbuildings on the land.

TOPOGRAPHY

The site is generally flat with falls towards Thompson Creek.

CURRENT ACCESS

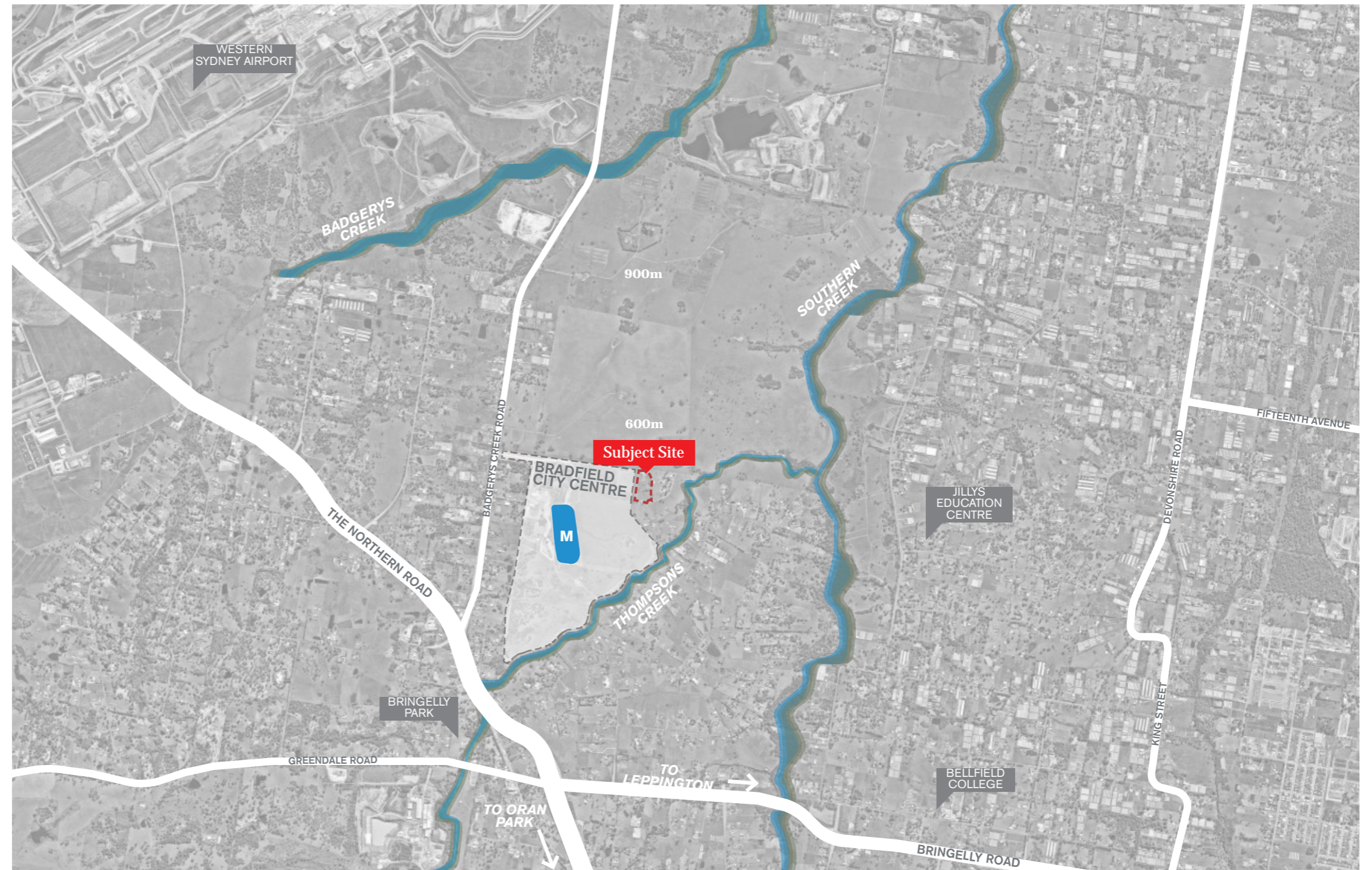
General access is via a road called The Retreat and connects to Bringelly Road.

CURRENT PROPOSAL

The subject site is designed to have a mixed-use apartment complex with open space fingers that connect with the Kelvin Homestead. The design contains three (3) master plan character precincts, six (6) unique residential buildings with retail activated ground plan. The basement parking is designed around the open space fingers to allow for ample deep soil and distributed vehicular loads on surrounding street.

The project has gone through two state design review meetings and SSDA lodgement is imminent.

SITE CONTEXT



01.WESTERN SYDNEY AEROTROPOLIS PRECINCT PLAN

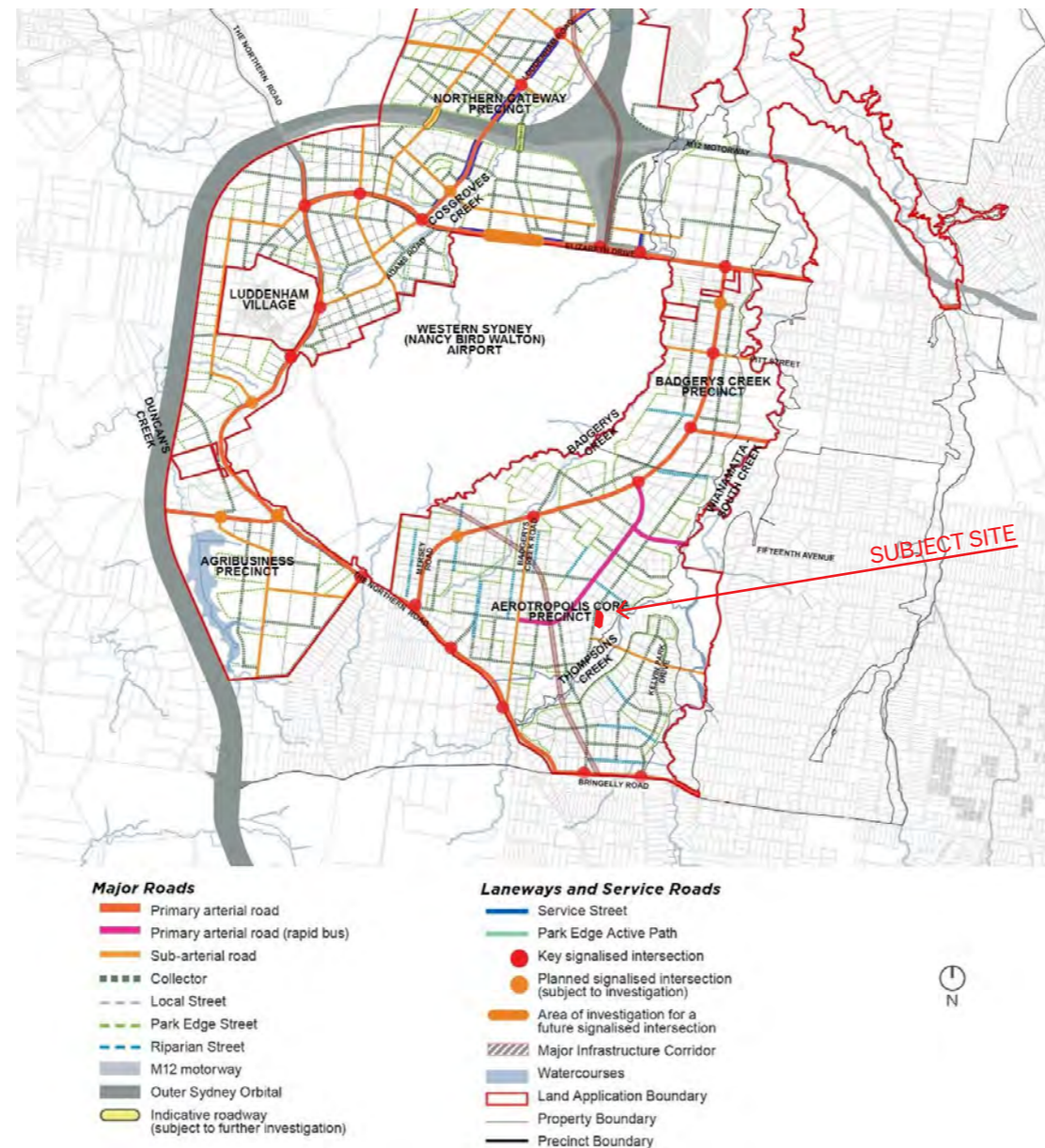
SUMMARY

Western Sydney Aerotropolis Precinct Plan provides frontages to private landowners whilst not indicating any roads within the site. The precinct plan proposed a collector road to west of the subject site and local roads to the north and south.

URBAN DESIGN ANALYSIS

- 1 Large blocks offer increased flexibility and separation between built structures, while consistent angles along the street frontage contribute to visual interest.
- 2 The future new local road, situated outside flood-prone areas, provides access during floods and facilitates general access to surrounding lots.
- 3 The extensive frontage to collector road provide opportunities for built form, active retail frontage and varying built-form.
- 4 The depth of the lot permits a gradual height transition to The Kelvin Homestead.
- 5 The addition of a secondary streets enhances articulation and activates the public streetscape.

