
Bradfield Development Authority

Objective ID:

Bradfield City Centre Information Signage 1B

Review of Environmental Factors

20 May 2025

bda.sydney

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 Dalmarrri artists Jason Douglas and Trevor Eastwood for the Bradfield Development Authority.

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Document Control

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Executive Summary

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 a temporary entry sign (1B) located at the northern entrance to the Bradfield City site, at the corner of Badgery's Creek Road and a recently constructed (unnamed) road, located on Lot 3101, DP 1282964.

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.

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.

Activity description

The proposed activity involves the installation of a temporary entry sign (1B). Refer to Section 4 for a detailed description of the proposed works.

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 two (2) AHIMS sites are located near 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. 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.

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 Liverpool City Council (LCC) and raised no comments regarding the proposal.

Adjacent landowners were also notified via notification letters sent on 15th of April 2025.

For further information refer to Section 6.1.

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 minimise 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.

1 Introduction

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 the northern entrance to the Bradfield City site, at the corner of Badgery's Creek Road and a recently constructed (unnamed) road, located on Lot 3101, 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 Bradfield Metro Station 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 have recently been approved in April 2025 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, approved in March 2025.

The Western Parkland City Authority (WPCA) (the Proponent) is proposing to install a temporary sign 1B located at the primary entrance to the Bradfield City Centre site. The proposed entry sign will be positioned opposite another temporary sign 1A, which was recently installed in March 2025, located to the south of the proposed activity.

The signage will be located on BDA land, set back approximately 0.986m from the south-west boundary (fence line) and will comprise the following dimensions:

- A visual display area of 42.41 square metres (sqm)
- 12.66m (length) x 3.35m (width)
- A maximum height of 6.34m 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 a single face. 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 \$80,000 (excluding GST).

Refer to 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 1B
Location of activity	215 Badgerys Creek Road, Bringelly NSW 2556, legally described as Lot 3101 DP 1282964
Estimated development cost	\$80,000
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&I SEPP - Identification of proposed Part 5 activities under Chapter 2 of T&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 letters of notification issued on the 17th of April 2025 to Transport for NSW (TfNSW) and Liverpool City Council. No comments were received from TfNSW or Liverpool City Council.

Adjacent landowners were also notified via notification letters sent on 15th of April 2025.

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
Appendix 1 – Plans (Site Plan and Elevations)	Outdoor Fabrications
Appendix 2 – Road Safety Check	SCT Consulting

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	Paris Wojcik, Associate Planner, Bachelor of Social Science (Geography & Urban Studies), University of Western Sydney, Master of Urban & Regional Planning, University of New England
	Anna Johnston, Associate Planner, Graduate Diploma of Environmental Planning, University of Tasmania Graduate Diploma of Environmental Planning, University of Tasmania
	Michael File, Director, BA Psychology/Industrial Relations, University of Sydney, Master of Urban and Regional Planning, University of Sydney

Signature



Date

19/05/2025

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 0.986m from the north-west boundary of the site (fence line). Refer to Figure 2.

The site is accessible from Badgery's Creek Road. Badgerys 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 Badgerys Creek Road.

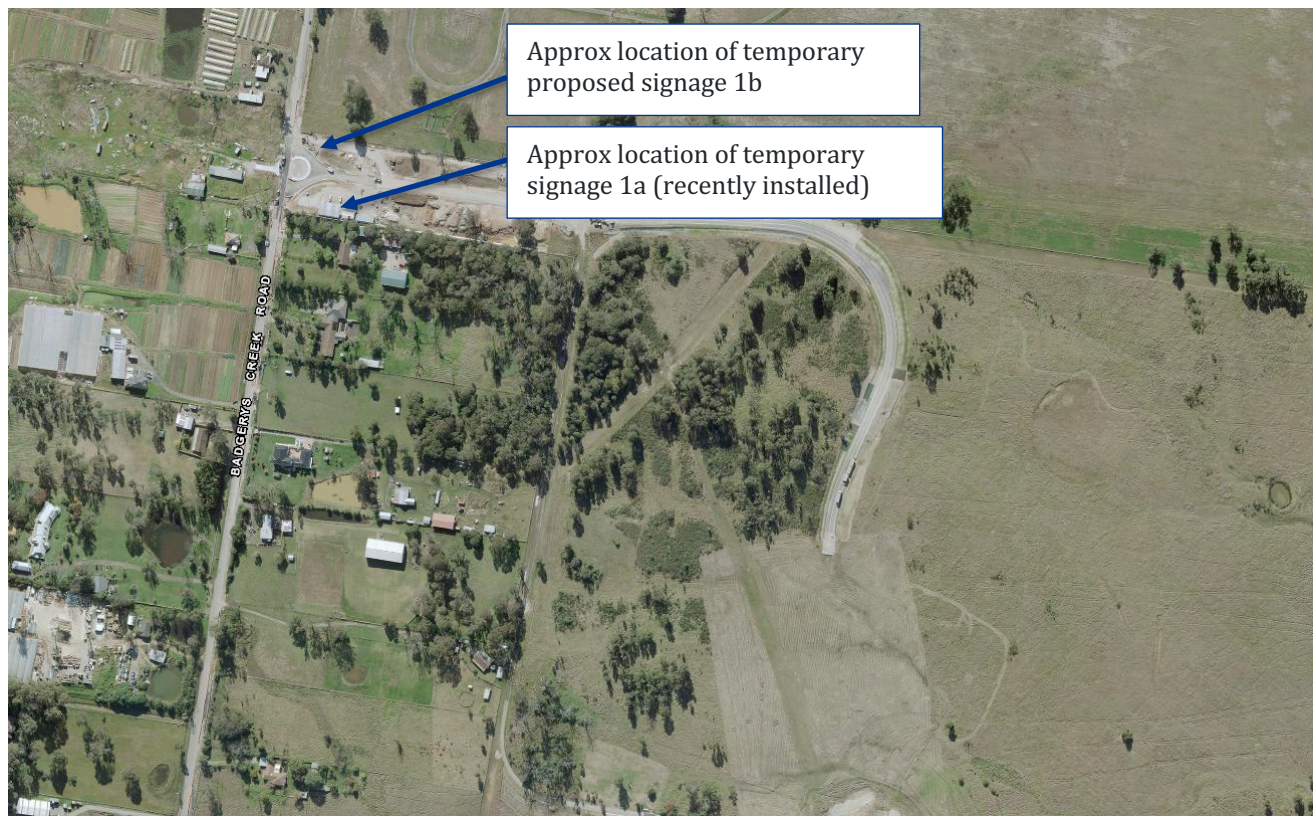


Figure 2 Proposed signage location (Source: Sixmaps)

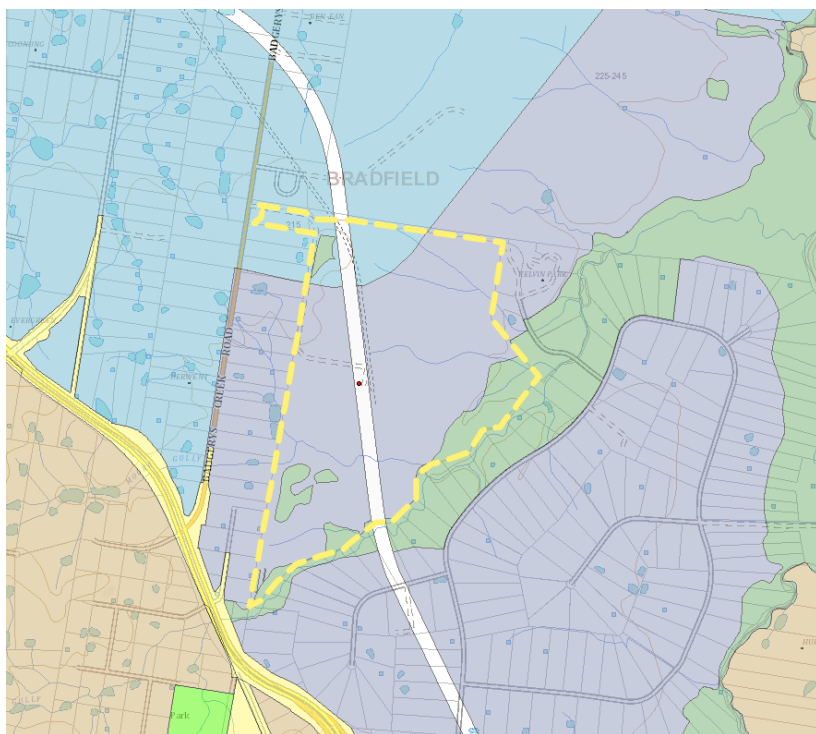


Figure 3 Zoning (Source: NSW Planning Portal)

2.2 Existing site characteristics

2.2.1 Flooding

As shown in Figure 4, 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.

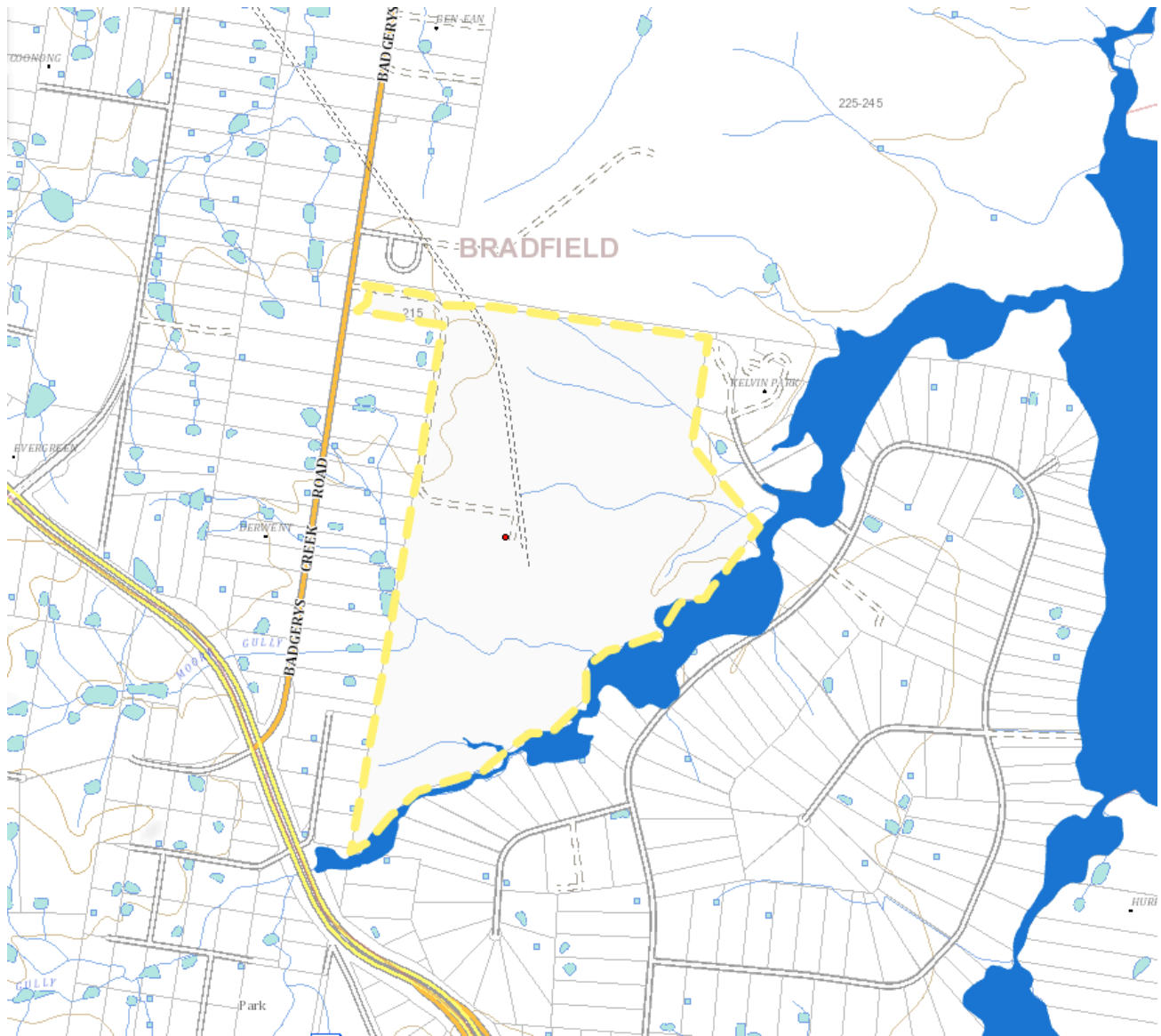


Figure 4. Flood mapping (Source: NSW Planning Portal)

2.2.2 Bushfire

As shown in Figure 5, 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.

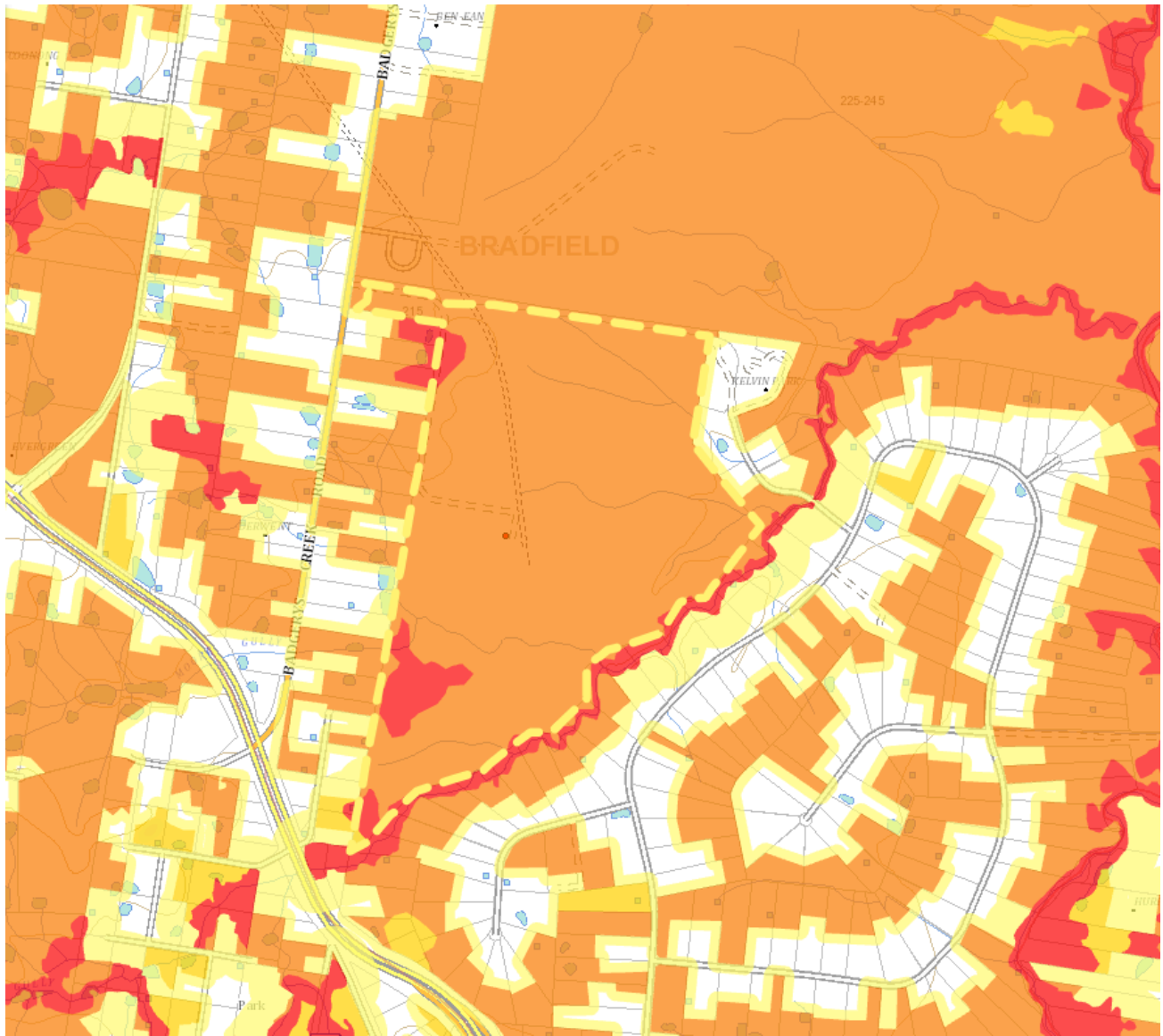


Figure 5. Bushfire mapping (Source: NSW Planning Portal)

2.2.3 Vegetation

As shown in Figure 6, 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.

