

APPENDIX CCC

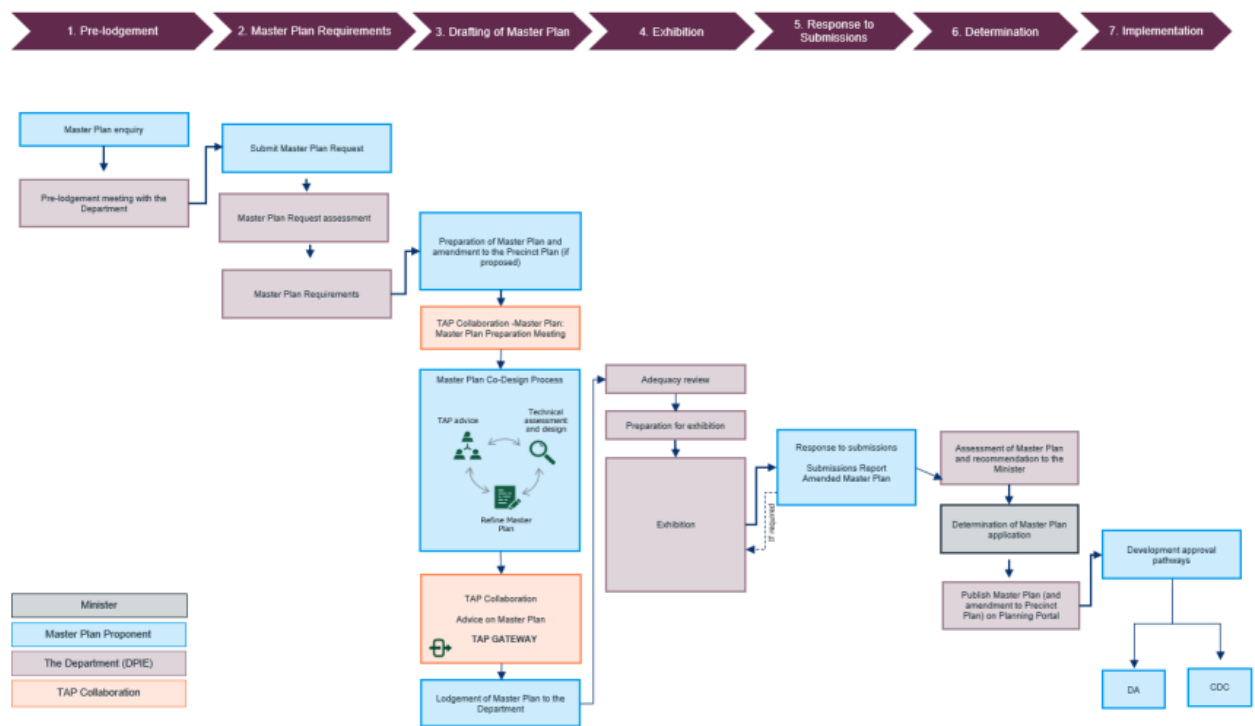
IPG Master Plan – Master Plan Guidelines Compliance Table

This Master Plan Guideline Compliance Table has been prepared to support the Ingham Property Group (IPG) Badgerys Creek Master Plan.

The Master Plan process consists of seven (7) stages, as detailed below.

- Stage 1 – Pre Lodgement Meeting
- Stage 2 – Master Plan Requirements
- Stage 3 – Draft of Master Plan
- Stage 5 – Response to Submissions
- Stage 6 – Determination
- Stage 7 – Implementation

Figure 1 Master Plan Process Summary



Source: DPHI



Table 1 Master Plan Guidelines Compliance Table

Master Plan Process	Response	Reference
Stage 1 – Pre Lodgement Meeting		
2.1 Pre Lodgement Meeting	Pre-lodgement discussions were completed to engage with the Department and demonstrate the intent of the Master Plan. It was an opportunity for the Department to provide feedback on the proposal and their initial thoughts on the opportunities, constraints and impacts.	Section 14 of the Planning Report
Stage 2 – Master Plan Requirements		
2.2.1 Preparation of Master Plan Request	The Master Plan Request was prepared and formally submitted by IPG to DPHI on the 2 nd May 2022. The report has been prepared to request the Master Plan Requirements to inform the preparation of a Master Plan. It includes a brief description of the site, its context and key features of the proposed development. It also provides an overview of the relevant planning framework and the key environmental assessment issues that will need to be addressed in detail during the preparation of the Master Plan.	Master Plan Request Section 14 of the Planning Report
2.2.2 Master Plan Requirements	At this stage, DPHI issue Master Plan Requirements which also include a timeframe for submitting the Master Plan. On 7 th September 2022, DPHI provided approval for IPG to be Master Planner and issued the Master Plan Requirements. The Planning Report details alignment with the Master Plan Requirements, in addition to a detailed summary which is contained in the Master Plan Requirements Compliance Table.	Master Plan Requirements Compliance Table Section 3.3 Planning Report
2.2.3 The TAP, agreement on timeframes, milestones and costs	Preparation of the Master Plan will be overseen by a Technical Assurance Panel (TAP) to ensure alignment with the vision and intended outcomes for development in the Aerotropolis.	Section 14.1 of the Planning Report

