



11 February 2025

Gina Metcalfe
Bradfield Development Authority
50 Belmore Street
Penrith NSW 2750

Dear Gina,

REVIEW OF PART 5 PRELIMINARY ASSESSMENT – BRADFIELD CITY CENTRE – TEMPORARY SIGNAGE

1. INTRODUCTION

This advice has been prepared by Patch Planning (Patch) on behalf of the Bradfield Development Authority (BDA) related to a review of the Review of Environmental Factors (REF) prepared by FPD Planning (FPD) relating to proposed signage at 215 Badgerys Creek Road, Bradfield. The review has been undertaken in accordance with the Western Parkland City Authority's (WPCA) *Procedure for assessment of Activities under Division 5.1 of the EP&A Act* (WPCA Procedure).

Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) allows public authorities, which includes the Authority, to self-assess and grant themselves the right to carry out development activities in certain circumstances. In such cases, an assessment is undertaken in accordance with the provisions of Division 5.1 of the EP&A Act 1979, commonly known as an REF. This is required to consider, to the fullest extent possible, the environmental impact of the proposed activities before deciding whether to grant itself the right to carry out the activities. In accordance with the EP&A Act, an REF is to be prepared in accordance with the Department of Planning and Environment's *Guidelines for Division 5.1 assessments* (DPIE Guidelines).

The purpose of this report is to assist BDA in ensuring that the REF prepared by FPD examines to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed Activity to the fullest extent possible in consideration of:

- The environmental factors set out in the EP&A Act 1979;
- The *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation); and
- The DPIE Guidelines are taken into account prior to making a decision as to whether or not the proposed activity should proceed.

2. SITE LOCATION

The proposed Activity is located at the Bradfield City Centre at 215 Badgerys Creek Road, Bradfield, legally described as Lot 3101 in DP 1282964.

Specifically, the signage is proposed to be installed within land owned by the Bradfield Development Authority (BDA) at the primary entrance to the Bradfield City Centre, on the southeast corner of the existing roundabout which leads into the site from Badgerys Creek Road (see Figure 1).



Figure 1: Location of works at 215 Badgerys Creek Road, Bradfield (Metromap modified by Patch)

3. PROPOSED ACTIVITY

The REF describes the Activity as involving the installation of a temporary sign comprising the following dimensions:

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

The signage will be temporary and is expected to be installed for a period of approximately 2 years. An illustration of the sign is shown in Figure 2.

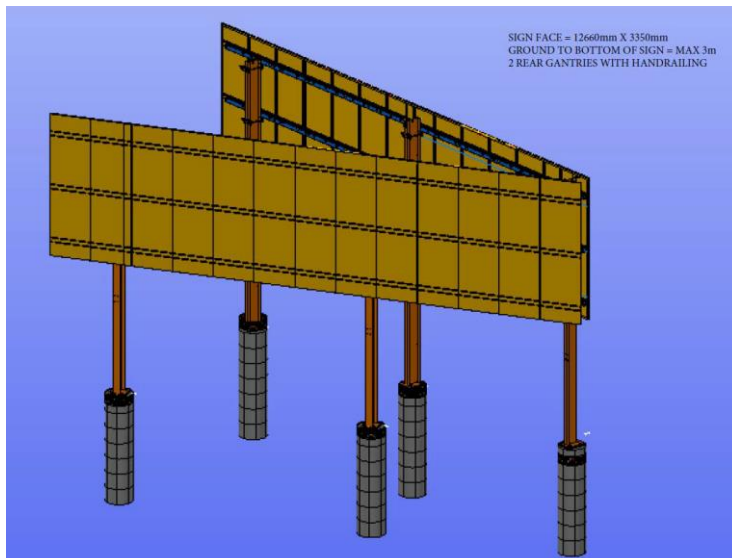


Figure 2: Illustration of proposed sign (Outdoor Fabrications)

4. REVIEW OUTCOME

Patch has undertaken a review of the REF dated 10 February 2025, with the matters affecting or likely to affect the environment as a result of the proposed activity having been considered in accordance with the provisions of Part 5 of the EP&A Act 1979 and the DPIE Guidelines.

Based on this review, Patch are of the opinion that the proposed Activity will not result in significant impacts. In addition, it is concluded that an EIS is not required for the Activity as the Activity is not likely to significantly affect the environment.

We therefore recommend that it is open for BDA to proceed to finalise their determination of the Activity, subject to appropriate mitigation measures as outlined within the REF.

5. CONCLUSION

Patch's review of the REF for temporary signage prepared by FPD has been undertaken in accordance with the requirements of the accordance with the WPCA Procedure. In doing so, Patch has completed actions relevant to 'reviewers' (being actions 11-17) and has found that the activity can proceed under Part 5 of the EP&A Act 1979.

Should you wish to discuss this advice further, do not hesitate to contact me on 0423 264 278 or at jbell@patchplanning.com.au.

Kind Regards,



Joe Bell

DIRECTOR/PARTNER