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Special Activation Precinct

# PARKES

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## Master Plan

June 2020



# Acknowledgement

We acknowledge the Wiradjuri people who are the traditional land owners of the Parkes Region. The Wiradjuri is the largest Aboriginal nation in NSW, living in Condobolin, Peak Hill, Narrandera and Griffith. There are significant populations at Wagga Wagga and Leeton and smaller groups at West Wyalong, Dubbo, Forbes, Cootamundra, Cowra and Young.

The Wiradjuri lands were signposted with scar trees and these and any other remaining artefacts will be identified and respected in the development of the Special Activation Precinct. We wish to design places where Aboriginal people are socially, culturally and economically included. We also acknowledge all the Aboriginal and Torres Strait Islander families in our community and acknowledge their physical and spiritual connections to their land.

Date of amendment	Description
February 2022	The amendment expanded the boundary of the Parkes Special Activation Precinct by approximately 21 hectares to 4,821 hectares. The additional land included is located in the north-eastern part of the Parkes Special Activation Precinct.
August 2022	The amendment has clarified the wording in Section 3.2.2 of the Master Plan to ensure that the section and performance criteria remain consistent with the vision for the Precinct whilst providing scope for flexible and pragmatic application of tree removal.

## Parkes Special Activation Precinct Master Plan

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Cover image: Destination NSW  
Left: Nikita Ridgeway



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# Introduction



# 1.1 The Special Activation Precinct Program in Parkes

## WHAT IS A SPECIAL ACTIVATION PRECINCT?

Special Activation Precincts are dedicated areas identified by the NSW Government to bring together planning and investment to drive jobs and economic activity.



Government-led studies



Fast track planning



Government-led development



Infrastructure investment



Business Concierge

### The Parkes Special Activation Precinct

Parkes is a location of national and state significance. Located 3km west of the Parkes township, the Precinct will be a new and thriving enterprise hub, taking advantage of the existing east-west Sydney to Perth and Adelaide rail corridor and the construction of an inland rail from Melbourne to Brisbane. This 4,821ha Precinct builds on the previous work of Parkes Shire Council in developing the Parkes National Logistics Hub.

### The role of the Parkes Special Activation Precinct

The Precinct will become an inland port, transferring export ready goods to every major city and freight centre in Australia. It will provide opportunities for new industries in agriculture, freight and logistics, manufacturing, energy and resource recovery and transport to co-locate. The Parkes Special Activation Precinct will be a true eco-industrial park, setting new benchmarks for efficient management and environmental performance standards in energy, waste, water, climate resilience and emissions.

### The purpose of this document

The Parkes Special Activation Precinct Master Plan is a statutory planning document that supports the new *SEPP (Activation Precincts) 2020*. It describes the vision and principles for the Precinct, provides detailed land use provisions by sub-precinct and provides performance criteria for environmental considerations like air quality, noise, biodiversity and water management.



## 1.2 A unique opportunity

The Precinct will become an inland port, transferring export-ready goods to every major city and freight centre in Australia. It will provide opportunities for new industries in agriculture, freight and logistics, manufacturing, energy and resource recovery and transport.

*Images courtesy of Parkes Shire Council and State Library of NSW. Burial trees north of Parkes from Narromine, Bulgandramine.. Artwork by Duncan Smith, a Wiradjuri man*

