

## Panel Decision Report

### Master plan application detail

Master plan name and number	GDC Base Farm WSA_MP03
Address	1675 The Northern Road, Greendale
Proponent	Greenfields Development Company No.2

### Technical Assurance Panel meeting detail

Date and place of final meeting	Monday 24 June 2024 - Parramatta
Technical Assurance Panel members	Independent Chair – Stephen Murray DPHI (Department of Planning, Housing and Infrastructure) – Jane Grose TfNSW – Graham Richardson, David Hartmann (delegate for Simon Hunter) Sydney Water – Fernando Ortega (delegate for Paul Higham) Bradfield Development Authority – Gina Metcalfe Liverpool City Council – Mark Hannan and Peter Nelson (delegates for Lina Kakish) Urban Designer – David Burge
List of Technical Assurance Panel members in attendance	Independent Chair – Stephen Murray DPHI (Department of Planning, Housing and Infrastructure) – Jane Grose TfNSW – Graham Richardson, David Hartmann (delegate for Simon Hunter) Sydney Water – Jack Johnston (delegate for Paul Higham) Bradfield Development Authority – Gina Metcalfe Liverpool City Council – Lina Kakish and Peter Nelson Urban Designer – David Burge
Probity Officer	Vic Baureis – Procure Group

Panel Secretariat	DPHI Metro West – Ben Gresham, Kye Sanderson, Nichola Cook
Apologies	Paul Higham (Sydney Water)
Declarations of interest	Nil

## 1 The draft master plan

Greenfields Development Company (GDC) as the proponent has requested the following as part of the draft master plan (WSA\_MP03) for the GDC Base Farm site at 1675 The Northern Road, Greendale.

- A draft master plan for the site and accompanying technical studies,
- Amendments to the State Environment Planning Policy (Precincts – Western Parkland City) 2021,
- Amendments to the Western Sydney Aerotropolis Precinct Plan,
- Amendments to the Western Sydney Aerotropolis Development Control Plan – Phase 2, and
- Site specific exempt and complying development.

## 2 Recommendation

### 2.1 Suitability of the draft master plan

The Panel recommended the draft master plan for GDC Base Farm (WSA\_MP03) is suitable for lodgement in accordance with Section 2.3.4 of the Western Sydney Aerotropolis Guidelines, including the proposed draft amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP); Western Sydney Aerotropolis Precinct Plan (Precinct Plan); and Western Sydney Aerotropolis Development Control Plan Phase 2 (DCP) subject to the conditions outlined in **Attachment B**.

The reasons for this decision are as follows:

- It is considered that the draft master plan provides an improved planning outcome in terms of Designing with Country, land use and restoration of degraded streamlines. This is achieved through a new configuration of lot layout; realignment of the Precinct Plan road network to better reflect topography; the introduction of new height controls to allow for high bay warehousing to meet market needs; restoration

of severed riparian corridors; and the provision of a local centre and amenity nodes to service the future local workforce.

2. The proposed variations to the SEPP, Precinct Plan and DCP support the outcomes of the master plan and achieve the objectives of each document.
3. The introduction of exempt development in the SEPP will streamline minor approvals and align the site with the relevant state-wide exempt controls.
4. The introduction of complying development for:
  - a. First use of a premise
  - b. New buildings and additions
  - c. Subdivision (Strata and Torrens)will facilitate faster and streamlined approvals for development. The complying development code is supported by controls to ensure that any environmental impacts are minimised, and airport safety is maintained.
5. The changes to Precinct Plan will allow for an enhanced traffic network and lot layout for employment land uses, and improved opportunity for stormwater quality and management.
6. The changes to the DCP are required to assist the land use outcomes for the delivery of employment lands.

---

### 3 Items considered

The Technical Assurance Panel (the Panel) has considered the items listed above in Section 1, as well as a Technical Assurance Panel Engagement Report (**Attachment C**). This engagement report details:

1. Actions register.
2. A record of meetings held per the Milestone Agreement.
3. A record of minutes issued.

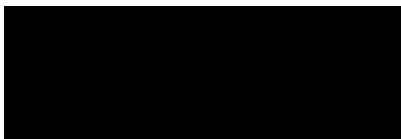
---

The Panel considers that the matters raised throughout the Technical Assurance Panel process for the draft master plan GDC Base Farm (WSA\_MP03) at 1675 The Northern Road, Greendale have

been addressed by the proponent Greenfields Development Company No.2 to enable the master plan to be updated for submission.

It is noted that several requirements outlined in **Attachment B** need to be completed prior to formal lodgement of the draft masterplan for assessment. However, these are requirements are not matters that would preclude the TAP forming the above opinion.

Yours Sincerely,



**Stephen Murray**  
Independent Chair  
Aerotropolis Technical Assurance Panel

8 July 2024