

Engagement 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
Date	8 July 2024

Purpose of this report

The purpose of this engagement report is to provide the Western Sydney Aerotropolis Technical Assurance Panel a summary of the following, for the master plan WSA_MP03:

- The pre-Technical Assurance Panel engagement process with the Department of Planning, Housing and Infrastructure;
- A record of meetings held in accordance with the Technical Assurance Panel Milestone Agreement; and
- The Actions Register for the Technical Assurance Panel co-design process.

A. Engagement prior to the commencement of the Technical Assurance Panel

The Proponent undertook various steps prior to the formal commencement of the Technical Assurance Panel (TAP) process for WSA_MP03. The timeline associated with this draft master plan is detailed in Table 1 below.

Table 1 | Master Plan Timeline

Phase	Date
Pre-lodgement meeting with the Proponent and DPHI	06 June 2022
Request to become a Master Planner and request for master plan requirements lodged by the Proponent	07 July 2022
Permission granted to become a Master Planner issued by DPHI	14 October 2022
Date master plan requirements issued	18 October 2022

B. Record of meetings held

Meetings were scheduled in accordance with the endorsed Milestone Agreement (Appendix A). A total of 13 meetings were held, consisting of:

- 5 TAP meetings;
- 8 workshops.

Table 1 below provides a summary of each meeting and the key items raised at each meeting.

Table 2 | List of meetings held

Date of Meeting	Meeting Name	Meeting type	Milestone task/Matters	Date minutes issued
9 March 2023	Meeting 1	TAP meeting	<ul style="list-style-type: none"> • GDC presentation of the Master plan • DPE presented the Milestone Agreement • Site visit 	20 March 2023
5 April 2023	Stormwater and Waterway Health workshop	Workshop	<ul style="list-style-type: none"> • Lake Duncan strategy • Stormwater quality measures • Ownership and Maintenance • Staging Considerations 	11 April 2023
14 April 2024	Transport and Traffic workshop	Workshop	<ul style="list-style-type: none"> • Regional Movements • Corridor protection for potential future links between the proposed Outer Sydney Orbital (road & rail) and The Northern Road / Western Sydney Airport • Discussion of Transport modelling approach 	19 April 2023

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Date of Meeting	Meeting Name	Meeting type	Milestone task/Matters	Date minutes issued
			<ul style="list-style-type: none"> • Discussion of the program, including approval timeframes • Discussion of likely issues and resolution process 	
22 May 2023	Meeting 2	TAP Meeting	<ul style="list-style-type: none"> • Endorsement of milestone agreement • Stormwater management • Road layout and intersections • Master plan structure 	26 May 2023
2 June 2023	Aviation Safety Workshop	Workshop	<ul style="list-style-type: none"> • Building heights and OLS • Building restricted area • Wildlife attraction and mitigation • Management of wildlife attraction risk and Lake Duncan 	8 June 2023
9 June 2023	Urban Design workshop	Workshop	<ul style="list-style-type: none"> • Overview site context and proposed structure plan • Presentation of public domain and landscape • Presentation of consolidated local centre and lot layouts • Presentation of access, movement and engineering 	19 June 2023

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Date of Meeting	Meeting Name	Meeting type	Milestone task/Matters	Date minutes issued
9 June 2023	Water supply and services	Workshop	<ul style="list-style-type: none"> • Civil engineering • Stormwater management • Landscape and WSUD 	19 June 2023
26 July 2023	Complying development and planning workshop	Workshop	<ul style="list-style-type: none"> • Proponent discussion on proposed complying development code • DPE presentation on complying development • General Discussion 	27 July 2023
21 August 2023	Infrastructure design and planning pathways	Workshop	<ul style="list-style-type: none"> • Utilities servicing strategy • Development timeline and staging • Deliver of water, sewer recycled water, electricity and telecommunications 	21 August 2023
24 October 2023	Meeting 3	TAP meeting	<ul style="list-style-type: none"> • Stormwater management update and endorsement • Transport modelling update and next steps • Update on recognising country strategy • Update on draft code and planning updates 	30 October 2023
15 December 2023	Meeting 4	TAP meeting	<ul style="list-style-type: none"> • Revised milestone agreement • Update on stormwater management • Endorsement of road network 	18 December 2023

