

Decision Statement

Project Details

Project Name Bradfield City Centre – Regional Stormwater Infrastructure (RSI) Review of Environmental Factors (REF)

Project Location The Bradfield City Centre development site is situated at 215 Badgerys Creek Road, Bradfield, and is legally identified as Lot 3101 in Deposited Plan (DP) 1282964.
The part of the site subject to this REF comprises approximately 15.3 hectares of a larger 114.9-hectare parcel of land within the Liverpool City Council Local Government Area (LGA), with ownership vested in the Western Parkland City Authority trading as the Bradfield Development Authority (the Authority).

The proposed Activity encompasses the detailed design, construction and operation of the RSI to support the development of Bradfield City Centre and private land within the stormwater catchment of the infrastructure. This project aims to deliver sustainable stormwater treatment and storage solutions.

Specifically, the proposed Activity consists of the following:

Stage 1 (construction and formation of basins):

- bulk earthworks and site preparation of the basins and Moore Gully
- realignment of an ephemeral stream within Moore Gully tributary with all appropriate scour protections
- stormwater quantity control, including
 - constructing a series of ponds with extended detention to attenuate flows and detain stormwater for reuse
 - installing and design of splitter pits to direct flows from the activity and external catchments into the appropriate treatment train
- construction of sediment basins and wetlands, and the installation of gross pollutant traps as a form of stormwater quality/on site detention (OSD) control
- associated stormwater pipes and infrastructure

Stage 2 (landscape embellishments):

- construction of access paths for maintenance and pedestrian movement
- creation of a riparian corridor and landscaping embellishments including pavilions.

Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies to the proposal. A review of environmental factors (REF) has been prepared and considered against the requirements of sections 5.5 and 5.7 of the EP&A Act. This assessment is in accordance with the factors required to be considered under section 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

In addition, this assessment has considered potential impacts to threatened species, ecological communities and migratory species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act).

Following consultation on the draft REF, a submissions report was prepared to address submissions and finalise the proposed environmental safeguards and mitigation measures.

The Authority has determined that the activity detailed in the Bradfield City Centre – RSI REF and submissions report may proceed for the following reasons:

1. Significance of impact on the environment

The proposal described in the REF and submissions report will have some environmental impacts which can be ameliorated satisfactorily. This assessment has considered that these impacts are unlikely to be significant and therefore an environmental impact statement does not need to be prepared, examined and considered under s 5.7 of the EP&A Act, and approval for the proposal does not need to be sought under Division 5.2 of the EP&A Act. Various safeguards and management measures are proposed.

2. Significance of impact on NSW-listed biodiversity matters

The REF and submissions report consider the potential impacts of the proposal on areas of outstanding biodiversity value and on threatened species, ecological communities or their habitats for both terrestrial and aquatic species as defined by the *Biodiversity Conservation Act 2016* (BC Act) and the *Fisheries Management Act 1994* (FM Act).

The area of the proposed Activity is wholly within areas mapped as certified land under the Growth Centres Biodiversity Certification Order. While some vegetation will be cleared to implement the RSI, significant planting and revegetation will occur in the environs of the basins, enhancing habitat.

Therefore, as the proposed Activity is not likely to significantly affect threatened species and is on biodiversity certified land, the following are not required:

1. species impact statement under s 7.8 of the BC Act
2. biodiversity development assessment report under s 7.8 of the BC Act
3. concurrence of the Environment Agency Head under s 7.12 of the BC Act

3. Significance of impact on nationally-listed biodiversity matters and matters of national environmental significance

The REF, including the Biodiversity Strategy and Impact Assessment, and submissions report consider the potential impacts of the proposal on threatened species, ecological communities and migratory species as defined in the EPBC Act, as well as matters of national environmental significance (MNES) and any impacts on the environment of Commonwealth land.


The site benefits from the Sydney Growth Centres Strategic Assessment Program made under section 146B of the EPBC Act which has the same effect as an approval granted to development under Part 9 of the EPBC Act. Therefore, with this approval, any development within the prescribed certified lands does not require separate referral, assessment of approval under the EPBC Act to be taken. As

impacts to MNES associated with the Bradfield City Centre – RSI are restricted to the prescribed certified lands, no further assessment is required.

In addition, the REF identified a range of environmental outcomes and safeguards as mitigation measures that would be required to avoid or reduce the environmental impacts. The mitigation measures for the proposal have been updated as outlined in section 10 of the REF.

Determination

Acting as a delegate of the Western Parkland City Authority trading as Bradfield Development Authority (the Authority), and, in accordance with section 5.5 of the *Environmental Planning and Assessment Act 1979*, having examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed Activity, and having regard to the REF Assessment Report prepared by Patch Planning Pty Ltd and the Review of Environmental Factors prepared by Ethos Urban (11 December 2024) on behalf of the Authority, I hereby determine the Activity may proceed subject to the requirements and mitigation measures in Section 10 of the REF.

Authorised Person	Ken Morrison
Position	Chief Executive Officer
Signature	
Date of Determination	16/12/2024