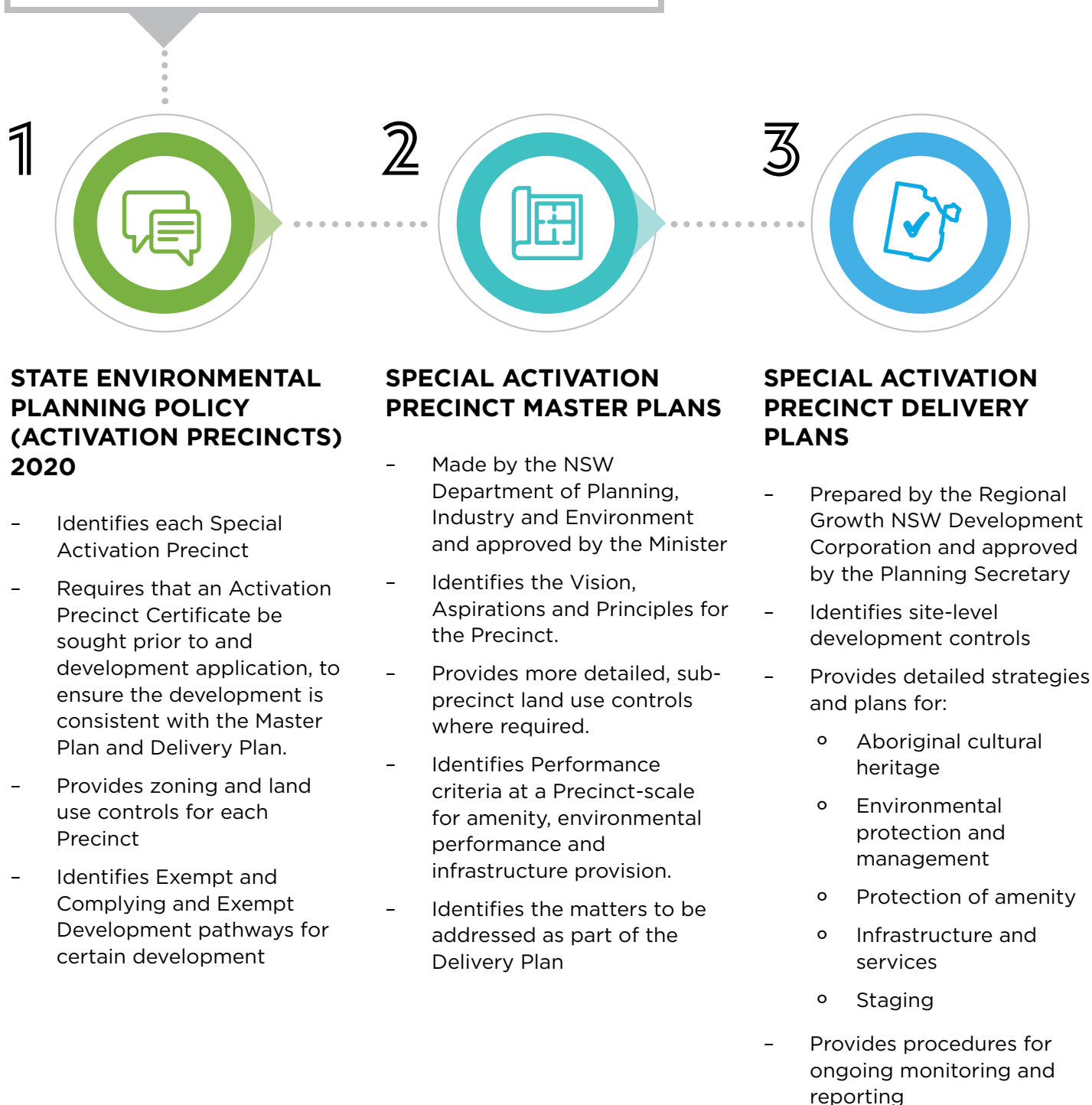




# 1.3 Planning framework and delivery

## 1.3.1 The planning framework for Special Activation Precincts

The following planning framework ensures the right mechanisms are in place for industry to access and comply with a streamlined planning process for the effective delivery of Special Activation Precincts.





**Planning,  
Industry &  
Environment**

The planning of Special Activation Precincts in Regional NSW is the responsibility of the Department of Planning, Industry and Environment. The Department leads the master planning process, including the technical study process and community and stakeholder engagement.



