

Supplementary Guidance: Aerotropolis Technical Assurance Panel

(does not form part of the Master Plan Guideline and may be amended from time to time and published by the Department of Planning, Industry and Environment)

Purpose

The Technical Assurance Panel (TAP) for master plans will be utilised to provide a means of collaboration between a proponent, State government agencies, councils, Government Architect, and the local Aboriginal community. This collaboration will encourage the transparent communication of technical information required by the proponent to inform the development of a master plan as well as infrastructure providers to inform detailed infrastructure planning.

The TAP is focused on the technical aspects of the master plan in terms of specifications and development parameters, especially the formation of complying development controls. The TAP will also provide inter-agency coordinated, independent, expert, and impartial design advice on the design quality of a master plan in the Western Sydney Aerotropolis. The TAP will focus on the collaborative preparation and upfront resolution of issues to support a more resolved and progressed master plan that is consistent with the vision of the Western Sydney Aerotropolis, relevant Precinct Plan and the DCP.

The sharing of technical information and skills will assist in the development of complying development controls for relevant areas of an approved master plan without compromising on land use and infrastructure delivery and safety outcomes.

TAP Members

The TAP is to be made up of a component of core members with additional members requested as required and as needed for technical input. The TAP will be led by a Chair appointed by the Department of Planning, Industry and Environment.

The primary function of the Chair is to ensure that the collaborations between the TAP and proponent proceed in a fair and orderly manner.

The TAP membership will be the key, single point of contact and liaison as part of the master plan process and not require ad-hoc or other independent consultation. It is proposed that the TAP will consist of a minimum of seven members and be supported by a secretariat and advisors where appropriate. The TAP membership will be responsive to the type, scale and requirement for the proposed master plan.

The core membership of the TAP may consist of:

- Western Parkland City Authority
- Department of Planning, Industry and Environment representative
- Transport for NSW representatives (including Sydney Metro if within 1.2km of a metro station)
- Relevant Council/s representative
- Sydney Water
- An accredited urban designer selected from the NSW State Design Review Panel

Other representatives invited to attend the TAP, as required to provide technical input, include:

- Local Aboriginal Community representative

- Department representatives in the areas of:
 - Environment, Energy and Science
 - Industry and Resources
 - Environmental Protection Authority
- Government Architect NSW
- Jemena representative
- Endeavour Energy representative
- Local Health District representative
- Heritage NSW representative
- Western Sydney Airport representative
- TransGrid representative
- Department of Education representative
- NSW Health representative
- Additional technical specialists, if deemed appropriate by the Panel Chair.

A Department representative responsible for the assessment of the master plan may also be invited to the TAP as an observer.

A probity advisor will be required in the structure of the TAP as an observer and an advisor to ensure the integrity of the TAP and the master planning process.

Secretariat support to the TAP will be provided by the Department. Depending on the complexity of the master plan, the Department may appoint a project manager to assist the Chair and Secretariat.

Roles and Responsibilities

Role of the TAP

The TAP guides the required studies, scope, milestones, and deliverables for the development of a proposed master plan. The TAP is to work collaboratively with the proponent to identify and address key technical matters of concern and deliver a master plan, and subsequent complying development controls, which will deliver on the desired outcomes of the Western Sydney Aerotropolis and meet all necessary development criteria, standards, and risk mitigation solutions for the complying development pathway.

The TAP will coordinate state agency requirements and responses through a co-design and collaborative process with the proponent. The co-design process supports iterative development of the master plan including assessment of the individual state agency requirements.

The TAP will also provide guidance on urban and architectural design excellence and delivery of design principles of the relevant Precinct Plan.

The TAP will prepare formal advice and recommendations at each formal recommendation milestone to allow the master plan to progress and inform the review and assessment of the master plan by the Department.

