

Bradfield Development Authority

Objective ID: ~~XXX~~ A225138

# Bradfield City Centre Information Signage

Review of Environmental Factors

10 February 2025

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## Acknowledgement of Country

Aboriginal people have had a continuous connection with the Country in Western Sydney from time immemorial. They have cared for Country and lived in deep alignment with this important landscape, sharing and practicing culture while using it as a space for movement and trade.

We Acknowledge that four groups have primary custodial care obligations for the area: Dharug/Darug, Dharawal/Tharawal, Gundungurra/Gundungara and Darkinjung. We also Acknowledge others who have passed through this Country for trade and care purposes: Coastal Sydney people, Wiradjuri and Yuin.

Western Sydney is home to the highest number of Aboriginal people in any region in Australia. Diverse, strong and connected Aboriginal communities have established their families in this area over generations, even if their connection to Country exists elsewhere. This offers an important opportunity for the future.

Ensuring that Aboriginal communities, their culture and obligations for Country are considered and promoted will be vital for the future. A unique opportunity exists to establish a platform for two-way knowledge sharing, to elevate Country and to learn from cultural practices that will create a truly unique and vibrant place for all.



**Garungarung Murri Murri Nuru (Beautiful Grass Country)**

Artwork created by Dalmarri artists Jason Douglas and Trevor Eastwood for the Bradfield Development Authority.

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# Document Control

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# Executive Summary

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## Purpose

For the purposes of this REF, 'Authority' means the Western Parkland City Authority (WPCA), trading as the Bradfield Development Authority (BDA). The Authority (the Proponent) is proposing to install temporary signage located at the primary entrance of the Bradfield City Centre.

This Review of Environmental Factors (REF) has been prepared by FPD Planning to enable the WPCA, as the determining authority, to fulfil its duty under section 5.5 of the EP&A Act. The REF examines the likely impacts of the proposed activity on the environment and considers the environmental factors specified in the Planning Secretary's Guidelines.

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## Permissibility and responsibility

The Activity is prescribed under Chapter 2 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP), which permits development for the purposes of by or on behalf of a public authority without development consent.

Specifically, the range of activities proposed are captured under these provisions of the TI SEPP:

- **Section 2.73 of Division 12** – permits development for the purpose of 'information boards' to be carried out by or on behalf of a public authority without consent on any land owned or controlled by the public authority. This proposed signage is for information purposes and will be constructed by a public authority.

The Authority is a public authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act). As the proponent and determining authority for the proposed activity, the WPCA is required to assess the likely environmental impacts of the activity.

An environmental assessment is required under Division 5.1 of the EP&A Act, as the proposed works are permitted without consent. The determining authority must consider the environmental factors specified in the Planning Secretary's Guidelines for Division 5.1 assessments (Department of Planning and Environment, June 2022).

If the assessment determines that the proposed activity is likely to significantly affect the environment, the determining authority will decide whether an environmental impact statement (EIS) is required under section 5.7 of the EP&A Act.

Based on the consideration of key environmental matters and the information presented in this REF, it is concluded that subject to the implementation of mitigation measures identified in this REF, it is unlikely that there would be any significant environmental impacts associated with the activity requiring the preparation of an Environmental Impact Statement (EIS) or Species Impact Statement (SIS) or Biodiversity Development Assessment Report.

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## Activity description

The proposed activity involves the installation of a temporary signage.

Refer to Section 4.3 for a detailed description of the proposed works.

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## Environmental impacts and mitigating measures

Given the minor nature of the proposed activity, the significant setback from Badgerys Creek Road and the disturbed nature of the site there are not expected to be any significant impacts from the proposed signage.

The site is not identified as flood affected land and does not contain any items of non-aboriginal heritage. A total of ten (10) AHIMS sites are located within the site, however, there are no Aboriginal sites identified and registered with AHIMS located at area of the proposed activity.

The location of the proposed activity is cleared of native vegetation. Several ecological communities are present on-site including wetlands, Cumberland Plains Woodland, regenerative shrub land, alluvial woodland and endangered species. The proposed activity will not require removal of trees or vegetation. 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. 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.

The proposed activity is not anticipated to negatively impact on the visual amenity of the area and instead will provide an overall positive impact by providing clear guidance as to the location of the Bradfield City Centre site and assist wayfinding and public information for visitors to the site.

Construction traffic, noise and vibration, air quality, soil and water quality and waste management impacts will be appropriately managed, and any impacts will be mitigated in accordance with the Construction Management Plan (CMP) provided at Appendix 4 of this REF. The proposed activity will be carried out in accordance with the CMP to ensure the safety of construction works.

For further information refer to Section 7 and 8 of this REF.

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## Consultation summary

Due to the minor scale of the proposed works, there is no consultation requirements for the proposed activity.

Notwithstanding, voluntary consultation has been carried out with Transport for NSW (TfNSW) and they have raised no comments regarding the proposal.

For further information refer to Section 6.1.

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## Conclusion

Based on the findings presented in this REF, it is concluded that the proposed activity is unlikely to have a significant impact on the environment. The proposed mitigation measures outlined in this REF are considered sufficient to manage and minimize potential environmental impacts.

Therefore, it is determined that:

- The proposed activity may proceed, subject to the implementation of the recommended mitigation measures.
- An Environmental Impact Statement (EIS) is not required.
- A Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required, as the proposed activity is unlikely to significantly affect threatened species or ecological communities.

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This determination is made in accordance with the Environmental Planning and Assessment Act 1979, the Biodiversity Conservation Act 2016, and the Guidelines for the preparation of Review of Environmental Factors.

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# 1 Introduction

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## 1.1 Overview

This Review of Environmental Factors (REF) has been prepared by FPD Planning on behalf of the Western Parkland City Authority (trading as Bradfield Development Authority). For the purposes of the proposed activity, the Western Parkland City Authority (the Authority) is the proponent and the determining authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Bradfield City Centre is situated within Western Sydney Aerotropolis, approximately 56km south-west of the Sydney CBD and 50km from Sydney Kingsford Smith Airport. The site is located to the south-east of the new Western Sydney International Airport at the intersection of Badgerys Creek Road and The Northern Road.

Bradfield City Centre is located at 215 Badgerys Creek Road, Bradfield and is legally described as Lot 3101 in Deposited Plan (DP) 1282964. The site is comprised of a single 114.9-hectare parcel of land within the Liverpool Council Local Government Area (LGA) and is owned by the WPCA.

The site contains the Sydney Aerotropolis Main Station Site and the recently completed First Building comprising Stage 1 of the Advanced Manufacturing Readiness Facility (AMRF). Stage 2a enabling works are also underway which includes the delivery of roads, services and other amenities required to support the future development of Bradfield City Centre.

Other projects at the site which are currently under consideration include the Second Building State Significant Development (SSD-58591961) which will include Stage 2 of the AMRF and the Bradfield City Centre Central Park including associated structures and landscaping works.

The Western Parkland City Authority (WPCA) (the Proponent) is proposing to install a temporary sign located at the primary entrance to the Bradfield City Centre site.

The signage will be located on BDA land, 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 proposed materials and finishes comprise fabrication of billboard structure hot dipped galvanised steel monopole billboard structure with two (2) faces. Non-illuminated banner faces with heavy duty PVC banner to kedar edge.

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 which have been prepared to inform the proposed design.

WPCA has confirmed the estimated development cost (EDC) of the proposed activity is approximately. \$500,000 (excluding GST).

Refer to Brief description of the activity in Table 1 below.

Refer to location of the proposed activity in Figure 1 overleaf.

Table 1. Brief description of the activity

Activity name and brief description	Installation of temporary signage
Location of activity	215 Badgerys Creek Road, Bringelly NSW 2556, legally described as Lot 3101 DP 1282964
Estimated development cost	\$500,000
Estimated duration of project	Sign to be installed for approximately 2 years.



Figure 1. Location of the activity (Source: Outdoor Fabrications)

## 1.2 Purpose of report

This Review of Environmental Factors (REF) has been prepared by FPD Planning on behalf of the Western Parkland City Authority (trading as Bradfield Development Authority). For the purposes of the proposed activity, the Western Parkland City Authority (the Authority) is the proponent and the determining authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

A determining authority means a public authority (or a Minister) and, in relation to any activity, means the public authority by or on whose behalf the activity is or is to be carried out, or any public authority (or Minister) whose approval is required in order to enable the activity to be carried out. A proponent, in relation to an activity, means the person proposing to carry out the activity (section 5.1 EP&A Act).

This REF has been prepared for the Authority to enable the authority to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity in accordance with section 5.5(1) of the EP&A Act. The likely impact of an activity on the environment has also been considered in the context of the environmental factors specified in the Planning Secretary's guidelines issued pursuant to section 170(1) of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulation), being the Planning Secretary's Guidelines for Division 5.1 assessments (Department of Planning and Environment, June 2022) (Division 5.1 Guidelines).

In doing so, the REF helps the Authority fulfil its duty under section 5.5 of the EP&A Act.

Based on the consideration of key environmental matters and the information presented in this REF, it is concluded that subject to the implementation of mitigation measures identified in this REF, it is unlikely that there would be any significant environmental impacts associated with the activity requiring the preparation of an Environmental Impact Statement (EIS) or Species Impact Statement (SIS) or Biodiversity Development Assessment Report.

## 1.3 Roles of proponent and determining authority

The Authority is a public authority within the meaning of section 1.4(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Authority is also a determining authority for the purpose of Division 5.1 of the EP&A Act for development, which is permitted without consent, including under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP).

The Authority is both the 'proponent' and 'determining authority' for the proposed activity.

## 1.4 Environmental assessment process

Section 5.5(1) of the EP&A Act creates a statutory duty for the determining authority to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment of that activity.

The activity does not require development consent under Part 4 of the EP&A Act. The activity is instead captured by Division 5.1, Part 5 of the EP&A Act which relates to works prescribed by an environmental planning instrument as "development permitted without consent" when carried out by or on behalf of a public authority.

Activities to be carried out under Part 5 of the EP&A Act by WPCA are identified in Chapter 2 of the T&I SEPP. The following table identifies the range of activities proposed to be carried out under this REF as part of the proposed activity.

Table 2 T&amp;I SEPP - Identification of proposed Part 5 activities under Chapter 2 of T&amp;I SEPP

Activity – Development permissible without consent	Applicable (Yes/No)
Electricity Generating Works (Section 2.38)	No
Electricity Transmission or Distribution Networks (Section 2.44)	No
Flood mitigation work (Section 2.56)	No
Parks and other public reserves (Section 2.73)	Yes
Roads and road infrastructure facilities (Section 2.109)	No
Electric vehicle charging units (Section 2.124)	No
Sewerage systems (Section 2.126)	No
Stormwater management systems (Section 2.137)	No
Telecommunications and other communication facilities (Section 2.141)	No
Water supply systems (Section 2.159)	Yes
Waterway or foreshore management activities (Section 2.165)	No

### 1.4.1 Consultation

Division 1 of Part 2.2 of Chapter 2 of TI SEPP sets out consultation requirements. The proposed activity does not trigger any mandatory consultation requirements pursuant to the TI SEPP.

Notwithstanding, voluntary consultation has been carried out with Transport for NSW (TfNSW) and they have raised no comments regarding the proposal.

Further detail regarding consultation is provided in Section 6.



## 1.4.2 What environmental assessment process should apply?

As the proposed works are permitted without consent under Section 2.73, Division 5, Chapter 2 of the TISEPP, an environmental assessment is required under Division 5.1 of the EP&A Act.

Under Division 5.1, the determining authority has a duty “to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity” (section 5.5 of EP&A Act).

The determining authority could be, among others, a public authority undertaking the activity. The Authority is the determining authority assessing the proposed activities.

Where an assessment under Division 5.1 determines the impact is likely to significantly affect the environment (including critical habitat) or threatened species, populations or ecological communities, or their habitats then the determining authority will decide if an environmental impact statement (EIS) may need to be obtained under section 5.7 of the EP&A Act.

Section 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) requires the determining authority must take into account the environmental factors specified in the Planning Secretary’s Guidelines when evaluating the impact of an activity on the environment.

## 1.5 Publication

Section 171(1) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) requires the determining authority to take into account the environmental factors specified in the Division 5.1 Guidelines.