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Date of Meeting	Meeting Name	Meeting type	Milestone task/Matters	Date minutes issued
			<ul style="list-style-type: none"> • Presentation of updated recognising country strategy 	
22 April 2024	Final workshop	Workshop	<ul style="list-style-type: none"> • Overview of changes with tranche 2 study submission • Tree canopy targets • Further updates to stormwater management strategy • Update on CDC • Discussion of ownership • Discussion of noise impact assessment • Closed session – discussion and confirmation of meeting actions. 	23 April 2024
24 June 2024	Meeting 5	TAP meeting	<ul style="list-style-type: none"> • Draft Master Plan • Technical Study Updates • Response to TAP comments 	27 June 2024
24 June 2024	Meeting 5 (closed session)	TAP meeting	<ul style="list-style-type: none"> • Resolution/Discussion of outstanding items from TAP process • General Discussion • Discussion and confirmation of final advice. • Provision of advice to the proponent 	27 June 2024

3.0 Actions

The following table identifies the actions recorded throughout the Technical Assurance Panel process for this master plan, any notes and the status of the action at the end of the project, which is defined as the last scheduled Technical Assurance Panel meeting held on 19 April 2024.

Table 3 | Actions register

Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A1	TAP meeting 1	Thu, 09-Mar-23	TAP core members to provide comment on the milestone agreement via the Secretariat.	Completed	TAP Members	Comments provided by members
A2	TAP meeting 1	Thu, 09-Mar-23	Secretariat to provide updated milestone agreement to Chair following comments from agencies and council	Completed	DPE	Steve approved revised milestone agreement. To be reported to TAP meeting 2 for endorsement
A3	TAP meeting 1	Thu, 09-Mar-23	Update the agenda for the Transport workshop to include staging of the road corridor and further investigation of intersection with the Outer Sydney Orbital	Completed	DPE	Reflected in updated milestone agreement
A4	TAP meeting 1	Thu, 09-Mar-23	Update the agenda for the Aviation Safeguarding workshop to include consideration of what can be developed in the Public Safety Area (PSA) and the relationship between building heights and the Obstacle Limitation Surface (OLS).	Completed	DPE	PSA issue added to revised milestone agreement. Aviation workshop to be held on 29 May. PSA issue to be included in agenda

