

Appendix F

Analysis of Draft Aerotropolis Precinct Plan 2020

Precinct Planning Framework	Response	Compliance
3.1 Recognise Country	<ul style="list-style-type: none"> The proposal has been designed in consideration of the Connection to County guidelines currently on exhibition Consultation with Aboriginal communities has occurred. The buildings design and build elements have been integrated to the land through themes, landscaping and naming features The proposal achieves the objectives and requirements of the control 	<ul style="list-style-type: none"> Yes
3.1.1 Aboriginal heritage	<ul style="list-style-type: none"> Consultation has occurred and an Aboriginal Due Diligence Assessment accompanies this SSD at Appendix L. 	<ul style="list-style-type: none"> Yes
3.1.2 Non-Aboriginal heritage	<ul style="list-style-type: none"> The site is near State Heritage Register items Kelvin (SHR 00046) and the Church of the Holy Innocents (SHR 02005) A SOHI accompanies the SSD at Appendix K which confirms minimal impacts are identified. 	<ul style="list-style-type: none"> Yes
3.2 Blue-Green Infrastructure Framework	<ul style="list-style-type: none"> The AMRF has been designed in consideration of integrating blue and green infrastructure systems into the proposal Appropriate mitigation strategies to reduce urban impacts on the environment are incorporated into the proposal Reduction of the urban heat island effect is a key consideration of the buildings design Open space and stormwater management solutions are provided as a part of the proposal Connection to the natural landscape and biodiversity impacts are also incorporated into the design and proposal 	<ul style="list-style-type: none"> Yes
3.2.1 Wianamatta-South Creek Corridor	<ul style="list-style-type: none"> WSUD principles are integrated into the proposal, to reduce impacts on the Wianamatta South Creek Corridor Active and passive transport solutions will be integrated into the proposal and wider locality Appropriate biodiversity and water management will occur through the proposal ensuring the natural environment is protected, regenerated and restored. 	<ul style="list-style-type: none"> Yes
3.2.2 Flood management	<ul style="list-style-type: none"> The proposal has been designed in consideration of the 1% AEP 	<ul style="list-style-type: none"> Yes
3.2.3 Water in the landscape	<ul style="list-style-type: none"> The application has a landscape lead approach to design incorporating WSUD principles into the application 	<ul style="list-style-type: none"> Yes

	<ul style="list-style-type: none"> • Ensure the restoration of the natural waterways and hydrological cycles 	
3.2.4 Riparian corridors and farm dams	<ul style="list-style-type: none"> • Dams are located on the site as well as riparian corridors. The proposal will not impact the viability and health of these waterways • The proposal will retain, restore and regenerate the land to ensure the waterways health is continuously improved 	<ul style="list-style-type: none"> • Yes
3.2.5 Integrated water management and water sensitive urban design	<ul style="list-style-type: none"> • Appropriate water management and WSUD are incorporated into the proposal • Water harvesting methods are incorporated into the roof feature of site • Refer to Appendices C and D for additional information 	<ul style="list-style-type: none"> • Yes
3.2.6 Undisturbed soil network	<ul style="list-style-type: none"> • The site appears to be mapped as such compliance with the requirements is required • The proposal follows the natural landscape to ensure excavation and soil minimisation is achieved • The proposal will incorporate appropriate landscaping and planting to achieve desired canopy requirements 	<ul style="list-style-type: none"> • Yes
3.2.7 Public domain and canopy cover	<ul style="list-style-type: none"> • The AMRF will be the first building within the Aerotropolis Core, which will provide for an interconnected facility with appropriate public domain and landscaping • The proposal will provide for deep soil opportunity to ensure appropriate canopy cover is achieved to assist in reducing the urban heat island effect 	<ul style="list-style-type: none"> • Yes
3.2.8 Biodiversity and vegetation corridors	<ul style="list-style-type: none"> • The facility will be constructed away from the high biodiverse value areas of the site. • There is minimal impact on biodiversity and vegetation corridors. 	<ul style="list-style-type: none"> • Yes
3.2.9 Scenic and cultural connection	<ul style="list-style-type: none"> • The facility will be constructed with high quality materials and appropriate design to ensure the scenic value of the area is preserved 	<ul style="list-style-type: none"> • Yes
3.3 Access and Movement Framework		
3.3.1 Transport strategy	<ul style="list-style-type: none"> • The facility is designed to encourage alternative transport methods 	<ul style="list-style-type: none"> • Yes
3.3.2 Active transport	<ul style="list-style-type: none"> • The facility will incorporate appropriate mix of transport methods to achieve the objective of the control. • A metro station has been approved which will service the site with sufficient public transport. 	<ul style="list-style-type: none"> • Yes
3.3.3 Bus Network	<ul style="list-style-type: none"> • Not Applicable 	<ul style="list-style-type: none"> • N/A
3.3.4 Freight	<ul style="list-style-type: none"> • Not Applicable 	<ul style="list-style-type: none"> • N/A
3.3.5 Road Network	<ul style="list-style-type: none"> • The proposal involves the construction of road to the facility which will be integrated into emerging road grid. 	<ul style="list-style-type: none"> • Yes

