

Bradfield Development Authority

Objective ID: TBC

Charter of the Bradfield Development Authority 2024-2027

July 2024

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Preamble

- The Bradfield Development Authority (the Authority) is building a stronger future for Western Sydney by accelerating the creation of 20,000 new jobs and 10,000 new homes in Bradfield City Centre and attracting investment to the region surrounding the Western Sydney International Airport.
- The Western Sydney International Airport represents a once-in-100-year opportunity to generate new, high value jobs in advanced and emerging industries. The Authority will leverage the \$20 billion in investments made by the Commonwealth and State governments to catalyse new jobs and drive public value through economic development in Western Sydney which will uplift the NSW and Australian economies.
- The Authority is leading the creation of a high-density, high-tech city centre in a unique parkland setting of 114 hectares, right on the doorstep of the new airport, connected by the new Sydney Metro Western Sydney Airport line. The Authority is focused catalysing economic development through infrastructure delivery, and using the best examples of innovation precincts world-wide to drive investment in new industries to create high-value jobs closer to where people live in Western Sydney.
- The Authority's purpose is to drive economic development and job creation in the region surrounding the Western Sydney International Airport by coordinating investment attraction and facilitating the delivery of catalyst infrastructure and housing in Bradfield City Centre. To achieve this, the Authority is focusing on three fundamental roles:
 - Delivering Bradfield City Centre with catalytic infrastructure
 - Driving investment and attracting new industries to the region surrounding the new Western Sydney International Airport
 - Driving economic development across Western Sydney to increase the diversity of the State and National economies.
- The Authority has powers similar to a development corporation, enabling it to accelerate the delivery of housing and high value jobs. It has powers to:
 - encourage economic growth and development of Aerotropolis
 - co-ordinate, secure and attract investment
 - prepare master plans for development within precincts
 - carry out development on its own behalf or on behalf of other persons or bodies
 - enter joint ventures, project delivery agreements and other arrangements with landowners and developers
 - form, or participate in the formation of, private corporations
 - acquire interests in private corporations
 - sell or otherwise dispose of interests in private corporations.

1. Introduction

This Corporate Charter has been prepared by the Authority's Board, endorsed by the Secretary of the Department of Planning Housing and Infrastructure (DPHI), and is approved by the Minister for Planning and Public Spaces as required by the *Western Parkland City Authority Act 2018*.

The functions of the Authority are set out in s.13 of the Act as follows, to:

- prepare master plans and carry out development;
- participate in the planning, funding, prioritisation and co-ordination of infrastructure;
- co-ordinate, secure and attract investment;
- promote, organise, manage, provide and conduct cultural, educational, commercial, transport, tourist and recreational activities and facilities;
- enter into joint ventures, project delivery agreements and other arrangements; and
- liaise and work collaboratively with State and Commonwealth government agencies and with local councils in exercising its functions.

The Authority exists under the *Western Parkland City Authority Act 2018*. This Corporate Charter is required under s.14 of the Act to set out:

- the projects and matters that are to be given priority by the Authority in exercising its functions; and
- the classes of decisions that are to be referred to the NSW Minister for Planning and Public Spaces before being made by the Authority.

2. Purpose

The Authority is leading the delivery of the master planned Bradfield City Centre as a major landowner in the Aerotropolis, spanning a 114-hectare site, with over 2 million square metres available for development, providing for 20,000 jobs and 10,000 homes, a third of which will be affordable. It will be walkable and connected, only a 5-minute metro ride from the new airport, and built on the principles of world class sustainability, targeting net zero and nature positive outcomes.

The Authority's purpose is to drive economic development and job creation in the region surrounding the Western Sydney International Airport by coordinating investment attraction and facilitating the delivery of catalyst infrastructure and housing in Bradfield City Centre. To achieve this, the Authority is focusing on three fundamental roles:

1. **Delivering Bradfield City Centre with catalyst infrastructure** – delivering the Bradfield City Centre over its first decade with private partners, and establishing it to the point the city has enough housing and economic momentum to become a thriving self-sustaining place which supports the viability of the Western Sydney International Airport
2. **Driving investment and attracting new industries to the region surrounding the Western Sydney International Airport** – driving industry development and investment attraction through skills development, industry partnership, and concierge for companies into new developments in the three precincts adjacent to the new WSI Airport, including the Bradfield

City Centre, the Agribusiness Precinct and the Northern Gateway

3. **Driving economic development across Western Sydney to increase the diversity of the State and National economies** – seeding targeted housing, industry, skills and innovation policy initiatives of the NSW Government to establish and demonstrate world-class practice in Western Sydney, and delivering the Advanced Manufacturing Research Facility and the Industry Skills Accelerator.