MASTER PLAN



Source: Western Sydney Aerotropolis Precinct Plan 2023

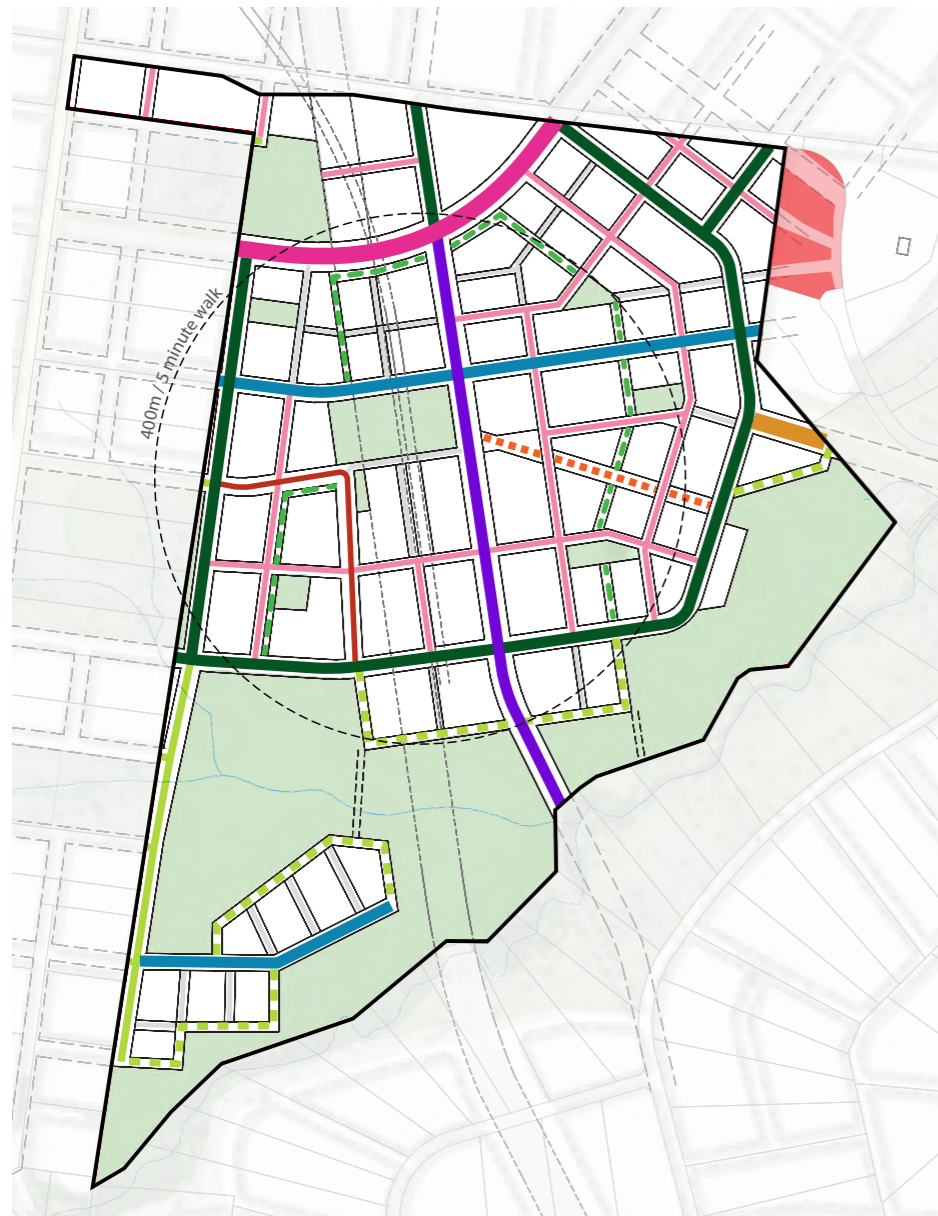
STREET HEIRARCHY PLAN SPECIFIC



Source: Appendix HH - 20231020 Part C - Discussion Paper PP and DCP amendments (Figure 10)

03. BRADFIELD CITY CENTRE MASTER PLAN

STREET HEIRARCHY PLAN



Source: Appendix B - 20230913 Urban Design Report (REDACTED)

SUMMARY

The proposed Bradfield City Centre master plan compared to the Western Sydney Aerotropolis Precinct Plan proposes 3 streets on the subject site. The alteration is the result of the new block pattern within the Bradfield City Centre Master Plan.

*assumed road pattern derived from BCMP Master Plan Report.

URBAN DESIGN ANALYSIS

- 1 The proposed plan highlights three (3) areas on the subject site that have limited development opportunities.
- 2 The proposed angles of the indicative layout plan proposes irregular blocks with varying sizes.
- 3 Reduced lot depth and limited developable area result in taller forms, hindering a gradual transition towards the Kelvin Homestead.
- 4 Vehicular road dividing the subject site and the Kelvin homestead limit pedestrian connectivity towards the Creek.
- 5 Future road through the Kelvin Homestead will require further investigation.
- 5 60m x 80m city block sizes increase density, site coverage and limits site porosity for the public.

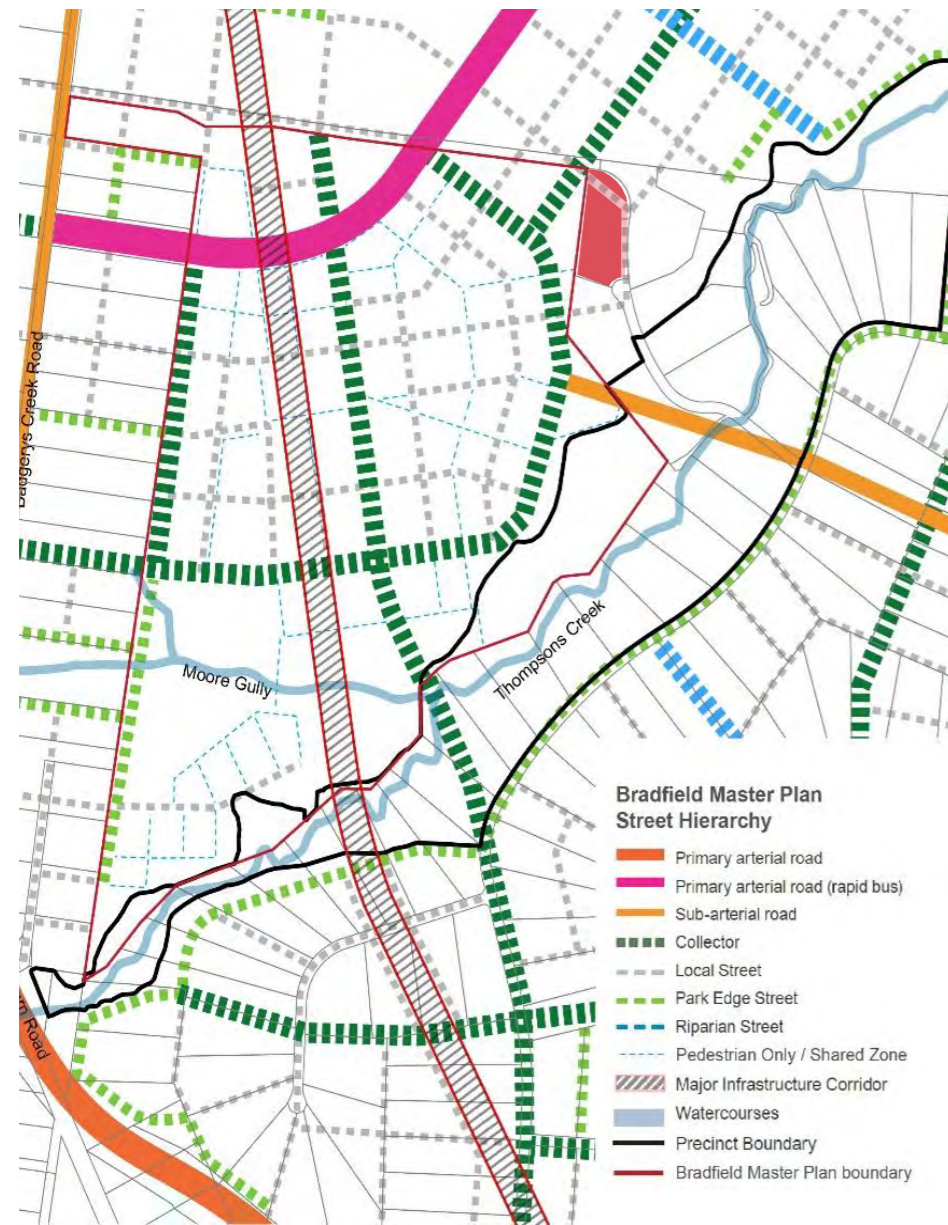
MASTER PLAN



Reference: Appendix A - 20231020 Master Plan Report

04. BRADFIELD CITY CENTRE MASTER PLAN (FIGURE 10 AMENDMENT)

STREET HIERARCHY PLAN



Source: Appendix HH - 20231020 Part C - Discussion Paper PP and DCP amendments (Figure 10)

