

## Department of Planning and Environment

Our ref: IRF22/2890

Mr Bruce Colman  
Director, Urbis  
Level 5, 80 George Street  
PARRAMATTA NSW 2150

7 September 2022

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Subject: **WSA\_MP01 – IPG Badgerys Creek – 475 Badgerys Creek Road, Badgerys Creek**

Dear Mr Coleman

Thank you for your correspondence to the Department of Planning and Environment dated 2 May 2022 on behalf of Ingham Property Group (the proponent) submitting a revised master plan request for 475 Badgerys Creek Road, Badgerys Creek (subject site).

In accordance with the Master Plan Guidelines the Department has now issued the master plan requirements for the subject site, dated 7 September 2022. The master plan requirements must be addressed prior to lodging a draft master plan for consideration and co-design with the Technical Assurance Panel.

The Department will provide further information on the formal commencement date of the Technical Assurance Panel and appointments shortly when confirmed.

If you have any questions, please contact Nichola Cook, Planning Officer, Central (Western), at the Department of Planning and Environment on 9860 1553 or at [Nichola.Cook@planning.nsw.gov.au](mailto:Nichola.Cook@planning.nsw.gov.au)

Yours sincerely,



**Tim Raimond**

**Deputy Secretary  
Planning and Land Use Strategy**

# Master Plan Requirements

Western Sydney Aerotropolis

Clause 4.41 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)



## Application details

Master plan request number	WSA_MP01
Project name	IPG Badgerys Creek
Description	Master plan to facilitate development of an industrial estate for employment and enterprise purposes.
Jobs / Dwellings	5,050 jobs (approx.)
Location	475 Badgerys Creek Road, Badgerys Creek Lot 1 DP 1123344
Applicant	Ingham Property Group
Date of issue	7 September 2022
Attachments	A: Comments from agencies and Liverpool City Council B: TfNSW Standard Master Plan Requirements (May 2022)

## Part A: Master plan requirements

The purpose of the master plan requirements is to enable suitable information and analysis in support of a draft master plan and to inform the co-design process with the Technical Assurance Panel (TAP). These requirements must be addressed as part of the co-design process with the TAP.

The Department has prepared these master plan requirements in accordance with the Master Plan Guidelines and Supplementary Guidance. The requirements have been informed by consultation with government agencies and Liverpool City Council.

Further detailed studies and analysis may be required within the TAP process. This will be determined on an as required basis by the TAP, which may include, but is not limited to, further reports referred to in Part B of this document. **Attachment A** contains further detail from state and local authorities.

General requirements	<p><b>The draft master plan must:</b></p> <ul style="list-style-type: none"><li>• be prepared by the nominated proponent - <i>Ingham Property Group</i></li><li>• be lodged on the NSW Planning Portal (<i>note: this is currently being established, in the interim please email <a href="mailto:ben.gresham@planning.nsw.gov.au">ben.gresham@planning.nsw.gov.au</a> and <a href="mailto:nichola.cook@planning.nsw.gov.au">nichola.cook@planning.nsw.gov.au</a></i>)</li><li>• be accompanied by the consent of all landowners to which the master plan applies</li><li>• address all relevant legislation (including the Objects of the EP&amp;A Act,</li></ul>
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	<p>Environmental Planning Instruments (EPIs), and proposed EPIs</p> <ul style="list-style-type: none"> <li>• address all requirements of the Master Plan Guidelines (the Guidelines)</li> <li>• demonstrate consistency with the Western Sydney Aerotropolis Plan, Development Control Plan (DCP), any draft DCP and relevant guidelines (such as Aviation safeguarding and Recognise Country)</li> <li>• detail and justify how the draft master plan proposes to amend the Aerotropolis Precinct Plan (Precinct Plan), State Environmental Planning Policy (Precinct – Western Parkland City) 2021 (WPC SEPP), and DCP</li> <li>• demonstrates that the draft master plan provides for a superior planning outcome by meeting the criteria specified in the Guidelines</li> <li>• be accompanied by the required application fees, payable at different stages, calculated in accordance with the milestone agreement and Secretary’s determination and provide an estimate of jobs that will be created during the future construction and operation phases of the proposed draft master plan, all supported by a report by a qualified quantity surveyor</li> <li>• comply with these master plan requirements.</li> </ul>
<p><b>Site specific requirements</b></p>	<p><b>1. Vision, values, and objectives</b></p> <p>Drawing upon the established vision and objectives within the Aerotropolis planning framework, the draft master plan must develop a clear vision statement, values, and objectives for the entire site.</p> <p>This must be supported with evidence demonstrating that these have been prepared in consultation with relevant stakeholders, including council, agencies, industry, the local community and Aboriginal stakeholders.</p> <p><b>2. Recognising Country</b></p> <p>The draft master plan must demonstrate how future development will provide a meaningful connection to Country, informed by genuine engagement and cultural values research with Dharug Traditional Custodians and other relevant local Aboriginal stakeholders as required in the Aerotropolis DCP and associated Recognise Country Guidelines.</p> <p>The draft master plan must be accompanied by:</p> <ul style="list-style-type: none"> <li>• an Aboriginal Engagement Outcomes Report, which outlines engagement activities undertaken with a range of Aboriginal Stakeholder types and documents the findings</li> <li>• a Recognise Country Strategy (informed by the engagement outcomes) to outline how engagement outcomes have informed and influenced the development of the draft master plan as well as outline strategic objectives and requirements for future development under the draft master plan to Recognise Country</li> </ul> <p><i>Note: this can form part of the Aboriginal Cultural Heritage Assessment Report (see further detail below), Aboriginal Engagement Outcomes Report, or a separate appendix/report.</i></p> <ul style="list-style-type: none"> <li>• a completed <i>Recognise Country Response Template</i> endorsed by the Aboriginal Stakeholders engaged in the master planning process (note: this is a draft requirement of the Recognise Country Guidelines and fulfils the requirement to produce a recognising Country statement).</li> </ul>