When considering the likely impact on an activity on the environment, the Division 5.1 Guidelines requires the proponent and determining authority to take into account the factors outlined in Table 1 in section 3 of the Division 5.1 Guidelines.

In accordance with section 171(4) of the EP&A Regulation, a REF must be published on the determining authority’s website or the NSW Planning Portal only if:

- (a) the activity has a capital investment value of more than \$5 million, or
- (b) the activity requires an approval or permit as referred to in any of the following provisions before it may be carried out—
  - (i) *Fisheries Management Act 1994*, sections 144, 200, 205 or 219,
  - (ii) *Heritage Act 1977*, section 57,
  - (iii) *National Parks and Wildlife Act 1974*, section 90,
  - (iv) *Protection of the Environment Operations Act 1997*, sections 47–49 or 122, or
- (c) the determining authority considers that it is in the public interest to publish the review.

As the proposed activity will have a capital investment value of less than \$5 million and the proposed activity will not require an approval or permit in relation to any of the above Acts, this REF is not required to be published on WPCA’s website or the NSW Planning Portal.

## 1.6 Supporting documentation

This REF has been prepared by FPD Planning in accordance with the following plans and supporting documentation

Table 3. Project team and report locations

Report	Consultant
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Appendix 1 – Plans (Site Plan and Elevations)	Outdoor Fabrications
Appendix 2 – Traffic Safety Assessment	SCT Consulting
Appendix 3 – Emergency Management Plan	Outdoor Fabrications
Appendix 4 – Construction Environmental Management Plan	Outdoor Fabrications
Appendix 5 – Safe Work Method Statement	Outdoor Fabrications
Appendix 6 - PBC Protected Matters Report	Department of Climate, Energy, Environment and Water

## 1.7 Certification

This REF provides a true and fair review of the activity in relation to its likely impacts on the environment. It addresses, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the activity. The information contained in this REF is neither false nor misleading.

This REF has been examined and considered by those duly appointed and authorised persons, and has been accepted on behalf of the Authority, as the determining authority, as addressing to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity. The proposed activity can proceed, subject to the implementation of the specified Mitigation Measures stated in section 8 of this REF.

I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under section 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

### Table 4 Certification

Name, Position and Qualifications of the person(s) who prepared the REF	<p>Paris Wojcik, Associate Planner, Bachelor of Social Science (Geography &amp; Urban Studies), University of Western Sydney, Master of Urban &amp; Regional Planning, University of New England</p> <p>Anna Johnston, Associate Planner, Graduate Diploma of Environmental Planning, University of Tasmania Graduate Diploma of Environmental Planning, University of Tasmania</p> <p>Michael File, Director, BA Psychology/Industrial Relations, University of Sydney, Master of Urban and Regional Planning, University of Sydney</p>
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Signature



Date

3 February 2025

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# 2 Description of existing environment

## 2.1 Overview of the activity area

The area in which the proposed signage is to be located is a level newly grassed area at the Bradfield City site main entrance, setback 800mm from the north-west boundary of the site (fence line). Refer to Figure 2.

The site is accessible from Badgery's Creek Road. Refer to Figure 3. Badgery's Creek Road is a two-lane two-way regional road that connects Elizabeth Drive to the north (via a roundabout) and The Northern Road to the south (via a set of traffic signals). Currently there are no public transport services within 1 km of the Bradfield City Centre site apart from the 856 bus service which connects Bringelly to Liverpool CBD.

While the area is predominantly zoned Mixed Use under the Western Parkland City SEPP, there is a small portion of Enterprise zoned land located on the north-western corner which is where the proposed signage is to be located. Refer to Figure 4.

The site shares a boundary to the south with an existing rural residential dwelling and on other sides is bounded by the construction area for the Bradfield City site and to the east Badgery's Creek Road.



Figure 2 Proposed signage location (Source: Sixmaps)





Figure 3 Bradfield City Site Entrance

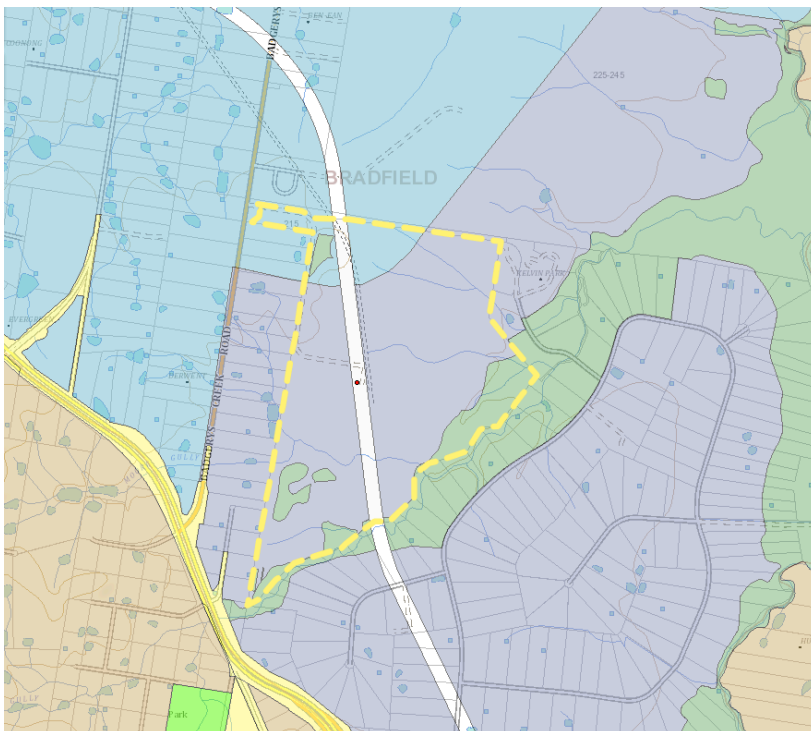


Figure 4 Zoning (Source: NSW Planning Portal)

## 2.2 Existing site characteristics

### 2.2.1 Flooding

As shown in Figure 5, flood affected land associated with Thompsons Creek affects the southeastern part of the broader Bradfield City Centre site, however the area of the proposed activity is not identified as flood affected land.

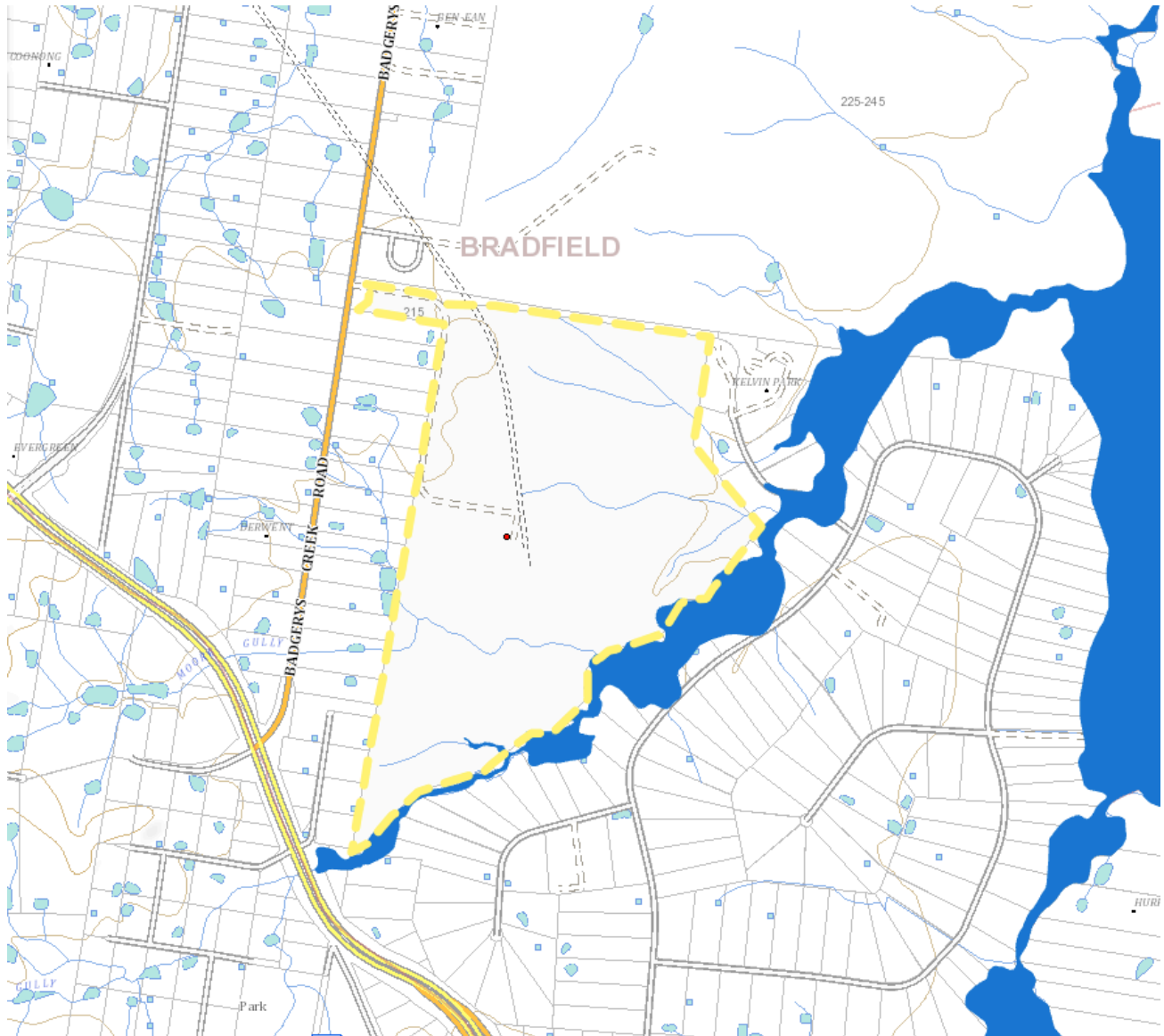


Figure 5. Flood mapping (Source: NSW Planning Portal)

### 2.2.2 Bushfire

As shown in Figure 6, the site is mapped as Vegetation Category 3 medium bush fire risk vegetation; however, it has since been cleared and the temporary signage is considered to have minimal fire risk.

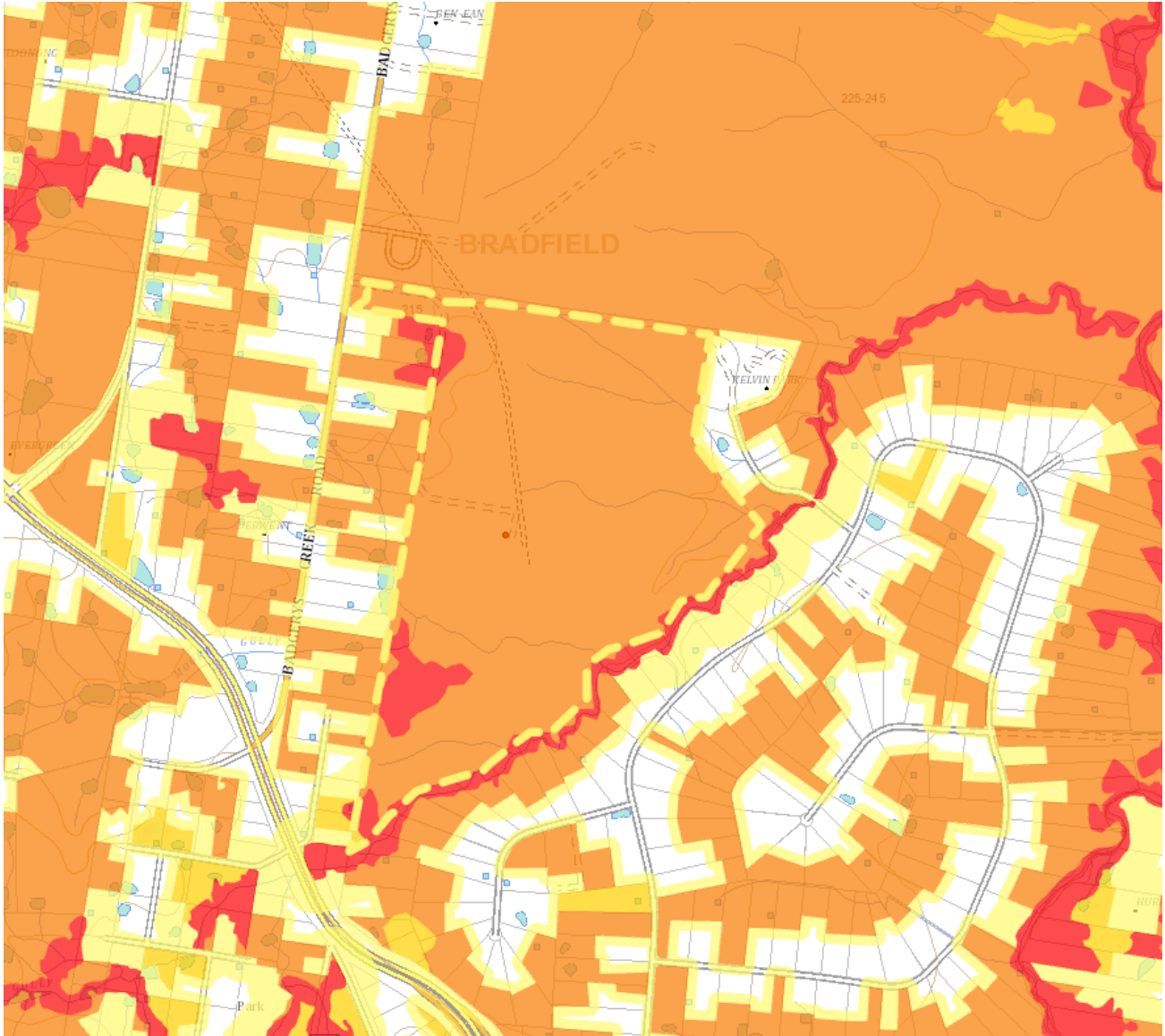


Figure 6. Bushfire mapping (Source: NSW Planning Portal)