Role of the proponent

The proponent is responsible for the project management and funding of the preparation of the master plan, any supporting technical studies and other documents required by the TAP and the preparation of the deliverables identified in the project plan. The proponent will need to address the feedback of the TAP submit or present key deliverables for review of the TAP in order for the proposal to progress through the master planning stages. The proponent, or person nominated by

the proponent, will be the primary contact throughout the master planning process and will be required to present to the TAP.

Probity

If necessary, a probity plan will be prepared by the TAP, and a Probity Officer will be appointed to participate in all TAP meetings. The Department shall determine whether a probity plan is required.

Costs for the TAP

The proponent will be required to pay for costs associated with the TAP.

The cost will be a flat rate fee for TAP secretariat support, state agency members and the relevant local council representative. It will be payable to the Department at the time indicated in the Milestone Agreement (refer below). The Department will be responsible for distributing funds to the TAP members.

Milestone Agreement

The TAP and proponent are to work collaboratively to formalise a program for the development and finalisation of a master plan. Milestones and associated deliverables will be agreed along with the scope of works for required technical studies at the pre-lodgement phase. The Agreement binds both parties to agreed milestones and timeframes to ensure timely actions from both parties.

The proponent will prepare technical studies and other requirements for submission to the TAP in order to meet agreed milestones.

Supplementary Guidance: Preparing Master Plan Request

(Note: does not form part of the Master Plan Guideline and may be amended from time to time and published by the Department of Planning, Industry and Environment)

Example information to be submitted with a Master Plan Request and tailored to suit the complexity of the project

Requirement	Inclusions
Landowner's consent	<ul style="list-style-type: none"> - In accordance with the Aerotropolis SEPP
Indicative plan	<ul style="list-style-type: none"> - Structure Plan - Public domain strategy - Land use sub-precincts organised by intensity and primary land use - Estimated number of jobs and homes both ultimate and annual - Indications where the master plan may not be consistent with an approved Precinct Plan
Constraints plan	<ul style="list-style-type: none"> - Airport safeguarding - Flooding – 1% AEP, 0.5% AEP and PMF - Significant vegetation - Areas of known contamination - Areas of heritage or cultural significance - Planned transport corridors - Evidence of servicing capability
Proposed Complying Development	<p>The proponent is required to identify location/s and development within the master plan site for which the complying development is to be sought. This can be either the entire site, or only a portion of the site. The degree of detail required for a master plan will be guided by the extent complying development is to be unlocked by the master plan. Depending on the location/s, development types and context of the locations the proponent is seeking to unlock the complying development pathway, additional technical investigations may be required. The request should describe the proposed concept for complying development, including:</p> <ul style="list-style-type: none"> - Plan showing areas where complying development is proposed - Land uses proposed to be complying development and preliminary development standards (code) for each of the land uses in table form, including land-based exclusions (e.g., flood areas, significant heritage areas) - The existing approval pathway for those land uses (i.e., SSD, relevant SEPPs, third parties' approvals required).
Project Staging	<p>Staged master plans will be required to address all the standard requirements for the initial stage(s) for which approval is sought. Some or all standard requirements may also need to be addressed for remaining stages in order to demonstrate that the initial stage will not inhibit coordinated development outcomes across the remainder of the site or evolution of stages over time.</p> <p>The requirements for a staged master plan will be issued by the Minister for Planning and Public Spaces or his Delegate in granting permission to master plan. It is expected that a proponent will provide precinct planning level detail as well as anticipated building footprints and potential uses for the future staged portions of the Master Plan.</p>

Requirement	Inclusions
Design Excellence Strategy	The strategy outlines the process the proponent will follow to achieve design excellence. There may be different design excellence pathways ranging from design competitions, to staged master plan development with design reviews along the development process.
Cultural Map	Cultural Mapping is the identification, classification and mapping of cultural resources existing in a community. It includes tangible assets such as cultural industries, facilities and spaces, as well natural and cultural heritage, public art, and places of religious assembly on the master plan site. The Cultural Map is to form one of the guiding tools, alongside the Design Excellence Strategy and NSW Better Placed design objectives, for the development of the master plan.

