

Department of Planning, Housing and Infrastructure

Our ref: SF22/59922

Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022, Parramatta NSW 2124

Via email: [REDACTED] (cc proponent: [REDACTED])

08 July 2024

Subject: Letter of Advice – Western Sydney Aerotropolis Technical Assurance Panel – Draft Master Plan, WSA_MP03, 1675 The Northern Road, Greendale

Dear Ms Fishburn,

On behalf of the Western Sydney Aerotropolis Technical Assurance Panel (Panel), I write to advise that it is considered that the draft master plan for the Greenfield Development Company No.2's (GDC) site at 1675 The Northern Road, Greendale (WSA_MP03) will provide an improved planning outcome for the future development of the Aerotropolis, meets the requirements of the Panel and is suitable for lodgement with the Department of Planning, Housing and Infrastructure (DPHI).

The development of this site could result in the delivery of approximately 18,097 direct and indirect Jobs and 1,300,000m² of employment floorspace close to the Western Sydney International Airport, the new Bradfield City Centre, public transport and services.

The Panel was established for the GDC site on 9 March 2023. Within the master plan process, the Panel has been responsible for working with the proponent to oversee and advise on the preparation of a draft master plan that supports the best outcome for the site. The Panel, made up of representatives from council and government agencies, aimed to identify and resolve key issues early in the planning process to help reduce overall approval timeframes.

The members of the Panel for the GDC Base Farm Master Plan were as follows:

- Stephen Murray, Independent Chair
- Jane Grose, Department of Planning, Housing and Infrastructure
- Graham Richardson and Simon Hunter (David Hartmann as delegate), Transport for NSW
- Paul Higham (Fernando Ortega as delegate), Sydney Water
- Gina Metcalfe (Melissa Rassack as delegate), Bradfield Development Authority
- Lina Kakish (Peter Nelson as delegate), Liverpool City Council
- David Burge, Urban Designer Government Architect NSW

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The master plan requirements for this application were issued on 16 December 2022. A Milestone Agreement was endorsed by the Panel on 16 March 2023, and amended 15 February 2024.

This letter and the Panel decision does not predetermine as to whether the draft master plan will be supported at the assessment stage.

A copy of the Panel decision report on this draft master plan is included in **Attachment A**. This decision is accompanied by conditions specific to this draft master plan included in **Attachment B**

The master plan has met all the endorsed milestones as identified in the Technical Assurance Panel Engagement Report (**Attachment C**).

In finalising the review of the master plan the TAP noted:

- The proponent will need to engage with Sydney Water to confirm ownership of Lake Duncan following Sydney Waters risk assessment of the Lake Duncan for transfer into public ownership.
- The proponent to work will apply development thresholds as advised by Transport for New South Wales which determine development thresholds for complying development prior to triggering a review of traffic impacts.
- The draft complying development code requires a further review by the DPHI Legal and Codes teams.

In finalising the review of the master plan the TAP noted that all three of the masterplans assessed to date have not been able to achieve the tree canopy cover outlined in the Aerotropolis Development Control Plan (DCP). On this basis it is suggested that the department, Liverpool City Council and Penrith City Council work together to review these standards to determine if they remain applicable.

If you have any questions or require further information, please contact the Panel Secretariat at

[REDACTED]

Yours sincerely

[REDACTED]

Stephen Murray
Independent Chair
Aerotropolis Technical Assurance Panel

8 July 2024