

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-25452459 First Building Bradfield City Centre
<b>Applicant</b>	Western Parkland City Authority
<b>Consent Authority</b>	Minister for Planning

### Decision

The Director, Industry Assessments, as delegate of the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act), granted consent to the development application (DA) subject to conditions.

A copy of the Department of Planning and Environment's (the Department) assessment report and development consent is available [here](#).

### Date of decision

9 September 2022

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including:
  - a capital investment of \$36.4 million;
  - generation of 150 construction jobs and 60 operational jobs
- the project is permissible with development consent and is consistent with NSW Government policies including the Greater Sydney Region Plan – A Metropolis of Three Cities, the Western City District Plan and the Western Sydney Aerotropolis Plan
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest, subject to conditions.

## Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Planning Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

The DA and accompanying EIS was placed on public exhibition from Thursday 19 November 2021 until Thursday 16 December 2021 (28 days). Four submissions (two individual, two special interest groups/private business) were received providing comments only.

The table below includes a summary of how key issues raised by the community (including in submissions) were taken into consideration. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Future Road Connectivity</i> <ul style="list-style-type: none"><li><i>Road construction should allow for future connectivity for future development along Badgerys Creek Road.</i></li></ul>	<i>Assessment</i> <ul style="list-style-type: none"><li>The development includes a north-south access road running roughly parallel to Badgerys Creek Road, with the private access road being in a similar alignment to the future Central Loop West road.</li><li>The Applicant noted while this access road follows the alignment of Central Loop West road, the final detailed design and alignment of the road will be confirmed during the development of the Bradfield City Centre Masterplan and will address access to other properties at that time.</li><li>The Department's assessment concludes that future road connectivity of the Bradfield City Centre is not a relevant matter for consideration as part of the First Building Bradfield City Centre DA.</li></ul>