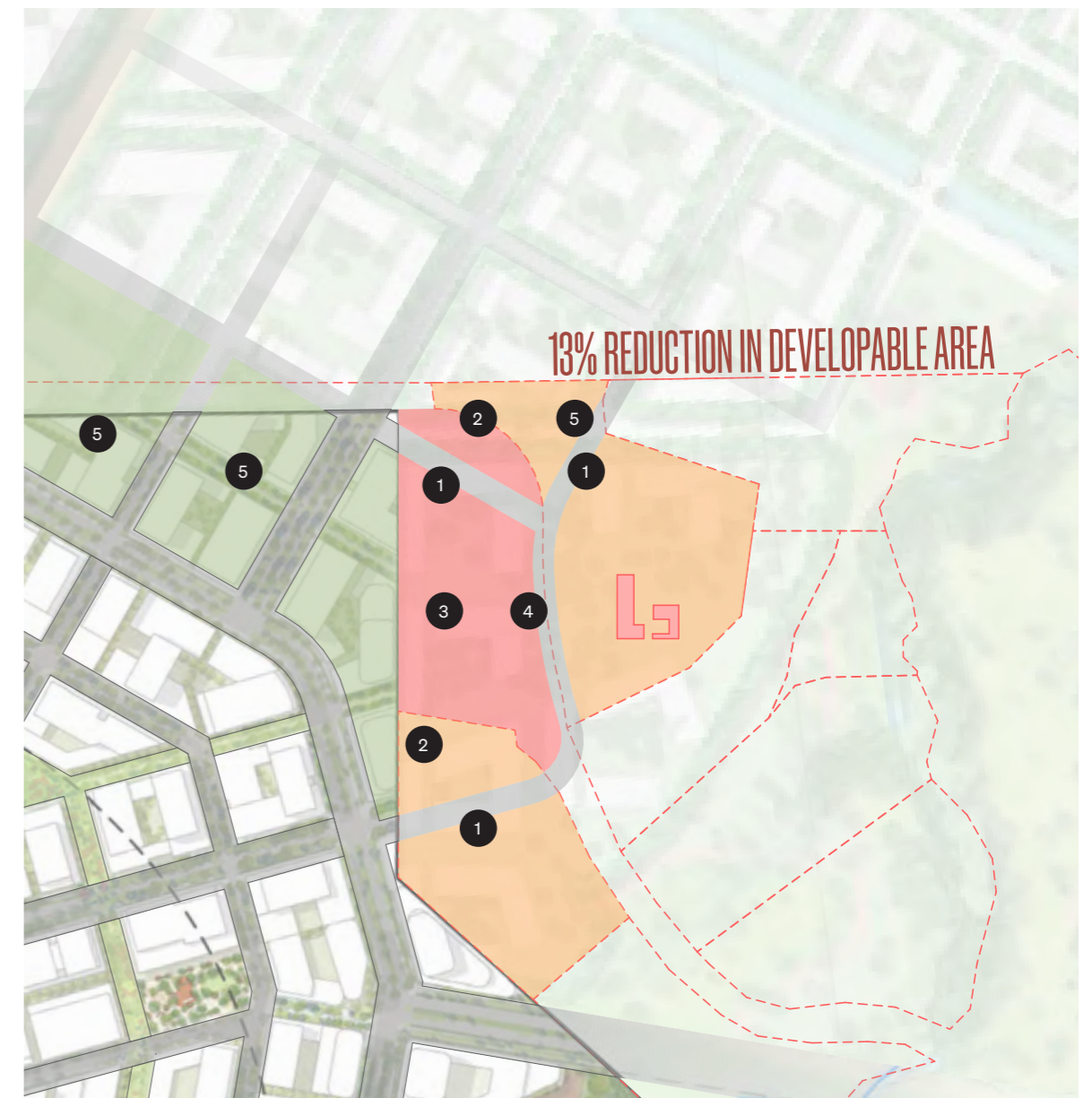
SUMMARY

Referenced from the Discussion Paper Appendix HH in the Bradfield City Centre Package provide an alternative master plan that increases the size of the block pattern to the northern portion of the site, resulting in less roads and large developable area. The collector road remains unchanged from the Bradfield City Centre master plan and proposed new local street in lieu of Park Edge Streets.

URBAN DESIGN ANALYSIS

- 1 The proposed indicative layout plan roads cut through three private landowner lots splitting the sites.
- 2 The proposed angles of the indicative layout plan proposes irregular blocks with varying sizes.
- 3 Reduced lot depth and limited developable area result in taller forms, hindering a gradual transition towards the Kelvin Homestead.
- 4 The reduction in road width to local street provide less vehicular traffic flow. Vehicular priority between the Homestead and the subject site will hinder pedestrian connectivity.
- 5 Future local street through the Kelvin Homestead is reduced in width and still require further investigation.
- 5 130m x 80m city block sizes provide flexibility in building orientation and provide opportunities for through site connectivity.

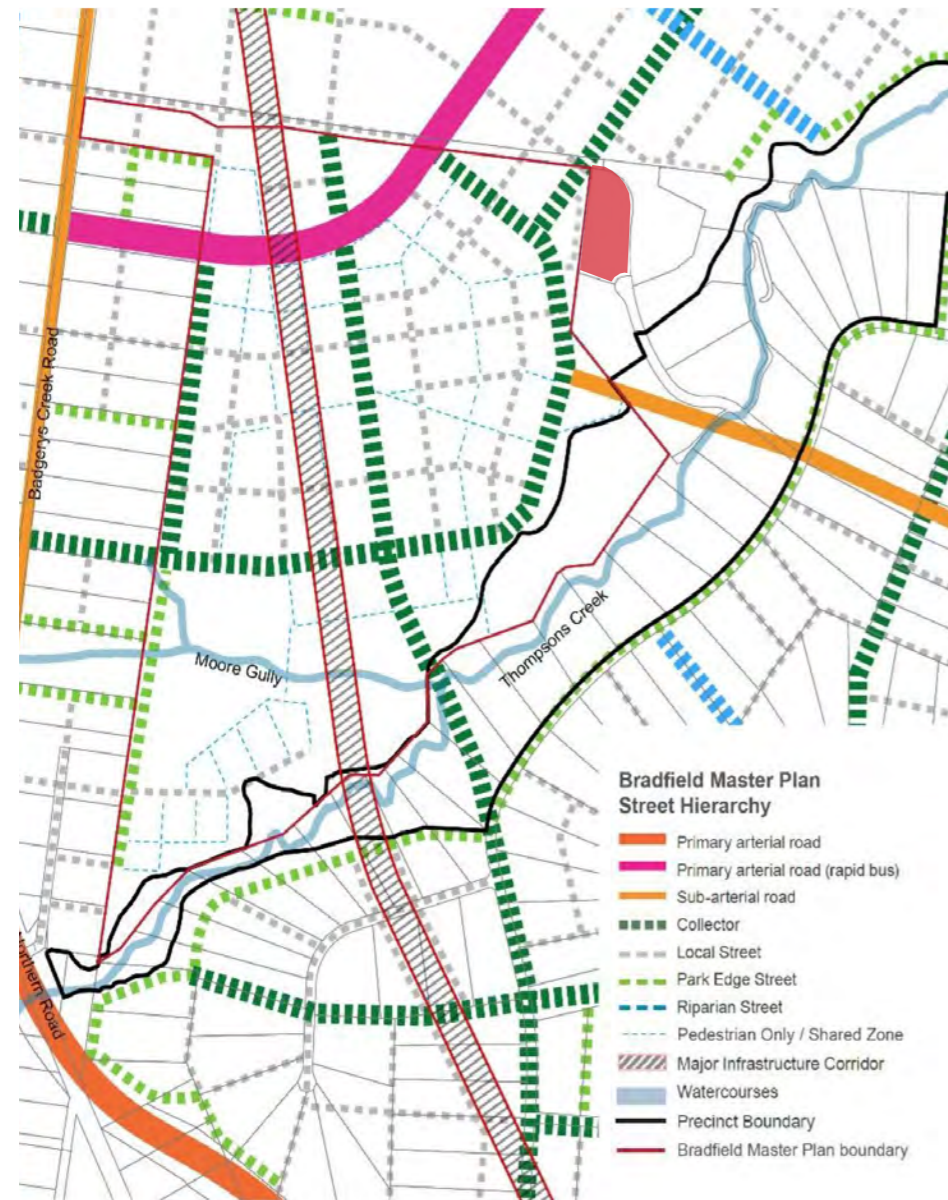
MASTER PLAN



Reference: Appendix HH - 20231020 Part C - Discussion Paper PP and DCP amendments (Figure 10)

05.SUGGESTED AMENDMENT TO BRADFIELD CITY CENTRE MASTER PLAN

SUGGESTED STREET HEIRARCHY PLAN



Source: Appendix HH - 20231020 Part C - Discussion Paper PP and DCP amendments (Figure 10)

SUMMARY

The suggested master plan retains the urban intent of the Bradfield City Centre Master Plan. It retains the location of all collector roads, city edge roads and combines the positive outcomes from figure 10 amendment. The block size strategy and urban design features are considered and retained. The suggested amendments are localised to the subject site and require minor alteration to the master plan whilst retaining key desire lines, pedestrian connectivity and street heirarchy.

URBAN DESIGN ANALYSIS

- 1 Irregular lots are consolidated into one large lot, opening development opportunities.
- 2 The proposed frontage adjacent to Kelvin Homestead enhances development potential while ensuring a respectful distance from the heritage site.
- 3 The reduction of vehicular roads provide the opportunity for pedestrian priority links and connections to amenity. The reduction of roads leads to an increase of developable area for the subject site and the master plan.
- 4 The unencumbered subject site allows for greater developable area, allowing gradual transition towards the Kelvin Homestead and Thompson Creek.
- 5 130m x 80m city block sizes provide flexibility in building orientation and provide opportunities for through site connectivity. This alteration is derived from the Figure 10 of the discussion paper appendix HH.