	<ul style="list-style-type: none"> • Appropriate landscaping will be provided to screen the road structure 	
3.3.6 Travel Demand Management	<ul style="list-style-type: none"> • A traffic and transport assessment is provided which addresses this objective 	<ul style="list-style-type: none"> • Yes
3.3.7 Protected transport corridors	<ul style="list-style-type: none"> • The facility is located adjacent to the new metro corridor • The facility has been designed to minimise impacts on the corridor 	<ul style="list-style-type: none"> • Yes
3.3.8 Street hierarchy and typology (including widths)	<ul style="list-style-type: none"> • The proposal will be consistent with the street hierarchy, as it creates a street environment that is safe, functional and integrated into the land 	<ul style="list-style-type: none"> • Yes
3.4 Land Use and Built Form Framework		
3.4.1 Hierarchy of centres	<ul style="list-style-type: none"> • The facility is in the Aerotropolis Core which is the primary centre of the Aerotropolis • The proposal is consistent with the land use intended in this primary centre 	<ul style="list-style-type: none"> • Yes
3.4.2 Land use and built form	<ul style="list-style-type: none"> • The facility's land-use is permissible with consent and consistent with the zonings under the Aerotropolis SEPP • The indicative built form complies with the Obstacle limitation surface requirements • The built form responds to the natural landscape and provides a facility with an appropriate bulk and scale in context of the metropolitan core 	<ul style="list-style-type: none"> • Yes
3.4.3 Height	<ul style="list-style-type: none"> • The site is shown to have a maximum height plan of 55-70 m under the control. • The proposed height of 16.7 m complies with the control 	<ul style="list-style-type: none"> • Yes
3.4.4 Floor space ratio in mixed use centres	<ul style="list-style-type: none"> • The site is identified to have a maximum FSR between 3.0:1 to 3.5:1 net over the block 	<ul style="list-style-type: none"> • Yes
3.4.5 Yield and density framework	<ul style="list-style-type: none"> • The proposal requires to provide employment consistent with General Industrial: 25 – 30 jobs/ hectare • The proposal provides for 22.3 jobs per hectare 	<ul style="list-style-type: none"> • Yes
3.4.6 Urban typologies	<ul style="list-style-type: none"> • The facility has been designed to integrate a landscape led design approach to reflect an integrated built form with the natural environment 	<ul style="list-style-type: none"> • Yes
3.4.7 Evolution or temporal land use and development	<ul style="list-style-type: none"> • Not applicable 	<ul style="list-style-type: none"> • N/A
3.4.8 Subdivision and block structure	<ul style="list-style-type: none"> • The control requires a lot size pattern of; <ul style="list-style-type: none"> ○ Light industry enterprise ○ Maximum 150x150m block size • The proposal achieves the requirements of the control by providing a block size constituent with the requirements 	<ul style="list-style-type: none"> • Yes