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A1	Stormwater and Waterway Health working group	Wed, 05-Apr-23	Cerno to provide a comparison between the DCP and the work they have performed with the cross section plan on riparian streets with natural trunk drainage and outline who is proposed to have responsibility for the services/assets in the cross section.	Completed	Cerno	Updated cross sections provided
A2	Stormwater and Waterway Health working group	Wed, 05-Apr-23	DPE to provide aviation restrictions documentation uploaded to the digital data room as well as distributing with the minutes	Completed	DPE	
A3	Stormwater and Waterway Health working group	Wed, 05-Apr-23	Proponent to provide draft Civil Engineering Report to Secretariat, due 06/04/2023	Completed	Cerno	
A4	Stormwater and Waterway Health working group	Wed, 05-Apr-23	Secretariat to distribute Civil Engineering Report to TAP Members for comments by 12/04/2023. Comments due back to Secretariat 26/04/2023	Completed	DPE	
A1	Transport and traffic working group	Fri, 14-Apr-23		Completed	DPE	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A2	Transport and traffic working group	Fri, 14-Apr-23	TfNSW to provide assessment framework for variations to road network.	Completed	TfNSW	
A3	Transport and traffic working group	Fri, 14-Apr-23		Completed	GDC	
A4	Transport and traffic working group	Fri, 14-Apr-23	TfNSW to provide assumptions for upgrades to the Northern Road.	Completed	TfNSW	Complete
A5	Transport and traffic working group	Fri, 14-Apr-23	GDC to meet with TfNSW to clarify and resolve the siting and number of intersections along The Northern Road.	Completed	GDC	
A6	Transport and traffic working group	Fri, 14-Apr-23	DPE TAP Secretariat, TfNSW, Liverpool City Council and GDC/GHD to meet within the next two weeks to confirm modelling assumption and methodology. This will include trip generation rates for comparable areas including Mamre Road.	Completed	DPE	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A7	Transport and traffic working group	Fri, 14-Apr-23	TfNSW to provide trip analysis methodology for airport area and Mamre Road	Completed	TfNSW	
A8	Transport and traffic working group	Fri, 14-Apr-23	GDC to update the design slides to indicate clearly signalised intersections and roundabouts.	Completed	GDC	Provided in draft transport study which TfNSW has reviewed and provided comments on
A1	TAP meeting 2	Tue, 23-May-23	Circulate key points collated in meetings with WPCA, Liverpool City Council, Sydney Water regarding desired open space outcomes and blue green grid infrastructure analysis with the proponent by/before 5 June.	Completed	DPE	
A2	TAP meeting 2	Tue, 23-May-23	TfNSW to send an email to DPE with an update on actions (A5, A6, A7) listed in the presentation under item 2.	Completed	TfNSW	
A3	TAP meeting 2	Tue, 23-May-23	DPE to follow up with TfNSW on actions (A1, A2, A3, A4) post Transport's meeting with the proponent on assessment framework on 22 May 2023 and modelling methodology and data within two weeks	Completed	DPE	
A4	TAP meeting 2	Tue, 23-May-23	Make changes in the wording of the content of 'TAP Meeting 2 (22 May 2023)' item on the Milestone Agreement. It has been recommended the term 'confirmation' should be replaced with 'discussion'.	Completed	DPE	
A5	TAP meeting 2	Tue, 23-May-23	Proponent to provide a high-level list of the development types that they propose to	Completed	GDC	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
			carry out as complying development by/before 5 June.			
A6	TAP meeting 2	Tue, 23-May-23	DPE prepare a high-level GANTT chart showing the key dates of all three master plans. To be circulated to all TAP members.	Completed	DPE	
A7	TAP meeting 2	Tue, 23-May-23	DPE to clarify with EHG where the 15-day detention time target for Lake Duncan has come from. Advise the TAP and GDC about EHG's response.	Completed	DPE	
A8	TAP meeting 2	Tue, 23-May-23	DPE to organise a meeting between GDC and Sydney Water, Liverpool City Council, WPCA, Transport (optional) to clarify ownership and ongoing maintenance of stormwater infrastructure including road swales.	Completed	DPE	
A9	TAP meeting 2	Tue, 23-May-23	DPE and Transport to meet with GDC regarding permeability and access issues concerning the proposed road network. GDC to advise how their proposed road network delivers superior outcomes to the Precinct Plan. The need for a service and access strategy to be discussed at this meeting.	Completed	DPE	
A10	TAP meeting 2	Tue, 23-May-23	GDC to provide Transport with CAD drawings of the proposed road network	Completed	DPE	
A1	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to clarify the referral role that the Commonwealth Department of	Completed	DPE	Confirmed that the Commonwealth Department

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
			Infrastructure has in the TAP process and advise the TAP of outcome			of Infrastructure is not a TAP member. Observer role only
A2	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to establish the best contacts in the Commonwealth Government and the most suitable level of information from the Master Planner to best inform the TAP process for aviation safety matters. Initial discussions to be held by Thursday 8 June 2023 and the TAP and proponent to be advised of the outcome.	Completed	DPE	WSA Co. are the best contact
A3	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to provide feedback on the conceptual building heights presented and advise on the range of considerations (beyond just the OLS) that must be applied. Advice to be provided to the TAP and proponent.	Completed	DPE	Urban Design advise provided on building height strategy
A4	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to map out the approvals from agencies dealing with aviation safety and the timing of these relative to the Master Plan approval process.	Completed	DPE	Advice provided that approval process runs through WSA
A5	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to meet with WSA to establish way forward for providing feedback on proposed amendments to the Western Parkland City – Precincts SEPP regarding referral requirements (meeting by 9 June). To provide TAP and proponent of outcome by 14 June.	Completed	DPE	Advise from and WSA and Commonwealth provided
A6	Aviation Safety Workshop	Fri, 02-Jun-23	DPE to meet with WSA and DIRTCA whether suitable to remove some referral requirements for temporary structures such as cranes on the site entering into protected	Completed	DPE	Advise from and WSA and Commonwealth provided