SUGGESTED MASTER PLAN



Reference: Appendix HH - 20231020 Part C - Discussion Paper PP and DCP amendments (Figure 10)

06.SUGGESTED AMENDMENTS FOR CONSIDERATION





AMENDMENTS

- 1 The proposed local road is designed to seamlessly connect with existing local roads, ensuring a continuous through connection without any dead-ends.
- 2 The park edge street aligns with a single landowner, ensuring consistency in street edge and streamlining construction timing and delivery.
- 3 Consolidating irregular lots under individual landowners creates opportunities and usable developable area.
- 4 Absence of indicative layout plan roads owned by private landowners creates opportunities for pedestrian through-site connections and flexibility in designing pedestrian-friendly streets linking to Thompson Creek.
- 5 Reduction of roads provide additional GFA for development and creates opportunity for building orientation, varying scales and public open space.

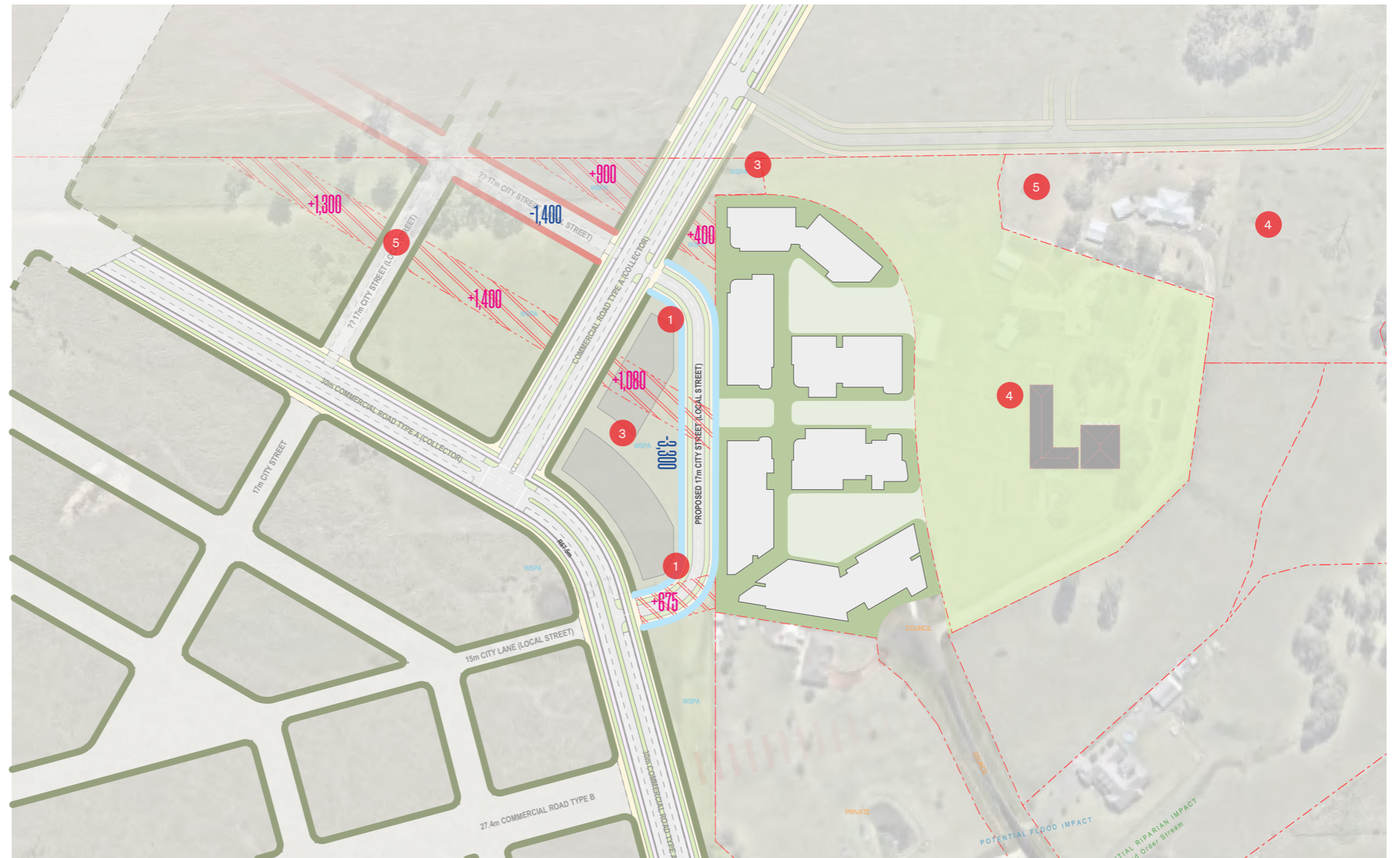
Developable Area Calculation

Gain	Reduction
+1,300	-3,300
+1,400	-1,400
+900	
+400	
+1080	
+675	
Total +5,755	-4,700
Gain +1,055	

LEGEND

-  As per Bradfield City Center Master Plan
-  As per Fig.10 of the Amendment Discussion Paper
-  Proposed Amendment
-  Removed ILP Roads

MASTER PLAN



The suggested amendments have reviewed by a traffic engineer and takes into consideration: Intersection distances, intersection priority, possible slip lanes and avoidance of rat runs whilst maintaining through site access.

07.SUGGESTED AMENDMENTS URBAN DESIGN COMPARISON

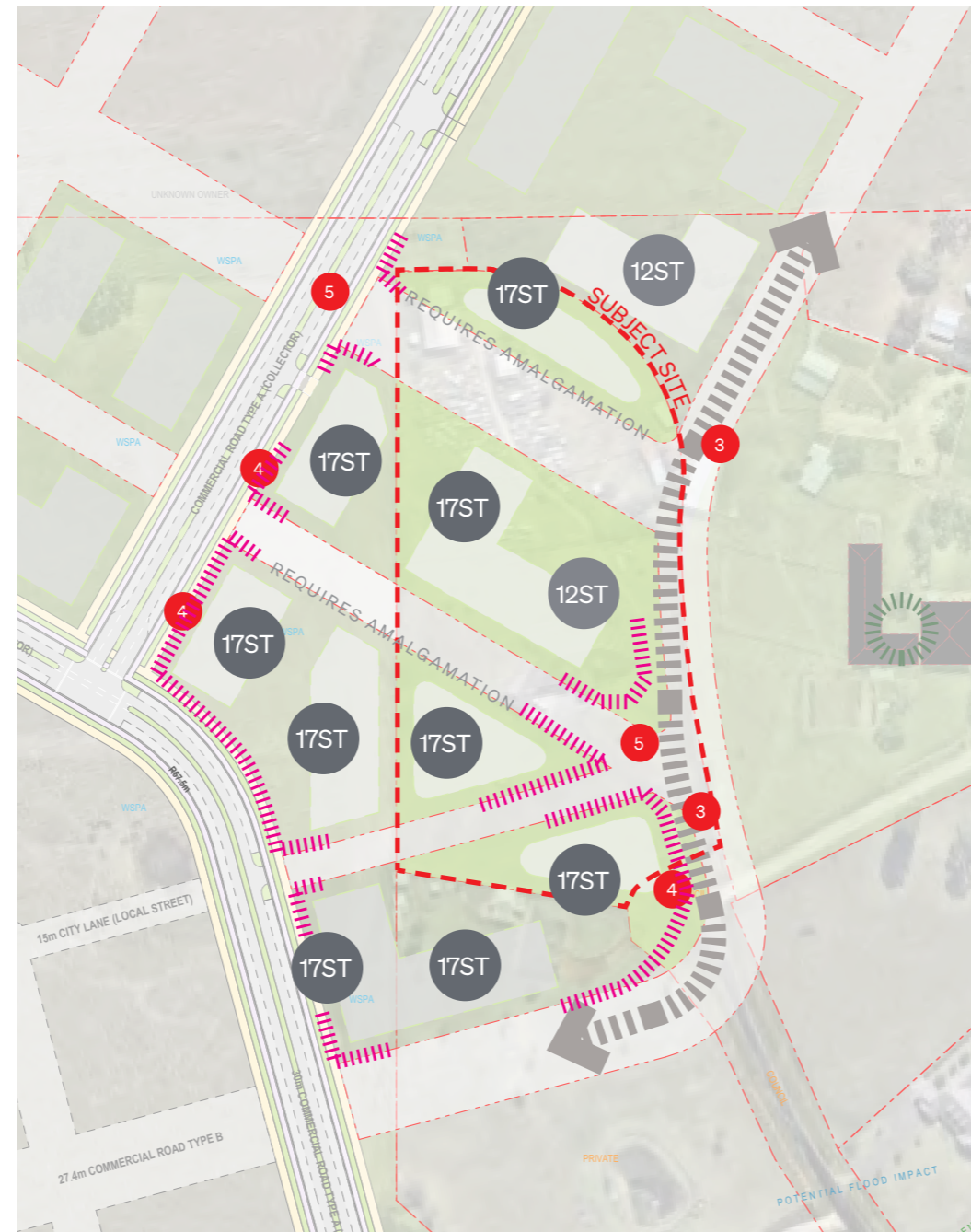
DESIGN RESPONSE

- 1 Pedestrian permeability through the site.
- 2 Gradual transition in heights.
- 3 Vehicular road limits pedestrian movement and hinders connections to Kelvin Homestead
- 4 Limited vehicular entry along these points due to intersection distances, safe site distances and the potential requirement for slip lanes.
- 5 Complex intersection pending detailed investigation.

