



14 December 2021

Pamela Morales  
Department of Planning, Industry and Environment  
4PSQ Level 17, 12 Darcy Street  
PARRAMATTA NSW 2150

Dear Pamela,

**First Building Bradfield City Centre (SSD-25452459)  
Development Application Submission**

Western Sydney Airport Co (WSA) is writing in response to the public exhibition of the above State Significant Development Application (DA) at 215 Badgerys Creek Road (the site). We understand that the proposal seeks approval for the construction and operation of an advanced manufacturing research facility at the site, which is the first stage of the wider development of the Bradfield City Centre.

It is noted that although this comprises a first stage development, a larger concept plan or master plan process has not been completed at this stage.

Specific comments on this proposal and recommendations from WSA are detailed below.

**Wildlife Attraction**

1. The proposal provides high level detail in relation to landscaping at the site. Further assessment is required in relation to aviation safeguarding provisions, particularly Provisions 5.4 (Preferred Plant Species) and 10.3 (Wildlife Hazards). This would include specific assessment of the proposal against Appendix B of the DCP, which comprises a list of preferred plant species within the Aerotropolis.
2. The EIS identifies that *"the facility will provide for appropriate mitigation methods to safeguard the airport from wildlife strikes"*. However, these measures are not identified in the mitigation measures provided at Chapter 9 of the EIS, and no further information is provided in relation to these identified measures.

**Recommendation:** That additional detail in relation to wildlife management matters addressing the DCP be provided, including demonstration that the proposal is in accordance with the plant species list contained at Appendix B.

3. It is noted that Construction and Operational Waste Management Plans are to be prepared. These plans should include wildlife management measures to limit wildlife attraction at the site (e.g. enclosure of waste storage areas, ensuring waste bins have lids).

**Recommendation:** That the future Waste Management Plans incorporate wildlife management and mitigation measures.



4. From the application, it is understood that drainage is proposed via two temporary basins prior to release via a vegetated and stabilised swale (Section 8.7 Soil and Water). Further detail is requested in relation to the timeframes for the construction and operation of these basins, noting that in the longer term it is considered that permanent basins / WSUD measures would be proposed.

**Recommendation:** That further detail be provided in relation to the length of time that the proposed temporary basins would be constructed and operated.

5. Confirmation is sought that any fill proposed to be imported to the site is non-putrescible in nature.

**Recommendation:** That any fill imported to the site be non-putrescible in nature.

#### Other Issues

6. Based on the information available, none of the proposed buildings appear to extend into the OLS, however it should be noted that the *Airports Act 1996* covers any intrusions into prescribed airspace, which could include:

- constructing permanent structures, such as buildings, into the protected airspace;
- temporary structures such as cranes protruding into the protected airspace; or
- activities causing non-structural intrusions into the protected airspace such as air turbulence from stacks or vents, smoke, dust, steam or other gases or particulate matter.

If it is likely that any of the above components would result in an impact on protected airspace, then approval will need to be obtained under in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. We would require this as a condition on any future consent in relation to this application.

**Recommendation:** That development would be conditioned to ensure that any intrusions into prescribed airspace seek the relevant approvals under the *Airports Act 1996* and *Airports (Protection of Airspace) Regulations 1996*.

7. Comments do not incorporate those from Bankstown or Camden Airports, and comments from these organisations are to be sought separately.

Thank you again for the opportunity to comment. We look forward to the applicant's response to each of the above issues. If you would like to discuss further, please contact [tsmith@wsaco.com.au](mailto:tsmith@wsaco.com.au).

Yours Sincerely,

A handwritten signature in blue ink that reads "K. Osborne".

**Kirk Osborne**

Executive Manager, Land Use Planning and Approvals