### 2.2.3 Vegetation

As shown in Figure 7, the site is not identified as a high biodiversity value area. The area of the proposed activity is predominantly cleared land with no existing vegetation.

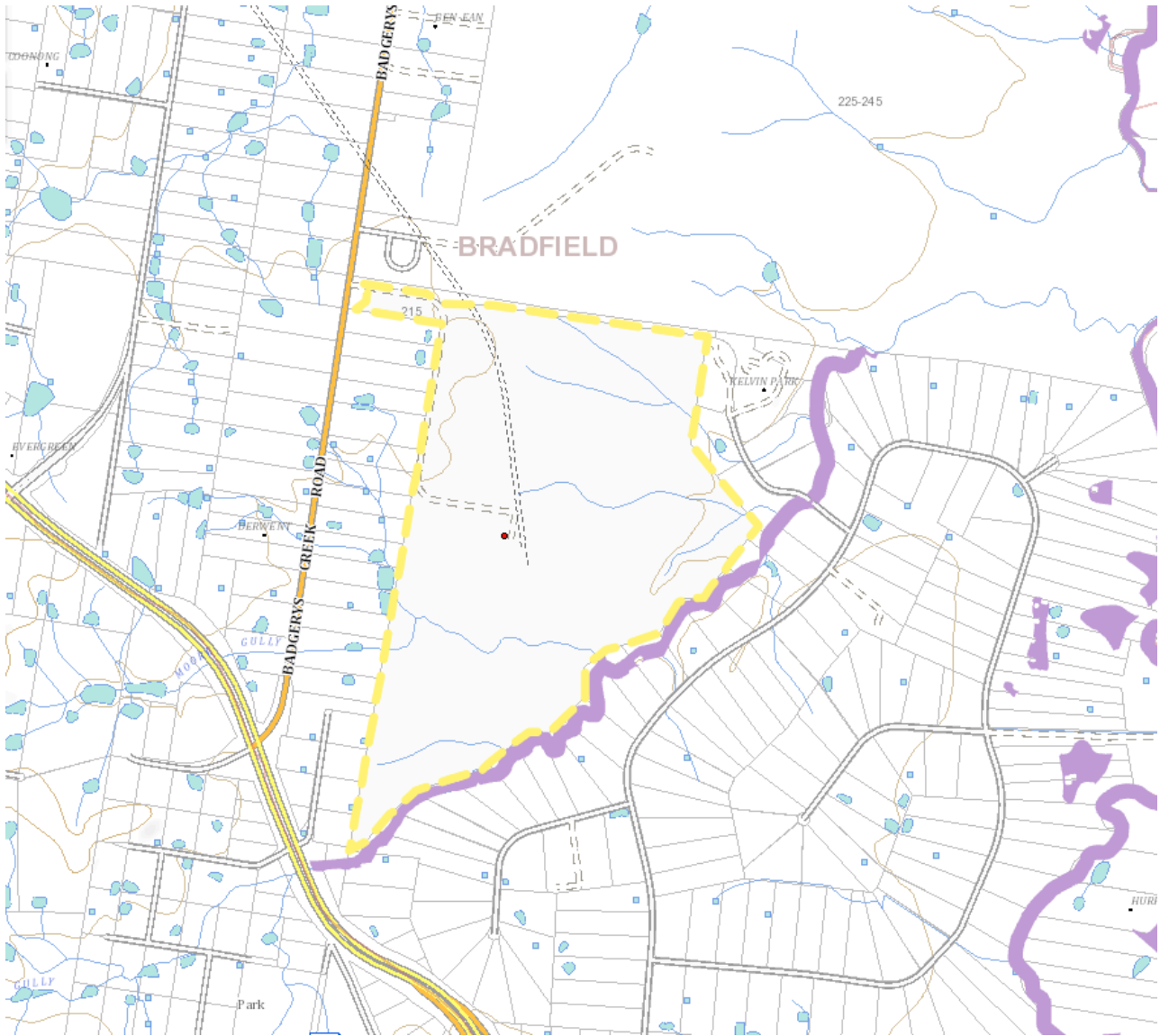


Figure 7. Biodiversity mapping (Source: NSW Planning Portal)

## 2.2.4 European heritage

As shown in Figure 8, the site is not identified as a heritage item or heritage conservation area.



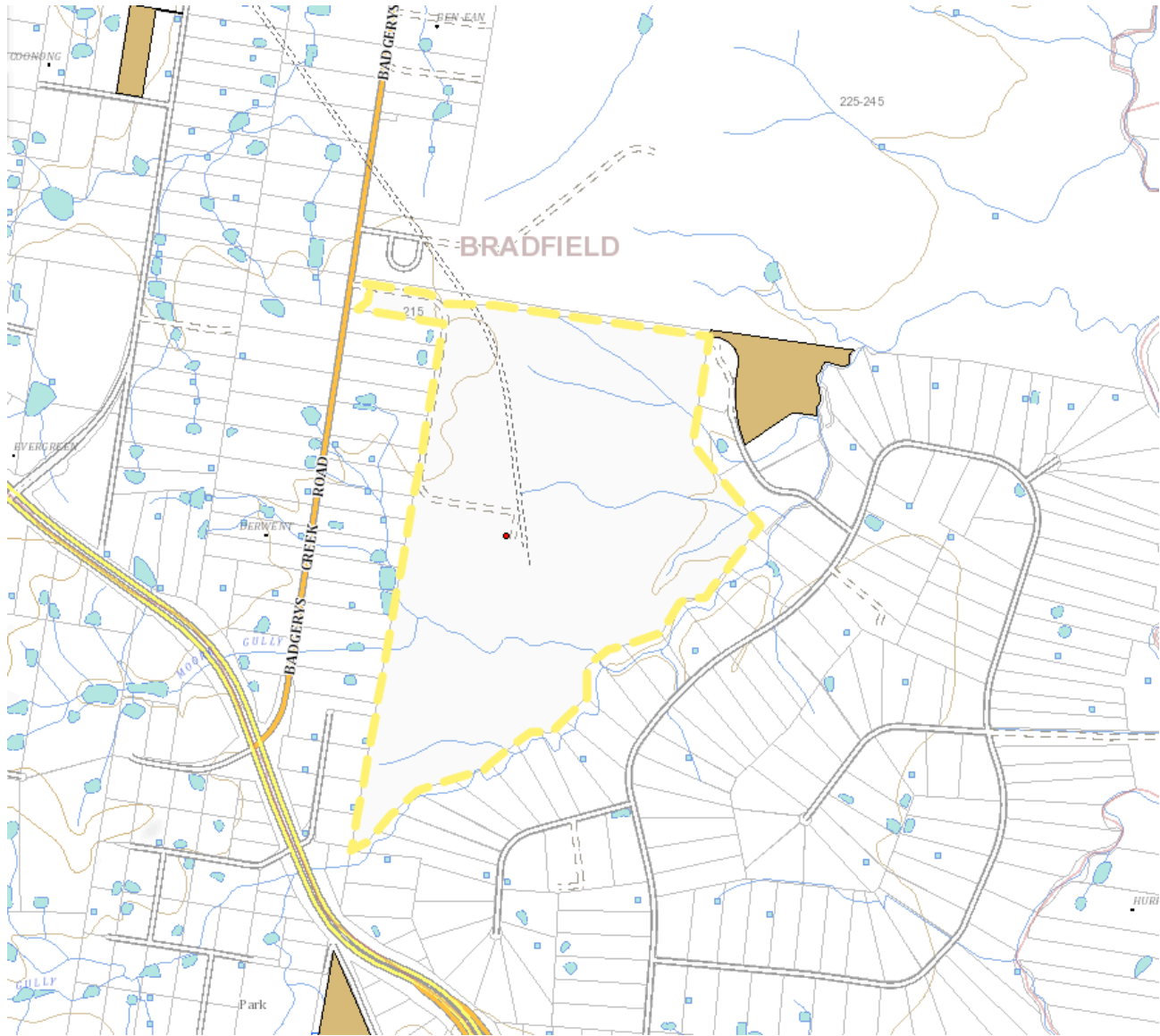


Figure 8. Heritage mapping (Source: NSW Planning Portal)

### 2.2.5 Aboriginal heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the site under the approval for the First Building Bradfield City Centre SSD (SSD-25452459). A total of ten (10) registered Aboriginal sites were identified on the site. Eight of the sites had been previously registered on the AHIMS database and two sites newly identified during the survey.

Notwithstanding the above, there were no Aboriginal sites identified and registered with AHIMS that located at area of the proposed activity.

### 2.2.6 Salinity

As shown in Figure 9, the site has known salinity along Thompsons and Moore Gully. The area of the proposed activity has very low salinity potential.