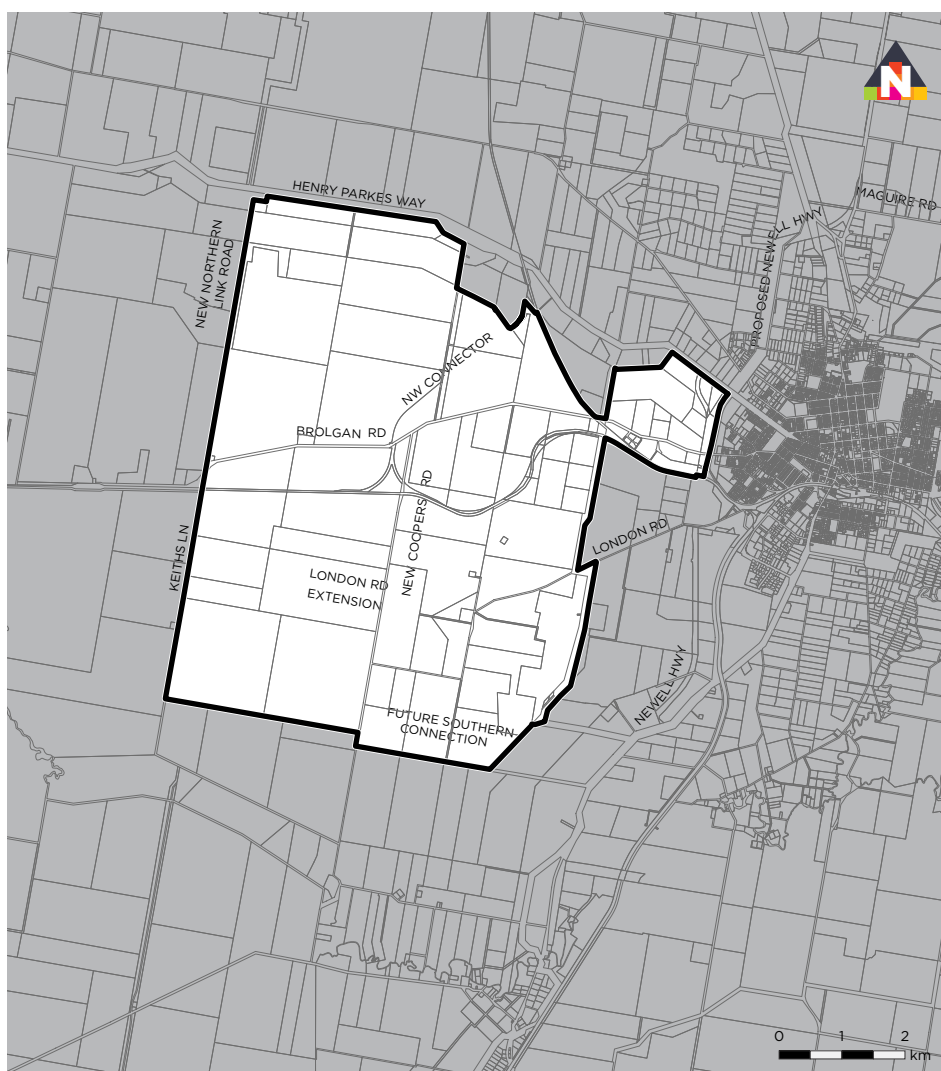
**Regional Growth NSW**  
Development Corporation

The Regional Growth NSW Development Corporation is a New South Wales Government agency. Regional Growth NSW will support economic development and job creation opportunities in regional NSW by facilitating the development of Special Activation Precincts. Regional Growth NSW is working with all levels of Government, the private sector and the community to secure economic development and investment attraction opportunities to these unique areas. Regional Growth NSW will be responsible for the ongoing enhancement, coordination, implementation and delivery of economic development and job growth in these specialised enterprise hubs across regional NSW. Regional Growth NSW is a one-stop shop to support investors and will develop catalyst, enabling infrastructure, support the attraction and facilitation of investment in the Precinct, providing support on planning and environmental approval processes, and creating strategic partnerships to foster education, training and collaboration opportunities.

### 1.3.2 Land to which the Parkes Master Plan applies

This Master Plan applies to the land identified as the Parkes Special Activation Precinct in Schedule 1 of the *SEPP (Activation Precincts) 2020*.

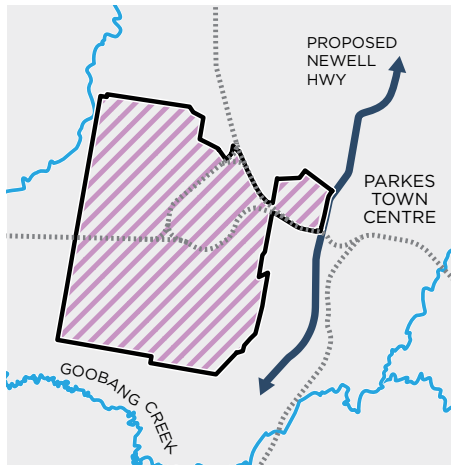
**Figure 1:** Land application map





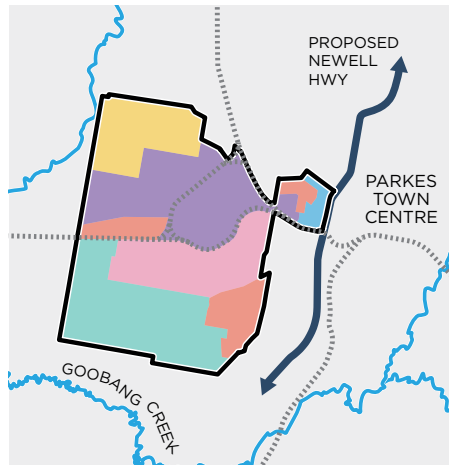
### 1.3.3 Features of the planning framework

Following the outcomes of the technical studies and stakeholder engagement, a planning framework for the delivery of the precinct was developed. The planning approach can be summarised as follows:



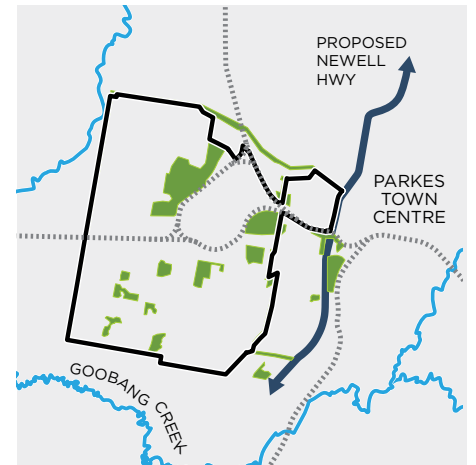
#### A new Regional Enterprise Zone

A flexible land use zone allowing a wide range of employment and industrial uses in the area around the inland rail port – making the most of this opportunity.



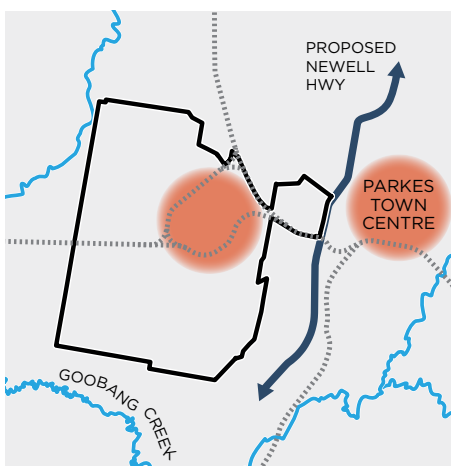
#### A sub-precinct approach

The master plan identifies sub-precincts, ensuring that compatible uses are grouped together to minimise impacts and land use conflicts.



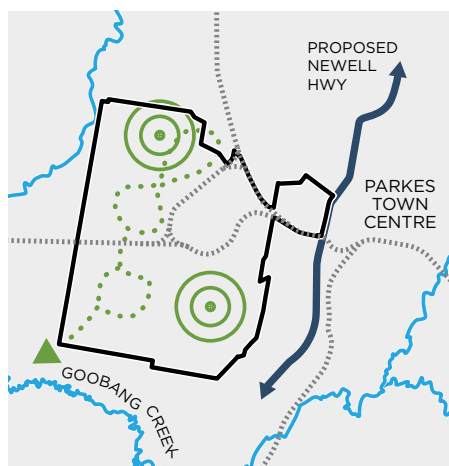
#### Retain vegetation and as many trees as possible

The Regional Growth NSW Development Corporation is committed to keeping as many trees as possible and protecting biodiversity.



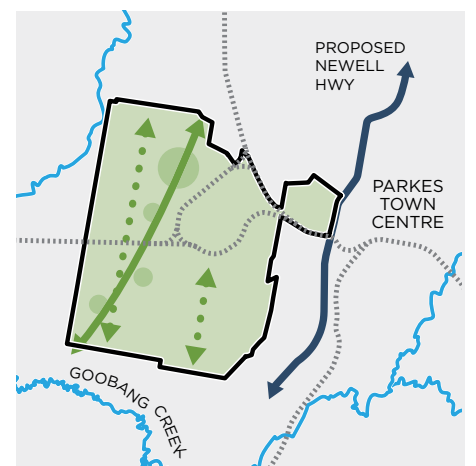
#### A precinct that supports the town centre and local business

The complementary land uses permitted in the Precinct are intended to promote economic growth for the region whilst not competing with the Parkes town centre



#### Connection to Country

The planning framework has been developed to protect and respond to the site's landscape values, places of significance, including a strategy for the "Rock Factory" to Goobang Creek green + ochre grid, to be resolved as part of the Delivery Plan.



#### A green place to do business

The master plan will set targets for Parkes to become Australia's first Eco-Industrial precinct built on the UNIDO framework.

1.3.4 Work undertaken to date

Planning began in early 2019, with technical experts engaged to undertake strategic environmental and planning studies. The investigation area covered 5,600 hectares, expanding out from the Parkes National Logistics Hub.

A detailed assessment of the investigation area was undertaken in 2019 and technical experts, engineers, stakeholders and urban planners tested and finalised the environmental and planning studies to develop a Structure Plan. The Structure Plan in turn informs the Master Plan by:

- providing the detail that informs future land uses, industry types, transport connections, and infrastructure provisions of the Precinct
- identifying sub-precincts that guide the location of compatible land uses and industry types

The Master Plan is developed around the Structure Plan and is the statutory document that brings together the vision, sub-precincts, land uses and performance criteria of the Special Activation Precinct. The Master Plan also considers matters to be addressed by the Regional Growth NSW Development Corporation in the Delivery Plan.