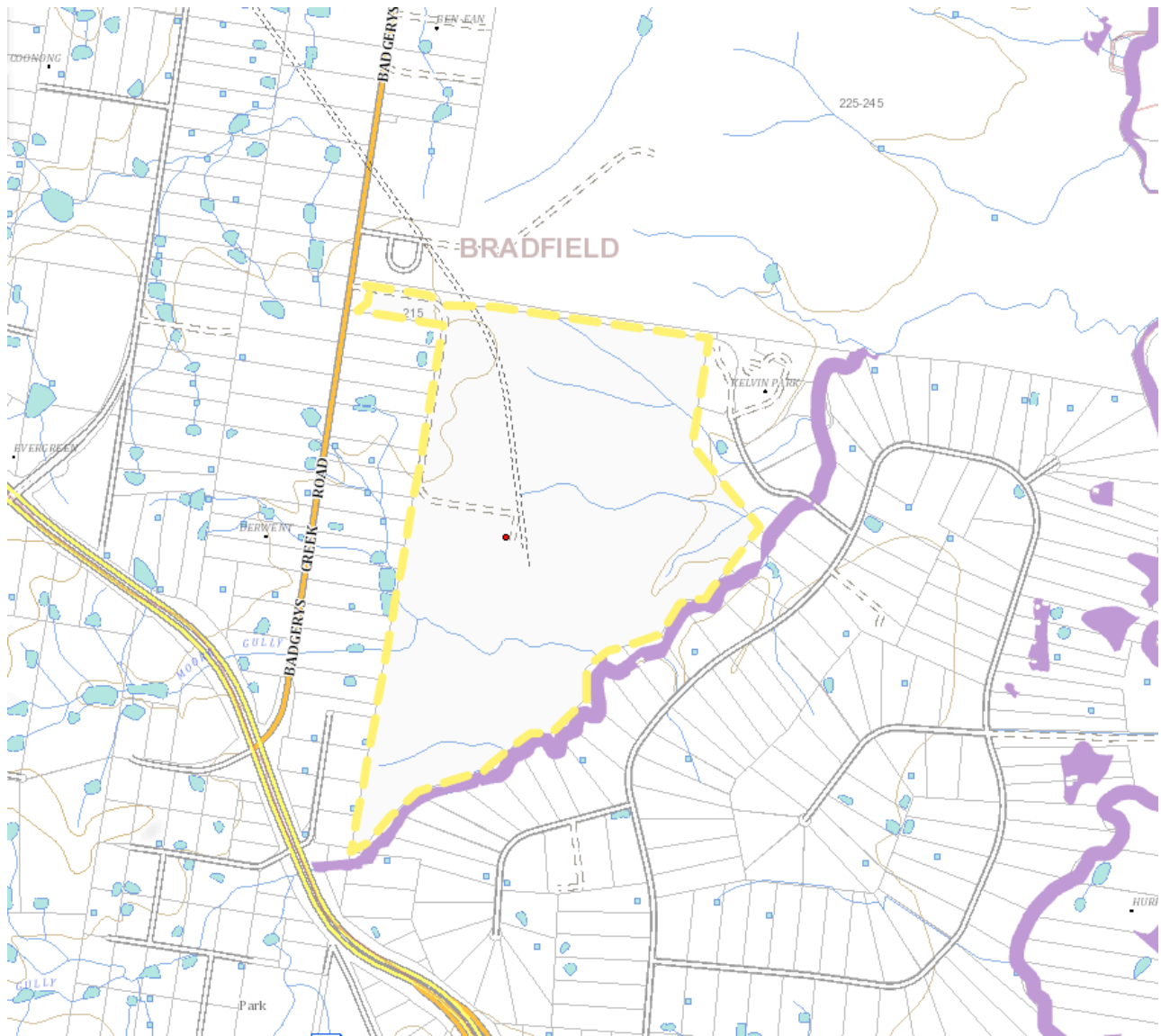


Figure 6. Biodiversity mapping (Source: NSW Planning Portal)

2.2.4 European heritage

As shown in Figure 7, the site is not identified as a heritage item or heritage conservation area.

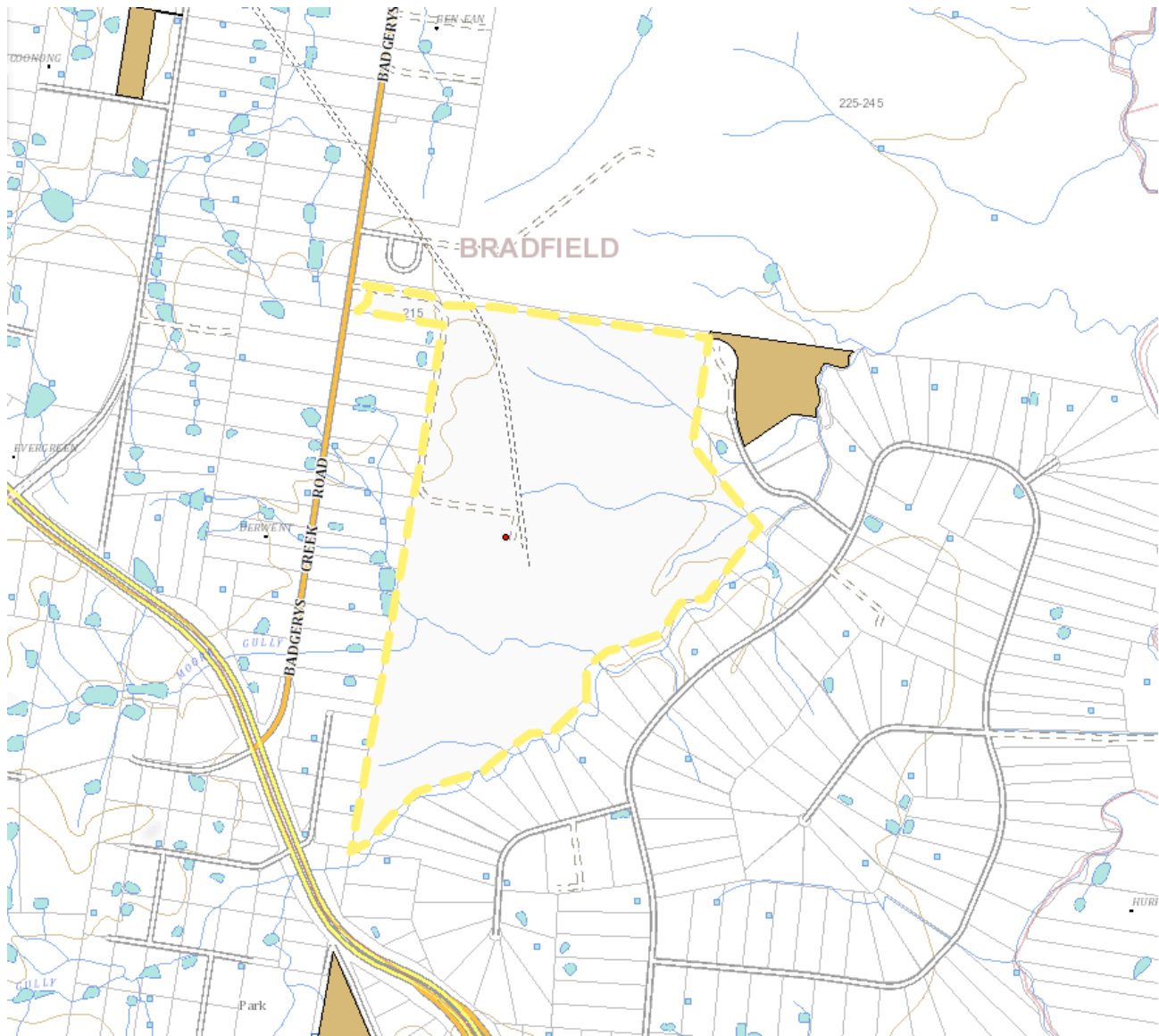


Figure 7. Heritage mapping (Source: NSW Planning Portal)

2.2.5 Aboriginal heritage

An AHIMS search was undertaken on 26 March 2025 (refer to Appendix 5). Although the search confirmed there were 2 Aboriginal sites identified near the location, these sites were mapped approx.900m east of the proposed activity area.

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 8, the site has known salinity along Thompsons and Moore Gully. The area of the proposed activity has very low salinity potential.

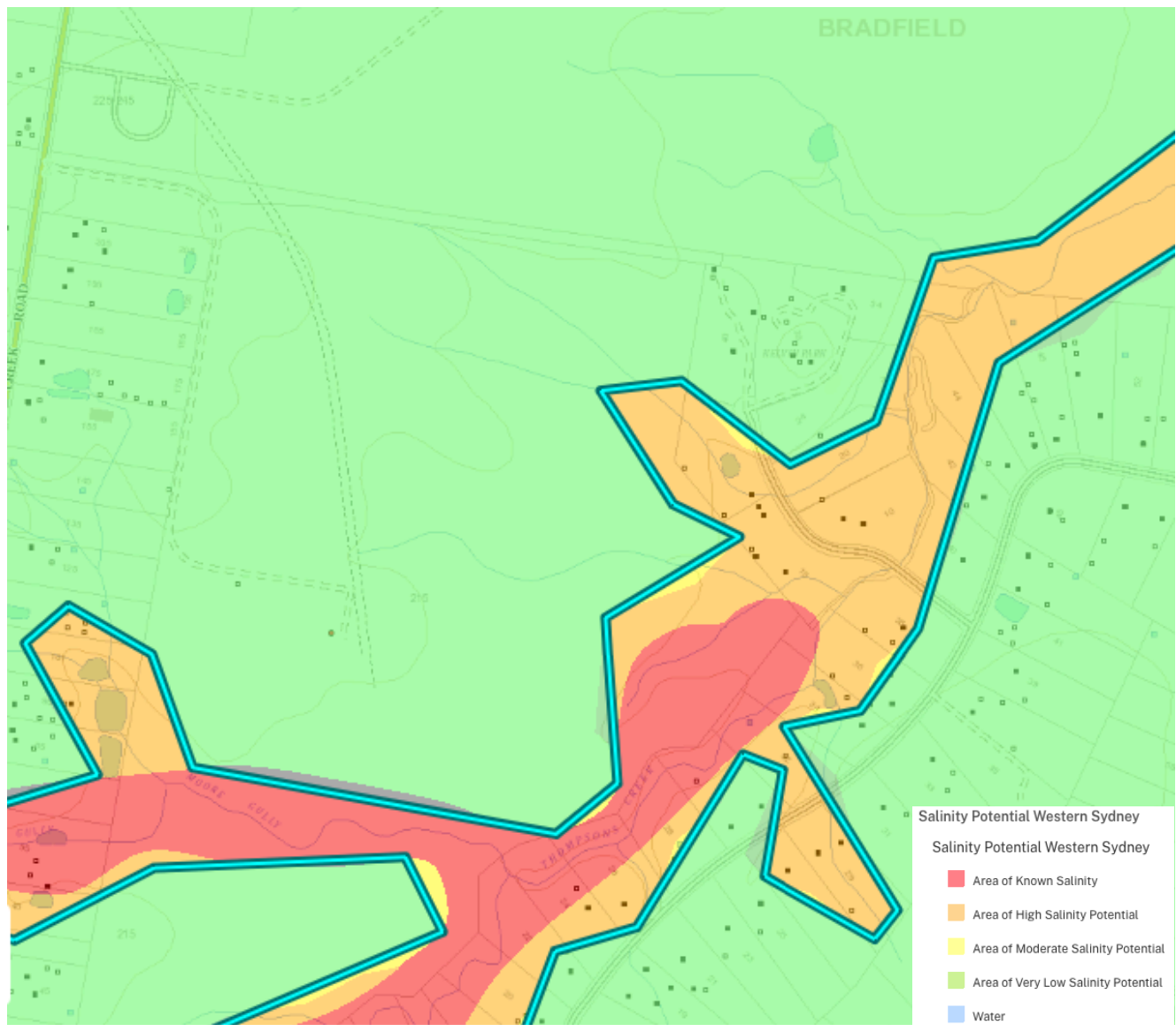


Figure 8 Salinity mapping (Source: NSW Planning Portal)

3 Need and options considered

3.1 Objectives and reasons for the activity

The proposed development comprises the construction of a temporary 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.

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 entry sign will be located at the primary entrance of the Bradfield City Centre site. Refer to site layout plan at Figure 9 which shows the proposed entry sign 1B to the north and the recently installed entry sign 1A to the south of the new road.



Figure 9 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 entry sign comprises a single sign face and is proposed to be located on BDA land, set back approx. 0.986 metres (m) from the south-west boundary (fence line). Refer to Figure 10.

The single sign face will comprise the following dimensions:

- An area of 42.41 square metres (sqm)
- 12.66 m (length) x 3.35m (width)
- A maximum height of 6.34m measured from the ground to the top of the information board.

Refer to illustration of information sign at Figure 10 and Figure 11.

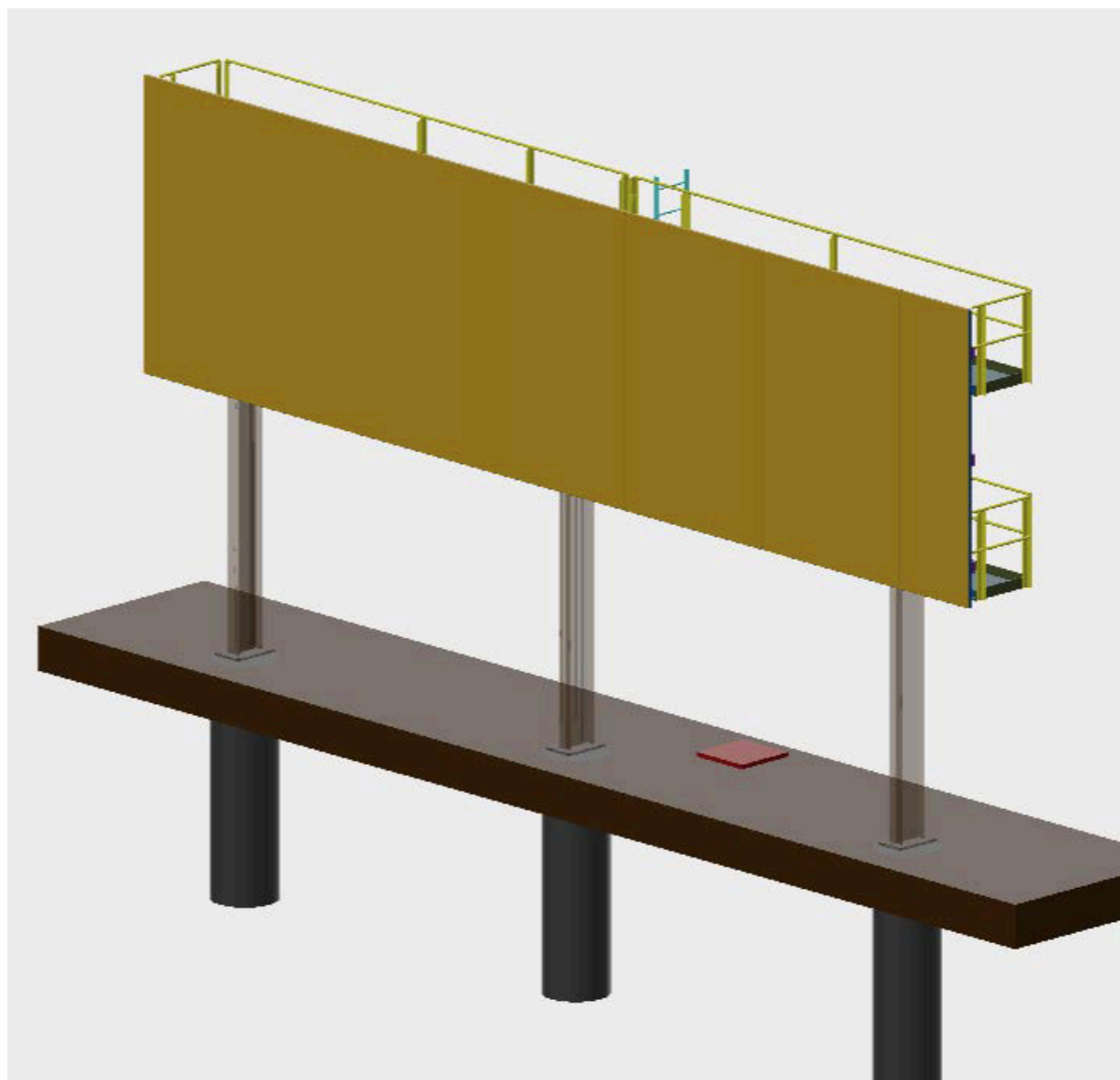


Figure 10 Proposed information sign (Source: Outdoor Fabrications)



Figure 11 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 a single face. Non-illuminated banner faces with heavy duty PVC banner to kedar edge.