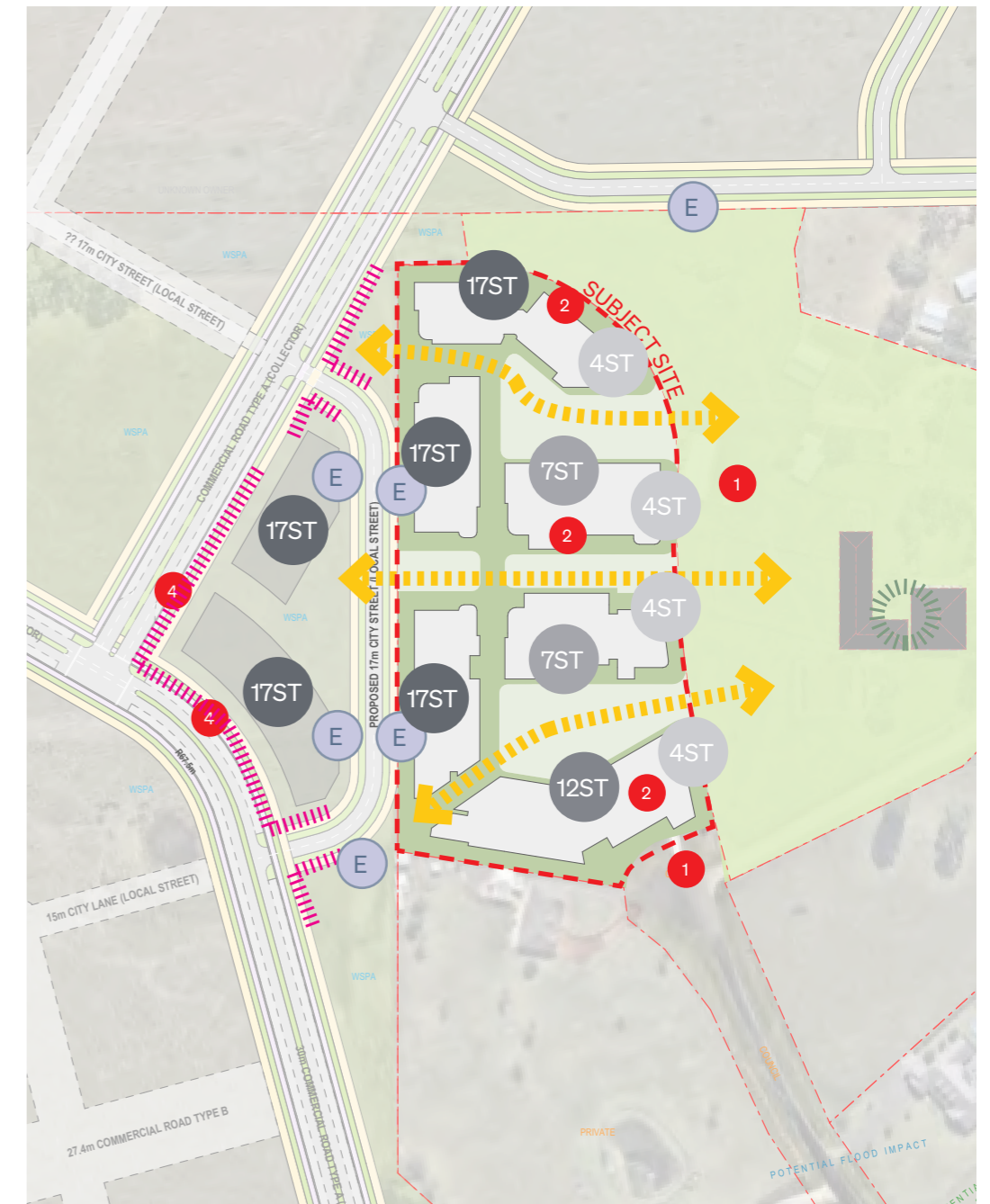
LEGEND

1	Kelvin Homestead (Heritage Item)	
2	Vehicular Road	
3	Pedestrian Access	
4	Height in Storeys	
5	Vehicular Entry Points	
6	No Vehicular Entry	
7	Open Space/Pedestrian Access	

BRADFIELD CITY CENTRE MASTER PLAN



SUGGESTED MASTER PLAN



08.SUGGESTED AMENDMENTS URBAN DESIGN COMPARISON

BRADFIELD CITY CENTRE MASTER PLAN



View towards Kelvin Homestead

Road intrusions into subject site results in wider separation between buildings and taller built-forms to achieve the comparable FSR. Irregular lots provide sites that shape irregular built-form. Multiple road junctions and separation distances will need to be further investigated.

SUGGESTED MASTER PLAN

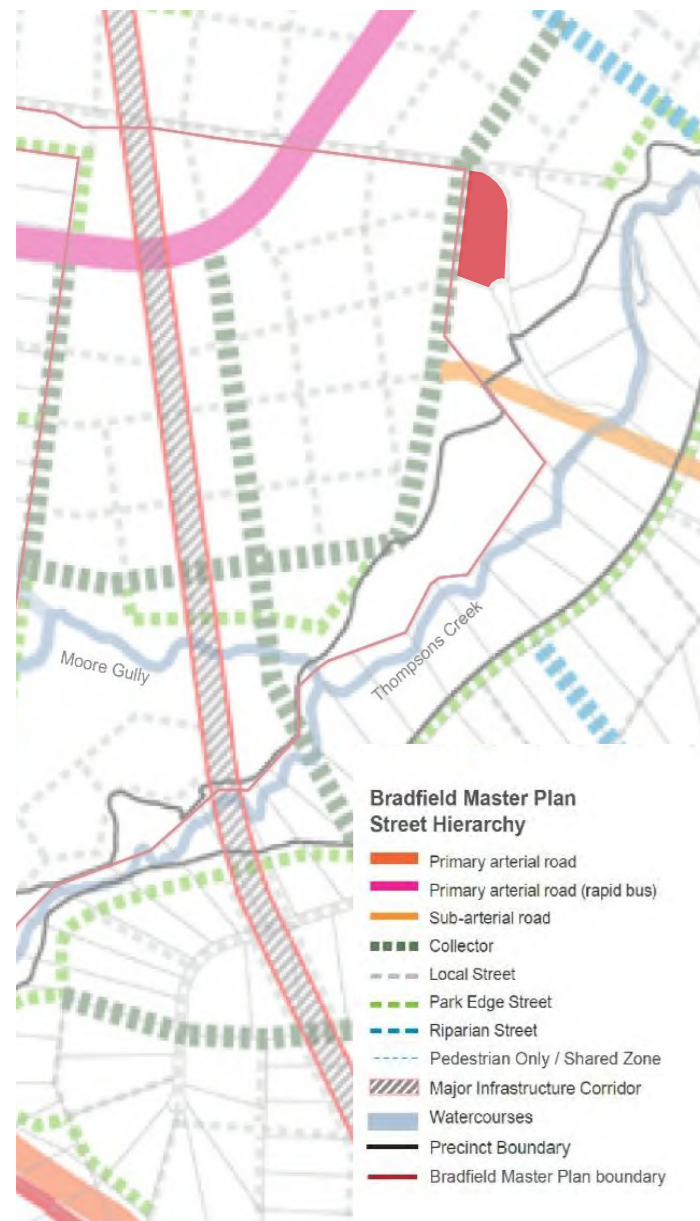


View towards Kelvin Homestead

The proposal encapsulates green fingers that blends into neighbouring lots and connects pedestrians to amenity. Lot depth also provides opportunity to transition heights towards the Kelvin Homestead.

09.MASTER PLAN COMPARISON

AEROTROPOLIS PRECINCT MASTER PLAN



Source:
Current Aerotropolis Master Plan

1. Subject Site has street access and potential for through site pedestrian connections and view corridors.
2. Neighbouring sites are mostly unencumbered with indicative layout plan roads.
3. Bradfield City Centre has three North-South roads which define the master plan more regular blocks.