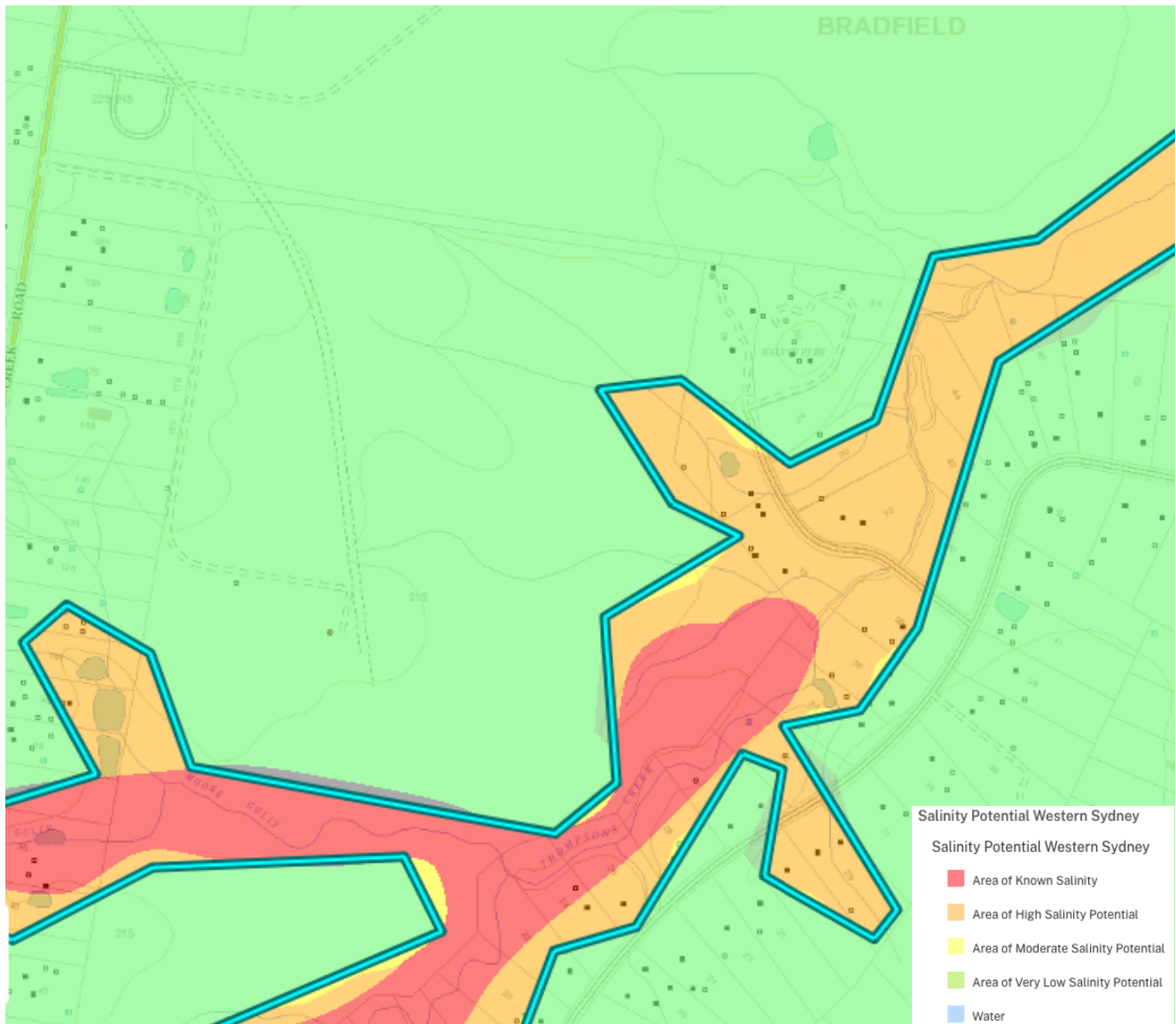


Figure 9 Salinity mapping (Source: NSW Planning Portal)

# 3 Need and options considered

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## 3.1 Objectives and reasons for the activity

The proposed development comprises the construction of a large information sign at the primary entrance to the Bradfield City site, the sign is expected to remain in a place for a period of approximately two years. The signage will provide clear guidance as to the location of the Bradfield City Centre site and assist wayfinding and public information for visitors to the site.

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## 3.2 Consideration of alternatives

Given the minor nature of the proposal no alternatives were considered.

# 4 Proposed activity

## 4.1 Location of proposed activity

The temporary signage will be located at the primary entrance of the Bradfield City Centre site.

Refer to site layout plan at Figure 10.

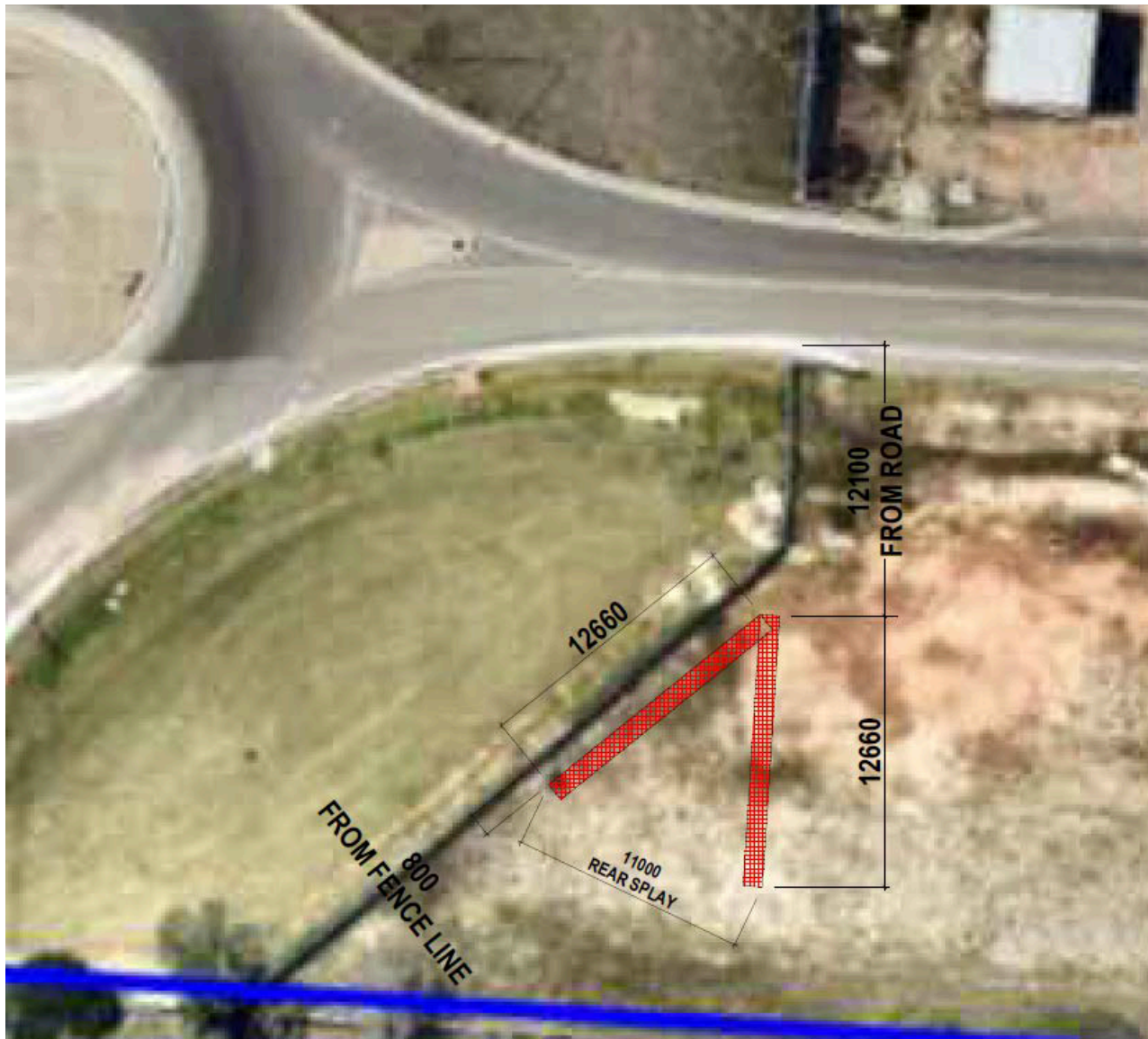


Figure 10 Site location and layout plan (Source: Outdoor Fabrications)

## 4.2 Detailed description of proposed activity

The proposed activity involves the installation of a temporary signage, as detailed on the structural drawings prepared by Outdoor Fabrications at Appendix 1.

The proposed features a static V shape double sided entrance sign 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.

Refer to illustration of information sign at Figure 11 and Figure 12.

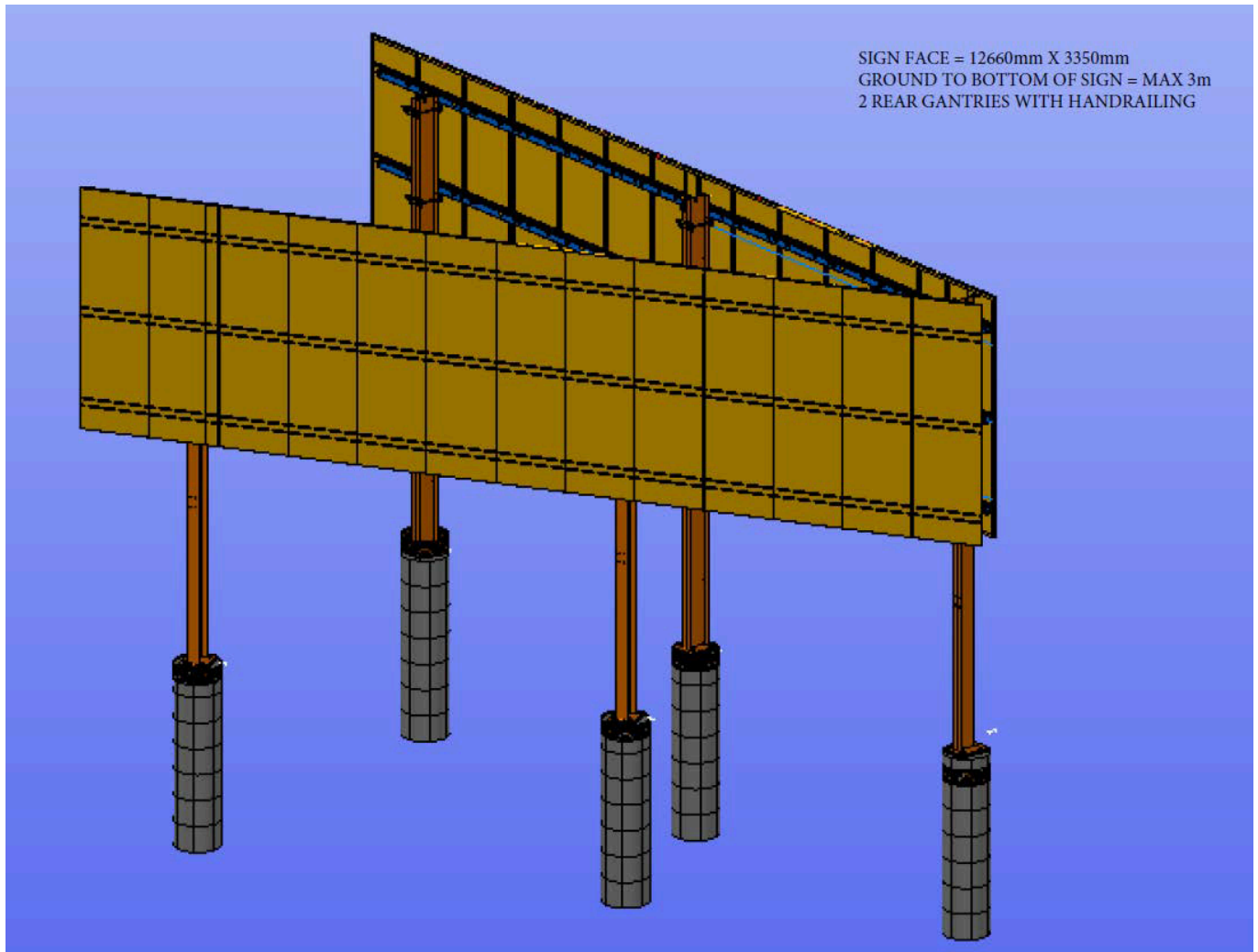


Figure 11 Proposed information sign (Source: Outdoor Fabrications)



Figure 12 Proposed sign image

#### 4.2.1 Materials and finishes

The proposed materials and finishes comprise fabrication of billboard structure hot dipped galvanised steel monopole billboard structure with two (2) faces. Non-illuminated banner faces with heavy duty PVC banner to kedard edge.

The sign will be temporary for a period of approximately 2 years.

#### 4.2.2 Excavation

The proposed works will include minor excavation up to 2.7m, as detailed on the structural drawings at Appendix 1.

#### 4.2.3 Construction Management

The proposed sign will be installed via a crane and carried out in accordance with the CMP, prepared by Outdoor Fabrications at Appendix 4.

All design, fabrication and assembly will be undertaken off-site.



# 5 Statutory and planning framework

This section of the REF provides an overview of the relevant assessment frameworks and applicable environmental planning instruments that apply to the proposed activities and subject site are listed below.

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Biodiversity Conservation Act 2016*
- *Fisheries Management Act 1994*
- *Water Management Act 2000*
- *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

Overall, the assessment concludes that the proposed activity can be undertaken as development permitted without consent under Part 5 of the EP&A Act, and the environmental impacts can be managed through appropriate mitigation measures. Further details of the legislative assessments have been provided in the sections below

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## 5.1 Commonwealth legislation

### 5.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework to protect “Matters of National Environmental Significance” (MNES), such as important flora, fauna, ecological communities, and heritage places. If the proponent thinks that the proposed activity may be or is a “controlled action” (within the meaning of the EPBC Act), the proponent must refer the proposal to the relevant Commonwealth Minister for the Minister’s decision whether or not the action is a controlled action. An action is a controlled action if the taking of the action (without approval) would be prohibited under Part 3 of the EPBC Act. Part 3 prohibits, among other things, the taking of an action that is or will be likely to have a significant impact on MNES, such as a listed threatened species or listed ecological community. Actions on Commonwealth land that will have a significant impact on the environment are also prohibited.