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
			airspace prior to the second runway. To advise TAP and proponent of outcome.			
A1	Urban Design and Public Domain	Fri, 09-Jun-23	GDC to provide scale comparisons for the Local Commercial Centre to assist TAP members with the preparation of their feedback. To be sent to the TAP Secretariate who will circulate to the TAP.	Completed	GDC	
A2	Urban Design and Public Domain	Fri, 09-Jun-23	TAP members to provide comment on the material presented.	Completed	GDC	
A1	Complying development and Planning	Wed, 26-Jul-23	DPE to confirm what form the drafting of the Complying Development is to be in and who will draft this for DPE Legal and Parliamentary Counsel. Outcome to be circulated to the TAP.	Completed	DPE	
A2	Complying development and Planning	Wed, 26-Jul-23	TAP Secretariat to discuss with the Codes team about the possibility of creating an overarching framework for complying development in the Aerotropolis and providing a template for the Complying Development Code to be included in the Master Plan. Outcome to be circulated to the TAP.	Completed	DPE	
A3	Complying development and Planning	Wed, 26-Jul-23	TAP Secretariate to organise meeting between proponent, TfNSW, Liverpool Council, TAP Chair and the DPE Codes team to discuss suitable Complying	Completed	DPE	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
			Development Codes and land use types (meeting to be organised following resolution of Action A2).			
A4	Complying development and Planning	Wed, 26-Jul-23	TAP members to provide comments to the TAP secretariat on the proposed additional permitted land uses. Comments to be circulated to the proponent.	Completed	TAP members	Provided with advice on broader presentation (Action A11)
A5	Complying development and Planning	Wed, 26-Jul-23	The TAP secretariat to confirm with WSA Co. and the Commonwealth that aviation safety feedback can be circulated to the TAP.	Completed	DPE	Advice provided to TAP
A6	Complying development and Planning	Wed, 26-Jul-23	TfNSW to share the diagram of the road corridor connection to OSO that can be passed to the proponent.	Completed	TfNSW	
A7	Complying development and Planning	Wed, 26-Jul-23	TAP Chair and DPE planning to discuss details of technical studies and advise proponent of any update to study requirements.	Completed	DPE	
A8	Complying development and Planning	Wed, 26-Jul-23	TAP Secretariate to organise meeting with Government Architect NSW, TAP Chair, Matthew Bennett and proponent to provide guidance on the preparation of the Design Excellence Strategy.	Completed	DPE	
A9	Complying development and Planning	Wed, 26-Jul-23	TAP Secretariat to seek clarification from TfNSW regarding the road classification of east west road (sub arterial or arterial)	Completed	DPE	How to show road in MP confirmed by TfNSW and advice provided to GDC
A10	Complying development and Planning	Wed, 26-Jul-23	DPE to advise proponent on validity of the Master Plans beyond 5 years	Completed	DPE	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A11	Complying development and Planning	Wed, 26-Jul-23	TAP members to provide any written feedback on the material submitted for the workshop	Completed	TAP members	[REDACTED]
A1	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	Proponent to provide map showing the location of Strathler order streams to the TAP Secretariat to circulate to the attendees of the workshop. This map must identify how the Aerotropolis DCP is complied with or proposed to be varied (with justification).	Completed	GDC	[REDACTED]
A2	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TAP Secretariat to investigate and advise the TAP and proponent whether the Natural Resources Access Regulator (NRAR) can have a discussion with the proponent team regarding the stormwater management during the TAP process.	Completed	DPE	[REDACTED]
A3	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	The proponent to provide maps that show the pre and post development waterway network (Strathler order of waterways and above and below 15Ha catchments)	Completed	GDC	[REDACTED]
A4	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	[REDACTED]	Completed	Sydney Water	[REDACTED]