Master Plan Process	Response	Reference
	<p>Detailed consultation was completed with the TAP during the preparation of the Master Plan Application. Milestone Agreements and the meeting dates between IPG and the TAP were confirmed, comprising the following milestones:</p> <ul style="list-style-type: none"> ▪ TAP Meeting 1 - 10/10/2022 ▪ TAP Meeting 2 - 16/03/2023 ▪ TAP Meeting 3 - 28/04/2023 ▪ TAP Meeting 4 - 31/07/2023 ▪ TAP Meeting 5 - 28/08/2023 ▪ TAP Meeting 6 - 18/09/2023 ▪ TAP Meeting 7 - 14/11/2023 ▪ TAP Meeting 8 - 10/04/2024 ▪ Master Plan lodgement to DPHI - June 2024 	
Stage 3 – Drafting of Master Plan		
2.3.1 TAP Collaboration	<p>TAP collaboration is to be incorporated into the Master Plan process to provide an opportunity for early and holistic resolution of key issues and efficient engagement with stakeholders. It is intended to be a co-design process where the master planners and the TAP can work together to achieve the best outcome for a site.</p> <p>TAP Collaboration will usually comprise at least three phases.</p> <ul style="list-style-type: none"> ▪ Phase 1 - Master Plan Preparation Meeting ▪ Phase 2 - Master Plan Co-Design Process ▪ Phase 3 - Draft master plan meeting and TAP advice 	Section 14 of Planning Report

Master Plan Process	Response	Reference
	<p>A Draft Master Plan report was prepared in collaboration with DPHI and the TAP as part of the process through regular TAP meetings. This included direct engagement and consultation with:</p> <ul style="list-style-type: none"> ▪ Technical Assurance Panel independent chair (Stephen Murray) and TAP members including the representatives from the: <ul style="list-style-type: none"> - Department of Planning, Housing and Infrastructure - Transport for NSW - Western Parkland City Authority - Sydney Water - Liverpool City Council - Independent Urban Designer 	
2.3.2 Content of the Master Plan	<p>Preparation of the Master Plan must be consistent with the Master Plan Guidelines.</p> <p>The Master Plan has addressed the issues identified in the Master Plan Requirements and prepared in accordance with the Master Plan Guidelines. A summary of the Master plan Guidelines is provided within the Planning Report, and demonstrates the Master Plans response to each requirement.</p> <p>The Master Plan delivers upon the following requirements:</p> <ul style="list-style-type: none"> ▪ Present the proposed Master Plan through plans, images and photomontages. ▪ Describe the intended pathways for future development consent. ▪ Justification and evaluation of the project. ▪ Supported by technical information. 	Planning Report

Master Plan Process	Response	Reference
	<ul style="list-style-type: none"> Assess the likely impacts of the proposal, with appropriate justification and mitigation measures. Detail the complying development pathways proposed. Well written and succinct. Address stakeholder, agency and community inputs and views. 	
2.3.3 Complying Development Controls	<p>The master plan must contain development controls applying to complying development, in accordance with clause 43 of the Aerotropolis SEPP, if complying development is proposed.</p> <p>The Master Plan proposes exempt and complying development controls. IPG Exempt and Complying Development Framework is prepared in accordance with the Master Plan Requirements from DPHI and sets out the approach to the new controls for both exempt development and complying development within the IPG Master Plan. In addition, the various forms of development that are proposed to be undertaken through the proposed complying development pathway for the Site are contained within the proposed Complying Development Code. The IPG Code will create a new complying development pathway for the Site which specifies precinct-wide development standards and provides an effective planning pathway that seeks to strike a balance between the timely determination of the proposed development and a proportionate level of assessment.</p>	<p>Exempt and Complying Development Framework at Appendix I of the Planning Report</p> <p>Section 8 and 9 of the Planning Report</p>
2.3.4 Provision of TAP Advice and Lodgement	<p>Following TAP collaboration, the TAP will issue formal advice to the proponent regarding the suitability of the master plan to progress to formal lodgement and exhibition. Upon receipt of the TAP advice a master plan must be lodged to the Department for assessment within the specified timeframe.</p> <p>The Draft Master Plan received endorsement from the TAP with the Final TAP Letter of Advice issued to IPG on 3 May 2024 recommending that the Draft Master Plan provided an improved planning outcome for the future development</p>	<p>Final TAP Decision Letter at Appendix HH of the Planning Report</p>