The Western Sydney International Airport represents a once in a generation opportunity to generate new jobs in advanced and emerging industries, and the Authority exists to leverage the \$20 billion in investments from Commonwealth and State governments to drive economic development for Western Sydney and uplift the NSW and Australian economies.

Given the site's proximity to the new Airport, and its positioning within the Aerotropolis, the Authority is well placed to catalyse new jobs and driving public value through economic development and investment attraction by focusing on direct investment, research, training and skills development.

Founded on driving global industries such as advanced manufacturing, space, aerospace, and defence, Bradfield and the surrounding region will be home to pioneering businesses and major global companies. The Authority will focus on attracting economic activity and building sovereign manufacturing capabilities by targeting its industry development activities in the following key sectors and sub-sectors:

- **Advanced Manufacturing** (advanced materials, additive manufacturing, robotics and automation, Advanced electronics and semiconductors)
- **Defence and aerospace / AUKUS** (advanced communications, sensing systems)
- **Freight and logistics** (automated warehousing, last mile solutions, integrated logistics solutions for air/road interface)
- **Education** (applied STEM, supply chain engineering, aviation)
- **Construction** (green and low-carbon construction, modular construction)
- **Health** (assistive technologies, clinical robotics, nutraceuticals)
- **Visitor economy** (cultural tourism, ecotourism, event tourism)
- **Circular economy** (cleantech, new energy, materials science).

3. Strategic Priorities

The Authority is focused on delivering housing and jobs in the Bradfield City Centre and supporting economic development and investment attraction in the region surrounding WSI Airport.

The Authority will regularly issue a Strategic Plan for Ministerial endorsement, to clearly articulate how it will implement the following priorities:

- **Accelerate the creation of 20,000 new jobs and 10,000 new homes** by implementing the Bradfield City Centre Master Plan, and delivering \$1 billion of catalysing infrastructure, including roads, utilities and services, open spaces, streetscapes, cultural and commercial

activation, to kick-start and de-risk private sector investment.

- **Strategically release land in Bradfield City Centre** to achieve the vision and objectives of the Master Plan, by leveraging the skills and expertise of commercial partners to deliver a program of superlots and/or lots that facilitate the activation of the 24/7 Western Sydney International Airport and the new Sydney Metro Western Sydney Airport line.
- **Drive the attraction of new investment to the Aerotropolis** through active engagement with industry partners to secure commitments, and designing and implementing strategies that can accommodate commercial tenants to generate new, high value jobs.
- **Catalyse productivity improvements and innovation in Western Sydney** by constructing and launching the state-of-the-art Advanced Manufacturing Research Facility, and providing access to advanced manufacturing equipment and specialist engineering talent, to propel research and conversion of prototypes into commercial products.
- **Build skills and support high value job creation through the Industry Skills Accelerator** with options that provide industry-led micro-credentials which prepare businesses and workers for jobs in advanced manufacturing, aerospace, defence, pharmaceutical manufacturing, freight and logistics and agribusiness.

4. Roles and Responsibilities

The NSW Minister

The Minister for Planning and Public Spaces is the responsible NSW Minister.

The Authority is subject to the control and direction of the NSW Minister in the exercise of its functions.

The NSW Minister is responsible for:

- overseeing the strategic direction of the Authority through the approval of the Charter (this document) and any amendment. The Charter sets out the matters which are to be given priority by the Authority and the classes of decisions that are to be referred to the Minister before being made by the Authority. The power to direct and control the Authority is not constrained by the Charter;
- considering any decisions of the class set out in Section 5, Decisions, in this Charter, referred by the Authority;
- appointing the Chairperson and members of the Board in accordance with the Act. The NSW Minister is also responsible for various matters in relation to Board remuneration, removal of Board members and leaves of absence;
- the approval or refusal of establishment of committees of the Authority on the recommendation of the Board;
- considering applications from a council requesting an area of land be included within the operational area of the Act;
- the approval or refusal of the Authority taking certain actions in relation to the formation and participation in of private corporations, private subsidiary corporations, or joint ventures; and

- the approval or refusal of investment by the Authority in certain circumstances.

The NSW Minister is responsible for consulting with and seeking the concurrence of the Commonwealth Minister in the exercise of certain powers:

- to consult when considering whether to approve the Charter or an amendment that would have a material effect on the exercise of the Authority's functions;
- to seek the nomination of three board members, to seek concurrence to the appointment of the Chairperson and to seek concurrence to the removal of the Chairperson and any member nominated by the Commonwealth;
- to consult on an application from a council requesting an area of land be included within the operational area of the Act; and
- to consult where a direction to the Authority will have a material effect on the exercise of its functions.