Supplementary Guidance: Standard Master Plan Requirements

(does not form part of the Master Plan Guideline and may be amended from time to time and published by the Department of Planning, Industry and Environment)

Standard Master Plan Requirements

The Department may consult with government agencies, which will further inform the final list of requirements for the master plan. The requirements will be tailored to address the specific uses being sought to be complying development and the individual constraints of each precinct. The following is the standard master plan requirements.

Minister for Planning and Public Spaces’ Master Plan Requirements <i>Clause 43 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (Aerotropolis SEPP)</i> <i>Guideline to Master Planning in the Western Sydney Aerotropolis (Guidelines)</i>	
Project Name/Reference	
Description	
Location & Lot/DP	
Applicant	
Date of Issue	
General Requirements	<p>The master plan must:</p> <ul style="list-style-type: none"> • be prepared by the nominated proponent • be lodged on the NSW Planning Portal • be accompanied by the consent of all landowners to which the master plan applies • address all relevant legislation (including the Objects of the EP&A Act, Environmental Planning Instruments (EPIs), and proposed EPIs • address all requirements of the Guidelines • demonstrate consistency with the Western Sydney Aerotropolis Plan, DCP and relevant guidelines • detail what the master plan proposes to amend in the Precinct Plan and demonstrates that the master plan provides for a superior planning outcome by meeting the criteria specified in the Guidelines • demonstrate how all recommendations from the TAP have been addressed in the draft master plan • identify inconsistencies and their justification • be accompanied by the required application fee, calculated in accordance with the Secretary’s determination, and an estimate of jobs that will be created during the future construction and operation phases of the proposed master plan, all supported by a report by a qualified quantity surveyor • adequately comply with these master plan requirements.

Key issues to be addressed

Vision, values, and objectives

The master plan must provide a vision, values, and objectives for the entire master plan area, with evidence demonstrating that these have been prepared in consultation with relevant stakeholders, including council and the local community.

Connection to Country (Aboriginal cultural heritage)

The master plan must demonstrate how future development will provide a meaningful and everlasting connection to Country, informed by conversations with the local Aboriginal community, and reflecting requirements in the DCP and associated guideline. This must be reflected in an Aboriginal Cultural Heritage Assessment Report, prepared in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* and lodged with the master plan.

The master plan

The proposed 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, biodiversity and vegetation value, contamination, covenants, and aviation restrictions
- development controls, including in relation to lot sizes, building heights, floor space ratios, 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, and accessible, with excellent amenity and landscaping
- justification for any potential impacts resulting from the future development, such as in relation to lighting, reflectivity, wind, visual and view impacts, especially if any of these impact the amenity of nearby public domain
- an analysis of potential overshadowing impacts of future development on surrounding buildings and public spaces (during winter and summer solstice and spring and autumn equinox) at three hourly intervals from 9am to 3pm
- detailed complying development plan(s) (at block level) providing a graphic representation of the complying development controls
- implementation of smart city, sustainability, and urban heat island principles.

Design excellence

The master plan must be accompanied by a strategy setting out the process to ensure all future development will exhibit design excellence, including for future complying development and development applications (having regard to relevant provisions of the Aerotropolis SEPP). This strategy must be prepared in consultation with the Government Architect NSW, State Design Review Panel and Panel, with recommendations addressed prior to the master plan being lodged.

Complying development

For development that will be sought as complying development, the master plan must include a complying development controls, prepared in accordance with the Guidelines and in consultation with the Panel, specifying:

- development types (uses) that may be carried out as complying development in specified locations (noting any exclusions in the Aerotropolis SEPP)
- development types or locations not suitable for complying development

- 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.