If it is a controlled action, an approval under Part 9 of the EPBC Act is generally required before the action can be undertaken. However, an approval under Part 9 is not required if an approval under Part 10 of the Act is in force for a class of actions that includes the proposed action. A Part 10 approval has the same effect as a Part 9 approval.

In 2012 the Commonwealth Environment Minister approved, under section 146B in Part 10 of the EPBC Act, the taking of “all actions associated with the development of the Western Sydney Growth Centres as described in the Sydney Growth Centres Strategic Assessment Program Report (NSW Government, November 2010) (**Program Report**)”. The “program” described in

the Program Report refers to the certification under the repealed *Threatened Species Conservation Act 1995* (NSW) (**TSC Act**) of the environmental planning instruments applying to the Sydney Growth Centres (noting the TSC Act is now repealed but the certification requirements under Pt 7 of Sch 7 is preserved by cl 43 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*). In effect, activities or development may be carried out without further approval under the EPBC Act (relying on the 2012 Part 10 approval) if the development is on land that is described as the “subject land” in Part 7 of Schedule 7 to the TSC Act conferring certification on those instruments (“Growth Centres EPIs”). The subject land is shown on the maps linked to that Act: [Threatened Species Conservation Act 1995 No 101 - NSW Legislation](#).

Accordingly, if the proposed activity is on the subject land shown on the maps, an assessment of the likely impact on MNES is not required. However, if it is not on that land, then an assessment should be undertaken to determine if the activity may be a controlled action that needs to be referred to the Commonwealth Environment Minister.

An EPBC Protected Matters search for the site was completed on Wednesday 22 January 2025 and a copy of the results are included in Appendix 6, which confirms:

1. there are *nil* World Heritage Properties at the site;
2. there are *nil* National Heritage Places at the site;
3. there are *nil* wetlands of international importance (often called 'Ramsar' wetlands after the international treaty under which such wetlands are listed) at the site;
4. the site is not located within the Great Barrier Reef Marine Park;
5. the site is not located within Commonwealth Marine Areas or other Commonwealth land;
6. there are 5 listed threatened ecological communities at the site;
7. there are 49 listed threatened species at the site; and
8. there are 10 listed migratory species at the site.

The proposed activity comprises installation of a temporary sign and does not have the potential to have significant impact on the MNES or the environment and therefore, referral is not required.

In accordance with Part 3 of the EPBC Act, the following factors have been considered to determine that a referral is not required:

Table 5. Part 3—Requirements for environmental approvals

Factor	Impact Assessment
Any potential for significant impact on a declared World Heritage Property?	There are no World Heritage Properties affected by the proposal
Any potential for significant impact on a National Heritage place?	There are no National Heritage Places affected by the proposal
Any potential for significant impact on a wetland of international importance?	There are no wetlands of international importance affected by this proposal.
Any potential for significant impact on Commonwealth listed threatened species or communities?	Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact on Commonwealth listed threatened species or communities.
Any potential for significant impact on Commonwealth listed migratory species?	Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact on Commonwealth listed migratory species.



Does the proposed activity involve a nuclear action (including uranium mining)?	Does not apply.
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Any potential for significant impact on a Commonwealth marine area?	No
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Any potential for significant impact on the Great Barrier Reef Marine Park?	No
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Any potential for significant impact on a water resource in relation to coal seam gas development and large coal mining development?	No
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## 5.2 State legislation

### 5.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the primary piece of legislation regulating land use planning and development in NSW and outlines, among others, a planning pathway and environmental assessment requirements for carrying out an activity by public authorities. The proposed activity is subject to environmental assessment requirements under Division 5.1 of the EP&A Act. It is important to note that Division 5.1 of the EP&A Act does not switch off the requirement for approvals under other applicable legislation when undertaking an activity. For this reason a number of other NSW Acts are considered below.

Division 5.1 of the EP&A Act enables development without consent to be undertaken by public authorities, such as WPCA.

### 5.2.2 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation requires the determining authority to take into account the environmental factors specified in the Planning Secretary's Guidelines for Division 5.1 assessments – June 2022 (Division 5.1 Guidelines).

Despite section 5.5 of the EP&A Regulation, as outlined above in section 5.1.1, an assessment of the effect on biodiversity is not required if the activity is proposed to be carried out on land that is biodiversity certified (*Threatened Species Conservation Act*, sections 126(4) and (5), as applied by clause 19 of Schedule 7; Pt 7 of Sch 7 is preserved by cl 43 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*). Moreover, section 7.6 of the BC Act expressly provides that Part 7 of the Act does not apply to development or activities on biodiversity certified land under Part 8.

When considering the likely impact of an activity on the environment, the factors outlined in Table 1 in section 3 of the Division 5.1 Guidelines must be taken into account. section

Table 6 below lists the factors requiring consideration under the Division 5.1 Guidelines.

Table 6. Factors to be considered

Consideration	Response	Compliance
a) Any environmental impact on a community	The proposed activity relates to minor works involving the installation of temporary signage. There may be the potential for impacts on the environment during the construction period, however these potential impacts would be minor,	Yes

temporary, and managed through the mitigation measures outlined in this REF. Therefore, the proposal will not have any significant environmental impact on the community.

b) Any transformation of a locality	Bradfield City Centre is undergoing significant transformation. The proposed sign will have a minor impact in the context of this transformation. The overwhelming impact of the proposed activity will likely be positive due to increased recognition of the site and improved wayfinding.	Yes
c) Any environmental impact on the ecosystems of the locality	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact on the ecosystems of the locality.	Yes
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality.	Yes
e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, the proposed activity will leave no lasting impact on the site once removed.	Yes
f) Any impact on the habitat of protected animals ( <i>within the meaning of the Biodiversity Conservation Act 2016</i> )	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact of protected animals.	Yes
g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact of endangering species.	Yes
h) Any long-term effects on the environment	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, the proposed sign will leave no lasting impact on the site once removed.	Yes
i) Any degradation of the quality of the environment	No. Given the proposal is on cleared land, is of a minor scale and temporary in nature, the proposed signage will leave no lasting impact on the site once removed.	Yes
j) Any risk to the safety of the environment	Safety risks are considered low and mitigated through appropriate safety measures as detailed in the Construction Management Plan at Appendix 4.	Yes

k) Any reduction in the range of beneficial uses of the environment	No. The proposed activity is temporary and would not result in the reduction of beneficial uses of the environment.	Yes
l) Any pollution of the environment	Pollution control will be undertaken in accordance with the CMP at Appendix 4.	Yes
m) Any environmental problems associated with the disposal of waste	Waste disposal will be undertaken in accordance with the CMP at Appendix 4.	Yes
n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	No	Yes
o) Any cumulative environmental effect with other existing or likely future activities	No	Yes
p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Not applicable	Yes
q) Any applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	The proposed activity is consistent the strategic intent of the Aerotropolis which is well supported by all state planning documents.	Yes
r) Any other relevant environmental factors	No	Yes

Section 171A of the EP&A Regulation requires the consideration of the impact an activity in a regulated catchment. This is addressed in Table 9 of this REF.

### 5.2.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) and the supporting *Biodiversity Conservation Regulation 2017* establish a legislative framework for land management and biodiversity conservation. The purpose of the BC Act is to maintain a healthy, productive, and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act outlines the biodiversity assessment and approval requirements and states that an activity under Part 5 of the EP&A Act is to be regarded as an activity “likely to significantly affect the environment if it is likely to significantly affect threatened species”. In those circumstances, an Environmental Impact Statement (EIS) is required and must include or be accompanied by a Species Impact Statement or a Biodiversity Development Assessment Report. However, if the likely significant effect on threatened species is the only likely significant effect on the environment, an environmental impact statement may be dispensed with and only a species impact statement or biodiversity development assessment report is required (see section 7.8 of the BC Act).

As outlined above, the environmental planning instruments applying to the Sydney Growth Centres are certified by *Threatened Species Conservation Act 1995* (Part 7 of Schedule 7). That biodiversity certification applies to the “subject land” shown on the maps linked to the Act ([Threatened Species Conservation Act 1995 No 101 - NSW Legislation](#)). Accordingly, an assessment of the impact of an activity on biodiversity is not required if the activity is on the “subject land”.

The biodiversity certification order<sup>1</sup> under the *Biodiversity Conservation Act 2016* also applies to land covered by the Cumberland Plain Conservation Plan (CPCP). This certification means that a determining authority is not required under that Part 5 of the EP&A to consider the effect on biodiversity of an activity to the extent that it is carried out on CPCP biodiversity certified land (BC Act, [sections 8.4\(4\) and \(5\)](#)).

Because of the existing biodiversity certification, further assessment of impacts to BC Act listed threatened species and communities within the certified area is not required, and a SIS or BDAR is therefore not required.

#### 5.2.4 Fisheries Management Act 1994

The Fisheries Management Act 1994 (FM Act) provides for the protection and conservation of aquatic species and their habitat throughout NSW. Section 221ZX of the FM Act states that an activity under Part 5 of the EP&A Act is likely to significantly affect the environment if it is likely to significantly affect threatened species, populations or ecological communities.

Given the proposed activity is on cleared land and is temporary in nature, it is unlikely that the proposed activity would affect any aquatic species.

#### 5.2.5 Water Management Act 2000

Under the Water Management Act (WM Act) 2000, an approval is required to undertake controlled activities on waterfront land, which is defined as the bed of any river, lake or estuary and any land within 40 metres of the riverbanks.

The proposed activity is not located on waterfront land or within 40 metres of any riverbank. Therefore, an activity approval under the WM Act is not required.

#### 5.2.6 National Parks and Wildlife Act 1974

##### Aboriginal objects and Aboriginal places

Aboriginal Heritage Impact Permit under Section 90 of National Parks and Wildlife (NPW Act) 1974 is required where Aboriginal heritage items will be impacted.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the site under the approval for the First Building Bradfield City Centre SSD (SSD-25452459). A total of ten (10) registered Aboriginal sites were identified on the site. Eight of the sites had been previously registered on the AHIMS database and two sites newly identified during the survey.

Notwithstanding the above, there were no Aboriginal sites identified and registered with AHIMS that located at area of the proposed activity.

As such, there is no requirement for an Aboriginal Heritage Impact Permit to install the proposed signage.

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<sup>1</sup> See [Government Gazette No 380 of Wednesday 17 August 2022](#). Also helpful is [Mapping – Cumberland Plain Conservation Plan | Planning](#) to work out of land is biodiversity certified under the Order (“Urban capable” or “Major Transport”). The land certified includes land in Western Sydney Aerotropolis.

### 5.2.7 Heritage Act 1977

The Heritage Act 1997 is administered by the Heritage Office within the Office of Environment & Heritage and concerns protection and restoration and enhancement of State heritage items.

Where there is potential for an activity to impact on a site listed on the State Heritage Register or subject of an interim heritage order, approval under Section 57 may be required. An excavation permit may also be required under Part 6 Division 9 where a relic may be disturbed.

As the works will not directly affect any items on the State Heritage Register and there is low potential for impacting on known or expected relics, no notifications, permits or approvals will be required in accordance with the Heritage Act.

### 5.2.8 Protection of the Environment Operations Act 1997

The primary aim of the *Protection of the Environment Operations Act 1997* (POEO Act) is to protect, restore and enhance the quality of the environment in New South Wales, having regard to the need to maintain ecologically sustainable development, and to reduce risks to human health and prevent the degradation of the environment using mechanisms.

A licence under Sections 47, 48, 49 or 122 of the POEO Act is not required. Notwithstanding, mitigation measures have been incorporated to manage pollution control.

Refer to Summary of Mitigation Measures at Section 8.

### 5.2.9 Contaminated Land Management Act 1997

The provisions of the Contaminated Land Management (CLM) Act 1997 require that the nature and extent of any potential contamination be investigated and remediated.

The CLM Act applies if the site is determined to be significantly contaminated land.