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

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 14 May 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.
Any potential for significant impact on a Commonwealth marine area?	No
Any potential for significant impact on the Great Barrier Reef Marine Park?	No
Any potential for significant impact on a water resource in relation to coal seam gas development and large coal mining development?	No

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 126I(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.	Yes

There may be the potential for impacts on the environment during the construction period, however these potential impacts would be minor, 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 order¹ 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 AHIMS search was undertaken on 26 March 2025 (refer to Appendix 5). Although the search confirmed there were 2 Aboriginal sites identified near the location, these sites were mapped approx.900m east of the proposed activity area.

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.

¹ 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.

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
Section 2.73 Parks and other public reserves The following on land owned or controlled by the public authority— <ul style="list-style-type: none">roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges;recreation areas and recreation facilities (outdoor), but not including grandstands;visitor information centres, information boards and other information facilities;lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard;landscaping, including landscape structures or features (such as artwork) and irrigation systems;amenities for people using the reserve, including toilets and change rooms;food preparation and related facilities for people using the reserve;maintenance depots;portable lifeguard towers;environmental management works; anddemolition 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).	The proposed temporary signage is for information purposes and will be constructed by a public authority.	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
Chapter 4 Western Sydney Aerotropolis			
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">• To encourage employment and businesses related to professional services, high technology, aviation, logistics, food production and processing, health, education and creative industries.• To provide a range of employment uses (including aerospace and defence industries) that are compatible with future technology and work arrangements.• To encourage development that promotes the efficient use of resources, through waste minimisation, recycling and re-use.• To ensure an appropriate transition from non-urban land uses and environmental conservation areas in surrounding areas to employment uses in the zone.• To prevent development that is not compatible	<p>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.</p>	Yes

	<p>with or that may detract from the future commercial uses of the land.</p> <ul style="list-style-type: none"> • To provide facilities and services to meet the needs of businesses and workers. 		
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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,	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	Yes

except as otherwise provided by this section.

the ability to undertake the 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 Land Application Map.

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

(1) The objectives of this section are—
(a) to prevent certain noise sensitive development on land near the Airport, and
(b) to minimise the impact of aircraft noise for other noise sensitive development, and

The area of the proposed activity is not impacted by the future Western Sydney International Airport Aircraft Noise Levels.

N/A

(c) to ensure that land use and development near the 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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	<p>(ii) the dispersal of wildlife from the land by the removal of food or the use of spikes, wire or nets.</p> <p>(3) Despite subsection (2), development for the following purposes is prohibited on land in the 3 km wildlife buffer zone—</p> <p>(a) livestock processing industries,</p> <p>(b) turf farming,</p> <p>(c) waste or resource management facilities that consist of outdoor processing, storage or handling of organic or putrescible waste.</p>		
4.20 Wind Turbine Buffer Zone	<p>(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.</p> <p>(2) Development for the following purposes is prohibited on land in the 3 km zone—</p> <p>(a) electricity generating works comprising a wind turbine,</p> <p>(b) wind monitoring towers that are not ancillary or incidental to the Airport.</p> <p>(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.</p> <p>(4) Development consent must not be granted to development for the purposes of a electricity generating works comprising a wind turbine</p>	The proposed activity does not include the construction and operation of wind turbines.	N/A

on land in the 3–30 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.

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

(3) Development consent must not be granted to 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,

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

- (iv) recreation facilities (major),
- (v) recreation facilities (outdoor),
- (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 <u>Public Safety Area Map</u>—</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</p>	The site is not identified on the public safety map.	N/A
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stations; Tourist and visitor accommodation

(3) Development consent must not be granted to development for a purpose not specified in subsection (2) on land shown as the “public 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

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

N/A

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 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
<p>Water Quality and Quantity (section 6.6(1))</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>There will be minor earthworks proposed for the installation of the temporary sign. However, it is proposed that standards conditions could be imposed to manage water quality and flow.</p>	Yes
<p>Aquatic Ecology (Section 6.7(1))</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p>	Yes
<p>Flooding (section 6.8(1))</p> <p>The determining authority must consider the potential impact on periodic flooding that benefits wetlands and riverine ecosystems.</p> <p>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.</p> <p>In essence, the development must not exacerbate flood-related risks or harm the environment during flooding events.</p>	<p>The proposed activity is not identified as flood affected land.</p>	Yes
<p>Recreation and Public Access (section 6.9(1))</p> <p>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.</p>	<p>The proposed activity will not impact natural waterbodies, watercourses, wetlands or riparian vegetation.</p>	Yes

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.

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 10.

Table 10 Assessment of proposal against the Industry and Employment SEPP

Provision	Assessment	Satisfied
1. Character of the area		
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
2. Special areas		
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
3. Views and vistas		
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
4. Streetscape, setting or landscape		Yes
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
Does the proposal screen unsightliness?	The signage does not screen unsightliness.	Yes
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
5. Site and building		Yes
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
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
6. Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or	Yes, the logo / image within the sign is featured as the main part of the sign and is consistent with the broader	Yes

structure on which it is to be displayed? vision and Bradfield City Centre master plan.

7. Illumination

Would illumination result in unacceptable glare? N/A – the sign will not be illuminated. N/A

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

Is the illumination subject to a curfew? N/A – the sign will not be illuminated. N/A

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

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

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

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 Liverpool City Council, and they have raised no comments regarding the proposal.

Adjacent landowners were also notified via notification letters sent on 15th of April 2025.

Table 11. 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
--	--	----

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
--	---	----

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.

7.1 Air quality

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

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.

7.3 Soils

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

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.

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.

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.

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.

During the site inspection, the traffic consultant observed approximately 5 seconds of sight distance for northbound vehicles approaching the roundabout at the intersection of Badgerys Creek Road and Bradfield City Centre access road (unnamed road) to observe the proposed sign.

Overall, the Traffic Safety Assessment concludes that there is a low risk level 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.

7.8 Aboriginal and non-indigenous heritage

7.8.1 Aboriginal heritage

An AHIMS search was undertaken on 26 March 2025 (refer to Appendix 5). Although the search confirmed there were

2 Aboriginal sites identified near the location, these sites were mapped approx.900m east of the proposed activity area. Notwithstanding the above, there were no Aboriginal sites identified and registered with AHIMS that 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.

7.9 Visual impacts

The proposed activity is of a minor scale, with a visual display area of 42.41 sqm and a maximum height of 6.34m (measured from ground level to the top of the sign). Due to its modest dimensions and placement, the proposal will not result in any adverse visual impact or detract from the existing visual amenity of the area.

Furthermore, the proposed entry sign is comparable in scale and visual appearance to the temporary entry sign 1A, located to the south and will have no material visual impact on the surrounding environment.

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.

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.

7.12 Utilities and Infrastructure

The proposed area of activity is in proximity to an underground power conduit and water pipe. Whilst the proposed information sign will not require connection to utility services, prior to construction, a detailed Before You Dig

Australia (BYDA) search should be undertaken for all utility services to ensure the proposed excavation and installation of the entry sign will not impact on existing easements and services.

Mitigation Measures to manage impacts to existing utilities and services are detailed in the Mitigation and Measures table at Section 8.

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 12. Summary of mitigation measures

Mitigation Measure	Timing	Responsibility	Reference
Landowners Consent / Certification			
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
National Construction Code 2022			
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
Air Quality			
<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"> Vehicle access to be kept to sealed roads or designated access points wherever possible. Trucks to travel at low speeds. Covering stockpiles with geofabric or similar material. Wet down stockpiles or access road. Limit machinery movements. Neighbours will be advised of the timing and duration of works likely to generate dust. 			

- *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	7.7.2 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 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.	Prior to construction	WPCA / Contractor	Section 7.12 and Appendix 4.
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 Section 7.72 and Appendix 4.
<p>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:</p> <ul style="list-style-type: none"> • 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. 	Prior to construction	WPCA / Contractor	Section 7.6 and Section 7.7.2 and Appendix 4.
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.

The standard hours of work, based on the EPA Draft Construction Noise Guideline, are:

- Mondays to Fridays: 7am to 6pm
- Saturdays: 8am to 1pm

No work is permitted on Sundays or public holidays, except in the following circumstances:

- Delivery of vehicles, plant, or materials outside standard hours;
- Emergency situations involving risk to life, property, or the environment;
- Works that are inaudible at the nearest sensitive receivers; and
- Approved variations in writing by the Authority delegate or their nominee, with sufficient justification provided.

Prior to construction

WPCA / Contractor

Section 7.6 and Section 7.7.2 and Appendix 4.

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 *Protection of the Environment Operations Act* (POEO Act)

Prior to and During construction

WPCA / Contractor

Section 7.6 and Appendix 4.

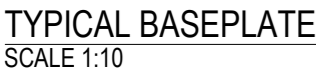
and requires response actions to be implemented in order to address any risks such as incidents posed to the environment, property, or surrounding communities.

Bradfield Development Authority

50 Belmore Street
Penrith NSW 2750

T: 1800 312 999

W: nsw.gov.au/bradfield-development-authority

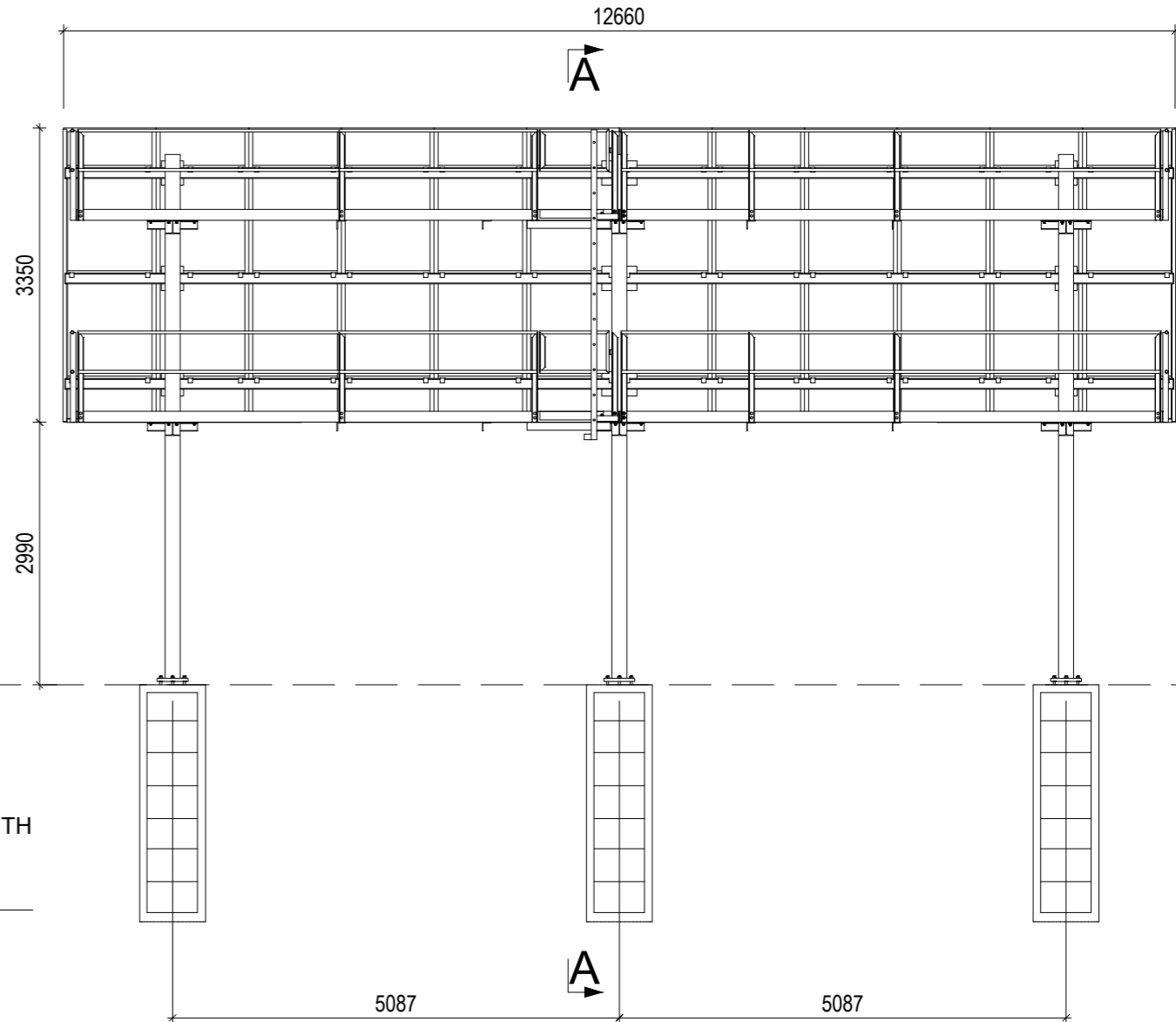
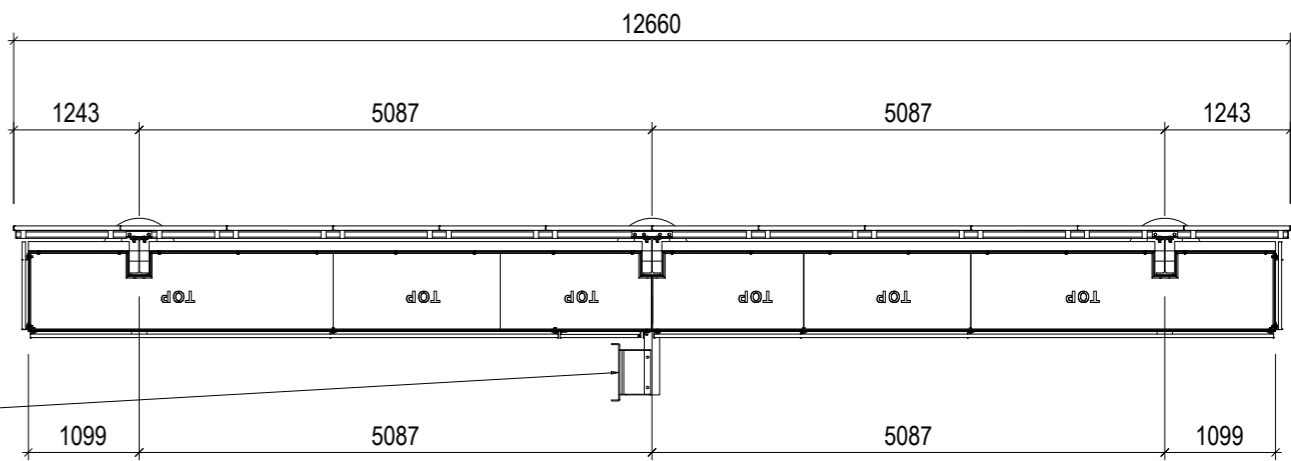
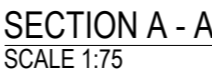
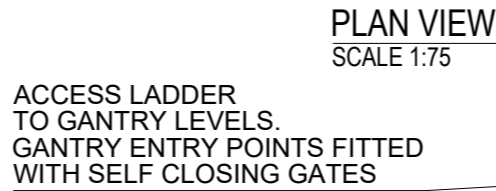