### 3. The draft master plan

The draft master plan, showing layout, street hierarchy, lot subdivision and sizes, staging, infrastructure provision, public spaces, land uses, gross floor area and building forms, must be supported by:

- an analysis of the site opportunities and constraints, including land ownership, solar access and wind, flood risk, heritage, cultural values, view lines, biodiversity and vegetation value, contamination, covenants, stormwater, and drainage, and aviation restrictions
- a street network plan, including street hierarchy and dimensions, block dimensions, street cross sections illustrating built form/open space and public/private interfaces and ground floor treatments, and streetscape plans
- existing and/or proposed development controls, including in relation to lot size, building height, floor space ratio, building setbacks, deep soil planting zones, street activation, building articulation, roof plant / servicing and tree planting / landscaping
- a public space, public domain and landscaping plan, demonstrating how future public space will be maximised and designed to be welcoming, attractive, accessible, and culturally safe, with excellent amenity and landscaping. This should include a breakdown of proposed open space indicating usable space in relation to the Net Developable Land (NDL) and other areas such as biodiversity conservation zones, drainage swales, detention basins, large water bodies, easements and riparian corridors
- performance criteria developed for the draft master plan for the amenity of the public realm, including solar access, environmental wind comfort, tree canopy, shade and cooling and demonstration of how these will be met
- demonstration how the draft master plan meets the performance criteria and standards. Identify and respond to any potential impacts where the performance criteria will not be met, such as in relation to lighting, reflectivity, wind, visual and view impacts, especially if any of these impact the amenity of the public domain
- drawings showing aggregated views of the site including built form, overshadowing and eye level views of key streetscapes and public spaces, including how the draft master plan will interface with adjoining sites and the public domain
- detailed complying development plan(s) (at block level) providing a graphic representation of the complying development controls
- implementation of smart city, sustainability, water sensitive urban design and urban heat island principles consistent with or superior to, the Precinct Plan
- a staging plan (including infrastructure, utilities and development stages)
- provision of community facilities, their types, scale and locations
- identification (maps) and justification for the differences between the proposed draft master plan and Precinct Plan, including open space and stormwater land provision, road alignments etc. (where relevant).

### 4. Reduction of Enterprise zone

The reduction of the enterprise zone and introduction of mixed use zone on this site is not supported. The amount of mixed-use land within the Aerotropolis Core Precinct is sufficient and the increase of this zoning is not supported. Further

justification is required to this end if the proposed change in zoning remains as the draft master plan progresses.

#### 5. Proposed secondary centre

The draft master plan must demonstrate that the consolidation of neighbourhood centres and proposed local centre on Fifteenth Avenue would not detract from the Aerotropolis Core. The draft master plan is to assess and consider the broader implications on the retail and commercial viability of surrounding planned centres within the hierarchy of centres identified under the Western Sydney Aerotropolis Plan and Precinct Plan via a retail and commercial land use assessment and strategy.