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A5	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TfNSW to provide design drawings for the drainage network of The Northern Road corridor to the TAP Secretariat to share with proponent. Proponent to address in their Stormwater Management Strategy	Completed	TfNSW	[REDACTED]
A6	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TfNSW to ensure responses to request for clarification on trip generation rates and mode share comments are provided back to the TAP Secretariat and proponent.	Completed	TfNSW	[REDACTED]
A7	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	Proponent to mark up a plan showing the spacing between signalised intersections. Provide to TAP Secretariat.	Completed	GDC	[REDACTED]
A8	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TAP Secretariat to clarify the status of the TfNSW comments to the Draft Transport and Traffic Study and proponent responses.	Completed	DPE	[REDACTED]
A9	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	All references to State or Local Government ownership should be changed to "public ownership" in the next iteration of road cross section diagrams.	Completed	GDC	[REDACTED]
A10	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	The proponent to demonstrate a bus safe road design is provided for all bus capable roads and provide to TAP Secretariat and TfNSW.	Completed	GDC	[REDACTED]
A11	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	[REDACTED]	Completed	DPE	[REDACTED]
A12	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	Proponent to provide map with the 1% and 5% flood planning levels.	Completed	GDC	[REDACTED]

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A13	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	Proponent to reevaluate approach to on lot water quality treatment based on advice from DPE Water in meeting.	Completed	GDC	[REDACTED]
A14	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TAP Secretariat to provide guidance to on how the proponent can balance tree canopy targets and controls address wildlife safeguarding in the Precinct Plan and DCP and approach when there are potential conflicts.	Completed	DPE	[REDACTED]
A15	Infrastructure Design and Planning Pathways	Mon, 21-Aug-23	TAP members and other participants in the workshop to provide any comments on the presentation material to the TAP Secretariat.	Completed	All/ TAP Members	[REDACTED]

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A1	TAP meeting 3	Tue, 24-Oct-23	TAP Secretariat to organise a meeting between GDC, Sydney Water, DPE Water, EHG, LCC and TfNSW to resolve position on Stormwater Management including consideration of ownership and maintenance. GDC to provide overview for TfNSW on stormwater management information required for The Northern Road. Outcomes to be circulated to TAP.	Completed	TAP Secretariat	[REDACTED]
A2	TAP meeting 3	Tue, 24-Oct-23	TAP Secretariat to organise meeting with GDC, Greater Sydney Parklands, LCC, and WSA Co to discuss tree canopy targets and wildlife attraction controls that apply. TAP to be advised of outcome. Suggest inviting IPG to this meeting as this is an issue that effects more than one site.	Completed	TAP Secretariat	[REDACTED]
A3	TAP meeting 3	Tue, 24-Oct-23	DPE to address changes in terminology from "Design Excellence" to "Design Quality" in Master Plan Requirements and other master planning documentation and policy.	Completed	DPE	Confirmed, when MP documentation is updated it will reflect "Design Quality" terminology
A4	TAP meeting 3	Tue, 24-Oct-23	TAP Secretariat to organise a follow up meeting between GDC and David Burge and TAP chair on feedback to the Draft Design Quality Strategy.	Completed	TAP Secretariat	[REDACTED]
A5	TAP meeting 3	Tue, 24-Oct-23	TAP Secretariate to provide GDC with guidance on the approach to addressing	Completed	TAP Secretariat	[REDACTED]