Mark	Qty.	Description	Drawing Number	Length	Grade	Finish	Part kg	Total kg
SP-1	10	Static Panel	300	143	Duragal	Zincanneal	0.22	1.34
SP-2	1	Static Panel	300	143	Duragal	Zincanneal	0.22	1.34
SP-3	1	Static Panel	300	143	Duragal	Zincanneal	0.22	1.34
C-1	2	Column	340	5968	300+	Galvanised	302.58	302.58
C-2	1	Column	340	5968	300+	Galvanised	302.58	302.58
CW-1	2	Catwalk	340	6181	300+	Galvanised	87.77	87.77
CW-2	2	Catwalk	340	6181	300+	Galvanised	87.77	87.77
G-1	2	Gate	480	450	300	Galvanised	2.64	2.64
HOR-1	3	Horizontal Rail	340	6289	C450L0	Galvanised	105.03	105.03
HOR-2	3	Horizontal Rail	340	6289	C450L0	Galvanised	105.02	105.02
HR-1	2	Handrail	480	5236	C250L0	Galvanised	12.60	25.21
HR-2	2	Handrail	480	6146	C250L0	Galvanised	14.79	29.59
HR-3	2	Handrail	480	1023	300+	Galvanised	6.01	12.01
HR-5	2	Handrail	480	1023	300+	Galvanised	6.01	6.01
HR-6	2	Handrail	480	1023	300+	Galvanised	6.01	12.01
KR-1	4	Kick Rail	340	1000	300+	Galvanised	8.22	8.22
KR-2	4	Kick Rail	340	4889	300+	Galvanised	40.19	40.19
L-1	1	Ladder	460	3532	300+	Galvanised	14.41	28.82
SA-1	12	Seating Angle	340	250	300+	Galvanised	2.62	2.62
SA-2	6	Seating Angle	340	400	300+	Galvanised	4.20	4.20
SP-1	10	Static Panel	300	3509	Zincanneal	Galvanised	41.58	41.58
SP-2	1	Static Panel	300	3509	Zincanneal	Galvanised	41.58	41.58
SP-3	1	Static Panel	300	3509	Zincanneal	Galvanised	41.58	41.58
TA-1	2	Trim Angle	340	3330	300+	Galvanised	4.76	4.76
TA-2	2	Trim Angle	340	2670	300+	Galvanised	3.82	3.82
TA-3	1	Trim Angle	340	6300	300+	Galvanised	9.01	9.01

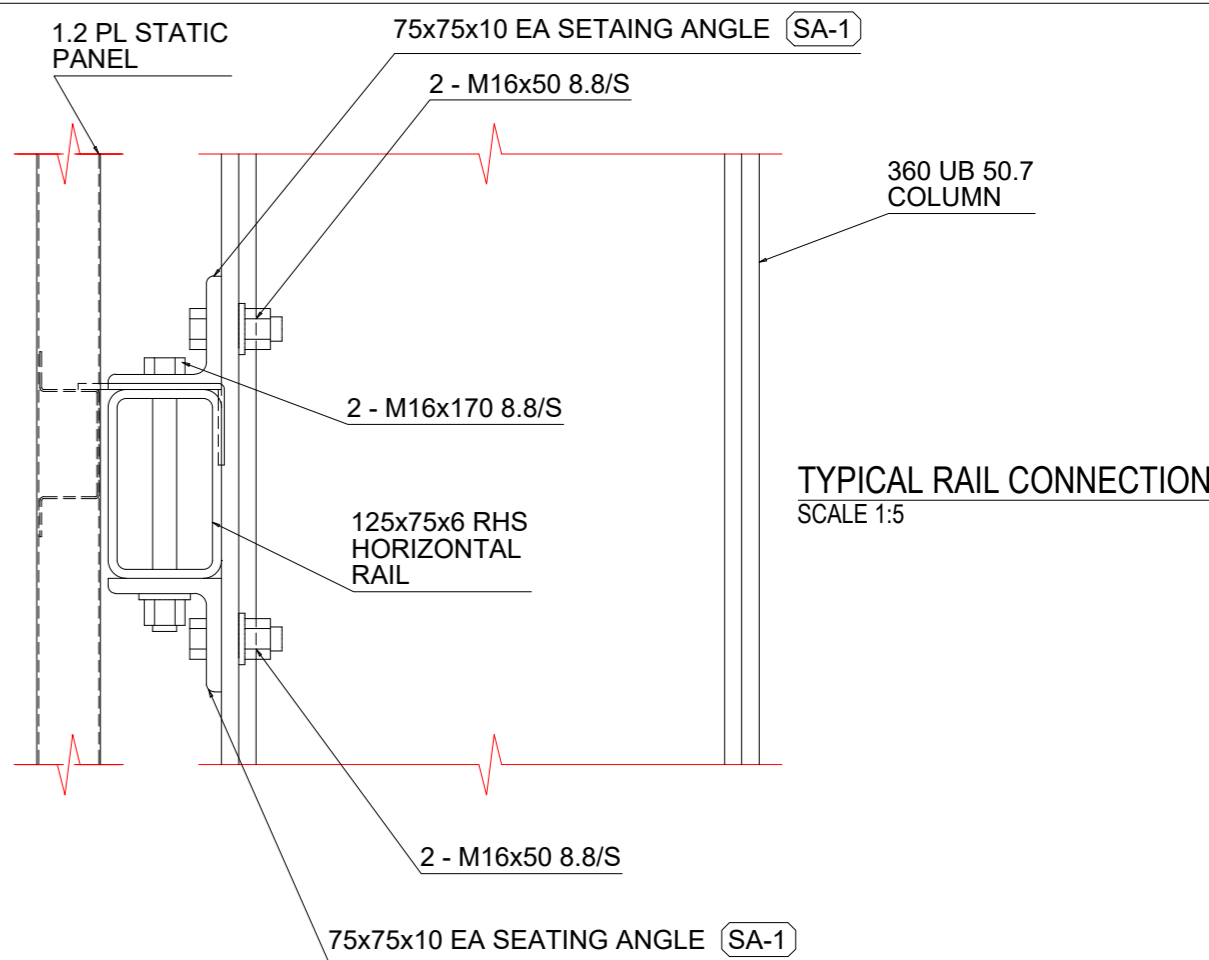
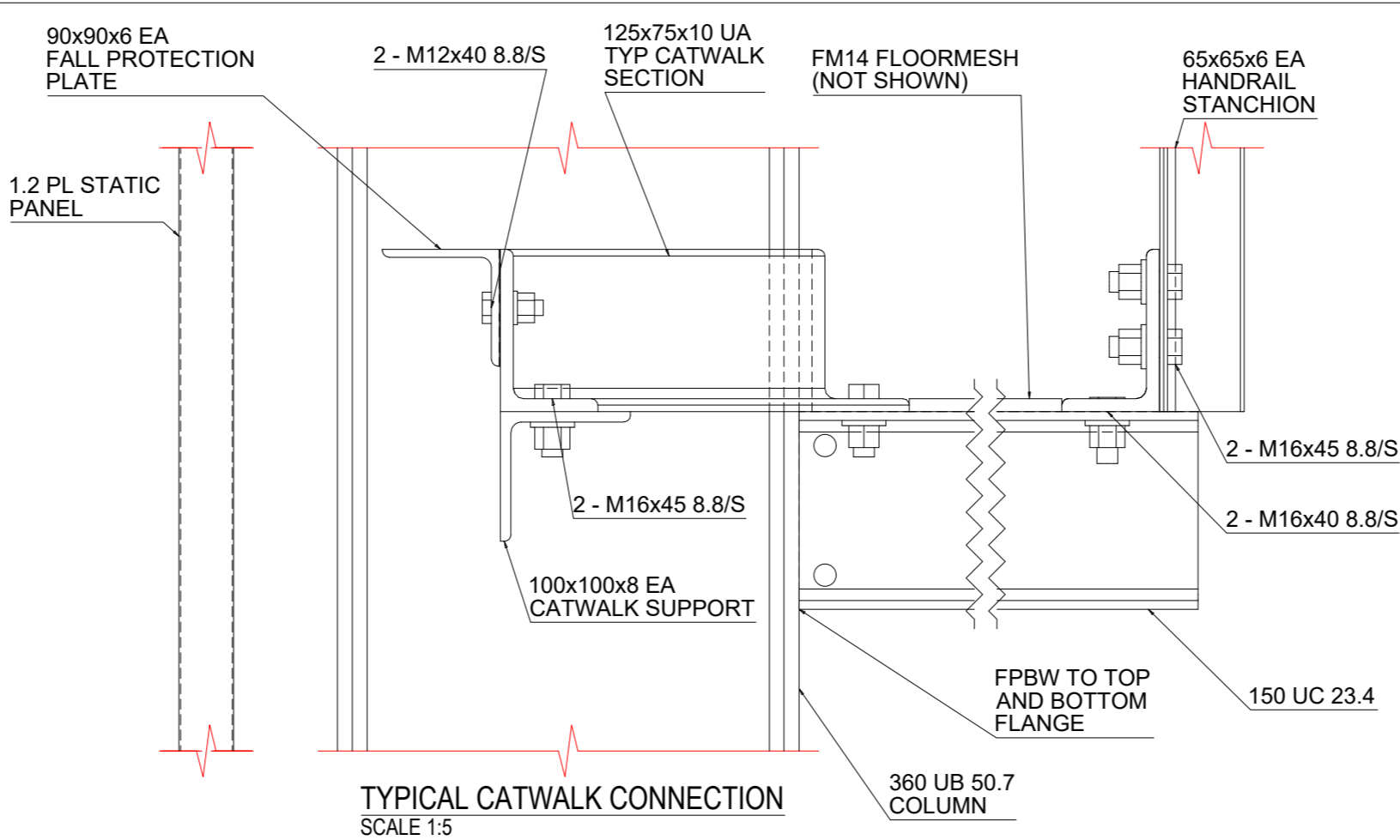
NOTES:

ALL STEELWORK AND HD BOLTS TO BE HOT DIP GALVANIZED TO AS2312 POST FABRICATION

THIS DESIGN IS SIMILAR TO THAT SHOWN ON
PROJECT# M9746 - DRAWING# GA02




REAR VIEW
SCALE 1:75



NOTES:

- ALL DIMENSIONS IN MILLIMETERS.
- ALL WELDS TO BE 6mm FILLET U.N.O.
- ALL BUTT WELDS TO BE FULL PENETRATION.
- ALL SHARP EDGES TO BE REMOVED.
- FOR FURTHER PART DETAIL SEE INDIVIDUAL PART DRAWINGS.
- ASSEMBLY TO BE MARKED WITH ASSEMBLY No. IN POSITION AS INDICATED AT LOCATION OF #.