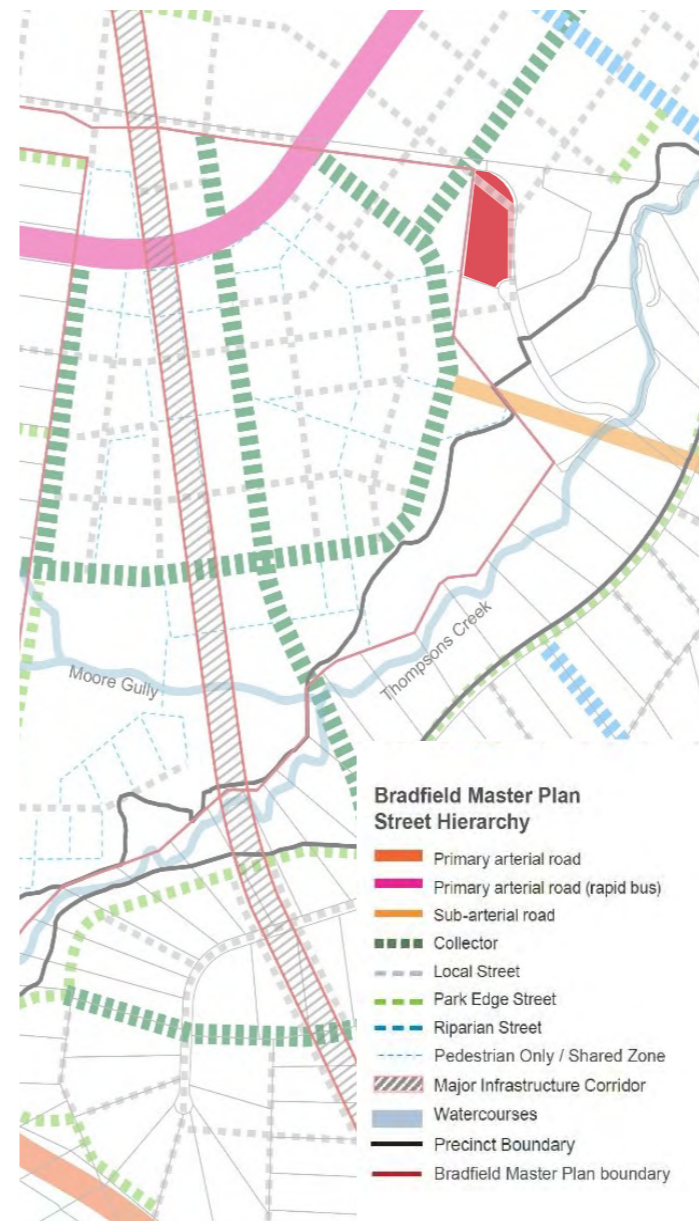
BRADFIELD CITY CENTRE MASTER PLAN



Source:
Bradfield City Centre Master Plan

1. Subject Site has multiple indicative local street reducing the developable area.
2. Proposed developable areas of subject site and adjoining sites are irregular and require aquisitions and amalgamations.
3. Bradfield City Centre Master Plan is not consistent with Figure 10 of the Discussion Paper.

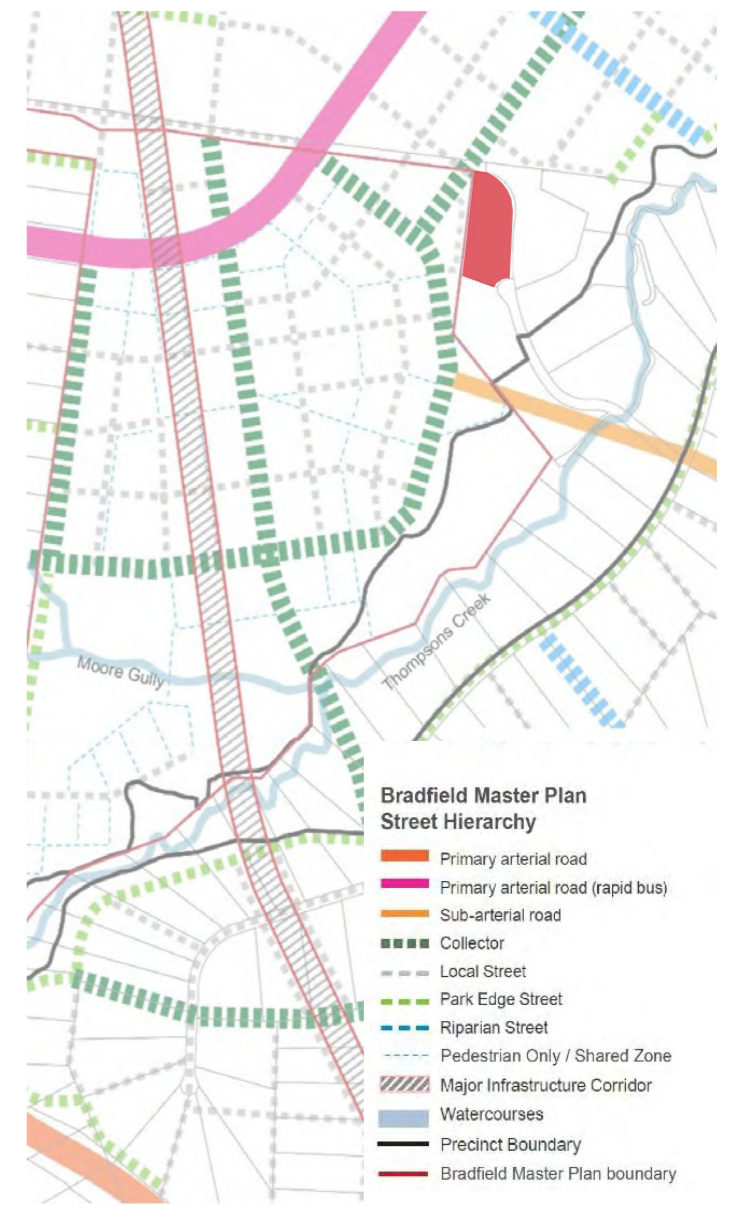
BRADFIELD CITY CENTRE MASTER PLAN (FIGURE 10)



Source:
Bradfield City Centre Master Plan (Figure 10 of Discussion Paper Appendix HH)

1. Subject Site has less indicative local street reducing the developable area.
2. Indicative local roads crossing multiple private landowners will lead to project complexity and additional coordination and reliance.
3. Remaining lots require amalgamation or aquisition for efficient development.

SUGGESTED AMENDMENT FOR CONSIDERATION



Source:
Proposed Amendment to Bradfield City Centre Master Plan

1. Subject Site has street access and potential for through site pedestrian connections and view corridors.
2. Neighbouring sites are mostly unencumbered with indicative layout plan roads.
3. Bradfield City Centre has one consolidated lot adjacent to the subject site for development flexibility.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 5:25:22 PM

Submitted on Mon, 04/03/2024 - 17:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mary

Last name

Brownlee

I would like my name and personal contact details to remain confidential

No

Info

Email

artisanofthesoul@gmail.com

Suburb/Town & Postcode

2567

Please provide your view on the project

I object to it

Submission

I do not support this smart city and it's master planning effects on our Western Sydney communities. There was not enough information given out for consultation of WE THE PEOPLE so WE THE PEOPLE could see the big picture of the impacts on our Western Sydney communities. I personally received no information and many others in my area have not. This was a corporate one sided consultation that the corporate government agencies just had to have however it was not guided by WE THE PEOPLE of Western Sydney. It was guided by a Corporate Government who are not a constitutional government. This process was not guided by informed consent. Informed consent comes from WE THE PEOPLE who are the decision makers in a constitutional government system of informed consent.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 7:51:45 PM
Attachments: [240304_submission-to-the-bradfield-city-centre-masterplan.pdf](#)

Submitted on Mon, 04/03/2024 - 19:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

██████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2000

Please provide your view on the project

I am just providing comments

Submission file

[240304_submission-to-the-bradfield-city-centre-masterplan.pdf](#) (1.93 MB)

Submission

Dear Sir/madam,

Please find enclosed a copy of the submission to the Draft Bradfield City Centre Master plan.

Regards

Peter

I agree to the above statement

Yes

Tim Bryan
Chief Executive Officer
Perich Group
1675 The Northern Road
Bringelly NSW 2556

4th March 20224

Western Parkland City Authority
50 Belmore Street
Penrith, NSW 2750

Dear Sir/Madam

DRAFT BRADFIELD CITY CENTRE MASTER PLAN

1. Introduction

This submission has been prepared in response to the recently released Draft Bradfield City Centre Master Plan (the Draft Master Plan). Leppington Pastoral Holdings (LPH) owns a uniquely contiguous 306ha land area, known as North Bringelly, immediately to the north of the Bradfield City Centre site (refer Figure 1).

The LPH site represents one of the largest unfragmented areas within the Aerotropolis and together with the government owned site to the immediate south forms the heart of the Aerotropolis Core. This places significance on the site in its ability to deliver on the Bradfield City Centre vision and achieving the outcomes of the Aerotropolis. The LPH site is well-served by natural amenities, sharing a continuous interface along the two major creek lines which define the Western Parkland City. The Aerotropolis Precinct Plan for the Aerotropolis defines the sites through a series of grid pattern formations anchored along a series of road corridors and major intersections. The Draft Master Plan continues this approach.