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

- 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

The master plan must include an infrastructure delivery strategy, prepared in consultation with the Department and relevant Agencies with comments addressed prior to lodgement, that:

- demonstrates how future development (including DAs and complying development) will address requirements of the relevant contributions plan
- identifies infrastructure (including green infrastructure, social infrastructure, 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 master plan staging
- 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 master plan.

Demolition strategy and plan

- proposed demolition or make good strategy and plan

Transport, traffic, parking, and access

The master plan must include a transport and accessibility impact assessment, prepared in consultation with the Panel with comments addressed prior to lodgement, which sets out:

- 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
- parking standards, together with any access and servicing arrangements
- measures to promote walking, cycling and sustainable travel choices.

Earthworks

The 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
- establish the earthworks strategy for any retention, import or export of materials, including soil quality assessments

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Waste and servicing

The master plan must:

- identify, quantify, and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste.

Ground conditions

The master plan must assess any geotechnical and acid sulphate soil impacts and sediment and erosion controls and demonstrate that the development envisaged in the master plan can be accommodated on the site.

Water resources

The master plan must:

- 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
- assess (and model if required) the impact of the construction and operation 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
- identify proposed monitoring locations, monitoring frequency and indicators of surface and groundwater quality
- 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.

Aviation Safeguarding

The master plan must:

- address aviation safeguarding as required in the Aerotropolis SEPP, precinct plan, DCP and relevant guideline.

Air quality

The master plan must include an assessment of the likely air quality impacts of the development, including cumulative impacts from nearby developments, in accordance with the Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW.

Noise and vibration

The Master Plan must include a noise and vibration assessment, prepared in accordance with the relevant Environment Protection Authority guidelines, detailing any noise and vibration impacts on sensitive receivers within the master plan site and surrounding area, and outline any required management and mitigation measures.

Heritage (where relevant)

The master plan must be accompanied by a Statement of Heritage Impact that:

- identifies the heritage significance of State and local heritage items (built heritage, conservation areas, landscapes, settings and views and historical archaeology) within the site and surrounding area, having regard to any relevant conservation management plans

	<ul style="list-style-type: none"> • assess the impact of future development on the heritage significance of the site and surrounding area and proposes measures to avoid, reduce or mitigate impacts on heritage items. <p>Flood planning (<i>where within Flood Planning Map of the Aerotropolis SEPP</i>)</p> <p>The master plan must:</p> <ul style="list-style-type: none"> • demonstrate consistency with Section 26 (Flood planning) of the Aerotropolis SEPP, NSW Floodplain Development Manual and other local or State studies, guidance, and management plans • model and assess the impacts of future development on flood behaviour and emergency management arrangements during construction and operation 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). <p>Biodiversity (<i>where relevant</i>)</p> <p>The master plan must assess any direct and indirect biodiversity impacts associated with the project in accordance with the Biodiversity Conservation Act 2016 and current guidelines. This must include a description of the proposed regime for avoiding and minimising, managing, and reporting on any biodiversity impacts of future development.</p> <p>Contamination (<i>where relevant</i>)</p> <p>The master plan must include a preliminary investigation assessing and quantifying any soil or groundwater contamination and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines. Where recommended in the preliminary investigation, or requested by the Planning Secretary, the master plan must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.</p> <p>Warragamba Pipelines (<i>northern precincts only</i>)</p> <p>The master plan must demonstrate:</p> <ul style="list-style-type: none"> • how development will not impact on the Warragamba Pipelines Corridor, including in relation to drainage crossing the pipelines, visual impacts and impacts on heritage values • how development will be consistent with Water NSW's 'Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines Corridors' • that subdivision layouts will provide an accessible road (with a cycleway / shared path) between any lots and the Pipelines Corridor. <p>Bushfire (<i>where relevant</i>)</p> <p>The master plan must include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</p>
3D model	<p>The master plan must include a virtual 3D model 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).</p>
Requests for additional information	<p>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.</p>