A Site Audit Statement prepared for the Bradfield City Centre Masterplan confirms the site is suitable for intended use without remediation, based upon the Detailed Site Investigation (DSI).

The site wide DSI identified there are no risks to human health and sensitive ecological receptors associated with the current and historical land use practices undertaken at the site and surrounds. The DSI includes an unexpected finds protocol for construction as there are no known contaminants.

Due to the disturbed nature of the site and based on the above, the provisions of the CLM Act do not apply.

### 5.2.10 Rural Fires Act 1997

Under Section 63 of the RF Act, public authorities must take all practicable steps to prevent the occurrence and spread of bush fires on or from land vested in or under its control or management.

The site is mapped as Vegetation Category 3 medium bush fire risk vegetation, however it has since been cleared and the temporary signage will have minimal fire risk.

### 5.2.11 Roads Act 1993

The objects of the *Roads Act 1993* are to, among other things, confer certain functions (in particular, the function of carrying out road work) on TfNSW and on other roads authorities, and to provide for the distribution of the functions conferred by this Act between TfNSW and other roads authorities.

*Approval of the relevant road authority is required where the activity includes works within a public road reserve.*

The proposed activity is located on BDA land and approval from TfNSW is not required under Section 138 of the Roads Act.

## 5.3 State Environmental Planning Policies

### 5.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

#### Chapter 2 – Infrastructure

Chapter 2 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP) aims to facilitate the delivery of infrastructure across NSW by identifying whether certain types of infrastructure require consent, can be carried out without consent, are exempt development or complying development.

The Authority can carry out certain activities without development consent identified in Chapter 2 of the TISEPP. The following table identifies the range of activities proposed to be carried out under this REF.

Table 7. Assessment against the TISEPP

Clause	Assessment	Satisfied
<p><b>Section 2.73 Parks and other public reserves</b></p> <p>The following on land owned or controlled by the public authority—</p> <ul style="list-style-type: none"> <li>roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges;</li> <li>recreation areas and recreation facilities (outdoor), but not including grandstands;</li> <li>visitor information centres, <b>information boards</b> and other information facilities;</li> <li>lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard;</li> <li>landscaping, including landscape structures or features (such as artwork) and irrigation systems;</li> <li>amenities for people using the reserve, including toilets and change rooms;</li> <li>food preparation and related facilities for people using the reserve;</li> <li>maintenance depots;</li> <li>portable lifeguard towers;</li> <li>environmental management works; and</li> <li>demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).</li> </ul>	<p>The proposed temporary signage is for information purposes and will be constructed by a public authority.</p>	Yes

As demonstrated above, the activity *can* be undertaken as development ‘permitted without consent’ pursuant to the above controls of the TISEPP, and therefore *does not* require development consent.

## 5.3.2 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

### Chapter 4 – Western Sydney Aerotropolis

Chapter 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* [Precincts (WPC) SEPP] is the primary environmental planning instrument applying to the site.

Whilst the majority of the provisions of the Precincts (WPC) SEPP do not apply to the activity on the basis that the proposed works are to be carried out under Part 5 of the EP&A Act, its provisions may nevertheless be relevant to consider in the environmental assessment of the activity, even if not binding.

An assessment against the relevant provisions of the Precincts (WPC) SEPP is provided in Table 8.

Table 8. Precincts (WPC) SEPP assessment

Clause	Relevant requirements	Assessment	Satisfied
<b>Chapter 4 Western Sydney Aerotropolis</b>			
Land Use Zoning and Objectives	<p>The site is zoned Enterprise under the WPC SEPP. The objectives of the Enterprise zone are:</p> <ul style="list-style-type: none"> <li>• To encourage employment and businesses related to professional services, high technology, aviation, logistics, food production and processing, health, education and creative industries.</li> <li>• To provide a range of employment uses (including aerospace and defence industries) that are compatible with future technology and work arrangements.</li> <li>• To encourage development that promotes the efficient use of resources, through waste minimisation, recycling and re-use.</li> <li>• To ensure an appropriate transition from non-urban land uses and environmental conservation areas in surrounding areas to employment uses in the zone.</li> </ul>	The purpose of the proposed activity is consistent with Enterprise land use zone which will help reinforce the entrance of the Bradfield City Centre and improve wayfinding.	Yes

- To prevent development that is not compatible with or that may detract from the future commercial uses of the land.
- To provide facilities and services to meet the needs of businesses and workers.

4.25A Clearing of native vegetation	<p>(1) This section applies to land shown as “existing native vegetation” on the High Biodiversity Value Areas Map.</p> <p>(2) Development consent must not be granted to development on the land unless the consent authority is satisfied that the development will not result in clearing of native vegetation.</p> <p>(3) Development for public utility undertakings, other than electricity generating works and water recycling facilities, may be carried out without development consent on the land.</p> <p>(4) A public authority, or a person acting on behalf of a public authority, must not carry out development comprising the clearing of native vegetation on the land unless the authority or person—</p> <p>(a) has given written notice to the Planning Secretary, and</p> <p>(b) considered submissions received from the Planning Secretary <i>within 21 days after the notice is given.</i></p>	The site is not identified on the High Biodiversity Value Areas Map	N/A
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#### Part 4.1 Preliminary

Section 4.5 Application of State Environmental Planning Policy (Transport and Infrastructure) 2021	1) The Transport and Infrastructure SEPP, Chapter 2 applies to land shown on the Land Application Map, except as otherwise provided by this section.	The site is located on land shown on Land Application Map, and there are no modifications or exclusions listed in Part 4.5 of the WPC SEPP which has any effect on the ability to undertake the	Yes
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works proposed as development permitted without consent. Therefore, the Infrastructure SEPP (now the T&I SEPP) can be utilised, and the proposed works can be undertaken as development without consent.

	(2) The Transport and Infrastructure SEPP, Part 2.3, Division 4 does not apply to land in the 3 km zone within the meaning of section 4.20.	The proposed activity does not include electricity generating works or solar energy systems.	N/A
	(3) Development specified in the Transport and Infrastructure SEPP, section 2.73(3)(a)(iv) may be carried out by or on behalf of a council under that section only if the lighting will not adversely affect the safe operation of the Airport.	The proposed activity does not include lighting within a public reserve.	N/A
	(4) The Transport and Infrastructure SEPP, Part 2.3, Division 18A does not apply to land shown on the <u>Land Application Map</u> .	The proposed activity does not include shooting ranges.	N/A
	(5) Development specified in the Transport and Infrastructure SEPP, section 2.145 is complying development only if it is carried out by or on behalf of a public authority or carrier.	The proposed activity does not relate to complying development.	N/A

#### Part 4.3 Development controls – Airport safeguards

4.17 Aircraft Noise	<p>(1) The objectives of this section are—</p> <p>(a) to prevent certain noise sensitive development on land near the Airport, and</p> <p>(b) to minimise the impact of aircraft noise for other noise sensitive development, and</p> <p>(c) to ensure that land use and development near the</p>	The area of the proposed activity is not impacted by the future Western Sydney International Airport Aircraft Noise Levels.	N/A
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Airport do not hinder or have other adverse impacts on the ongoing, safe and efficient 24 hours a day operation of the Airport.

(2) Development consent must not be granted to noise sensitive development if the development is to be located on land that is in an ANEF or ANEC contour of 20 or greater.

(3) Subsection (2) applies despite the following—

(a) Part 2, Divisions 7 and 8 of State Environmental Planning Policy (Affordable Rental Housing) 2009,

(b) Chapter 3 of *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*,

(c) State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

(4) Despite subsection (2), development consent may be granted to development for the purposes of dwelling houses on land that is in an ANEF or ANEC contour of 20 or greater if—

(a) immediately before the commencement of this Chapter—

(i) there were no dwellings on the land, and

(ii) development for the purposes of dwelling houses was permitted on the land, and

(b) the consent authority is satisfied that the development will meet the indoor design sound levels.

(4A) Subsection (2) does not apply to development for the

purposes of subdivision of land in an ANEF or ANEC contour of 20 or greater if the development application was made before 1 October 2020.

4.19 Wildlife Buffer Zone	<p>(1) The objective of this section is to regulate development on land surrounding the Airport where wildlife may present a risk to the operation of the Airport.</p> <p>(2) Development consent must not be granted to relevant development on land in the 13 km wildlife buffer zone unless the consent authority—</p> <p>(a) has consulted the relevant Commonwealth body, and</p> <p>(b) has considered a written assessment of the wildlife that is likely to be present on the land and the risk of the wildlife to the operation of the Airport provided by the applicant, which includes—</p> <p>(i) species, size, quantity, flock behaviour and the particular times of day or year when the wildlife is likely to be present, and</p> <p>(ii) whether any of the wildlife is a threatened species, and</p> <p>(iii) a description of how the assessment was carried out, and</p> <p>(c) is satisfied that the development will mitigate the risk of wildlife to the operation of the Airport, including, for example, measures relating to—</p> <p>(i) waste management, landscaping, grass, fencing, stormwater or water areas, or</p>	Section 4.19 of the SEPP does not apply as it relates to development requiring consent.	N/A
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(ii) the dispersal of wildlife from the land by the removal of food or the use of spikes, wire or nets.

(3) Despite subsection (2), development for the following purposes is prohibited on land in the 3 km wildlife buffer zone—

(a) livestock processing industries,

(b) turf farming,

(c) waste or resource management facilities that consist of outdoor processing, storage or handling of organic or putrescible waste.

#### 4.20 Wind Turbine Buffer Zone

(1) The objective of this section is to regulate the construction of wind turbines and wind monitoring towers on land within 30 kilometres of the Airport.

(2) Development for the following purposes is prohibited on land in the 3 km zone—

(a) electricity generating works comprising a wind turbine,

(b) wind monitoring towers that are not ancillary or incidental to the Airport.

(3) Development consent must not be granted to development for the purposes of a large wind monitoring tower in the 3–30 km zone unless the consent authority has consulted the relevant Commonwealth body.

(4) Development consent must not be granted to development for the purposes of a electricity generating works comprising a wind turbine on land in the 3–30

The proposed activity does not include the construction and operation of wind turbines.

N/A

km zone unless the consent authority—

- (a) has consulted the relevant Commonwealth body, and
- (b) has considered a written assessment of the risk of the development to the safe operation of the Airport provided by the applicant, and
- (c) is satisfied that the development will adequately mitigate the risk to the safe operation of the Airport.

#### 4.22 Airspace Operations

(1) The objectives of this section are—

- (a) to provide for the effective and ongoing operation of the Airport by ensuring that its operation is not compromised by development that penetrates the prescribed airspace for the Airport, and

- (b) the relevant Commonwealth body does not object to the development.

(2) This section applies to development on land shown on the Obstacle Limitation Surface Map that is a controlled activity within the meaning of Part 12, Division 4 of the Airports Act 1996 of the Commonwealth.

**Note—**

Controlled activities include the construction or alteration of buildings or other structures that penetrate the prescribed airspace. Controlled activities cannot be carried out without an approval under Part 12, Division 4 of the Airports Act 1996 of the Commonwealth.

- (3) Development consent must not be granted to

The site is subject to a 125.5m AHD maximum building height to comply with the Obstacle Limitation Surface (**OLS**). The proposed activity does not propose any built form that has a height greater than 125.5 m AHD.

Yes

development to which this section applies unless—

- (a) the consent authority has consulted the relevant Commonwealth body, and
- (b) the relevant Commonwealth body advises the consent authority that—
  - (i) the development will penetrate the prescribed airspace but it does not object to the development, or
  - (ii) the development will not penetrate the prescribed airspace.

#### 4.21 Lighting

(1) The objective of this section is to safeguard Airport operations from the risk of lighting and reflectivity distractions for pilots.

(2) Development consent must not be granted to development for the following purposes on land shown as the “6km Lighting Intensity Radius”, a “Light Control Zone” or a “Runway Boundary” on the Lighting Intensity and Wind Shear Map unless the consent authority has consulted the relevant Commonwealth body—

(a) installation and operation of external lighting (whether coloured or white lighting) in connection with development for the following purposes—

- (i) classified roads,
- (ii) freight transport facilities,
- (iii) heavy industrial storage establishments,
- (iv) recreation facilities (major),
- (v) recreation facilities (outdoor),

The site is identified within the 6km Lighting Intensity Radius, however the proposed activity does not include any of the works identified in Clause 4.21(2)(a) or (b).