#### 6. Social and cultural infrastructure and open space

The draft master plan is to identify green, social and cultural infrastructure required to service the entire master plan area and provides a strategy to ensure key amenities and infrastructure servicing the site are planned for in line with need.

In addition, the draft master plan is to consider the comments and requirements from Liverpool City Council (refer **Attachment A**).

#### 7. Design excellence

If the proponent wishes to satisfy the requirements of the WPC SEPP, the draft master plan must be accompanied by a strategy setting out the process to ensure all future development will exhibit design excellence.

#### 8. Complying development

For any proposed development that will be sought as complying development, the draft master plan submitted for the co-design TAP process, must include a *draft complying development code*. This draft code must include as a minimum, development controls, and land and development types both included and excluded from the *draft complying development code*. The co-design process may result in further refinement of the draft code.

This draft code is to be prepared in accordance with the Guidelines detailing:

- development types or locations not considered suitable for complying development. This includes but is not limited to the following:
  - activities that require an environment protection licence under the *Protection of the Environment Operations Act 1997* (refer to attached comments from EPA)
- areas of the site that are constrained in terms of topography, flooding, biodiversity, riparian corridors, bushfire prone land etc
- development types (noting any exclusions in the Aerotropolis SEPP), development standards, controls, and parameters for each development type, such as in relation to building height, floor space ratio, site coverage, setbacks, building articulation, street activation, deep soil zones, landscaping and planting; traffic movements, parking provision, stormwater flowrates and water quality indicators
- any standard conditions, such as controls to ensure future development meets relevant provisions for Airport safeguards and/or the Building Code

- details of finished ground levels for the proposed development including roads
- any requirements relating to applicable Local, State/Regional infrastructure contributions payable as part of complying development
- compliance with relevant development standards specified in the DCP unless an inconsistency is approved as part of an approved a master plan
- any mapping and images.

The draft master plan must also include a detailed justification for the proposed draft code demonstrating how development will, among other things:

- respond to and Recognise Country
- exhibit design excellence
- not unreasonably impact the amenity of adjacent buildings and open spaces
- be safely accommodated on the site
- be supported by all necessary concurrent third-party approvals
- be supported by existing or planned Infrastructure
- provide public benefit
- identify the waste management measures
- complying development controls should be considered against the standards contained within the DCP (or any draft) as a baseline and any inconsistencies supported by justification that a superior planning outcome can be achieved.
- complying development controls would need to conform with the overarching principles of the SEPP (Precincts - WSP) and the WSA Precinct Plan.

#### **9. Infrastructure and utilities**

The draft master plan must include an infrastructure delivery strategy that:

- identifies any applicable Contribution Plans, Voluntary Planning Agreements or Special Infrastructure Contribution Plans that affect land to which the application relates
- demonstrates mechanisms for delivery of infrastructure for future development, including how they address any contributions applicable under any contributions plans/planning agreements/ Works-in-kind
- identifies infrastructure (including transport, and utilities) required to service the entire master plan area
- details how, when and by whom the infrastructure will be provided, and how this aligns to any proposed staging. This should include assumptions related to take up rates over the course of the development timeframe, including how infrastructure and utilities are staged, to determine the adequacy of proposed staging/delivery
- identifies any utility augmentation required to accommodate the proposed development and easements and their locations
- provide details of any further material public benefit to be delivered through the draft master plan
- investigates opportunities to implement a multi-utilities corridor approach as part of the planning and delivery of major road corridors within the site
- identifies the financial and delivery impacts for State and Local Governments and utility providers resulting from proposed changes to infrastructure and utilities as outlined in the Precinct Plan.

#### 10. Transport, traffic, parking, and access

The draft master plan must include a transport and accessibility impact assessment, including an integrated package of transport plans, modelling, analysis and reports and sets out the following:

- predicted transport mode share split
- an analysis of existing peak traffic movements and intersection performance
- predicted peak traffic movements and intersection performance
- required road infrastructure, intersections, and traffic management measures, including details of funding and delivery
- measures to promote walking, cycling and sustainable travel choices
- how the planned road network will incorporate and connect to the existing and the planned road network in the Aerotropolis Precinct Plan and the Bradfield City Centre road network
- how the required corridor reservations for future arterial and regional roads will be preserved accompanied with adequate planning control measures. Any changes proposed to the corridor alignments (and accepted by the responsible state and local authority) should be incorporated into the draft master plan
- identify staged transport infrastructure and services.