<p>Consultation</p>	<p>Prior to lodging the master plan, you must consult with the TAP, relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners.</p> <p>The master plan must include a statement describing the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.</p>
<p>Timeframe to lodge Master Plan</p>	<p>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 Public Spaces if you meet certain criteria in the Guidelines.</p>

Supplementary Guidance: Master Plan Assessment Criteria

(does not form part of the Master Plan Guideline and may be amended from time to time and published by the Department of Planning, Industry and Environment)

Requirement	Criteria
i. Site area of precinct	Gross area is 100ha or greater or less than 100 ha is consistent with the criteria for a master plan.
ii. Ownership	Once the master plan process has commenced, the site being master planned must retain its original site area.
iii. Appropriate landowner consent	Landowner consent provided for all relevant land parcels/allotments.
iv. Nominated Proponent	The proponent will be the sole contact throughout the master plan process and is required to be nominated by relevant landowners (as noted in landowner consent) to speak on behalf of landowners for all relevant land parcels/allotments.
v. Benefit of Master Plan	<p>The application must indicate what details of the precinct plan are being sought to be amended by the master plan.</p> <p>The application must nominate the site and types of development that are proposed to be complying development.</p> <p>The Department will form a view as to whether:</p> <ul style="list-style-type: none"> – the amendment proposed to the precinct plan will result in a superior outcome for the master plan site, surrounding land and the broader Aerotropolis; – the types of uses and the areas where development will be complying development represent an acceptable level of risk; and – the scale of development that can be suitably undertaken as complying development warrants the preparation of a master plan.
vi. Development is feasible	<p>Delivery of site will achieve positive cost and public benefits.</p> <p>Sufficient funding or investment opportunities have been identified.</p> <p>Limited Government funding required to enable site delivery (e.g., forward funding of enabling infrastructure out of sequence).</p>
vii. Land is suitable for development	Site is not significantly environmentally constrained and is suitable for the uses envisaged.
viii. No risk of land fragmentation	Master plan site will not result in land fragmentation or isolation of lots.
ix. Staging Plan	<p>Where a staged master plan is being requested a staging plan has been provided and accompanied by timeframes for master planning to be undertaken for the entire master plan site.</p> <p>A rationale for a staged master plan clearly justifies the staged approach.</p>

Supplementary Guidance: Master Plan Structure

(does not form part of the Master Plan Guideline and may be amended from time to time and published by the Department of Planning, Industry and Environment)

The structure of the master plan is to include, but is not limited to, the following components. The master plan shall provide all the necessary detail for an assessor, member of the community, technical consultant, certifier to understand the proposed development, its assessed impacts, respective mitigation measures and required provisions and controls for future development.

Component	Content details
EXECUTIVE SUMMARY	
INTRODUCTION	
Document overview	Outline a concise overview of the proposed master plan document and its purpose.
Site identification	<ul style="list-style-type: none"> • Project name/reference • Site description • Location and lot number/s and DP/s • Proponent name and or entity • Illustrative identification of master plan area and strategic context
Master plan vision, values, and objectives	Outline the proposed vision values and objectives for the master plan site.
Stakeholder collaboration	Concise overview of any key pre-lodgement discussions, negotiations and/or agreements between the parties on the key issues and scope of work to be completed.
Development strategy and program	Overview of proposed development strategy and program.
PLANNING AND POLICY CONTEXT	
Strategic and statutory planning framework	Outline compliance (and/or any applicable justification) of the master plan with the following the planning framework: <ul style="list-style-type: none"> • <i>Western Sydney Aerotropolis Plan</i>; • <i>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020</i>; • <i>Aerotropolis Precinct Plan</i>; and • <i>Development Control Plan (and relevant guidelines)</i>.
PROPOSED VARIATION TO PRECINCT PLAN (IF REQUIRED)	
Precinct Plan amendment (if required).	<p>Define the proposed master plans' inconsistencies and proposed amendments to the precinct plan.</p> <p>The master plan must be accompanied by a Statement of Variation which shall include the rationale for the amendment, demonstration of consistency with the objectives of the relevant strategic and statutory planning framework and confirmation that the proposed amendment to the precinct plan shall result in a better planning outcome.</p>
SITE ANALYSIS	
Baseline conditions and analysis	<ul style="list-style-type: none"> • Site analysis (full analysis of site's characteristics, elements, improvements, etc) • Context (metropolitan context, the site, sub-regional analysis) • Land use and built form • Movement and access • Traffic and transport (planned and existing), • Landscape and public domain