Master Plan Process	Response	Reference
	<p>Aerotropolis on the IPG site. The TAP also confirmed the Draft Master Plan met the requirements of the TAP and is suitable for lodgement with DPHI.</p> <p>The TAP Engagement Report, provided in Attachment C of the Final TAP Letter of Advice, confirms that the Draft Master Plan has met all endorsed milestones set out by the TAP and TAP Secretariat.</p>	
Stage 4 – Exhibition		
2.4.1 Adequacy Review	<p>The Department will conduct an Adequacy Review to ensure that all requirements for the master plan have been addressed.</p> <p>The Master Plan is currently at this stage, and lodged for Adequacy Review in June 2024</p>	N/A
2.4.2 Preparation for exhibition	The proponent must provide an easy to understand, concise short summary document as part of the exhibition package. The Department will prepare for the exhibition of the master plan in a target time frame of two weeks.	N/A
2.4.3 Exhibition	Master plans are to be exhibited for community and stakeholder feedback for a minimum of 28 days.	N/A
Stage 5 – Response to Submissions		
2.5.1 Response to Submissions	Response to submissions is the next phase of the Master Plan process. Once the exhibition period has closed, the Department will issue a Request for Information and will ask the proponent to prepare a concise and thorough Response to Submissions report. The proponent must address all comments and submissions from the exhibition period, ensuring that where appropriate, the master plan is revised to address the issues raised to enable further consideration by the Department.	<p>N/A</p> <p>A Response to Submissions report will be prepared once this stage commences.</p>

Master Plan Process	Response	Reference
	In responding to the submissions, the proponent must submit an amended master plan that describes the changes made in response to the submissions received.	
Stage 6 – Determination		
2.6.1 Master Plan Assessment	<p>The master plan will be assessed by the Department for its suitability and consistency with the master plan requirements, advice from the TAP (and seek further advice or clarification if required), and any relevant planning framework, including statutory and strategic standards and policies.</p> <p>The Department will provide a recommendation to the Minister to consider the master plan for approval. This approval will amongst other matters, include recommendations as to whether the proposed complying development pathway will be permitted for the master plan site. If the master plan is not approved, the proponent will be advised and if applicable, the master plan returned.</p>	N/A
2.6.2 Determination of Master Plan Application	An assessment report and recommendation are provided by the Department to the Minister (or delegate) for determination.	N/A
2.6.3 Publishing the Master Plan	The master plan and (if required) the amendment to the relevant precinct plan will be published on the NSW Planning Portal. Any amendment to the SEPP will be published on the NSW Legislation website.	N/A
Stage 7 – Implementation		
2.7.1 Development Approval Pathways	<p>Development within a master plan area may be delivered through:</p> <ol style="list-style-type: none"> 1. Complying development, if provided for through the master plan process and the proposal is consistent with the complying development controls; and/or 2. Development application process under Part 4 of the EP&A Act where the proposal is inconsistent with the complying development controls; and 3. Other statutory approval process under the EP&A Act. 	N/A

Master Plan Process	Response	Reference
2.7.2 Appeals	<p>There are no appeal processes for the making of a master plan. However, the proponent may request an independent review of the master plan from the Independent Planning Commission (IPC) within 42 days of a determination of a master plan. The IPC will review the master plan and provide a recommendation to the Minister for consideration.</p>	N/A
2.7.3 Amendments and review of a Master Plan	<p>Amendments to an approved master plan can be initiated by the proponent after determination. However, amendments are intended to modify or change a component of the master plan already approved, not introduce a new master plan stage (this will require a new master plan).</p> <p>A request for amendment to a master plan must be formally made in writing to the Department. The request for amendment should clearly describe the amendment request, justification, implications, mitigation and rationale.</p> <p>The Department will notify a proponent or landowner when a future planning applications related to a master plan may need to consider or respond to a relevant change to the Western Sydney Aerotropolis Plan where it directly affects the approved master plan area and/or master plan outcomes.</p>	N/A