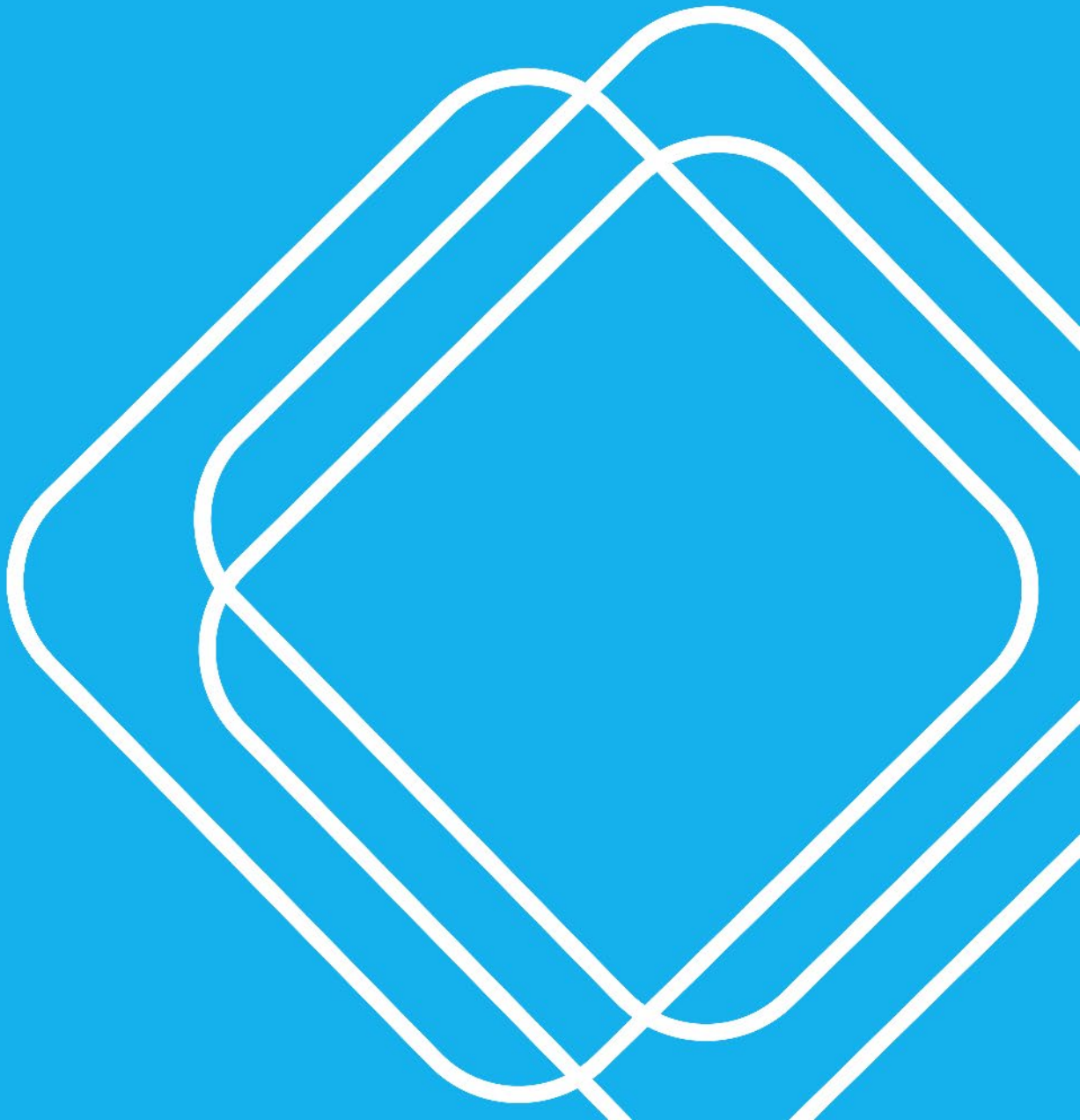


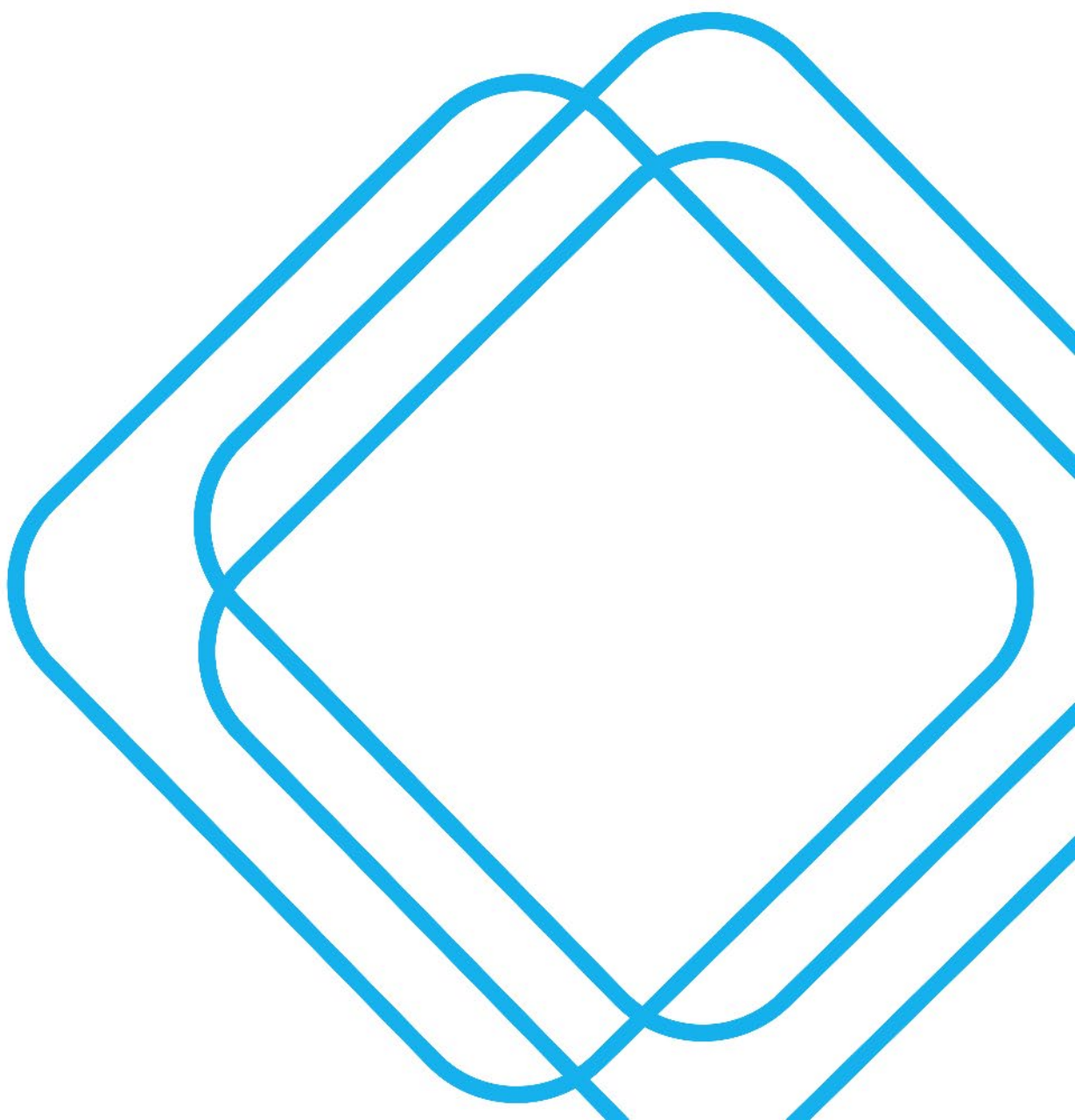
PROJECT: Bradfield Single Entry Sign		TITLE: SINGLE STATIC SIGN	
PROJECT No.: M9779		DWG No.: GA-01	
CLIENT: Bradfield Development Authority		REV. DATE: 19/03/2025	
DETAILER: MM	DATE: 19/03/2025	SCALE: 1:10, 1:5, 1:7.5	
GENERAL TOLERANCES:		3rd ANGLE PROJECTION	REVISION: A
0+400 ± 10 400+1000 ± 15 1000+10000 ± 20 2000+4000 ± 30 4000+8000 ± 40 8000+10000 ± 45			

BRADFELD TEMPORARY SIGNAGE – ADDITIONAL SIGN

Road Safety Check

23 APRIL 2025





Quality Assurance

Project:	Bradfield Temporary Signage – additional sign		
Project Number:	SCT_00700		
Document name:	Bradfield Temporary Signage – additional sign		
Client:	Bradfield Development Authority	ABN:	84 369 219 084
Prepared by:	SCT Consulting PTY. LTD. (SCT Consulting)	ABN:	53 612 624 058

Information	Name	Position	Signature
Author:	Thomas Brown	Lead, Level 3 Road Safety Auditor	
Reviewer:	Andy Yung	Director	
Authoriser:	Thomas Brown	Lead, Level 3 Road Safety Auditor	

Revision	Revision Date	Details
1.0	17 April 2025	Draft report
2.0	23 April 2025	Draft report revised

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Executive Summary

Bradfield Development Authority has requested that a TfNSW accredited road safety auditor to confirm that the proposed sign within the Bradfield City Centre (on Badgerys Creek Road) will not have any adverse effect on road safety.

I (Thomas Brown) am an accredited Lead (Level 3) Road Safety Auditor on the TfNSW Road Safety Register, with Auditor ID 02-1013.

The following Road Safety Check by the auditor has been undertaken in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audits (2022). It is to be noted, that a Road Safety Check is not a Road Safety Audit. Refer TfNSW Guidelines for Road Safety Audit Practices for the Road Safety Check process.

The Safe System Approach

The Safe System approach to improving road safety, takes a holistic view of the road transport system and the interactions among the key components of that system: Safe Roads, Safe Vehicles, Safe Speeds, and Safe People.

Road safety is a shared responsibility. We all need to make decisions with safety in mind, from the design of our roads and vehicles, investments, laws and education, and each road user acting safely each and every day.

The principles underpinning the Safe System acknowledge that:

- People sometimes don't follow the rules and make mistakes which can lead to crashes; however, no one should die or be seriously injured on the road as a result of these mistakes.
- The human body has a limited physical ability to tolerate crash forces – any impact greater than 30km/h increases the risk of dying significantly.
- Road safety is a shared responsibility among everyone, including those that design, build, operate and use the road system.
- We need to improve the safety of all four parts of the system - roads and roadsides, speeds, vehicles, and people/road use - so that if one part fails, other parts will still protect the person from serious injury or death.

The SCT Consulting Road Safety Check team is committed to delivering Road Safety Checks which follow the Safe System Approach.

1.0 Introduction

1.1 Background

SCT Consulting was commissioned by Bradfield Development Authority in April 2025 to undertake a Road Safety Check for the proposed sign within the Bradfield City Centre (on Badgerys Creek Road).

This report presents the findings of the road safety check.

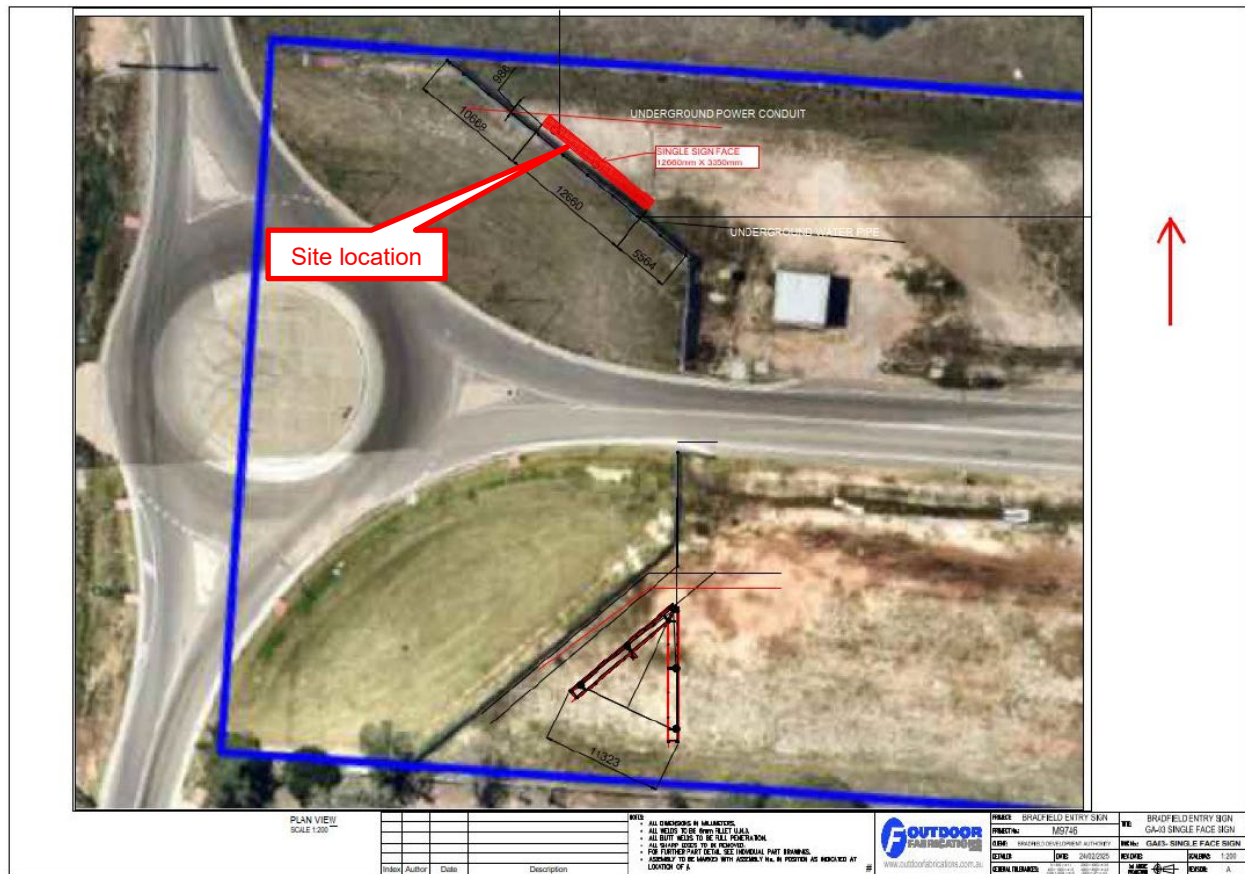
1.2 Site Location

The works at Bradfield City Centre (on Badgerys Creek Road), at the subject location, comprised the following key features:

- Existing roundabout at the intersection of Badgerys Creek Road and Bradfield City Centre access road (Unnamed road)
- Lighting
- Proposed sign on the north-eastern corner of the roundabout
- Signposted 60km/h speed zone on Badgery Creek Road

The site location is shown in **Figure 2–1**.

Figure 2–1 Site Location



Source: Google Maps, 2024

1.3 Client

The Project Sponsor for this Road Safety Audit is:

Name	Amanda Wynn
Company	Bradfield Development Authority
Position	Director, Civic Places
Telephone	+61 2 9228 4148
Email	Amanda.Ying@bda.nsw.gov.au
Address	50 Belmore Street, Penrith NSW 2750

2.0 The Audit Process

2.1 Scope of this report

This audit comprises a Strategic Design condition road safety check. The check was conducted to ascertain potential road safety issues for all road users. As a Strategic Design condition check, the check is limited to consideration of elements identifiable from an appreciation of the plan provided and site inspection only. Issues considered during the check included:

- Road alignment and typical cross-section;
- Intersections;
- Lighting;
- Pedestrians and cyclists;
- Utilities;
- Physical objects;
- Drainage and floodway;
- Pavement;
- Roadside safety barriers and clear zones;
- Line marking and signage;
- Landscaping;
- Provision for heavy vehicles; and
- Animals.

The objective of the check was to review the road design plan, with the intention of identifying road safety deficiencies and areas of risk that could lead to road crashes. The lead road safety auditor considered, for example:

- Have the permitted movements for all of the various road users been catered for in a safe way?;
- Are the appropriate operational and control mechanisms in place to promote safety?;
- Would the system operate to an acceptable level of safety in all situations, such as peak periods, poor weather and during darkness?; and
- Are there opportunities to reduce the occurrence or severity of crashes?

Although the check reviewed and identified safety issues, the responsibility for assessing and implementing corrective action(s) lies with the Project Sponsor. It is not the role of the auditor to provide recommendations or solutions to the identified safety issues; however, identification of potential safety concerns may assist the Project Sponsor in reducing the incidence and severity of crashes.

2.2 Road Safety Check Team

Thomas Brown

Level 3 Auditor RSA-02-1013

Accreditation Expiry: 27/03/2027

2.3 Audit Methodology

The Road safety check has been conducted to consider the site from an appreciation of the plan provided, Aerial image (i.e. Google / Near Maps) and site inspection. A site inspection was undertaken on 15th April 2025 at 11.30am involving Thomas Brown (Level 3 Road Safety Auditor). The conditions were sunny during the site inspection.

2.4 Exclusions

Exclusions are noted as follow:

- Proposed sign structure details

This may lead to not fully appreciating the site conditions for all road users along and on the approaches to the proposed road works at this location.

2.5 Information Sources

The road safety audit was undertaken with reference to:

- Austroads, Guide to Road Safety Part 6: Road Safety Audits (2022)

The potential risk associated with the deficiencies identified has been based on a subjective assessment of the accident likelihood and crash consequence, as outlined in Section 4.

The proposed design drawings received by the auditors, refer to **Appendix B**.

3.0 Risk classification methodology

3.1 Risk assessment system

The rating of each identified deficiency was based on the crash likelihood and consequence, in accordance with the methodology and risk matrix described in the following subsections. The crash likelihood and consequence are based on the auditor's assessment and are necessarily subjective on this basis.

Risk levels based on the criteria set out in Austroads Guide to Road Safety, Part 6: Road Safety Audit, 2009, has been assigned to each deficiency identified. The rationale behind the assignment of risk has been reproduced in **Table 4-1**, **Table 4-2** and **Table 4-3** from the Austroads document.

3.2 Crash likelihood

The probable frequency of crash occurrence, resulting from each safety issue identified in the audit is assessed from the options presented in **Table 4-1**.

Table 4-1 Frequency

Frequency	Description
Almost certain	Occurrence once per quarter
Likely	Occurrence once per quarter to once per year
Possible	Occurrence once per year to once every three years
Unlikely	Occurrence once every three years to once every seven years
Rare	Occurrence less than once every seven years

3.3 Severity

The potential severity of a crash resulting from the identified safety issue has been rated from the choices presented in **Table 4-2**.

Table 4-2 Severity

Severity	Description
Fatal	Death within 30 days of a crash
Serious	Admitted to hospital
Moderate	Major first aid and/or presents to hospital (not admitted)
Minor	Minor first aid
Insignificant	Property Damage

Reference to related severity of crash types should be read in conjunction with Figure 10.3 Severity Guidance Sheet from Austroads Guide to Road Safety Part 6:

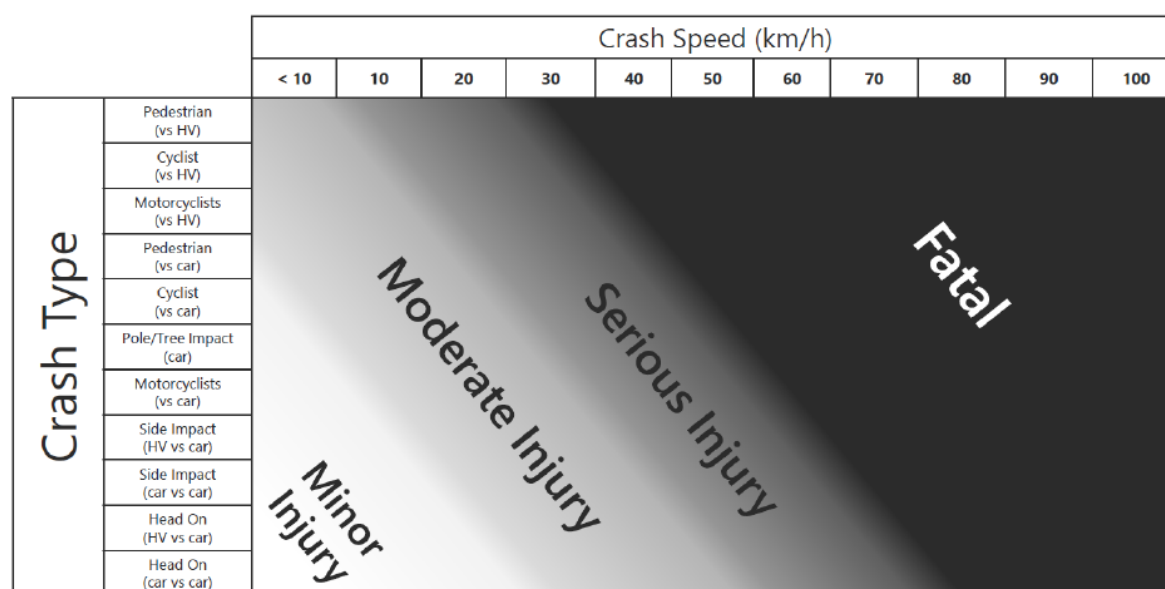


Figure 10.3 – Severity Guidance Sheet

(Sourced from Austroads Guide to Road Safety Part 6: Road Safety Audits (2022))

It is stressed that the information contained within the severity guidance sheet (Figure 10.3) is a general indication only and that professional engineering judgement is required with its usage.