Component	Content details
	<ul style="list-style-type: none"> • Ground conditions and contamination (where relevant) • Bushfire (where relevant) • Water and biodiversity/ecology (where relevant) • Connecting to Country • Heritage – European and indigenous (where relevant) • Urban form and heritage • Cultural resources • Local character and place • Infrastructure servicing (planned and existing) • Aircraft safeguarding <p>Development of the master plan is to include analysis of the site's opportunities and constraints and shall be mapped and described in the site analysis section with plans and text.</p>
Technical studies	<p>The proposed development shall be assessed against all relevant disciplines necessary to confirm suitability, capability and operability with any mitigating measures established for all impacts identified resulting from the development. The Master Plan Requirements issued by the Department is not an exhaustive list of all required technical studies necessary to support the proposed master plan.</p> <p>It may be practical to procure technical studies for the greater site to confirm the greater master plan area's developability and determination, with additional detailed studies developed as required.</p> <p>The technical design reports should assess to a level and provide recommendations detailed enough for DA/CC if seeking complying development.</p> <p>The technical studies should provide certainty and comfort to assessors and/or certifiers over what is being proposed in the master plan area and whether it is able to proceed as anticipated by the master plan.</p> <p>The technical studies should be provided as separate documents to the master plan.</p>
<p>DESIGN STRATEGIES</p> <p><i>To determine direction of master planning process, articulate the constraints and opportunities. To align with relevant precinct plan.</i></p>	
Connection to Country (Aboriginal culture and heritage)	<p>Demonstrate how proposed development will provide a meaningful and everlasting Connection to Country.</p> <p>Demonstrate consistency with <i>Recognise Country: Draft Guidelines for Development in the Aerotropolis</i>.</p>
Land use strategy	<p>Land use mix</p> <p>Planning and development outcomes</p> <p>Character and urban design</p> <p>Sustainability and liveability measures and targets</p> <p>Airport safeguarding</p>
Design excellence strategy	<p>Include identification of and strategy for sites that warrant a design excellence and/or competition.</p>
Public domain works and public art strategy	<p>Public domain plan and landscaping strategies.</p>
Water quality and improvements	<p>Water cycle management systems, Water Sustainable Urban Design (WSUD), blue and green grid strategies, flood management</p>