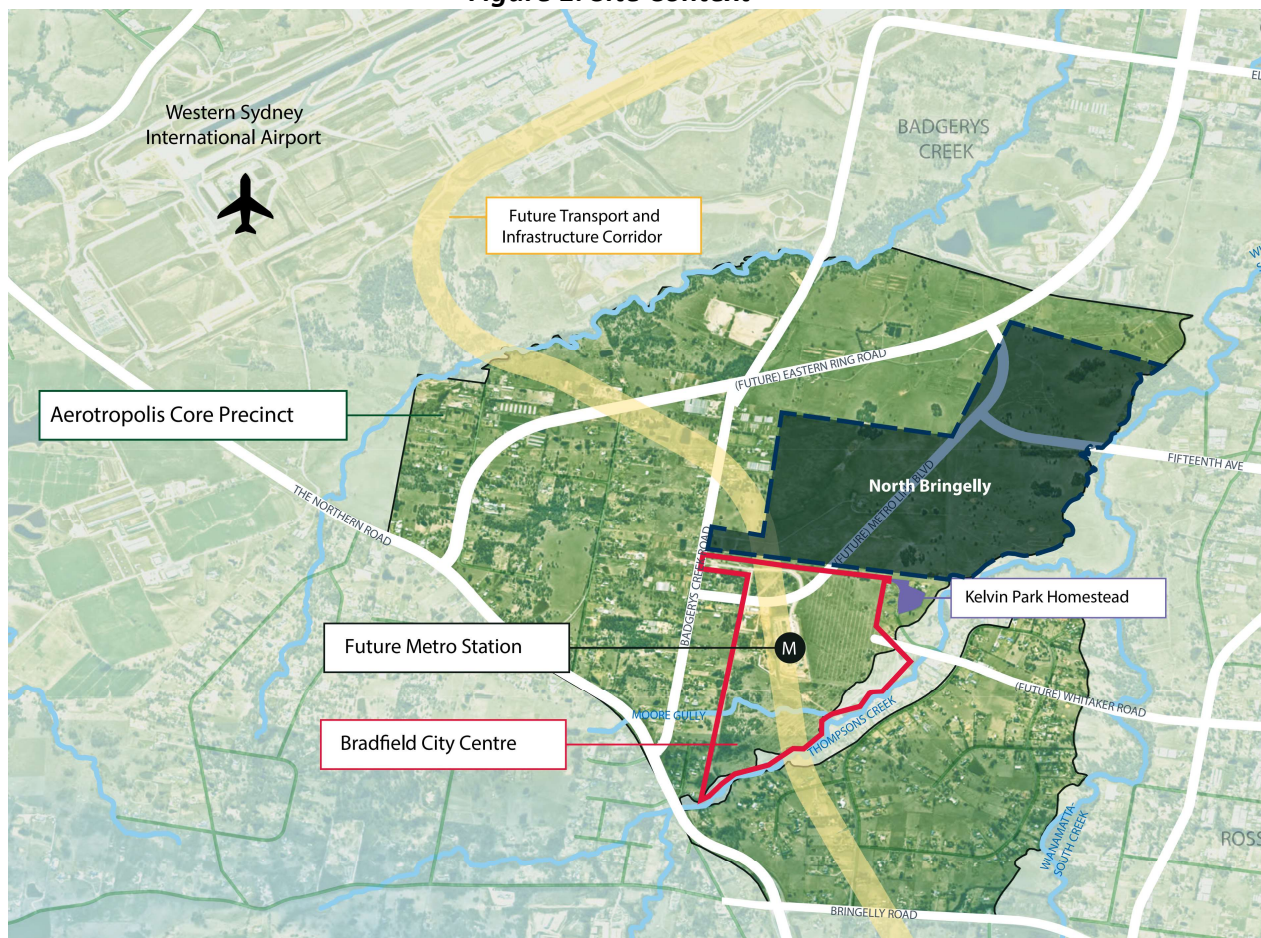
We commend the Western Parkland City Authority (WPCA) for preparing the Draft Master Plan to manage growth and change and guide infrastructure delivery for the City Centre. Notwithstanding, there are a number of matters that we have identified that require further detailed considerations.

2. The North Bringelly Site

The North Bringelly site owned by LPH is located approximately 16km west of Liverpool, 19km north-west of Campbelltown, 17km south-east of Penrith, and 26km south west from Parramatta, within the Western Sydney Priority Growth Area. North Bringelly is strategically located adjacent to the future Western Sydney Airport and proposed North Bringelly Railway Station.

The site is shown in Figure 1 below. The scale of the landholding is unique, with surrounding lands largely containing small semi-rural lots, apart from land to the north of the site also in large land holdings.

Figure 1: Site Context



(Source: adapted from the Draft Bradfield City Centre Master Plan)

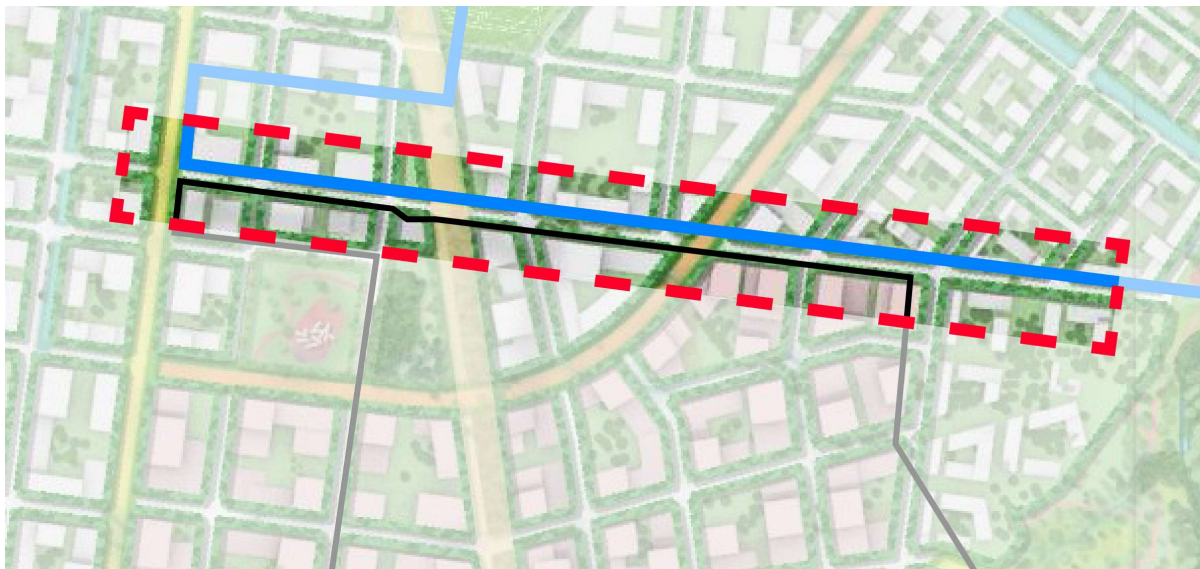
3. Matters for consideration

The *Western Sydney Aerotropolis Precinct Plan* (the Precinct Plan) was adopted in 2022 and set the broad strategic structure for the Aerotropolis Precinct, including road links, open space provision and stormwater infrastructure.

The Precinct Plan, at the location where the North Bringelly site interacted with the Bradfield City Centre site was split by an east west road connection from Badgerys Creek Road (refer to Figure 2). It should be noted that the east-west link road was proposed along the alignment of the former access handle to the State Heritage Registered Kelvin Par Homestead. This approach provided a level of certainty to the North Bringelly landowners, particularly in relation to the management of road connections, as well as the development outcomes within the site.

This has since changed with the release of the Draft Bradfield City Centre Master Plan and is discussed further below.

Figure 2: Aerotropolis Precinct Plan : Interface between North Bringelly and Bradfield City Centre



(Source: adapted from the Aerotropolis Precinct Plan)

3.1. The Draft Master Plan

The Draft Master Plan generally continues the grid pattern that was initially identified as part of the Aerotropolis Precinct Plan. The Draft Master Plan sets the guidelines and controls that are aimed at delivering on the vision for the future development of the City Centre.

The Master plan sets the framework for future development to occur within the City Centre, however further consideration is required on how the City Centre integrates with the surrounding landholding, both in terms of movement connections and built form outcomes. In this regard, we have identified a number of items where the Draft Master Plan requires further design consideration.

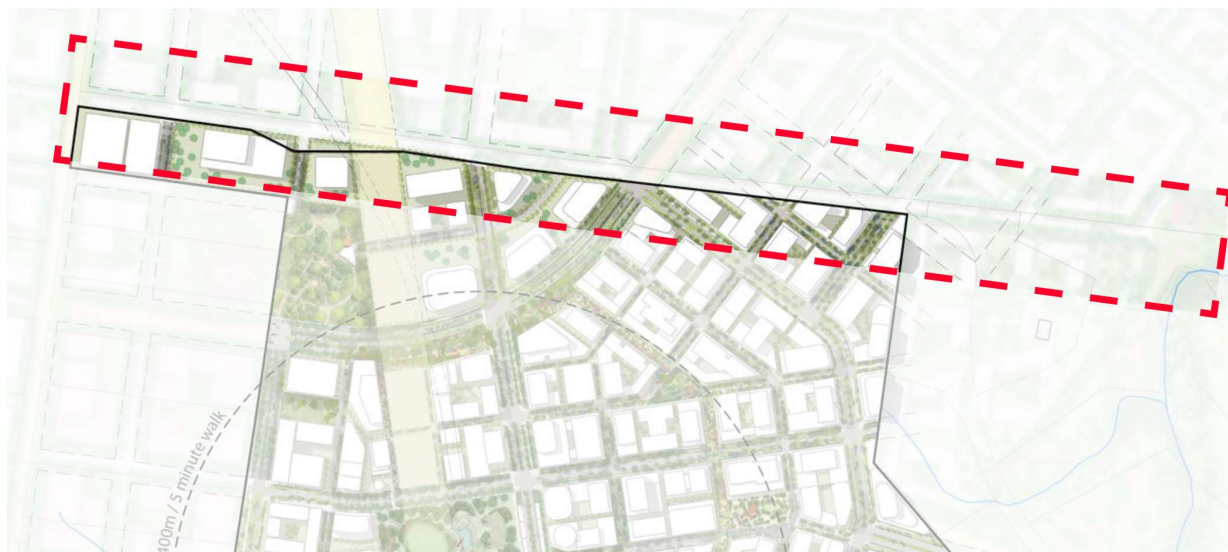
3.2. Interface with North Bringelly

While the Draft Master Plan is primarily focussed on the City Centre, there is little guidance on how development will interface with the surrounding land holdings. As noted above, the Draft Master Plan proposes a shift from the Precinct Structure Plan, which identified an east-west road between the City Centre site and the North Bringelly site, creating the opportunity to ensure that development could occur independently within both sites.

The Draft Master Plan now proposes a continuation of the street block network into the North Bringelly site, particularly east of the planned Metro Link Boulevard. Without the separating road (which is owned by a third party), this diminishes the ability to appropriately manage the development of irregular shaped blocks. Rather, it creates a situation where the development outcome across the three sites is reliant on a shared development outcome (refer to Figure 3). While not an insurmountable task, it creates issues with the timing of the delivery of development across the three sites, as well as the potential for the built form outcomes to conflict and create an undesirable urban outcome.