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
			amendments to the WPC SEPP, Precinct Plan and DCP.			
A6	TAP meeting 3	Tue, 24-Oct-23	TAP Chair to investigate the provision of guidelines defining permitted uses in Agribusiness zone, with DPE.	Completed	TAP Chair and DPE	
A7	TAP meeting 3	Tue, 24-Oct-23	TAP members provide any written comment on material presented and circulated within five working days.	Completed	TAP members	
A1	TAP meeting 4	Fri, 15-Dec-23	Discuss a revised Milestone agreement with Liverpool Council and TfNSW to confirm a suitable pathway to endorsement by 28 June 2024. Including options of receiving transport modelling in February 2024 to commence review.	Completed	TAP Secretariat	
A2	TAP meeting 4	Fri, 15-Dec-23	DPE facilitate a workshop between GDC, Sydney Water and Council to discuss the revised stormwater management scheme incorporating caveats requested by agencies before endorsing the trunk drainage layout.	Completed	TAP Secretariat	
A3	TAP meeting 4	Fri, 15-Dec-23	GDC to provide WSA Tunnel section options for circulation to the TAP for reference.	Completed	GDC	

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A4	TAP meeting 4	Fri, 15-Dec-23	DPE to advice on the suitability of amending the Recognising Country template (Part G). The Proposed change is for indigenous stakeholders to not be required to sign off the master plan, but instead provide input through a survey with broader questions and opportunities.	Completed	TAP Secretariat	[REDACTED]
A5	TAP meeting 4	Fri, 15-Dec-23	GDC to further investigate and report back to the TAP on the locations where high bay warehousing is suitable as complying development. This to include what parts of the site are suitable for high bay warehouses.	Completed	GDC	[REDACTED]
A6	TAP meeting 4	Fri, 15-Dec-23	Check with other TAPs re the definition of Building Height. Definitions of building height incorporated in the code must be in accordance with the Standard Instrument LEP.	Completed	DPE	[REDACTED]
A7	TAP meeting 4	Fri, 15-Dec-23	GDC to investigate and provide evidence on why 20,000 sqm and 24m building heights in local centres are necessary as parameters for complying development. Findings to be reported back to the TAP.	Completed	GDC	[REDACTED]
A8	TAP meeting 4	Fri, 15-Dec-23	GDC to check that referrals to TfNSW as required by schedule 3 of the Transport and Infrastructure SEPP are retained in the proposed CDC framework. Findings to be circulated to the TAP.	Completed	GDC	Confirmation that updated GDC TAP responses contain referral requirements for TfNSW.

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A9	TAP meeting 4	Fri, 15-Dec-23	DPE and GDC to meet with Liverpool Council to discuss s7.12 contributions for public open space.	Completed	DPE	[REDACTED]
A10	TAP meeting 4	Fri, 15-Dec-23	DPE and transport to discuss the right approach to transport investigation area facing OSO. Findings to be reported back to TAP.	Completed	DPE	TfNSW provided advice to GDC (through TAP Secretariate) on area to be shown as transport investigation area for inclusion in updated transport corridors map in WPC SEPP
A1	Final workshop	Mon, 22-Apr-24	TAP Secretariat to establish weekly meetings between TfNSW and GDC through to end June.	Completed	TfNSW	Meetings organised on an as needs basis
A2	Final workshop	Mon, 22-Apr-24	GDC to update MUSIC model based on advice from Sydney Water on water reuse rates. When updated the model is to be provided to TAP Secretariat and Sydney Water for review.	Completed	GDC	[REDACTED]
A3	Final workshop	Mon, 22-Apr-24	TAP Secretariat to organise meeting for early May between GDC and Sydney Water regarding the water reuse rates to be applied and a risk matrix for Lake Duncan and the role for Sydney Water taking on ownership.	Completed	TAP Secretariat	Sydney Water have lead the organisation of a series of workshops and site visit with GDC to support the risk matrix

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Item no.	Meeting / workshop	Date opened	Description	Status	Action Owner	Notes
A4	Final workshop	Mon, 22-Apr-24	TAP Secretariat to organise to organise meeting between GDC and EPA and the DPHI Assessments team regarding the noise impact assessment	Completed	TAP Secretariat	

4.0 Technical Studies

Studies have been prepared in support of the Draft Master Plan. The TAP have reviewed the following technical listed in Table 3 below.