The draft master plan must also address requirements outlined in the *Western Sydney Aerotropolis TfNSW Master Plan Requirements (Attachment B)* and be prepared in accordance with relevant TfNSW policies and guidelines. Additionally, the draft master plan must consider comments from Liverpool City Council and Sydney Water (**Attachment A**).

The draft master plan must also address site specific comments and requirements from TfNSW when they are received by the Department.

#### 11. Heritage

The draft master plan is to be accompanied by a Statement of Heritage Impact, prepared in accordance with relevant guidelines and policies and must address the requirements outlined by Heritage NSW (**Attachment A**).

#### 12. Aboriginal cultural heritage

The draft master plan must be accompanied by an Aboriginal Cultural Heritage Assessment Report (ACHR) in accordance with relevant guidelines the requirements provided by Heritage NSW (**Attachment A**). The draft master plan is to also address the *Recognise Country Guidelines*, and specifically include details of genuine engagement, cultural values research and cultural values mapping.

#### 13. Flood planning

The draft master plan must be supported by a preliminary Flood Impact and Risk Assessment (FIRA) prepared by a suitably qualified person. The FIRA is to address the following:

- be informed by relevant studies

- include the necessary flood mapping, stormwater report describing and addressing stormwater quantity and quality control management strategy, concept design plans and drawings
- flood impact assessment for existing and post development conditions with hydrologic and 2D hydraulic modelling for range of storm events
- model and assess the impacts of future development on flood behaviour
- identify emergency management arrangements for a range of flood events up to the probable maximum flood (having regard to sea level rise and storm intensity due to climate change)
- demonstrate consistency with the Aerotropolis SEPP, NSW Floodplain Development Manual, Flood Risk Management Guide and other local or State studies, guidance, and management plans.

The draft master plan is to consider the submissions from DPE Environment and Heritage Group and Liverpool City Council (**Attachment A**).

#### 14. Integrated Water Cycle Management

The draft master plan must address the following:

- describe the existing surface (creeks and farm dams) and groundwater resources (including ecological values and reliance by users) likely to be impacted by the project
- include a draft de-watering strategy demonstrating how potentially contaminated water and sediments in any existing farm dams will be removed to avoid entry into any water corridor
- outline potential or known impacts of future development on surface and groundwater hydrology, riparian land, water-related infrastructure and systems and other water users in accordance with the current guidelines
- detail stormwater treatment options and footprints relevant to the site
- detail on connections and servicing via reticulated/interim reticulated sewerage service
- detail considerations on how amendments to road alignments may impact on the design and delivery of trunk drinking and recycled water trunk mains delivered by Sydney Water
- identify riparian land controls and/or dedication of land to Sydney Water for riparian land
- demonstrate how the draft master plan achieves the NSW Government Wianamatta - South Creek waterway health objectives and stormwater management targets
- undertake MUSIC Modelling (refer **Attachment A** for further details).

The draft master plan is to be prepared with consideration of the comments and in accordance with policies and guidelines identified by EHG, DPE Water, Sydney Water and Liverpool City Council (**Attachment A**).

#### 15. Biodiversity

The draft master plan must:

- describe the proposed regime for avoiding and minimising, managing and reporting any biodiversity impacts of future development



- demonstrate that the amount of existing native vegetation (ENV) protected under the draft master plan must be the same as that which is currently protected under the Western Sydney Aerotropolis Precinct Plan and State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP) on the land to which the draft master plan applies
- supported by a report and maps (including shapefiles).

The draft master plan must be prepared with consideration of the comments provided by DPE Environment and Heritage Group (**Attachment A**).

#### **16. Air quality and Odour**

The draft master plan must be supported by a preliminary discussion on air quality and odour impact. This should include an assessment of existing air quality and odour conditions.

#### **17. Noise and vibration**

The draft master plan must include a preliminary discussion on noise and vibration impacts, specifically on existing sensitive receivers both inside and outside the project area, prepared by a suitably qualified person.

#### **18. Earthworks**

The draft master plan must:

- identify and quantify the required earthworks necessary to support the proposed development
- calculate the cut and fill for each relevant stage, zone, or area as necessary to support relevant planning applications, including the provision of a cut and fill plan
- discuss the earthworks strategy for any retention, import or export of materials, including the use of Virgin excavated natural material (VENM), including soil quality assessments.

#### **19. Ground conditions**

The draft master plan must assess any geotechnical and acid sulphate soil impacts demonstrating that the proposed development can be accommodated on the site.