Component	Content details
Transport and access strategy	Access, parking, and transport strategy Pedestrian and bicycle movement strategy Street design and hierarchy
Infrastructure strategy	Infrastructure networks, structure plan of infrastructure delivery and any relevant staging.
Miscellaneous	Signage and wayfinding, [other]
BUILT FORM AND PUBLIC DOMAIN PRINCIPLES	
<p>Built form controls</p> <p><i>Each of the topics should define the key information, standards, and expectations of the master plan site:</i></p> <ul style="list-style-type: none"> • <i>Introduction explaining relevance and importance of each stage of the design;</i> • <i>Overview of key elements;</i> • <i>Design requirements for each element</i> • <i>Submission requirements for development proposals;</i> • <i>Where necessary, precedents illustrating the standards and vision for the project.</i> 	<p>The master plan must outline the objectives and principles for site planning, location, building architecture, landscape design, street design, subdivisions, sustainability, and connection to country. The development controls should include:</p> <ol style="list-style-type: none"> 1. Planning your site <ul style="list-style-type: none"> • Structure plan / site layout • Existing features • Lot amalgamation pattern/s • Street hierarchy • Setbacks • Building scale • Site coverage • Biodiversity areas • Culturally sensitive areas • View corridors 2. Building design <ul style="list-style-type: none"> • Building form and gross floor areas/floor space ratios • Built form character and/or design statements • Environmental design - Including (but not limited to) WSUD, sustainability and urban heat island principles, air quality, noise and vibration, flood planning, bushfire • Daylight studies/solar access studies (within proposed buildings) • Overshadowing to surrounding buildings and public spaces • Natural ventilation, where appropriate • Facades (articulation), materials and finishes • Awnings and sunshades • Loading, delivery, and service areas • Lighting • Signage • Street activation and passive surveillance • Roof plant and servicing 3. Public domain <ul style="list-style-type: none"> • Public open space and connections • Lot alignments for road widenings, new street, and public open space • Public art works • Street activation • Blue-green infrastructure concept • Wayfinding signage • Crime Prevention Through Environmental Design (CPTED)

Component	Content details
	<p>4. Movement and access</p> <ul style="list-style-type: none"> • Transport and access strategy • On street and off street car parking • Loading and service areas • Pedestrian access and strategy • Interface with other elements, built form and uses • Connection to shared use path • Sustainable transport initiatives <p>5. Accessibility</p> <p>6. Landscape</p> <ul style="list-style-type: none"> • Identification of existing trees and other vegetation to be retained or removed. • Site landscape design • Consideration of Connection to Country • Material palette and surface treatments • Biodiversity, proposed species, and tree planting • Deep soil planting zones and canopy coverage • External feature lighting • Water sensitive design <p>7. Infrastructure</p> <ul style="list-style-type: none"> • Water cycle management and recycled water • Waste (construction and operation and measures to minimise, reuse, recycle and safely dispose) and servicing • Electricity, gas provision • Telecommunications and digital connectivity • Infrastructure delivery strategy
Design excellence requirements/controls	Establish master plan's site specific design excellence requirements/controls.
STAGING (as required)	
Project Staging	Staged master plans will be required to address all the standard requirements for the initial stage(s) for which approval is sought. Some or all standard requirements may also need to be addressed for remaining stages in order to demonstrate that the initial stage will not inhibit coordinated development outcomes across the remainder of the site or evolution of stages over time.
COMPLYING DEVELOPMENT CONTROLS	
Specified Complying Development	<p>Land use strategy for complying development, describing the planning justification for the proposed complying development controls</p> <p>Identification of location/s, land uses or development types within the master plan site that are complying development is to be sought.</p> <p>Prescribe thresholds for complying development specific to the master plan site.</p> <p>Land application: Maps identifying areas where complying development may occur (airport safeguarding, biodiversity, heritage, servicing etc).</p>
Development Controls	<p>Applicable development controls for complying development:</p> <ul style="list-style-type: none"> • Development controls for complying development in master plan site, in addition to the built form controls and provisions specified in the master plan. The development controls specific to complying development may include

Component	Content details
	<p>more specific requirements for built form, scale, use limitations, floor space ratio, landscaping, urban design and any other development provision and outcome required of the complying development.</p> <ul style="list-style-type: none"> Relationship with other environmental planning instruments and any relevant Development Control Plan. <p>The purpose of the complying development controls is to specify development controls that are specific to complying development. The general development controls and requirements specified in other sections of the master plan also apply to complying development unless specifically excluded by the complying development controls.</p> <p>The master plan should also consider the need for conditions of complying development certificates to precisely guide and define complying development.</p>

MONITORING, REPORTING AND COMPLIANCE PLAN

The master plan is to clearly establish a plan for monitoring, reporting and compliance to the Department. The plan is to envisage and respond to the proposed development and any staging proposed.

This plan will be refined progressively in consultation with the Department.

APPENDICIES