Table 4 | List of technical studies

Name of Study	Prepared By	Revision Date
Aboriginal Cultural Heritage Assessment	Kelleher Nightgale Consulting PTY LTD	31 January 2024
Aquatic Ecology Assessment	Ecological	26 March 2024
Air quality and Odour Assessment	GHD	31 May 2024
Aviation Safeguarding Report	Strategic Airspace	3 April 2024
Base Farm Master Plan Economic Assessment	Urbis	March 2024
Biodiversity Assessment Report	Ecological	26 March 2024
Bushfire Protection Assessment	Ecological	26 March 2024
Civil Engineering Report	Costin Roe Consulting	8 April 2024
Complying Development Code	Urbis	May 2024
CPTED Report	Lote Consulting	3 April 2024
DCP Compliance Table	Urbis	April 2024
Design Quality Strategy	Terroir	May 2024
Designing with Country Framework	Yerrabingin	October 2023
Draft Civil Engineering Report	Costin Roe Consulting	17 March 2023
Draft Master Plan Report	Terroir	May 2024
Engagement Outcomes Report	Urbis	19 February 2024
Explanation of Intended Effects	Urbis	May 2024
Farm Operations and Environmental Management Plan	Premise	20 January 2024
Fire Safety Report	Minerva	26 March 2024
Flood Impact Risk Assessment	Costin Roe Consulting	23 May 2024
Heritage Impact Assessment	Kelleher Nightgale Consulting PTY LTD	31 January 2024
Infrastructure Delivery Strategy	NXS Planning	March 2024
Lake Duncan Management Plan	Realm Studios	3 April 2024

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Name of Study	Prepared By	Revision Date
Master Plan Requirements Compliance Table	Urbis	April 2024
Noise Impact Assessment	Acoustic Logic	23 February 2024
Planning Report	Urbis	May 2024
Preliminary Geotechnical Investigation	Douglas Partners	4 April 2024
Preliminary Salinity Investigation and Salinity Management Plan	Douglas Partners	29 January 2024
Preliminary Site Investigation	Douglas Partners	24 August 2024
Preliminary Site Investigation (Contamination)	Douglas Partners	29 January 2024
Public Art Strategy	UAP	31 January 2024
Recognise Country Response Template	Urbis	May 2024
Site Survey Plan	Beverage Williams	May 2024
Social Impact Assessment	Urbis	5 April 2024
Social Infrastructure Assessment	Urbis	5 April 2024
Sustainability Strategy	Atelier Ten	25 March 2024
Traffic and Transport Assessment	GHD	18 April 2024
Tree Canopy Justification	Terrior	May 2024
Urban Design Report	Terrior	May 2024
Utilities Servicing Strategy	Infrastructure & Development Consulting	May 2024
Waste Management Plan	TTM	19 March 2024
Western Sydney Aerotropolis Precinct Plan Compliance Table	Urbis	May 2024
Wildlife Management Assessment Report	Ecological	28 March 2024

Appendix A

Endorsed Milestone Agreement

WSA_MP03 – GDC Base Farm

1675 The Northern Road, Greendale

Milestone	Week commencing
Meeting 1	06 March 2023

- Present the draft master plan and identify any variances between the Precinct Plan and SEPP, including justification for the changes and adherence to Master Plan Guidelines
- Site visit

Stormwater and waterway health workshop	3 April 2023
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- Lake Duncan strategy (including ownership)
 - Key/central corridor strategy
 - Stormwater quality measures
 - On street strategy (North, South and West East)
 - Per lot strategy
 - WSD design proposal
 - Ownership and Maintenance
 - Lake Duncan
 - Corridors
 - Detention basins
 - Staging Considerations
 - Cut and fill / fencing / soil network considerations.