N/A



(b) installation and operation of external lighting in connection with construction works that is likely to be obtrusive or create light spill outside the land on which the construction works are carried out.

4.23 Public Safety	<p>(1) The objective of this section is to regulate development on land on which there is an appreciable risk to public safety from the operation of the Airport.</p> <p>(2) Development for the following purposes is prohibited on land shown as the “public safety area” on the <i>Public Safety Area Map</i>—</p> <p>Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Education establishments; Entertainment facilities; Function centres; Funeral homes; Health services facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Service stations; Tourist and visitor accommodation</p> <p>(3) Development consent must not be granted to development for a purpose not specified in subsection (2) on land shown as the “public</p>	The site is not identified on the public safety map.	N/A
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safety area” on the Public Safety Area Map unless the consent authority—

(a) has considered a written assessment of the risk of the development to persons provided by the applicant, which includes—

(i) the risk to persons on the land in the event of an emergency or other incident at or around the Airport, including an incident involving an aircraft landing or taking off from the Airport, and

(ii) the likely number of people who will use or otherwise be present on the land, and

(iii) the compatibility of the development with the risk, including in relation to the number of people who will use or otherwise be present on the land, and

(b) is satisfied that the development will adequately mitigate the risk to persons on the land, including by limiting the number of people or vehicles.

4.23A Operation of certain air transport facilities

(1) The objective of this section is to regulate development that may impact the operation of certain air transport facilities.

(2) Development consent must not be granted to development on land shown as the “Building Restricted Area” on the Building Restricted Area Map unless the consent authority—

(a) has consulted the relevant Commonwealth body, and

(b) is satisfied that the development will not

The proposed activity is not located in a Building Restricted Area on the Building Restricted Area Map.

N/A

adversely impact the operation of communication and air traffic control facilities or structures associated with the Airport's air transport facilities.

#### Part 4.4 Development controls - General

4.26 Flood planning	The site is not mapped as being within the flood planning area.	N/A
4.27 Preservation of trees and vegetation in Environment and Recreation Zone and Cumberland Plain	The site is not in an Environment or Recreation zone.	N/A
4.28 Heritage conservation	The site does not contain any heritage items and is not within a heritage conservation area.	N/A
4.29 Transport Corridors	The proposed works is not located on transport corridor land.	N/A
4.30 Warragamba Pipelines	The site is not mapped on the Warragamba Pipelines Map.	N/A

### 5.3.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 6 – Water catchments

Section 171A of the EP&A Regulation requires the determining authority to consider and be satisfied of certain matters listed under section 171A(3) of the EP&A Regulation and under *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BCSEPP) when considering the likely impact of an activity proposed to be carried out in a regulated catchment. The matters to be considered and to be satisfied of are contained within section 171A of the EP&A Regulation and Chapter 6 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BCSEPP).

The proposed activities under this REF are carried out in the Hawkesbury – Nepean Catchment, which is a regulated catchment.

Table 9. Development in regulated catchments

Consideration	Response	Satisfied
<b>Water Quality and Quantity (section 6.6(1))</b> The determining authority must consider the development's impact on water quality and flow, stormwater management, groundwater level and quality, and the cumulative environmental impact. The development must have a neutral or beneficial effect on water quality and minimises impact on water flow. The determining authority must be satisfied that these are met before granting consent.	The proposed activity comprises a structure that will have a very small development footprint. Therefore, there will be a negligible increase in impervious area warranting stormwater management and infrastructure. There will be minor earthworks proposed for the installation of the temporary sign. However it is proposed that standards	Yes

conditions could be imposed to manage water quality and flow.

#### **Aquatic Ecology (Section 6.7(1))**

The determining authority must consider the potential environmental impacts, including effects on animals, vegetation, and water quality. This includes assessing whether the development will harm terrestrial, aquatic, or migratory species, and whether it will involve the clearing of riparian vegetation, erosion, or sedimentation of natural waterbodies.

The determining authority must also consider whether the activity includes adequate measures to protect aquatic ecology, such as vegetated buffers, and whether additional safeguards are needed to minimize harm. Furthermore, the authority must ensure that any necessary approvals or permits have been obtained for activities like clearing riparian vegetation.

The determining authority must be satisfied that the activity will minimise harm to the environment, including keeping adverse impacts on animals and vegetation to a minimum, avoiding harm to aquatic reserves, and minimizing effects on wetlands.

Given the proposal is on cleared land, is of a minor scale and temporary in nature, it is considered there to be no impact on animals, vegetation and water quality.

Yes

#### **Flooding (section 6.8(1))**

The determining authority must consider the potential impact on periodic flooding that benefits wetlands and riverine ecosystems.

The determining authority must be satisfied that the activity will not release pollutants into natural waterbodies during flooding, which could harm water quality, and will not disrupt the natural flow of floodwaters into wetlands and riverine ecosystems.

In essence, the development must not exacerbate flood-related risks or harm the environment during flooding events.

The proposed activity is not identified as flood affected land.

Yes

#### **Recreation and Public Access (section 6.9(1))**

The determining authority must consider the potential impact on recreational land uses and public access to foreshores, ensuring that the development maintains or improves access without harming natural waterbodies, watercourses, wetlands, or riparian vegetation.

The determining authority must be satisfied that the activity will:

- Maintain or improve public access to natural waterbodies for recreational purposes like fishing, swimming, and boating, without adverse environmental impacts.
- Ensure new or existing points of public access are stable and safe.

Safeguard public access and use of foreshore land made available through development, even if the land is not in public ownership.

The proposed activity will not impact natural waterbodies, watercourses, wetlands or riparian vegetation.

Yes

### 5.3.4 State Environmental Planning Policy (Industry and Employment) 2021

The State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP) is applicable to this activity as the proposed activity relates to signage.

Chapter 3 of the I&E SEPP aims to ensure signage is compatible with the desired amenity and visual character of an area.

An assessment against the relevant provisions of Chapter 3, Schedule 5 I&E SEPP is provided in Table 8.

Provision	Assessment	Satisfied
<b>1. Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the area which is currently undergoing significant transformation to support the delivery of Bradfield City Centre.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage is consistent with the strategic planning and branding of Bradfield City Centre.	Yes
<b>2. Special areas</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive area, heritage area, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No. The site is not located within an environmentally sensitive area.	Yes
<b>3. Views and vistas</b>		
Does the proposal obscure or compromise important views?	No, the proposed signage will not obscure any views.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	No the proposed signage has a maximum height of 6.1m and will not impact views and vistas.	Yes
Does the proposal respect the viewing rights of other advertisers?	Yes, the subject site is on BDA land and within the site boundary.	Yes
<b>4. Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes the proposed signage is appropriate for the streetscape and landscape setting.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes the signage will contribute to wayfinding and marking the entry point for Bradfield City Centre.	Yes

Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Yes, the signage is of good design and suitable for its location.	Yes
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Does the proposal screen unsightliness?	The signage does not screen unsightliness.	Yes
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Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No, the signage has a height of 6.1m and does not protrude above buildings, structures or trees in the surrounding locality.	Yes
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<b>5. Site and building</b>		Yes
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Is the proposal compatible with the scale, proportion and other characteristics of the site or building	As detailed in the structural drawings at Appendix 1, the proposal is appropriate in size and proportion and compatible with characteristics of the site.	Yes
---------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----

Does the proposal respect important features of the site or building, or both?	Yes, the signage respects the site and is set back from the street appropriately.	Yes
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Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes, the text and material on the signage aligns with the vision and master plan for Bradfield City Centre.	Yes
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<b>6. Associated devices and logos with advertisements and advertising structures</b>		
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Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Yes, the logo / image within the sign is featured as the main part of the sign and is consistent with the broader vision and Bradfield City Centre master plan.	Yes
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<b>7. Illumination</b>		
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Would illumination result in unacceptable glare?	N/A – the sign will not be illuminated.	N/A
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Would illumination affect safety for pedestrians, vehicles or aircraft?	N/A – the sign will not be illuminated.	N/A
-------------------------------------------------------------------------	-----------------------------------------	-----

Would illumination detract from the amenity of any residence or other form of accommodation?	N/A – the sign will not be illuminated.	N/A
----------------------------------------------------------------------------------------------	-----------------------------------------	-----

Can the intensity of the illumination be adjusted, if necessary?	N/A – the sign will not be illuminated.	N/A
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Is the illumination subject to a curfew?	N/A – the sign will not be illuminated.	N/A
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**8. Safety**

Would the proposal reduce the safety for any public road?	As detailed in the Traffic Safety Assessment at Appendix 2, the proposed sign presents no risk to road safety.	Yes
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Would the proposal reduce the safety for pedestrians or bicyclists?	As detailed in the Traffic Safety Assessment at Appendix 2, the proposed sign presents no risk to road safety.	No
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Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	As detailed in the Traffic Safety Assessment at Appendix 2, the proposed sign presents no risk to road safety.	No
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# 6 Consultation

## 6.1 Statutory consultation

The TISEPP requires consultation with relevant authorities as identified in Table 12 below, which demonstrates that there are no consultation requirements for the proposed activity.

Notwithstanding, voluntary consultation has been carried out with Transport for NSW (TfNSW) and they have raised no comments regarding the proposal.

Table 10. Consultation requirements under the TISEPP

Clause	Trigger	Applicable to Activity?
Consultation with local council (s2.10)	Development with impacts on council infrastructure or services	No
Consultation with local council (s2.11)	Development with impacts on local heritage	No
Consultation with local council (s2.12)	Development with impacts on flood liable land	No
Consultation with State Emergency Service (s2.13)	Development with impacts on flood liable land	No
Consultation with local council (s2.14)	Development with impacts on certain land within the coastal zone	No
Consultation with the Department of Climate Change, Energy, the Environment and Water (Environment and Heritage) (s 2.15(2)(a))	Development adjacent to land reserved or acquired under the <i>National Parks and Wildlife Act 1974</i> (NPW Act)	No
Consultation with the Department of Climate Change, Energy, the Environment and Water (Environment and Heritage) (s 2.15(2)(b))	Development on land in Zone C1 or in a land use zone that is equivalent to that zone, other than land reserved under the NPW Act	No
Consultation with Transport for NSW (s 2.15(2)(c))	Development comprising a fixed or floating structure in or over navigable waters	No

Consultation with the Director of the Observatory (s 2.15(2)(d))	Development that may increase the amount of artificial light in the night sky and that is on land within the mapped dark sky region.	No
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Consultation with the Secretary of the Commonwealth Department of Defence (s 2.15(2)(e))	Development located within the buffer around the defence communications facility near Morundah as mapped under the <i>Lockhart Local Environmental Plan 2012</i> , <i>Narrandera Local Environmental Plan 2013</i> and <i>Urana Local Environmental Plan 2011</i> .	No
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Consultation with the Subsidence Advisory Board (s 2.15(2)(f))	Development on land in a mine subsidence district.	No
----------------------------------------------------------------	----------------------------------------------------	----

Consultation with the World Heritage Advisory Committee and Heritage NSW (s 2.15(2)(g))	Development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property.	No
-----------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	----

Consultation with Transport for NSW (s 2.122(3))	Traffic-generating development listed in Schedule 3	No
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# 7 Assessment of environmental factors

This section of the REF provides a detailed description of the potential environmental impacts associated with the construction and operation of the activity. All aspects of the environment, potentially impacted upon by the activity, are considered. This includes consideration of:

- potential impacts on matters of national environmental significance under the EPBC Act.
- the factors specified in the for Planning Secretary's Guidelines and as required under section 171 of the EP&A Regulation. These factors are also considered in Table 6.
- site-specific safeguards and management measures are provided to mitigate the identified potential impacts.

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## 7.1 Air quality

Mitigation Measures to manage air quality are detailed in the CMP (Appendix 4) and summarised in Section 8.

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## 7.2 Water quality and quantity

The proposed activity comprises a structure that will have a very small development footprint. Therefore, there will be a negligible increase in impervious area warranting stormwater management and infrastructure.

There will be minor earthworks proposed for the installation of the temporary sign.

Mitigation measures to manage water quality, soil and erosion are detailed in the CMP (Appendix 4) and summarised in Section 8.

