

Fadi Shakir
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square
PARRAMATTA NSW 2150

Dear Mr Shakir

Re: Mixed-use residential and commercial development (SSD-77458970) request for SEARs

Thank you for providing the Bradfield Development Authority (the Authority) with the opportunity to comment on the request for Secretary Environmental Assessment Requirements (SEARs) for a mixed-use residential and commercial development at 135 Badgerys Creek Road, Bradfield (Lot 7, DP 243457).

The Authority has reviewed the scoping report and supporting documentation and provides the following comments:

- The Authority generally supports the proposed development as it delivers the vision of the Western Sydney Aerotropolis and Precinct Plan, including the Aerotropolis Core Precinct vision. Where applicable, the EIS should demonstrate the proposal's consistency with the Aerotropolis statutory planning framework including State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Aerotropolis Precinct Plan (September 2024) and Western Sydney Aerotropolis Phase 2 Development Controls Plan (September 2024).
- As the site is situated adjacent to the western boundary of the Bradfield City Centre, the authority requests the EIS provide detailed analysis of how the proposal will achieve high quality urban design and connectivity. In particular:
 - consideration should be given to opportunities for pedestrian connectivity noting that the subject site within 400m of the future Bradfield metro station, and
 - As the site is located directly adjoining future open space to the south, the EIS should demonstrate how building orientation, active street frontages and the location of vehicle (including delivery) access is appropriately located to ensure high amenity to the future open space.
- The Authority requested the EIS demonstrate how the proposal incorporates sustainability measures, such as:
 - Building and public realm materiality to be heat sensitive – reduce the significant impact of urban heat in western Sydney and improve amenity,
 - Open space, nature preservation and additional tree canopy to be maximised as both an amenity and cooling strategy,
 - Perviousness to be maximised,
 - Bio-solar or solar PV or other energy efficiency measures,

- Minimise greenhouse gas emissions, and
- Maximise social benefits through procurement decisions.
- The Office of Strategic Lands is in the process of acquiring 125 Badgerys Creek Road, Bradfield, directly south of the subject site on behalf of the Authority for local open space and drainage. The Authority intends to construct a road between its site and Badgerys Creek Road. The alignment of the road will be varied from the Precinct Plan to align with modifications made to corresponding east west road alignments within the Bradfield Master Plan area. This will have the effect of changing the road alignment from a 50/50 shared alignment on 125 and 135 Badgerys Creek Road to a reduced section on 135 Badgerys Creek Road. The Authority has discussed the proposed amended road corridor alignment with the proponent. The proponent has requested the road reservation be removed entirely from its site. However, the proponent's request to remove the road can not be supported as it would create misalignment with the master planned roads. The proposed alignment is included in the attached PDF. This proposed alignment is subject to discussions with Sydney Water, Liverpool City Council and other stakeholders as it has a potential impact on the proposed open space and drainage infrastructure to be delivered on 125 to 95 Badgerys Creek Road. It is recommended the proposed alignment be accurately reflected in the EIS. The Authority would be pleased to continue discussions with the proponent and the Department prior to exhibition of the proposal.

It is acknowledged that as part of the assessment process, the Department is undertaking a detailed assessment and consulting with various stakeholders, including Liverpool City Council, other State Government agencies including Transport for NSW, the Authority, and landowners on the satisfaction of the proposal.

If you require additional information or wish to discuss this matter further, please contact Mr Adrian Hohenzollern, Manager, Planning Delivery at planningreferral@bda.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Gina Metcalfe".

Gina Metcalfe
Director, Aerotropolis Strategy and Coordination

15 January 2025