3.4 Risk Level

Deficiencies are rated for their importance according to a five-tiered system, based on the following matrix, summarised in **Table 4-3**.

Table 4-3 Risk level

	Fatal	Serious	Moderate	Minor	Insignificant
Almost certain	Extreme	Extreme	High	High	Medium
Likely	Extreme	Extreme	High	Medium	Medium
Possible	Extreme	High	High	Medium	Low
Unlikely	High	High	Medium	Low	Negligible
Rare	High	Medium	Low	Negligible	Negligible

↓

Safe system crash outcome threshold

3.5 Suggested level of prioritisation based on risk rating

Possible suggested level of prioritisation for each road safety deficiency, are summarised in **Table 4-4** below. As noted in the Executive Summary of this report, ultimately, it is the client and / or road authority's responsibility to determine the response and / or action to risk for each road safety deficiency identified.

Table 4-4 Level of prioritisation

Risk Rating	Level of Prioritisation
Extreme	Must be corrected regardless of cost
High	Should be corrected or the risk significantly reduced, even if the treatment cost is high
Medium	Should be corrected or the risk significantly reduced, if the treatment cost is moderate, but not high
Low	Should be corrected or the risk reduced if the treatment cost is low
Negligible	No action required

The risk matrix above is aligned to Safe System principles and has been designed to be used with consideration of a severity guidance sheet (Refer Figure 10.3), based on Austroads Guide to Road Safety Part 6: Road Safety Audits (2022).

It should be noted that from **Table 4-4**, above, the ratings are based on the criteria set out in Austroads Guide to Road Safety, Part 6: Road Safety Audits (2022). The project sponsor (also known as the project manager) assigns a priority rating for each identified risk in road safety, which shows the importance of putting the treatment into action.

In terms of recommendations for suggested treatments for each identified risk to road safety, generally the audit team does not provide these, as this is not the responsibility of the auditors. Rather it is the responsibility of the client (or an appropriate representative of the client such as the project manager from the design team contracted for delivering/overseeing the project) to devise the appropriate corrective actions and implement them for the identified risks to road safety in the report.

It will be up to the discretion of the respective owning organisation/s to address their corresponding risks in the instance where local and state road authorities are responsible for an audit finding. The project manager's responsibility is to ensure all auditing findings are appropriately addressed.

For each client response addressing each audit finding, project managers must respond to close-out each finding. Where it is decided not to respond to an audit finding, justification should be given for the determination that no action will follow.


It is not the responsibility of the auditors to approve the client response actions or the project manager's responses to the findings. The auditors are however able to provide input (not recommendations) to assist the project manager, and ultimately the project, in determining appropriate responses to reach a suitable outcome for possibly addressing in future design projects.

4.0 Audit Statement

I, the undersigned, have undertaken a Strategic Design stage Road Safety Check, for the proposed works the proposed sign within the Bradfield City Centre (on Badgerys Creek Road).

The road safety check was conducted in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audits (2022), for the purpose of identifying any features, that potentially impacts on road safety.

While every care and diligence has been taken to identify potential safety concerns, as detailed in this report, we do not warrant that every safety issue has been identified.

A handwritten signature in black ink, appearing to read "Thomas Brown".

Thomas Brown



Lead Auditor - Auditor Level 3

Registered No: RSA-02-1013

Date: 23/04/2025

5.0 Road Safety Check Findings

The road safety check findings are presented in the following table. Where applicable, the findings are presented in order of road chainage and drawing number accordingly, and are not presented in order of relative importance to road safety.

CAR No	Location Category	Description of Risk to Road Safety	Photographs / Plans / Drawing No	Risk Assessment	Client Response
1	Intersection of Badgerys Creek Road and Bradfield City Centre access road (Unnamed road)	During the site inspection, the auditor observed there is approximately 5 seconds of sight distance for northbound vehicles approaching the roundabout to observe the proposed sign. This is due to trees within the neighbouring property on the south-eastern corner of the roundabout. This may reduce a drivers reaction time when approaching the roundabout to observe both the sign and vehicles within the roundabout. This may increase the risk of vehicle crashes within the roundabout circulating carriageway and lead to minor injury to occupants of vehicles.	 	Likelihood	
				Unlikely	
				Consequence	
				Minor	
				Risk Level	
	Northbound			Low	
	Traffic signs				

CAR No	Location Category	Description of Risk to Road Safety	Photographs / Plans / Drawing No	Risk Assessment	Client Response
			<p>Northbound approaching roundabout</p>  <p>Northbound approaching roundabout</p>  <p>Southbound from proposed sign</p> 		

CAR No	Location Category	Description of Risk to Road Safety	Photographs / Plans / Drawing No	Risk Assessment	Client Response
			<p>Southbound at neighbouring trees</p> 		

APPENDIX A

Road Safety Check Categories

Road safety audit practices



Transport
for NSW

INFORMATION SHEET:

NO: L5

Road safety audit categories

Categories have been set up to assist in the management of corrective actions, and monitoring of trends in identified risks in road safety.

Category	Examples
Access impacts	Property, developments, traffic generators, rest areas, emergency vehicles, service vehicles, maintenance, vehicle breakdowns, etc.
Auxiliary lanes	Overtaking lanes, passing lanes, tapers, merges, etc.
Bridge structures	Road bridge, pedestrian bridge, rail bridge, etc.
Bus infrastructure	Bus lanes, bus facilities, bus stops, etc.
Cyclist infrastructure	Cycleways, on-road facilities, off-road cycle facilities, cycle routes, etc.
Delineation	Guide posts, pavement markings, reflectors, warning signs, etc.
Drainage	Ponding, aquaplaning, etc.
Heavy vehicle infrastructure	Inspection bays, facilities, provisions, routes, etc.
Intersections	Roundabouts, cross intersections, T-junctions, etc.
Landscaping	Shrubs, trees, etc.
Lighting	Street lighting, tunnel lighting, etc.
Miscellaneous	Matters not covered by categories listed.
Network effects	Road function, traffic composition, traffic volume, traffic characteristics, route choice, impact of continuity with the existing network, etc.
Special road users infrastructure	Trains, ferries, trams, equestrian, stock, etc.


Category	Examples
Pedestrian infrastructure	Pathways, pedestrian crossings, pedestrian fencing, etc.
Road alignment and cross section	Sight distance, visibility, readability by drivers, glare, widths, shoulders, crossfalls, batter slopes, drains, etc.
Road pavement	Pavement defects, skid resistance, ponding, loose stones/material, etc.
Road users	Behaviour, practices, travel patterns, interaction between different road users, etc.
Roadside activities	Roadside advertising, roadside designs, vending, etc.
Roadside hazards	Clear zones, utility poles, culverts, bridge structures, trees, etc.
Safety barriers	Concrete, guardrail, wire rope safety barriers, crash cushions, etc.
Speed zoning	Speed limits, speed zones, design speed, school zones, etc.
Traffic management and operations	Staging of works, temporary traffic control, detours, peak tidal flows, clearways, parking, etc.
Traffic management devices	Threshold treatments, road humps, kerb extensions, slow points, etc.
Traffic signals	Signal phasing, bus signals, bicycle signals, pedestrian signals, etc.
Traffic signs	Regulatory signs, warning signs, guide signs, etc.
Tunnel structures	Road tunnels, pedestrian tunnels, cycle tunnels, etc.

APPENDIX B

Other Observations



Below are observations of potential road safety audit items that may be outside the scope of works, excluded from the audit findings (refer to Section 3.7 Exclusions) or may require additional information linked to the observations below to determine if a road safety issue should be raised by the audit team.

These observations are not linked to the audit findings within the RSA report.

Car No	Location Category	Description of Risk to Road Safety	Photographs / Places / Drawings No	Client Response
1	<div>Intersection of Badgerys Creek Road and Bradfield City Centre access road (Unnamed road)</div> <div>Northbound</div> <div>Traffic signs</div>	Dwell times have not been provided for the sign images in the information provided. As per NSW Governments Transport Corridor Outdoor Advertising and Signage Guidelines, 3.3.2 Dwell time and transition time, “dwell time for image display must not be less than 10 seconds for areas where the speed limit is below 80km/h”.		

APPENDIX C

Road Safety Check Materials

Document No.	Description	Revision
		N/a
BradfieldSign_FA_APRIL2025.pdf		







PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

<p>Registered:  28.4.2022</p> <p>Title System: TORRENS</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p>DP1282964</p>
<p>PLAN OF ACQUISITION FOR RAILWAY PURPOSES OF LOT 101 IN DP1282949</p>	<p>LGA: LIVERPOOL</p> <p>Locality: BRINGELLY</p> <p>Parish: BRINGELLY</p> <p>County: CUMBERLAND</p>
<p>Survey Certificate</p> <p>I, ADRIAN HOBSON..... of CARDNO (NSW/ACT) PTY LTD..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ** LOT 3102 & CONNECTIONS.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on,...7-2-2022..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: N/A</p> <p>Type: Urban/Rural</p> <p>The terrain is *Level-Undulating /*Steep-Mountainous.</p> <p>Signature:..... Dated: 15-4-2022.....</p> <p>Surveyor Identification No: 7501.....</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> <hr/> <p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Registration number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP1235662</p> <p>DP1282949</p>	<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO ACQUIRE LOT 3102 FOR RAILWAY PURPOSES</p>
<p>Surveyor's Reference: 11936001531</p>	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 2 sheet(s)

 28.4.2022 Office Use Only		DP1282964
Registered:		
PLAN OF ACQUISITION FOR RAILWAY PURPOSES OF LOT 101 IN DP1282949		This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number:		
Date of Endorsement:		

SCHEDULE OF LOTS AND ADDRESSES

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
3101	215	BADGERYS CREEK	ROAD	BRINGELLY
3102	N/A	N/A	N/A	BRINGELLY

If space is insufficient use additional annexure sheet

Surveyor's Reference: 11936001531



Construction Management Plan

M9779 2nd Bradfield Entry Sign

Prepared by: Jericho Francisco

Reviewed / Approved by:

Date:



AMENDMENT CONTROL:

Issue	Date	Description	Issued To	Issued By
1	28.03.25	Issue for Comment	Bradfield Dev't Authority	OF

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1. EXECUTIVE SUMMARY

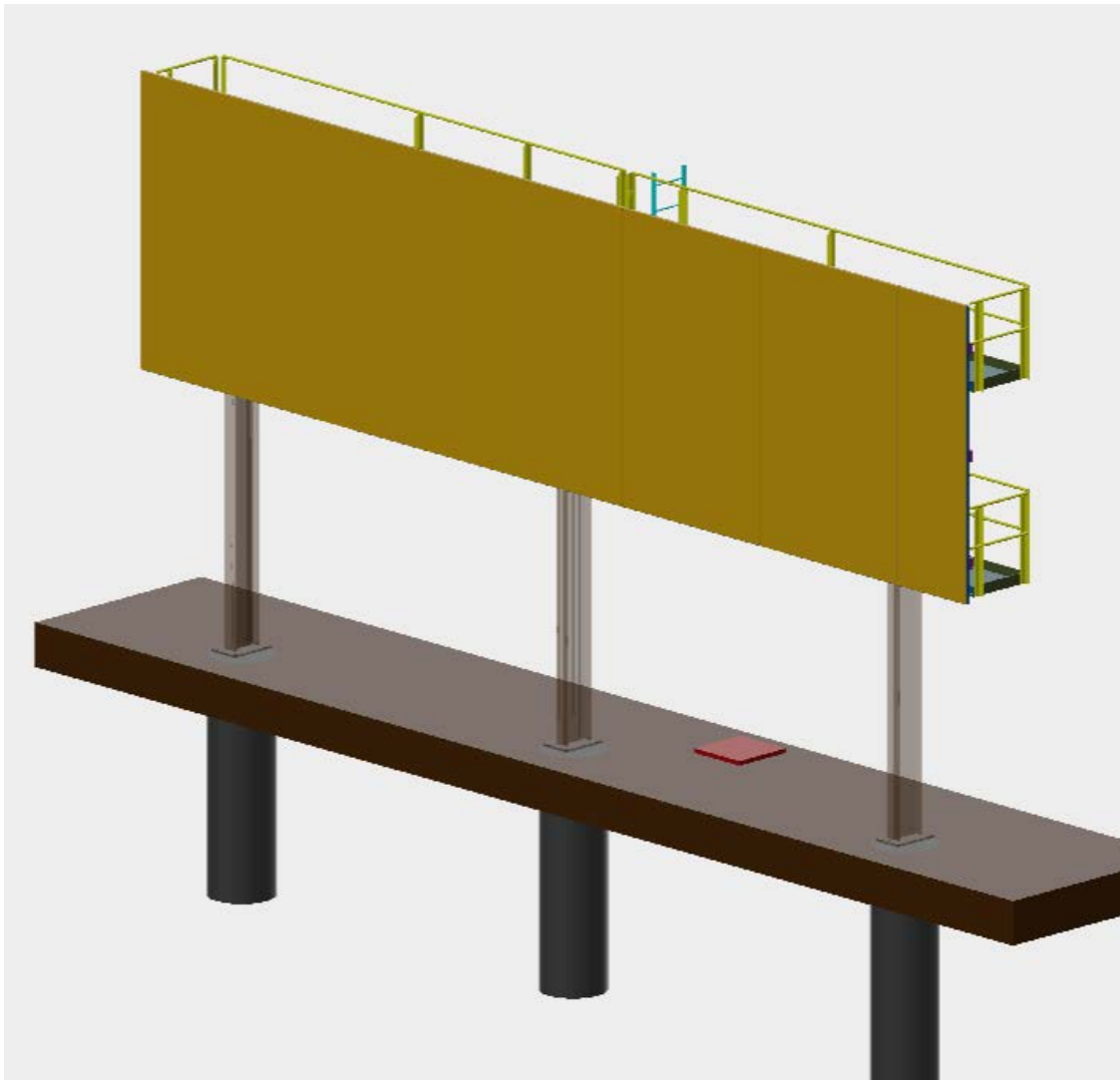
On behalf of, and with input from Bradfield Development Authority (BDA), Outdoor Fabrications (OF) has prepared this Construction Management Plan (CMP) to ensure that the 2nd Bradfield Temporary Entrance Sign is successfully delivered and installed, and is executed under a clear framework that optimizes the efficiency as well as ensuring the safety of all parties involved.

The CMP acts as the control document for program delivery. It is a live document, and will be updated as required.

2. PROJECT OVERVIEW

The proposed V sign structure is located at Badgerys Creek Road, Bringelly 2556. The site is controlled and operated by Bradfield Development Authority.

BDA has engaged Outdoor Fabrications to undertake the fabrication and installation of the new Static entrance signage. The scope includes design, structural steel fabrication, civil works and installation.