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## 7.3 Soils

Mitigation measures to manage soil and erosion are detailed in the CMP at Appendix 4 and summarised in Section 8.

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## 7.4 Noise and vibration

Mitigation Measures to manage noise and vibration are detailed in the CMP at Appendix 4 and summarised in Section 8.

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## 7.5 Biodiversity

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. 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.

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## 7.6 Waste management

Waste Management has been addressed in the CMP prepared by Outdoor Fabrications at Appendix 4 and mitigation measures are summarised at Section 8.

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## 7.7 Transport safety and construction traffic

### 7.7.1 Traffic safety

A Traffic Safety Assessment has been prepared by SCT Consulting and is provided at Appendix 2.

The assessment concludes that the proposed sign appears to be located approximately 15.4m offset from Bradfield City Centre access road (Unnamed road). During the site inspection, the traffic consultant observed approximately 10 seconds of sight distance southbound on Badgerys Creek Road to the proposed sign location.

Overall, the Traffic Safety Assessment concludes that there are no risks to road safety as a result of the proposed sign installation.

### 7.7.2 Construction Traffic

The CMP states that the proposed works will be executed within the green / grassed area and will not affect traffic or pedestrians.

Despite the above, mitigation measures to manage construction traffic impacts are detailed in the CMP and summarised in Section 8.

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## 7.8 Aboriginal and non-indigenous heritage

### 7.8.1 Aboriginal heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the site under the approval for the First

Building Bradfield City Centre SSD (SSD- 25452459).

A total of ten (10) registered Aboriginal sites were identified on the site. Eight of the sites had been previously registered on the AHIMS database and two sites newly identified during the survey.

However, notwithstanding the above, there are no Aboriginal sites identified and registered with AHIMS located at area of the proposed activity.

As such no further assessment or investigation relating to Aboriginal and non-indigenous heritage is required.

Any unexpected relics or features must be managed under an unexpected finds procedure as provided in Section 8 of this REF.

## 7.8.2 Non-Indigenous heritage

There are two local heritage items, and two State heritage listed items in the vicinity of the proposed activity including 'Kelvin', and the 'Church of the Holy Innocents'.

However, due to the considerable distance between these items and the proposed activity, it is not expected to affect their significance and therefore no further assessment is necessary.

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## 7.9 Visual impacts

The proposed activity is of a minor scale with a visual display area of 36 sqm and a maximum height of 6.1m measured from the ground level to the top of the sign will not detract from the visual amenity of the area.

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## 7.10 Socio-economic impact

The proposed activity itself will provide minimal short term social impacts to surrounding residents to the south. The proposed activity will provide an overall positive impact and will provide clear guidance as to the location of the Bradfield City Centre site and assist wayfinding and public information for visitors to the site

In the short term, the proposed works will create additional local construction jobs within the region.

Mitigation Measures to manage impacts to surrounding residents are detailed in the Mitigation and Measures table at Section 8.

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## 7.11 Future land use

The proposed signage will be temporary, installed for a period of approximately 2 years and will not impact the future use of the land.



# 8 Summary of mitigation measures

The following section sets out general mitigation, safeguards and management and avoidance measures designed to avoid or minimise any potential indirect and direct impacts associated with the proposal.

Table 11. Summary of mitigation measures

Mitigation Measure	Timing	Responsibility	Reference
<b>Landowners Consent / Certification</b>			
Prior to the commencement of any construction works, landowner's consent for the Activity shall be obtained from the Authority or from the Landowner's Authorised Person (if required).	Prior to construction	WPCA	N/A
Prior to the commencement of any construction works, the Authority (or its nominated delegate) shall ensure the activity has obtained a certification for Crown building work in accordance with section 6.28(2) of the EP&A Act 1979.	Prior to construction	WPCA	N/A
<b>National Construction Code 2022</b>			
All works are to be certified in accordance with the requirements of the current NCC 2022. Details are to be provided to demonstrate the proposed works comply with the relevant Australian Standards and requirements to satisfy NCC 2022.	Prior to and during construction	Contractor	N/A
<b>Air Quality</b>			
<i>The Contractor is to adhere to all air quality measures as depicted in the CEMP. Specific items to address include, but are not limited to, the mitigation of dust off the Site through the management of stockpiles and excavation areas. Common techniques to be considered are:</i>	Prior to and during construction	Contractor	N/A
<ul style="list-style-type: none"> <li>• <i>Vehicle access to be kept to sealed roads or designated access points wherever possible.</i></li> <li>• <i>Trucks to travel at low speeds. Covering stockpiles with geofabric or similar material.</i></li> <li>• <i>Wet down stockpiles or access road.</i></li> <li>• <i>Limit machinery movements.</i></li> <li>• <i>Neighbours will be advised of the timing and duration of works likely to generate dust.</i></li> </ul>			

- *Use of dust screens (shade cloth or similar on boundary fences).*
- *Do not burn cleared vegetation or other waste material or litter.*
- *Maintain machinery in accordance with manufacturers specifications so that emissions comply with the State Environment Protection Policy (The Air Environment).*
- *The Site Manager must be notified immediately if any dust complaints are received.*
- *If dust cannot be controlled, then cleared areas will be covered to minimise dust.*
- *o All emission controls on work vehicles and equipment will comply with EPA requirements. Work vehicles and equipment will only be left idling when required for the operation of equipment.*

### Aboriginal Archaeology

In the unlikely event that historical remains are unexpectedly discovered during proposed sub-surface works, work must cease, an appropriately qualified archaeologist consulted with and if appropriate the Heritage Council notified in accordance with section 146 of the *Heritage Act 1997*.

During  
construction

WPCA /  
Contractor

Section 7.9.1

### European Heritage

In the unlikely event that historical remains are unexpectedly discovered during proposed sub-surface works, work must cease, an appropriately qualified archaeologist consulted with and if appropriate the Heritage Council notified in accordance with section 146 of the *Heritage Act 1997*.

During  
construction

WPCA /  
Contractor

Section 7.9.2

### Biodiversity

Should any threatened or endangered species be sighted during construction works, works shall cease, and the NSW Office of Environment and Heritage, Department of Climate Change, Energy, the Environment and Water (DCCEEW) should be contacted for further instruction.

Prior to and  
During  
construction

WPCA /  
Contractor

Section 7.5

### Noise & Vibration

Construction works shall be undertaken in accordance with the Interim Construction Noise Guidelines including but not limited to:

- Construction hours will be limited to Monday to Friday 7:00am to 6:00pm, Saturday 8:00am to 1:00pm with no work on Sunday or public holidays.

During  
construction

WPCA /  
Contractor

Section 7.4  
and  
Appendix 4.

Potential sensitive receivers surrounding the site should be notified at least 14 days prior to the commencement of any works which may have an adverse noise and vibration impact, providing them with details of the nature and duration of the project activities and contact details of a site representative.

Prior to and  
During  
construction

WPCA /  
Contractor

7.4

A register of noise complaints and actions taken is to be kept by the contractor responsible for the works.

Prior to and  
During  
construction

WPCA /  
Contractor

### Construction traffic

Control movement of pedestrians, materials, vehicles and plant to minimise damage to the environment.

Prior to and  
During  
construction

WPCA /  
Contractor

7.8.2 and  
Appendix 4.

Use only designated routes for access to the Site while works are in progress Site Manager.

Use designated site roads and access routes for all movements on and adjacent to the Site While works are in progress Site Manager and team.

Locate compounds, and park all vehicles and plant, in designated areas on the Site.

### Waste Generation

A Construction Waste Management Plan (CWMP) based on the fundamentals of the CMP is to be issued prior to commencement of works by the project team for WPCA approval.

Prior and  
during  
construction

WPCA/  
Contractor

Section 7.6  
and  
Appendix 4.

All waste generated during the course of construction will be reused or removed from the work areas as soon as practicable and disposed of in accordance with waste regulations.

During  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

### Water quality and quantity

Whilst the site is not located in a flood zone, the Contractor will provide adequate erosion and sedimentary controls at all times during construction

During  
construction

WPCA /  
Contractor

Section 7.2

### Socio-Economic

Residents potentially affected by construction works are to be notified prior to the commencement of works, providing them with details of the nature and duration of the project activities and contact details of a site representative.

Prior to and  
During  
construction

WPCA /  
Contractor

Section 7.10

The construction contractor should ensure that measures are in place to ensure that access to residences in the area are available during the construction phase.

During  
construction

WPCA /  
Contractor

Section 7.10

A register of complaints and actions taken is to be kept by the contractor responsible for the works.

During  
construction

WPCA /  
Contractor

Section 7.10

### Utilities and Infrastructure

A Dial Before You Dig must be undertaken prior to any works commencing in order to locate buried services. If works are to be undertaken below power lines refer to Ausgrid Network Standard NS209 Operating Cranes and Plant in

Prior to  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

Proximity to Power Line. If works are to be undertaken within the vicinity of Telstra pits refer to the Network Integrity Help Desk on 1800 653 935.

All works shall be undertaken in accordance with the requirements of relevant utility providers, Australian Standards, statutory requirements, and industry best practice.

Prior to and  
During  
construction

WPCA /  
Contractor

### Materials, Storage and Security

All materials on-site or being delivered to the site must be wholly contained within the site at all times. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. All equipment, machinery and the worksite should be secured outside of working hours.

Prior to and  
During  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

### Construction Management Plan

Prior to the commencement of construction works on the site, a CMP and Environmental Management Plan (EMP) will be prepared by the contractor and shall include all mitigation and management measures identified.

Prior to  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

The CMP and EMP must be reviewed and certified by the Authority prior to the commencement of any on-site works and should include, but not be limited to:

Prior to  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

- contractor's roles and responsibilities
- traffic management plan detailing vehicle access, loading and pedestrian management and safety
- hours of work
- site signage
- complaints management;
- environmental management;
- reporting requirements and record-keeping; and
- procedures for emergency and incident management.
- Neighbour notification.

The CMP and EMP should align with the Environmental Management Guidelines for Construction (Edition 4), published by the NSW Department of Planning, Industry and Environment (document number DOC/19/1282875). These guidelines are consistent with AS/NZS ISO 14001:2016 Environmental Management Systems – Requirements with guidance for use.

Prior to  
construction

WPCA /  
Contractor

Section 7.6  
and  
Appendix 4.

The guidelines apply to all NSW Government construction projects, including those with private sector investment and financing. They cover various project and contract activities, including:

- Project requirements and management
- Option and concept development

- Design and construction
- Asset maintenance and operation
- Decommissioning

When preparing and implementing a CEMP, contractors should also consider the NSW Government's Procurement Policy Framework, which includes:

- Quality management guidelines
- Work health and safety management guidelines
- NSW Government Resource Efficiency Policy (GREP)

The purpose of these guidelines is to:

- Establish minimum CEMP standards
- Provide a consistent approach to environmental management systems
- Improve environmental outcomes on projects
- Demonstrate compliance with relevant environmental laws and standards.

The CMP and EMP should outline the approved hours of work.	Prior to construction	WPCA / Contractor	Section 7.6 and Appendix 4.
The standard hours of work, based on the EPA Draft Construction Noise Guideline, are:			
<ul style="list-style-type: none"> <li>• Mondays to Fridays: 7am to 6pm</li> <li>• Saturdays: 8am to 1pm</li> </ul>			
No work is permitted on Sundays or public holidays, except in the following circumstances:			
<ul style="list-style-type: none"> <li>• Delivery of vehicles, plant, or materials outside standard hours;</li> <li>• Emergency situations involving risk to life, property, or the environment;</li> <li>• Works that are inaudible at the nearest sensitive receivers; and</li> <li>• Approved variations in writing by the Authority delegate or their nominee, with sufficient justification provided.</li> </ul>			

#### Risks & Hazards

The CMP and EMP would incorporate a pollution incident response management plan that defines appropriate procedures for notification of pollution incidents to the required authorities in accordance with section 147 to 153 of the <i>Protection of the Environment Operations Act</i> (POEO Act) and requires response actions to be implemented in order to address any risks such as incidents posed to the environment, property, or surrounding communities.	Prior to and During construction	WPCA / Contractor	Section 7.6 and Appendix 4.
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## Bradfield Development Authority

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T: 1800 312 999

W: [nsw.gov.au/bradfield-development-authority](https://nsw.gov.au/bradfield-development-authority)

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