Transport and traffic workshop	10 April 2023
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- Regional Movements
 - Orbital/freight connection
 - Integration into WSA (tunnel/bridge)
 - Consideration of any proposed airfreight logistics hub
 - Traffic quantities
 - Road design – Primary, Sub-Arterial, Collector
 - Intersections
 - Hierarchy
 - Turning circles
 - Detailed design – sections, long sections
 - Urban Structure/ Street Network
 - Departures from DCP
- Corridor protection for potential future links between the proposed Outer Sydney Orbital (road & rail) and The Northern Road / Western Sydney Airport.
- Transport modelling approach

Milestone	Week commencing
<ul style="list-style-type: none"> Staging Considerations 	
Meeting 2	22 May 2023
<ul style="list-style-type: none"> Formal endorsement of milestone agreement Formal endorsement and confirmation of approach to stormwater management and Lake Duncan (including stormwater, waterway health targets, ownership, and acquisition) Formal endorsement and confirmation of approach to transport evaluation, including agreement of key outcomes Presentation of masterplan structure and function, including: <ul style="list-style-type: none"> Lake Duncan, stormwater corridors and infrastructure Reviewing stormwater/integrated water management schedule Overall road design based on traffic, transport and regional infrastructure plans Staging, funding and delivery of infrastructure Consideration of the local centre relocation <ul style="list-style-type: none"> Understanding the economic viability and merit assessment of the proposed local centre relocation 	
Aviation safety workshop	29 May 2023
<ul style="list-style-type: none"> Public Safety Area (PSA) – access and maintenance Development in the PSA Noise impact strategy High Intensity Approach Lighting Easement – developments, access & maintenance Resolution of the OLS to be adopted (SEPP vs OLS to match WSI's runway infrastructure) Building heights, including in the context of the Obstacle Limitation Surface (OLS). External lighting and Reflection strategy Birdstrike strategy Windshear strategy Building Restricted Area strategy Compatibility of retention and continued use of Lake Duncan with airport operations Height approval strategy for construction facilities & equipment in relation to timing of Airport Runways in operation 	
Urban design and public domain workshop	05 June 2023
<ul style="list-style-type: none"> Public domain principles and delivery <ul style="list-style-type: none"> Connection to Country Green and brown infrastructure Connectivity and amenity – Lake Duncan Land use, open space and dual use land calculations (existing and proposed) Precinct staging Cut and fill / fencing / soil network considerations Ownership, delivery and maintenance of public domain Commercial Centre - uses, controls, regional considerations Interfaces to Outer Sydney Orbital and adjoining landholdings 	

Milestone	Week commencing
Water supply and services workshop	05 June 2023

- Power
 - Zone substation
 - Staging
- Wastewater
- Recycled water
- Staging/sequencing based on regional infrastructure

Complying development and planning workshop	26 June 2023
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- Complying development
 - Eligibility criteria (general provisions)
 - Building and development types
 - Development standards
 - Developer contributions
 - Ensuring consistency of land uses with SEPP zone objectives
- SEPP, Precinct Plan and DCP variations
 - Confirm SEPP changes in master plan
 - Confirm precinct plan changes in master plan
 - Confirm pathway for DCP variations
 - Consistency of Master Plan with precinct vision of SEPP zone objectives
- Final master plan framework
 - Extent of land to be included
 - Timeframe for validity
 - Process for future updates
- Design quality

Meeting 3	23 October 2023
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- Seeking TAP in principle endorsement of Stormwater Management Strategy
- Seeking TAP in principle endorsement of road network and traffic modelling
- Presentation of draft exempt and complying development code
- Presentation on public domain concept plan
- Presentation of draft Recognising Country Strategy
- Presentation of design quality strategy
- Presentation of planning framework including proposed variations to Precinct Plan and DCP

Meeting 4	11 December 2023
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- Seeking TAP in principle endorsement of the:
 - Complying development code
 - Master plan structure and function
 - Public domain concept plan
 - Design quality strategy
 - Recognising Country Strategy

Milestone	Week commencing
Submission of technical studies for TAP review and endorsement	8 April 2024
Workshop	22 April 2024

- Presentation of final draft master plan and resolution of outstanding issues (full day).

Meeting 5	24 June 2024
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- *Final Endorsements*
 - Masterplan application
 - Complying development code
 - Endorsement of any accompanying studies presented in TAP
- *Other matters*
 - Discussion of SEPP, Precinct Plan and DCP amendments