#### **20. Aviation safeguarding**

The draft master plan must address aviation safeguarding as required in the Aerotropolis SEPP, Precinct Plan, DCP and relevant guideline.

#### **21. Contamination**

The draft master plan must include a preliminary site investigation prepared by a suitably qualified environmental consultant. The investigation must:

- assess and quantify any soil or groundwater contamination and demonstrate that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy (Resilience and Hazards) and any associated guidelines
- Where recommended in the preliminary site investigation, or requested by the Planning Secretary, the draft master plan must also include a detailed site

# Master Plan Requirements

Western Sydney Aerotropolis

Clause 4.41 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)



	<p>investigation, a remediation action plan and/or preliminary long-term environmental management plan.</p> <p><b>22. Bushfire</b></p> <p>The draft master plan must consider bush fire prone land and detail proposed bush fire protection measures, demonstrating compliance with Planning for Bush Fire Protection, and any requirements of the Rural Fires Act 1997.</p>
<b>Comments</b>	Agency and Council comments are attached ( <b>Attachment A</b> ) for further detail.
<b>3D model</b>	At the conclusion of the TAP process, a virtual 3D model should be prepared to support exhibition of the master plan. This is to be done on an accessible web-based portal, where all stakeholders, including the community, can view and navigate the master plan to understand the development. Where possible, the model must present any analysis and impacts of future development (such as for example overshadowing impacts).
<b>Requests for additional information</b>	The Department may require any additional information or document to be included in the master plan at any time prior to the master plan being determined.
<b>Consultation</b>	Prior to submitting the draft master plan to the TAP for co-design, you should consult with adjoining landowners to provide them with the opportunity to provide early comments and feedback to inform the preparation of the draft master plan.
<b>Timeframe to lodge Master Plan</b>	You must lodge the master plan on the NSW Planning Portal within 18 months of the date of these Master Plan Requirements. Up to three extensions of 6 months each may be granted by the Minister for Planning and Homes if you meet certain criteria in the Guidelines.

## Part B: Reports and further information for the lodgement and assessment of the master plan

In addition to the considerations and studies outlined in Part A for the TAP co-design process, the Department will require further detailed analysis and studies to support the lodgement and statutory assessment of the master plan.

The following is a list of studies which may be required to be lodged with the master plan for assessment. Note this is an indicative list, and further studies may be required that are not listed below following the TAP process and discussions with the DPE Assessments Team.

Also refer to **Attachment A** for further detailed requirements regarding various studies identified below. Please note that at the time of formal lodgement of the master plan for assessment, the Department may have a *lodgement checklist* which shall be considered at the time of lodgement.

### Reports and further information

- Biodiversity assessment (in accordance with the requirements of Biodiversity Conservation Act 2016 and Growth Centres Biodiversity Conservation Order)
- Noise and vibration assessment (prepared by a suitably qualified person and in line with policies and guidelines)
- Air quality and odour assessment (prepared by a suitably qualified person and in line with policies and guidelines)
- Sustainability strategy (including waste and servicing)
- Integrated water cycle management strategy (which shall also identify proposed monitoring locations, monitoring frequency and indicators of surface and groundwater quality)
- Flood Impact and Risk Assessment
- Transport Management Assessment Plan
- Social impact assessment
- CPTED assessment
- Public art strategy
- Economic assessment (including retail and employment)
- Fire safety report
- Bushfire Assessment Report.
- Geotechnical Report
- Detailed earth works strategy for any retention, import or export of materials, including the use of Virgin excavated natural material (VENM), including soil quality assessments
- Contamination: which may include a Detailed Site investigation, Remedial Action Plan, preliminary long-term environmental management plan, and any other plans required by an appropriately qualified professional

# Master Plan Requirements

Western Sydney Aerotropolis

Clause 4.41 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)



- Demolition and construction management plan (this document is to demonstrate that no release of coarse sediment is for any construction of building site will occur) This plan is to detail and sediment and erosion controls
- Demonstration on how the proposed master plan meets the performance criteria and standards. Identify and respond to any potential impacts where the performance criteria will not be met, such as in relation to lighting, reflectivity, wind, visual and view impacts, especially if any of these impact the amenity of the public domain.
- Complying Development Code (informed by the TAP process)
- An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sqm) and north point
  - the existing levels of the land in relation to buildings and roads
  - location and height of existing structures on the site
  - location and height of adjacent buildings and private open space
  - all levels to be to Australian Height Datum (AHD).