

Decision Statement

Project Details

Project Name Bradfield City Centre – Temporary Entry Signage Review of Environmental Factors (**REF**)

Project Location

The Bradfield City Centre development site is situated at 215 Badgerys Creek Road, Bradfield (**Site**) and is legally identified as Lot 3101 in Deposited Plan (**DP**) 1282964.

The Site is a 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**).

Specifically, the portion of the Site subject to this REF is land owned by the Authority adjacent to the roundabout at the north-west boundary of the Site (the intersection of Badgerys Creek Road and the Bradfield City Centre site). The sign is to be situated on the southern side of the Metro haul road.

Activity Description

The proposed Activity is to install temporary signage located at the temporary entrance to the Bradfield City Centre development site, on the north-west corner of the Site.

The temporary signage will be set back approximately 800mm from the north-west boundary (fence line) and will comprise the following dimensions:

- A visual display area of 36 square metres (sqm)
- 12660mm (length) x 3350mm (width)
- A maximum height of 6.1m measured from the ground to the top of the sign.

The signage will be temporary, installed for a period of approximately 2 years.

This REF is accompanied by structural drawings and a range of supporting technical studies to inform the proposed signage design.

Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies to the proposed Activity. 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 impacts to threatened species, ecological communities and migratory species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act).

The Western Parkland City Authority, trading as the Bradfield Development Authority (the Authority) is both the proponent and determining authority for the proposed works. The Authority has determined that the activity detailed in the Bradfield City Centre – Temporary Entry Signage REF, may proceed for the following reasons:

1. No significant impact on the environment

The proposed Activity as described in the REF is minor in nature and will have negligible environmental impacts which can be ameliorated satisfactorily through mitigation measures as described in Section 8 of the REF. The 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 (that is, the approval of more than one determining authority is not required).

2. No impact on NSW-listed biodiversity matters

The REF considers any potential impacts of the proposed Activity 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.

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

- species impact statement under s 7.8 of the BC Act
- biodiversity development assessment report under s 7.8 of the BC Act
- concurrence of the Environment Agency Head under s 7.12 of the BC Act

Similarly, it is unlikely that the proposal with mitigation measures would have any adverse effect to any aquatic species and require any further approval under the FM Act.

3. No impact on nationally listed biodiversity matters and matters of national environmental significance

The REF has considered the potential impacts of the proposed Activity on threatened species, ecological communities and migratory species as defined in the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), as well as matters of national environmental significance and any

impacts on the environment of Commonwealth land.

The area of the proposed Activity is cleared and contains no native vegetation. No tree removal is required as part of the proposed activity.

The site is biodiversity certified under Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and therefore no referral for impacts to matters of national environmental significance (NES) is required.

Further, under Part 5 of the EP&A Act, a determining authority is not required to further consider the effect on biodiversity of an activity to the extent that it is carried out on biodiversity certified land. Although this is not required the site selected is clear of vegetation and will not negatively affect biodiversity. As such no further assessment of impacts to *Biodiversity Conservation Act 2016* (BC Act) listed threatened species and communities is required, and a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required.

In addition, the REF identified a range of environmental outcomes and safeguards as mitigation measures that will avoid or reduce any environmental impacts. The mitigation measures for the proposal are contained in Section 8 of the REF.

Determination

Acting as a delegate of the Western Parkland City 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 independent review of the REF prepared by Patch Planning (11 February 2025) and the Review of Environmental Factors prepared File Planning and Development Services Pty Ltd Planning (10 February 2025) on behalf of the Western Parkland City Authority, trading as the Bradfield Development Authority, I hereby determine the Activity may proceed subject to the Mitigation Measures in Section 8 of the REF.

Authorised Person	Ken Morrison
Position	Chief Executive Officer
Signature	
Date of Determination	13/02/2025