The Commonwealth Minister

The Minister for Infrastructure, Transport, Regional Development and Local Government is the responsible Commonwealth Minister.

The Commonwealth Minister provides advice, following a request from the NSW Minister on certain matters and on nominations to the Board.

The Commonwealth Minister is responsible for providing advice, following a consultation request from the NSW Minister on:

- the Charter and amendments to the approved Charter. The NSW Minister will consult when it is considered that the Charter or changes will have a material effect on the exercise of the Authority's functions;
- an application from a council requesting an area of land be included within the operational area of the Act; and
- a proposed NSW Ministerial direction. The NSW Minister will consult when it is considered the direction would have a material effect on the exercise of the Authority's functions.

The Commonwealth Minister also:

- nominates three board members, and provides concurrence (or not) in relation to the appointment of the Chairperson; and
- provides concurrence (or not) to any proposal by the NSW Minister to remove the Chairperson or Commonwealth nominees.

The Authority is required to keep the Commonwealth Minister informed of the general conduct of its activities and of any significant development in its activities.

The Board

The Board's role is to ensure the performance and success of the Authority in achieving the objectives of the Act and delivery on the Strategic Priorities. Each member of the Board appointed by the relevant Minister is to have the relevant skills, knowledge and experience to assist the Authority in exercising its functions, including the need to have industry experience relevant to the work of the organisation.

The Board is accountable to the NSW Minister on the activities to achieve the objectives of the Act, specifically by:

- setting the overall strategic direction for the Authority by approving the Charter, subject to the NSW Minister’s approval and adopting plans and policies to achieve the Authority’s purpose;
- monitoring the performance of the Authority against the Charter and other plans and policies;
- approving, reviewing, and monitoring the Authority’s Risk Appetite Statement and risk management system including internal compliance, control mechanisms, audit plan, and compliance with legislative frameworks including in relation to workplace health and safety
- ensuring compliance with NSW Minister’s directions and approvals pursuant to the Act;
- overseeing arrangements to ensure the NSW Minister and Commonwealth Minister are kept informed of the general conduct of the Authority and any significant developments in the Authority’s activities;
- Subject to the NSW Minister’s approval, approving the formation of private corporations, private subsidiary corporations or joint ventures including monitoring their operations and when necessary, exercising the voting power attached to its share in the subsidiary; establishing committees of the Authority, subject to the NSW Minister’s approval;
- monitor the performance of the Chief Executive Officer;
- monitor and evaluate board performance;
- manage conflicts of interest of the board to ensure each director continues to exercise unfettered and independent judgement and does not have any interests that derogate from carrying out the role intended with diligence and care, including maintaining a register of interests
- overseeing the management and effectiveness of interactions and engagement with stakeholders and the broader community;
- approving the annual report and financial statements;
- overseeing the administration of the Bradfield Development Fund and monitoring financial performance;
- approving and monitoring the delegation of functions of the Authority, as set out in the Delegations Manual;
- ensuring good governance of the Authority by setting the tone for the Authority and guide the Authority’s culture, reputation and ethical standards via the Chief Executive Officer; and

Chief Executive Officer

The Chief Executive Officer’s role is to manage and lead the Authority to achieve the objectives of the Act and deliver on the Strategic Priorities, and in accordance with an approved Delegations Manual and any other relevant legislation, policies and Ministerial directions. The Chief Executive Officer monitors and oversees the performance of senior management and the Authority.

The Chief Executive Officer is also accountable as a public servant to the Secretary of Department of Planning, Housing and Infrastructure (DPHI) under the *Government Sector Employment Act 2013*.

The Authority is subject to the policy and procedures of DPHI as the relevant staff agency.

5. Classes of Decisions

The Authority is governed by a decision-making Board which sets the strategic direction of the Authority and approve a Delegations Manual.

The Chief Executive Officer is responsible for managing and leading the Authority to achieve the objects of the Act, and the policies, decisions and directions of the Board.

The Authority will refer the following decisions to the NSW Minister:

- any proposed material change to the Strategic Priorities as set out in Section 3; and
 - any decision which the Act requires to be referred to the NSW Minister.
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6. Stakeholders

The Authority will work closely with stakeholders, including industry partners, local councils, government agencies and the wider community to achieve its Strategic Priorities and the objectives of its Act.

7. Review and Amendment of Charter

The Authority will review the Charter periodically and seek the NSW Minister's approval of any change to the Charter.

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