3. THE SITE MANAGEMENT PLAN

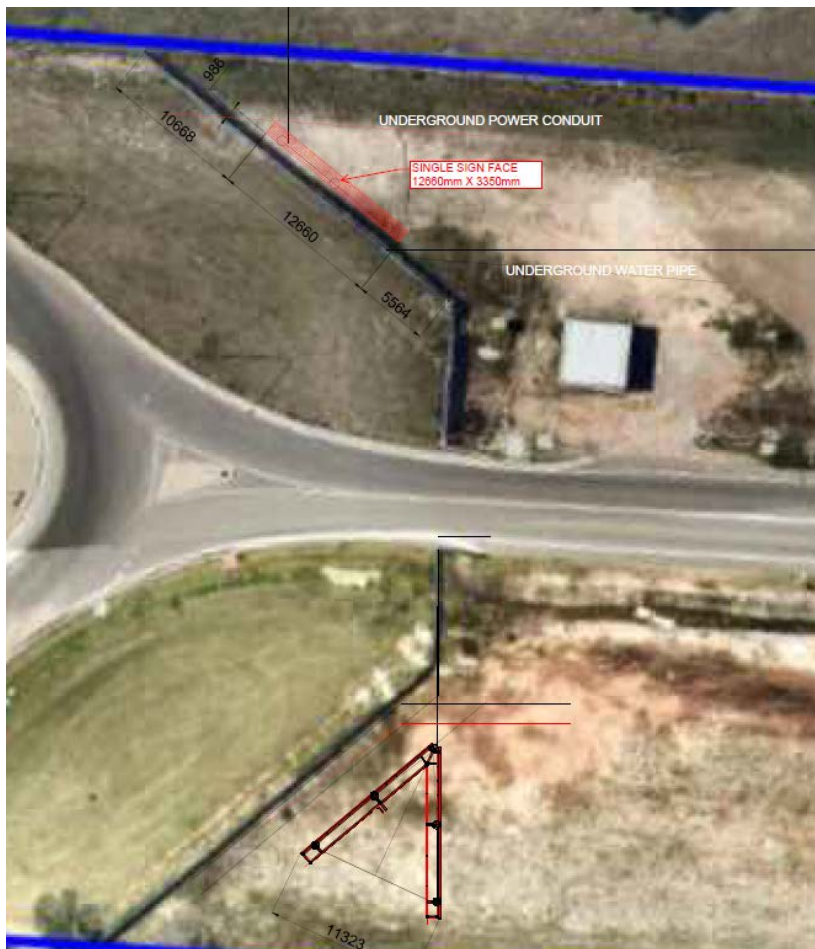
The SMP covers the following areas of the project:

- Site access and establishment;
- Installation methodology and sequence;
- Environmental management (Noise, waste, spills, dangerous goods)
- Traffic and pedestrian management;
- Council requirements

All tasks undertaken in relation to the project whether they be physical construction activities, office duties or procedural tasks are to be undertaken in accordance with the following:

- Suppliers and contractors shall provide assurance of the quality of all goods, materials and services to be provided; and
- All materials and works are to be undertaken to the manufacturer's specification or industry standards.

Management measures described in the CMP are to be implemented prior to the commencement of any works. These management measures are to be maintained throughout the works. A copy of the SMP will be kept on site at all time.



4. WORK, HEALTH AND SAFETY MANAGEMENT

A site-specific WHS (Work Health and Safety) Management Plan will be crafted and continuously upheld throughout the entirety of the project. This comprehensive plan is designed to adhere to all pertinent legislative requirements, ensuring that every aspect of health and safety is meticulously addressed and managed. It serves as a guiding framework to proactively identify, assess, and control potential risks and hazards in the workplace environment.

Furthermore, a project-specific SWMS (Safe Work Method Statement) will be intricately developed to outline detailed protocols and procedures tailored to each specific task and activity involved in the project. This document will comprehensively detail the steps to be taken to mitigate risks associated with each phase of work, ensuring that all team members are well-informed and equipped to maintain a safe working environment. By integrating these meticulously prepared management tools into our project framework, we prioritize the well-being of our workforce and other stakeholders and uphold our commitment to delivering projects safely, efficiently, and in compliance with regulatory standards.

Part C of the plan details Outdoor Fabrications WHS Plan.

5. ENVIRONMENTAL MANAGEMENT

The following specific environmental management principles will be implemented on site with environmental performance to be monitored throughout the project:

5.1 Environmental and Safety Risk Assessment

In the CMP, environmental and safety risk assessment plays an essential role in ensuring project success and compliance with regulatory standards. This process involves systematically identifying potential hazards such as soil contamination, noise pollution, and workplace accidents. By assessing the likelihood and severity of these risks, construction teams can implement proactive measures to mitigate them effectively.

Integrating environmental risk assessment addresses concerns such as waste management practices, water usage, and ecological impacts, promoting sustainable construction practices. Simultaneously, safety risk assessment focuses on hazards like falls, equipment failures, and hazardous material handling to safeguard workers and the surrounding community. By embedding these assessments into construction management plans, we can prioritize environmental stewardship, enhance worker safety, and uphold their commitment to responsible construction practices.

5.2 Noise Management

In our CMP, we prioritize effective noise management in accordance with the Interim Construction Noise Guidelines (Department of Environment and Climate Change, 2009). From the outset, we conduct thorough noise assessments to identify potential sources of disturbance, such as equipment operation and demolition activities. By using quieter equipment, implementing noise barriers, and scheduling noisy tasks carefully, we aim to minimize disruptions to nearby communities and ensure compliance with local regulations.

Through proactive approach we aim to not only mitigates environmental impacts but also strengthens relationships with the communities where we work. By integrating these practices into our construction management plan, we demonstrate our commitment to responsible and

sustainable construction practices while prioritizing the well-being of both our team and the surrounding environment.

Noisy activities with potential impact to the environment will be monitored. All works will be done in approved work periods. Potentially noisy activities are as follows:

- Use of power tools and hand tools
 - Electric drill hammer
 - Rattle gun
 - Grinder
 - Hammer
- Use of Low-noise plant and equipment with quality mufflers installed

5.3 Waste Management

Waste management is a crucial component of our construction management plan, adhering to established guidelines and best practices. We begin by conducting thorough assessments to identify types and volumes of waste generated during construction activities. By implementing strategies such as waste segregation, recycling, and proper disposal techniques, we aim to minimize the environmental footprint of our projects and comply with regulatory requirements.

Throughout the project lifecycle, we maintain a waste management system that includes regular monitoring and reporting to ensure efficient handling of materials. Our commitment extends to promoting sustainable practices by reducing waste generation and maximizing resource recovery wherever possible. By integrating comprehensive waste management strategies into our construction management plan, we demonstrate our dedication to environmental stewardship and responsible construction practices, benefiting both our projects and the communities we serve.

5.4 Flora and Fauna Management

Flora and fauna management holds an essential role within our construction management plan, emphasizing the preservation and safeguarding of local biodiversity. Right from the project's outset, we will conduct visual inspections for any flora or fauna that are in the exclusion zone (work place) and may be affected by our activities. Guided by stringent environmental regulations and best practices, we implement proactive measures such as preserving habitats, relocating sensitive species, and initiating reforestation efforts to minimize ecological disruption.

Our dedication extends to fostering sustainable practices that enhance biodiversity and bolster ecological resilience within the project area. By embedding flora and fauna management into our construction management plan, we highlight our commitment to environmental stewardship and responsible development, ensuring that our projects positively contribute to natural habitats and communities alike.

5.5 Public Property Protection

All vehicles accessing the site will strictly adhere to the designated route outlined in the Traffic Management section. Coordination of vehicular movements will be closely monitored and communicated with site personnel, particularly during peak access and egress periods.

These evaluations ensure alignment with preferred methodologies and sequencing of developments, guaranteeing continuous safety for the public throughout all project phases. This proactive approach underscores our commitment to maintaining a harmonious and secure environment during project execution.

6. WORKING HOURS

Any work activity or activity associated with the proposed work that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the Site shall only be performed within the hours permitted by BDA.

Timing for works will be coordinated with the client and other subcontractors.

WORKING HRS: The site working hours are:

- Monday 7AM to 5PM
- Tuesday 7AM to 5PM
- Wednesday 7AM to 5PM
- Thursday 7AM to 5PM
- Friday 7AM to 5PM

7. SITE ESTABLISHMENT

The following site establishment activities will be carried out:

- Exclusion zone for the excavation, concreting, lifting and installation works.
- Site establishment will be completed prior to commencement of any works on site.
- Photographic documentation of site conditions to be completed prior to commencement of any works on site.
- The crane will be positioned as shown on the site layout.
- The site area will be required for the duration of the project.

8. TRAFFIC MANAGEMENT

The works will be executed within the green area and will not affect traffic. As such, there will be no need for Traffic Management to do the works on site.

9. INSTALLATION METHODOLOGY

The scope of this project is to install a new V shaped static sign on a vacant piece of land.

All design, fabrication and assembly will be done in Outdoor Fabrications workshop in Arndell Park, NSW.

All site work will be performed by Outdoor Fabrications inducted installers and subcontractors.

All site work will be performed by inducted Outdoor Fabrications installers and contractors. At the beginning of each shift the site foreman will conduct a Toolbox meeting to discuss site safety, advise who on site is the designated first aid officer, what to do in an emergency and the emergency assembly point. He will then run through the work to be done that shift and assure all personnel have minimum PPE requirements. All present will sign the toolbox talk attendance form. PPE's required are:

- Hard hat
- Safety eye wear (where applicable)
- Long sleeve reflective shirt

- Long trousers with double reflective hoops
- Lace up safety boots
- Hearing protection (where applicable)

A site risk assessment will be covered in the daily Pre Start and signed by all present at the start of each shift.

Before each works is commenced, OF will conduct a dilapidation photo documentation to record all existing damages to the surroundings of the work place.

Civil Works will be as follows:

- Prior any works, OF will conduct a Dial Before You Dig (DBYD) enquiry to make sure that there will be no adverse effect existing services that may be present in the area.
- Further to the DBYD, OF will engage a 3rd party company that does services scanning to determine exact locations of existing utilities on site prior any excavation. Should a conflict be found, it will be marked and reported to the client for further investigation and appropriate actions. Potholing will be conducted as necessary.
- The earth works equipment will be positioned on the grass.
- Site measurement will be conducted again to assure exact positioning of concrete foundation.
- Excavation of required footings. Spoils will be left on site.
- Reinforcement bars and hold down bolts to be installed.
- Engineering inspections to be conducted prior to concrete pouring
- Concrete placement using concrete pump
- Concrete test samples will be collected with a 7-days, 14-days and 28-days curing durations.
- Documentations on civil works will be prepared and submitted to the client as part of the close-out process.

Installation works will be as follows:

- All deliveries will be done by OF
- Lifting of fabricated steel frames and other structures will be done by OF. EWP (as necessary) and a crane will be positioned inside the lot.
- The steel structure will be installed following the sequence below:
 - Lifting and installation of support structure. These are assemblies that will be installed on the anchor bolts.
- Lifting and installation of sign frames on to completed support structure
- Installation of Static Skins.
- Alignment will be assured using digital laser levels.
- Notification will be provided to BDA prior demobilisation.
- Once all works are completed, OF to demobilize from site.
- Documentations on structural works will be prepared and submitted to the client as part of the close-out process.
- Should any new damages be reported, it will be documented and rectified.

10. CLIENT REQUIREMENTS

A site specific WHS Management Plan will be established and will be maintained throughout the project that satisfies the relevant legislative requirements.

11. PROJECT DIRECTORY

For the execution of this project, the following contact persons from Outdoor Fabrications will be nominated:

Job role	Name	Contact No.	Email
Director	Derek Bayliss	0411 250 052	derek@outdoorfabrication.com.au
Operations Manager	Kevin Gomez	0419 269 417	kevin@outdoorfabrication.com.au
Project Manager	Jericho Francisco	0433 933 600	jericho@outdoorfabrication.com.au
WHS Manager	Tanya Chesworth	0408 167 799	admin3@outdoorfabrication.com.au

Contact information of client and other stake holders

Company	Name	Contact No.	Email
BDA	Amanda Ying	9228 5498	Amanda.ying@bda.nsw.gov.au
BDA	Dom Weir	0403 956 959	Dom.weir@bda.nsw.gov.au
BDA	Kathleen Cooke		procurement@bda.nsw.gov.au

12. LIFT PLAN

Customer	Bradfield Development Authority
Job Specifics	Lifting of signage assemblies
Location	Bradfield city entrance 2 nd sign
Utilised Crane/s	Kato KRM 13T

Safety Notes:

- Crane capacities are as per 17% Load Chart
- Authorised persons in lift area only. Lift zone to be established
- Lifting gear to be checked and tagged for correct capacity and safe use prior to lift
- Chains and slings to be protected at sharp edges
- All crane operations and rigging to conducted by ticketed personnel
- Two nominated rigger/dogman in charge of lifts
- Correct communications to be established two ways/visual/whistles
- Correct positioning of outriggers on suitable ground and ample packing under pads
- Risk assessment to be completed by all involved. Any changes to lift study to be made and noted prior to lift

Weights Supplied By:

Outdoor Fabrications Pty Ltd upon completion of assembly and installation

Lift Study Plan By:

Kevin Gomez





Reviewed By:

LIFT DESCRIPTION	Lifting of signage assemblies	
CRANE DATA		
Make	Kato KRM 13T	
Type	All Terrain	
Model	KRM13T	
Boom length	20m	
Counter weight	na	
Operating radius	7m	
Load Weight	500kg	
Excess lift Capacity %	17%	
COMPUTATION		
Net crane capacity	500kg	
Load orientation	Front and side	
Swing orientation relative to crane	side	
Wind Speed	30kph	
Total lift weight		
WEIGHT OF LOAD (INCL DUAL LIFT FACTOR IF APPLICABLE)	500kg	
WEIGHT OF HOOK BLOCK	included	
WEIGHT OF RIGGING TACKLE	included	
WEIGHT OF ADDITIONAL ITEMS		
TOTAL WEIGHT =	500kg	

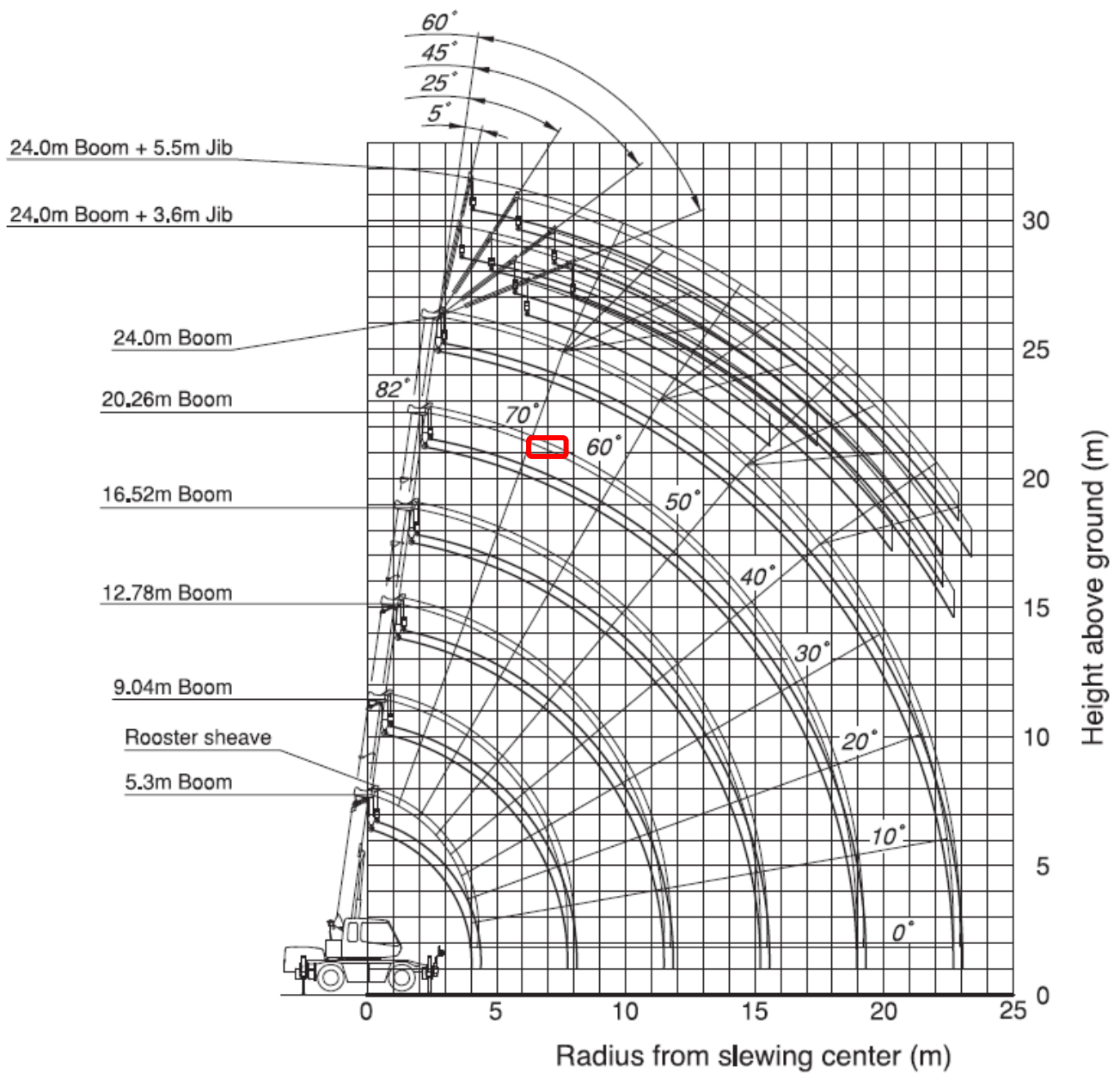
LIFT METHODOLOGY

- 13T crane to set up in exclusion zone
- Outriggers to be placed on 900 x 900 mm timber pads as needed
- Use of 2-way radio as method of communication with whistle system used as back up communication.
- OF will supply ticketed dogman for rigging and de-rigging
- All personnel in vicinity of crane slew area to cease work whilst crane performs lift.
- A boom length of 20m
- A maximum load of 500kg
- The crane at these settings will be 17% of its full lifting capacity.
- All workers will wear required PPE requirements.