3.4.9 Open Space Typology	<ul style="list-style-type: none"> Not applicable the site is not identified within the relevant precincts 	<ul style="list-style-type: none"> Yes
3.4.10 Interface and management with existing uses	<ul style="list-style-type: none"> Existing use rights does not apply 	<ul style="list-style-type: none"> N/A
3.4.11 sites greater than 5,000sqm	<ul style="list-style-type: none"> The site area is 4,254 m² 	<ul style="list-style-type: none"> N/A
3.4.12 Amalgamation	<ul style="list-style-type: none"> The proposal is consistent with the Enterprise and Mixed use objectives of the control The land size and pattern does not isolate future land from development and will create a pattern and scale which promotes connectivity and an integrated landform with the landscape and environment 	<ul style="list-style-type: none"> Yes
3.4.13 Roofscapes	<ul style="list-style-type: none"> The roof of the facility provides for photovoltaic cells and rain harvesting methods. The facility incorporates a green roof structure which addresses the requirements of the control Appropriate rainwater reuse methods will be integrated into the roof features 	<ul style="list-style-type: none"> Yes

3.5 Social and Cultural Infrastructure Framework

3.5.1 Social, community and cultural infrastructure	<ul style="list-style-type: none"> The land is within the Aerotropolis Core. The control requires that one community facility be provided by 2036 A community component is incorporated into the proposal 	<ul style="list-style-type: none"> Yes
3.6 Sustainability and Resilience Framework	<ul style="list-style-type: none"> The facility is designed to the following principles <ul style="list-style-type: none"> achieve net-zero operational carbon emissions by 2030 provide an unrestricted supply of water that is resilient to drought and enable unrestricted use to activate blue/green connections and reduce reliance on potable supplies eliminate waste to landfills and promote circular economy initiatives that create a symbiotic relationship between the residential and advanced manufacturing industries within Bradfield. Create a healthy environment for people and the natural ecology Be resilient to climate impacts and mitigate the urban heat island effect Generate sustainable social outcomes through placemaking and community building The facility is also aiming to achieve the living building challenge Refer to Section 8.1.3 and Appendix M. 	<ul style="list-style-type: none"> Yes

4.1 Aerotropolis Core, Badgerys Creek and

part Wianamatta-South Creek Precinct		
4.1.1 Active frontages	<ul style="list-style-type: none"> The proposal incorporates an interactive facility which is aimed to engage the facility The design of a glass façade allows viewing of the industrial activities The facility will be a high interactive area which aim is to promote a high technology industry and engage the community 	<ul style="list-style-type: none"> Yes
4.1.2 Special site: Metropolitan centre	<ul style="list-style-type: none"> The facility is within the metropolitan centre and forms the first building of the Aerotropolis The facility will be integrated with the street grid when further development occurs to ensure connectivity with the metropolitan core 	<ul style="list-style-type: none"> Yes
4.1.3 State heritage site: Kelvin Park Homestead	<ul style="list-style-type: none"> A statement of Heritage Impact at Appendix K which suggests the proposal does not impact this item 	<ul style="list-style-type: none"> Yes
5.1 Infrastructure delivery	<ul style="list-style-type: none"> The facility will provide for appropriate infrastructure services including <ul style="list-style-type: none"> Electricity Water Sewer Gas Interim solutions are required, however once services provide connect the emerging city with appropriate facilities the building serviced. The facility will be serviced by a pump out sewage system in the short term. Once sewage is constructed to the site the facility will connect. 	<ul style="list-style-type: none"> Yes
5.2 Sequencing Priorities within the Initial Precincts	<ul style="list-style-type: none"> The facility is within the initial precinct for priority development The priority precincts will be serviced with infrastructure first 	<ul style="list-style-type: none"> Yes
5.3 Out of sequence development	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A