Additionally, the proposed layout also assumes that master planning within the North Bringelly site continues as proposed under the Draft Master Plan. However, master planning the North Bringelly site will be a separate exercise that we intend to undertake to create mixed use and employment hub that meets the vision of the Aerotropolis. In this regard, we seek the WPCA to further consider the interface with the North Bringelly site and reconsider how development is delivered in this area. Additionally, we wish to work with WPCA in relation to the treatment of the interface in this area.

Figure 3: Interface Conflict Areas (TBC)



(Source: adapted from the Draft Bradfield City Centre Master Plan)

4. Conclusion

The Draft Master Plan presents a robust and exciting framework for the Bradfield City Centre. However, as highlighted within this submission, further design consideration is required to ensure the interface between the City Centre and the surrounding landholdings is appropriately thought out and addressed.

LPH are committed to working closely with all levels of government to enable the delivery of land uses for the Western City Aerotropolis and development within the Precinct and would welcome the opportunity to further discuss the above.

Yours faithfully,

On behalf of
Tim Bryan
Chief Executive Officer

We also expect full support from the NSW State Government and Federal Government to support the Luddenham Village Plan.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 8:31:05 PM

Submitted on Mon, 04/03/2024 - 20:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

█

Last name

█

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2000

Please provide your view on the project

I object to it

Submission

Modern day concentration camps!

Wake-up Australia! Open your eyes to all the manipulated lies!

Nothing is 'unprecedented' it's all planned!

Do not consent!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 9:00:51 PM

Submitted on Mon, 04/03/2024 - 21:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Luddenham 2745

Please provide your view on the project

I object to it

Submission

As a proud resident of Luddenham, I am shocked to see that my village has not been included in the Bradfield City Master Plan. Luddenham has been completely forgotten in the airport planning process and given that the airport site is in our town, it is ridiculous that such an oversight has occurred. The Luddenham Village Interim Strategy was published in March 2022 yet it has still not been formally endorsed or implemented. The Luddenham Village Strategy has been endorsed by the local community, Penrith and Liverpool Councils, and State and Federal Members of Parliament but is still yet to be implemented. I had hoped that the Bradfield City Master Plan would acknowledge Luddenham village and include the Village Strategy, however it appears that we have been completely omitted.

I honestly have not been able to gain a comprehensive understanding of the Bradfield City Master Plan. It is a 230 page document with 35 attachments and with a submission period

of just a month, it has been a very difficult task to be able to read and respond to the plan. Unlike other important plans for our community, this one was not displayed publicly and there were no community information sessions held during the submission period. For a village that is just kilometers away from Bradfield, this is appalling.

Our community needs to be treated with respect and instead of trying to sneak these documents past us, you should be openly and honestly explaining them to locals. There should be multiple and frequent information sessions as well as the plan being available to view in the village. A letter box drop summarising the plan and an extension on the submission period would have also been extremely beneficial. The Aussie mantra is supposed to be giving people a "fair go", and there is nothing fair about what is occurring to our community right now.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 9:14:38 PM

Submitted on Mon, 04/03/2024 - 21:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Luddenham

Please provide your view on the project

I am just providing comments

Submission

Within this draft plan for the aerotropolis it appears plans for the village of Luddenham have been omitted. The Luddenham Progress Association is trying to proceed with The Luddenham Village Interim Strategy as published in March 2022. The Luddenham Village Strategy has been endorsed by the local community, Penrith and Liverpool Councils, and State and Federal Members of Parliament but is waiting to be implemented.

Luddenham Village boasts existing infrastructure including two primary schools, three churches, three parks, a Community Hall, Showground, roads, electricity, much of it has town water and NBN internet. We have an IGA supermarket, two doctors' surgeries, pharmacy, specialty shops including fresh fruit and vegetables, bakery, butcher, cafes and two service stations. There was no indication in the draft flight path EIS that Luddenham could not proceed with the Luddenham Village Plan.

By proceeding with the Luddenham Village Plan in the final Bradfield report the current Government could immediately help address the State's housing crisis whilst

simultaneously fine tuning its grand plan for the new Bradfield. Bradfield City is located in the same airport noise zone as Luddenham Village, there is no reason why the Interim Strategy as issued by the NSW Department of Planning can not be approved.

Luddenham Progress Association is calling for Luddenham Village Interim Strategy to be approved and included in the Bradfield City Centre Master Plan.

The consultation period for the Bradfield City Centre Master Plan is just one month which barely allows the community the opportunity to read, digest, analyse and respond to the plan. The exhibition documents not only include the 230-page planning report but an additional 35 attachments. It is incredibly unfair for our community to be expected to be able to make an informed submission regarding the master plan with this volume of documentation in such a short time.

[REDACTED]

President

Luddenham Progress Association

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 9:41:22 PM

Submitted on Mon, 04/03/2024 - 21:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Luddenham

Please provide your view on the project

I am just providing comments

Submission

As a resident of Luddenham, I am shocked that the Luddenham Village Interim Strategy hasn't been implemented in this draft plan for Bradfield.

The document is large with 35 attachments which is a huge amount of detail for any individual to read in their spare time and then be expected to form a response in just 4 weeks.

There has been no community consultation for this plan which I think is unfortunate. The residents know the area far better than the folk who have put this plan together, with our input a far better plan could be created. In fact, after speaking with a member of the minister for planning's staff I realise that even the minister's staff do not where Luddenham is despite 90% of the new airport being within the boundary of Luddenham village.

The Luddenham Village Interim Strategy has the support of the Luddenham Progress Association, local federal and state members of parliament, and Penrith and Liverpool

Councils so why isn't it included in this aerotropolis plan?

The approval of the Luddenham Village Interim Strategy can help the State Government address the housing crisis by developing greenfield space close to the new airport. There is already a great amount of existing infrastructure in Luddenham, the Village is ready to go ahead yet we've been completely ignored. I urge the respondents to this feedback to advise the planners to not just plan the grand city of Bradfield for the future but to take the opportunity to develop Luddenham now..

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 10:33:09 PM
Attachments: [bradfield-submission.pdf](#)

Submitted on Mon, 04/03/2024 - 22:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Wayne

Last name

Willmington

I would like my name and personal contact details to remain confidential

No

Info

Email

willmingtons@bigpond.com

Suburb/Town & Postcode

Luddenham NSW 2745,

Please provide your view on the project

I support it

Submission file

[bradfield-submission.pdf](#) (63.94 KB)

Submission

Attached

I agree to the above statement

Yes

Campbell Street
Luddenham 2745

4th March 2024

The Department of Planning, Housing and Infrastructure

Submitted via online submission.

To Whom it May Concern

Thank you for the opportunity to make a submission on the Bradfield City Centre Master Plan.

Bradfield City seems to be a well designed and planned City Centre for the Aerotropolis, in saying that I am very disappointed on how the only current Centre in the Aerotropolis is being treated, Luddenham Village.

In October 2021, NSW Planning released the Luddenham Village Discussion Paper with a summary of 4 preferred options on the future of Luddenham, with option 4 (grow) was supported by almost all respondents.

Then The Luddenham Village Interim Strategy was published in March 2022 and was also endorsed by the Local Community but has not been implemented yet. Bradfield City is in the same airport noise contour as Luddenham Village and the planed housing in the Interim Strategy is the same distance from the runway as housing in Bradfield. Is it because Governments own land in Bradfield that they are getting all the development while Luddenham is being hung out to die.

Luddenham Village is already a centre with many businesses and lots of infrastructure in place, there is no reason why the Luddenham Village Interim Strategy should be held up any longer. As part of the Bradfield City Centre Master Plan Luddenham should be incorporated as a Sister City and the NSW Planning vision for Luddenham needs to be approved now.

If it's good enough for Bradfield to be built its good enough for the Luddenham Village Strategy to be finalised.

Thanks

Wayne Willmington

willmingtons@bigpond.com

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [Fadi Shakir](#)
Subject: Webform submission from: Bradfield City Centre Master Plan
Date: Monday, 4 March 2024 11:01:28 PM
Attachments: [submission-bradfield-city-centre-master-plan.docx](#)

Submitted on Mon, 04/03/2024 - 22:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

BRINGELLY

Please provide your view on the project

I support it

Submission file

[submission-bradfield-city-centre-master-plan.docx](#) (14.98 KB)

Submission

See attached File "Submission Bradfield City Centre Master Plan"

I agree to the above statement

Yes

SUBMISSION

4-3-2024

BRADFIELD CITY CENTRE MASTER PLAN

1)APPENDIX A – 20231020 Master Plan Report .

The Map on page 7 is incorrect. Elizabeth Drive does not cut through Western Sydney International Airport (WSA). The two maps on the previous page (page 6) are correct. It is disappointing that this Master Plan Map is wrong, as it should have shown the proposed Bradfield City Centre in the context of WSA nearby. Elizabeth Drive does not curve around and bisect WSA, as this map purports to show. Elizabeth Drive should be shown on the northern boundary of WSA.

Maps in Appendix G on pages 43 and 44 are correct.

2)General Comment on all Maps in Master Plan documents

All Maps should show NORTH orientation. We assume North is at top of each map, but this should be indicated.

3) Infrastructure

Water, electricity, internet , gas should be provided to the whole of the Aerotropolis, not just Bradfield City Centre, as the surrounding area develops and provides employment for residents of the city centre.