5.3m — 24.0m Boom

	 (4.75m)						 (4.3m)						 (3.7m)						 (2.7m)					
Working radius (m)	Outriggers fully extended (360° full range)						Outriggers intermediately extended (over side)						Outriggers intermediately extended (over side)						Outriggers intermediately extended (over side)					
	5.3m Boom	9.04m Boom	12.78m Boom	16.52m Boom	20.26m Boom	24.0m Boom	5.3m Boom	9.04m Boom	12.78m Boom	16.52m Boom	20.26m Boom	24.0m Boom	5.3m Boom	9.04m Boom	12.78m Boom	16.52m Boom	20.26m Boom	24.0m Boom	5.3m Boom	9.04m Boom	12.78m Boom	16.52m Boom	20.26m Boom	24.0m Boom
1.5	13.00	6.00	6.00				13.00	6.00	6.00				12.00	6.00	6.00				12.00	6.00	6.00			
1.7	13.00	6.00	6.00				13.00	6.00	6.00				12.00	6.00	6.00				12.00	6.00	6.00			
2.0	12.00	6.00	6.00	5.00			12.00	6.00	6.00	5.00			12.00	6.00	6.00	5.00			12.00	6.00	6.00	5.00		
2.5	10.00	6.00	6.00	5.00			10.00	6.00	6.00	5.00			10.00	6.00	6.00	5.00			8.50	6.00	6.00	5.00		
3.0	8.20	6.00	6.00	5.00	4.70		8.20	6.00	6.00	5.00	4.70		8.20	6.00	6.00	5.00	4.70		6.00	6.00	6.00	5.00	4.70	
3.5	7.00	6.00	6.00	5.00	4.70	3.20	7.00	6.00	6.00	5.00	4.70	3.20	7.00	6.00	6.00	5.00	4.70	3.20	4.70	4.70	4.60	4.50	4.40	3.20
4.0	6.10	6.00	6.00	5.00	4.70	3.20	6.10	6.00	6.00	5.00	4.70	3.20	6.10	6.00	6.00	5.00	4.70	3.20	3.70	3.70	3.70	3.70	3.70	3.20
4.5		5.50	5.40	5.00	4.50	3.20		5.50	5.40	5.00	4.50	3.20		5.10	5.10	5.00	4.50	3.20		3.00	3.00	3.10	3.10	3.00
5.0		5.00	4.90	4.60	4.05	3.20		5.00	4.90	4.60	4.05	3.20		4.40	4.40	4.50	4.05	3.20		2.40	2.40	2.60	2.70	2.70
5.5		4.50	4.40	4.20	3.70	3.20		4.50	4.40	4.20	3.70	3.20		3.80	3.70	3.90	3.70	3.20		2.00	2.00	2.20	2.30	2.30
6.0		4.10	4.00	3.80	3.40	3.00		4.10	4.00	3.80	3.40	3.00		3.20	3.20	3.40	3.40	3.00		1.70	1.70	1.85	2.00	2.05
6.5		3.70	3.65	3.50	3.15	2.80		3.65	3.60	3.50	3.15	2.80		2.80	2.75	2.95	3.05	2.75		1.40	1.40	1.60	1.70	1.75
7.0		3.35	3.30	3.20	2.90	2.60		3.20	3.15	3.20	2.90	2.60		2.40	2.35	2.55	2.70	2.50		1.20	1.20	1.40	1.50	1.55
8.0		2.70 (7.7m)	2.90	2.70	2.50	2.25		2.65 (7.7m)	2.45	2.60	2.50	2.25		1.85 (7.7m)	1.80	2.00	2.10	2.15		0.90 (7.7m)	0.85	1.05	1.15	1.20
9.0			2.25	2.30	2.20	1.95			1.90	2.10	2.20	1.95			1.40	1.60	1.70	1.75			0.80	0.80	0.90	0.95
10.0			1.80	2.05	1.95	1.75			1.50	1.70	1.85	1.75			1.05	1.25	1.35	1.45			0.35	0.55	0.65	0.75
11.0			1.45	1.70	1.75	1.55			1.20	1.40	1.55	1.55			0.80	1.00	1.10	1.20				0.40	0.50	0.60
12.0			1.35 (11.4m)	1.40	1.50	1.40			1.10 (11.4m)	1.15	1.30	1.35			0.70 (11.4m)	0.80	0.90	1.00				0.25	0.35	0.45
13.0				1.15	1.30	1.25				0.95	1.10	1.15				0.65	0.75	0.85					0.20	0.30
14.0				0.95	1.10	1.15				0.80	0.90	1.00				0.50	0.60	0.70						0.20
15.0				0.80	0.90	1.00				0.65	0.75	0.85				0.40	0.50	0.55						
16.0					0.79	0.85					0.65	0.70					0.40	0.45						
17.0					0.68	0.74					0.55	0.60					0.30	0.35						
18.0					0.58	0.64					0.45	0.50					0.30							
19.0					0.5 (18.8m)	0.55					0.35 (18.8m)	0.40												
20.0						0.47						0.35												
21.0						0.41						0.30												
22.0						0.35						0.25												
22.5						0.32																		
Critical boom angle	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	23°	36°	—	—	19°	32°	44°	50°
Standard hook	for 13 ton						for 13 ton						for 13 ton						for 13 ton					
Hook mass	90kg						90kg						90kg						90kg					
Parts of line	8	4	4	4	4	4	8	4	4	4	4	4	8	4	4	4	4	4	8	4	4	4	4	4

(Unit : Metric ton)



Note:

1. This diagram does not include deflection of boom and jib.
2. The outriggers are fully extended (360° full range).

Working Configuration

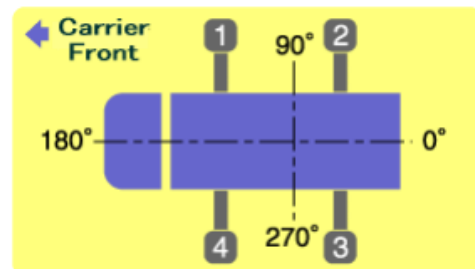
[Explanation on this page](#)

(GR-130E-2-00101 6 SECTION BOOM)

Boom Length(m)	20.1	Counterweight (t)	fixed	Swing Angle	Max_Reaction	Lifting Load (t)	0.5
Jib state (m)	stow	O/R Spread (m)	4.7/1-4	Working Radius (m)	7.0		
Jib Tilt Angle (°)	---	Hook Block (t lifting)	Including in Load	Boom Angle (°)	69.0		

Outrigger Jack Reaction Force (unit :t)

Swing Angle	1	2	3	4				
129	5.1	3.8	2.5	3.3				
43	3.4	5.3	3.6	2.3				
310	2.3	3.5	5.3	3.5				
220	3.5	2.5	3.6	5.0				



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[Notes]

1. As to the information we supply in this page on the outrigger jack reaction force, please note that the given value is a calculated value when the outriggers are set on a firm and level surface. It is not an actually measured one. Therefore, we can not guarantee the calculated value to be in conformity with that of your actual machine.
2. As to the data supplied in this page on the outrigger jack reaction force, please note that neither vibration nor shock which may be produced during crane operation is taken into consideration. When setting the outriggers, therefore, be sure to use blocks or steel plates of sufficient strength and size below the outrigger floats.

Paris Wojcik

Date: 26 March 2025

13 White Street

Wilton New South Wales 2571

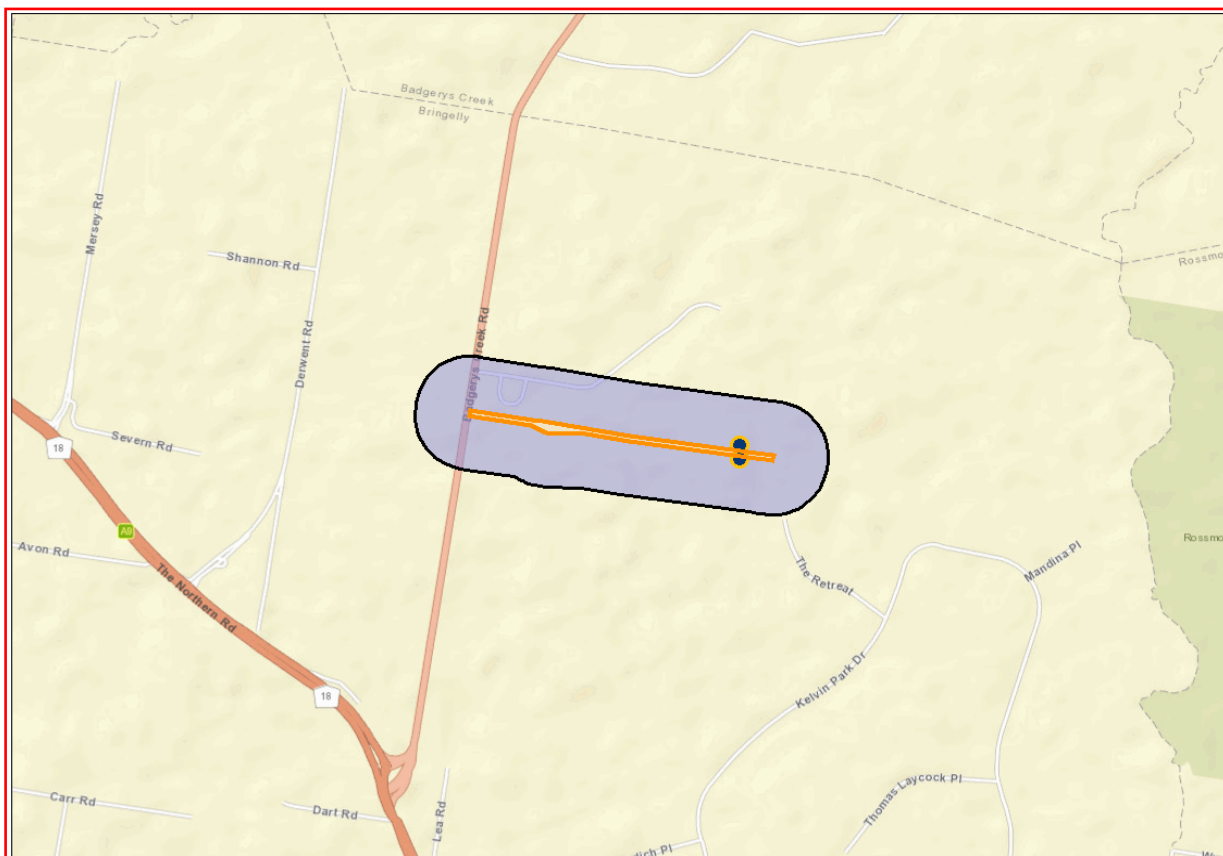
Attention: Paris Wojcik

Email: paris.wojcik@fpdplanning.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 3001, DP:DP1282963, Section : - with a Buffer of 200 meters, conducted by Paris Wojcik on 26 March 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

2	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 14-May-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	49
Listed Migratory Species:	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	10
Commonwealth Heritage Places:	None
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion	Endangered	Community may occur within area
Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community may occur within area
Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest	Critically Endangered	Community likely to occur within area
River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria	Critically Endangered	Community may occur within area
Western Sydney Dry Rainforest and Moist Woodland on Shale	Critically Endangered	Community may occur within area

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text
BIRD		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat likely to occur within area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat likely to occur within area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat likely to occur within area
Erythroriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat may occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area
FISH		
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
FROG		
Heleioporus australiacus australiacus Giant Burrowing Frog, Eastern Owl Frog [92013]	Endangered	Species or species habitat likely to occur within area
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat likely to occur within area
MAMMAL		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Dasyurus maculatus maculatus (SE mainland population)		
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
Petauroides volans		
Greater Glider (southern and central) [254]	Endangered	Species or species habitat may occur within area
Petaurus australis australis		
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area
Pseudomys novaehollandiae		
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
Pteropus poliocephalus		
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
PLANT		
Acacia bynoeana		
Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat may occur within area
Acacia pubescens		
Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat likely to occur within area
Allocasuarina glareicola		
[21932]	Endangered	Species or species habitat may occur within area
Cynanchum elegans		
White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area
Eucalyptus benthamii		
Camden White Gum, Nepean River Gum [2821]	Critically Endangered	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Genoplesium baueri Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid [7528]	Endangered	Species or species habitat may occur within area
Haloragis exalata subsp. exalata Wingless Raspwort, Square Raspwort [24636]	Vulnerable	Species or species habitat may occur within area
Melaleuca deanei Deane's Melaleuca [5818]	Vulnerable	Species or species habitat may occur within area
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat may occur within area
Persoonia nutans Nodding Geebung [18119]	Endangered	Species or species habitat may occur within area
Pimelea spicata Spiked Rice-flower [20834]	Endangered	Species or species habitat likely to occur within area
Pomaderris brunnea Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat likely to occur within area
Pterostylis saxicola Sydney Plains Greenhood [64537]	Endangered	Species or species habitat may occur within area
Pultenaea parviflora [19380]	Vulnerable	Species or species habitat may occur within area
Rhizanthella slateri Eastern Underground Orchid [11768]	Endangered	Species or species habitat may occur within area
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area

REPTILE		
Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species	[Resource Information]	
Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area

Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Lands

[[Resource Information](#)]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State
Communications, Information Technology and the Arts - Telstra Corporation Limited	
Commonwealth Land - Australian Telecommunications Commission [12486]NSW	

Defence	
Defence - BRINGELLY RADIO RECEIVING STATION [10185]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10180]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10182]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10189]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10183]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10181]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10179]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10184]	NSW
Defence - BRINGELLY RADIO RECEIVING STATION [10186]	NSW

Listed Marine Species

[[Resource Information](#)]

Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area
Sterna striata White-fronted Tern [799]		Migration route may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area

Extra Information

EPBC Act Referrals			[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status
Not controlled action			
Greenway Park Stage 3 residential subdivision	2004/1622	Not Controlled Action	Completed
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed
Not controlled action (particular manner)			
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval

Bioregional Assessments		[Resource Information]
SubRegion	BioRegion	Website
Sydney	Sydney Basin	BA website

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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