Ongoing input and feedback from the community, landowners, business, and other key stakeholders has also informed the master planning process.

The draft Master Plan has been amended to include approximately four lots and adjoining road reserves (totalling approximately 21 hectares) located immediately west of the Parkes Bypass along the extent of Westlime Road. The boundary adjustment has aligned the Parkes SAP boundary with the alignment of the Parkes Bypass.

These technical studies informed the development of the Master Plan



Environment, Heritage & Sustainability



Air Quality & Odour



Economic & Industry Analysis



Infrastructure & Transport



Biodiversity



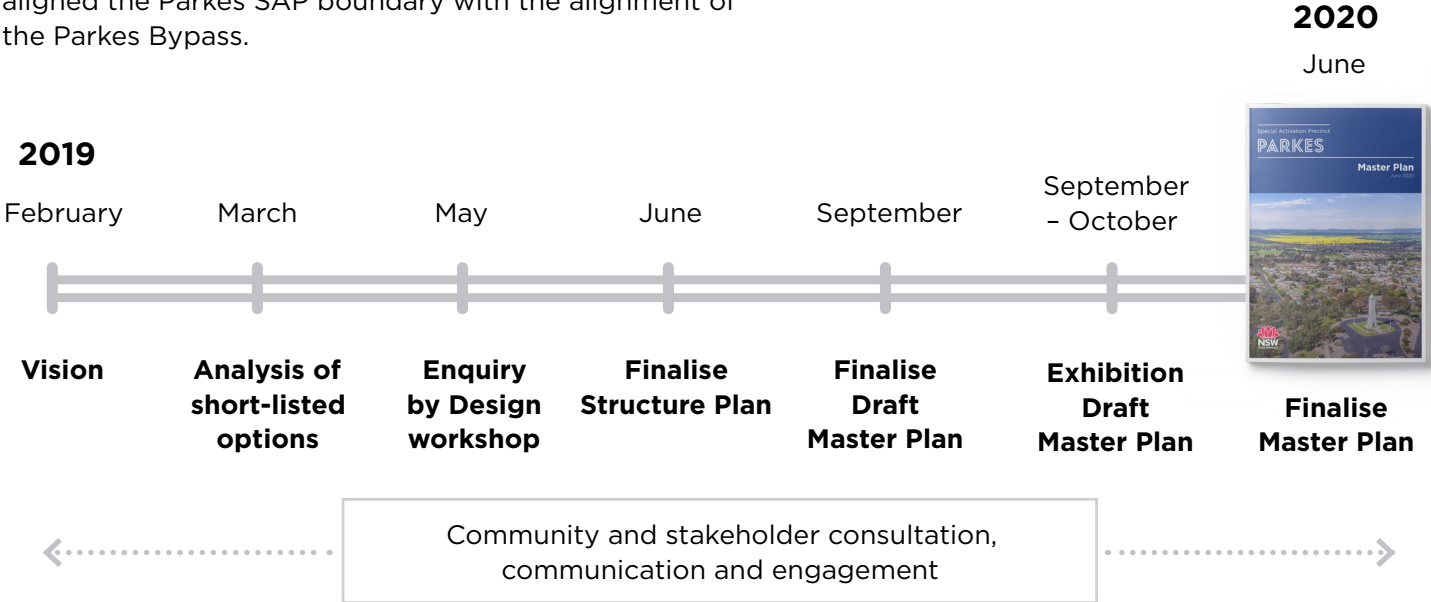
Flood & Water Quality



Noise & Vibration



Community & Social Infrastructure



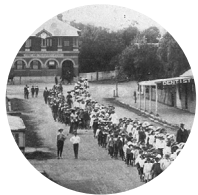


# 1.4 About Parkes



## Early 1800s

European exploration and early settlement



## 1873

Parkes Established



## 1893

The railway



## 1900

The Agricultural Engine Room of NSW



## 1961

Parkes Radio Telescope



## 1994

Elvis Festival

## 1990

Northparkes Mines



## 2006

SCT Parkes established



## 2020

The Parkes Special Activation Precinct

## 2018

Inland Rail



## 2017

Expansion of Parkes National Logistics Hub



## 2016

Parkes Airport Redevelopment



## Future

The new \$10 billion Inland Rail connecting Brisbane to Melbourne that will intersect with the east-west rail line in Parkes will be a game changer for Parkes and its status as a key freight and logistics hub for NSW and Australia.

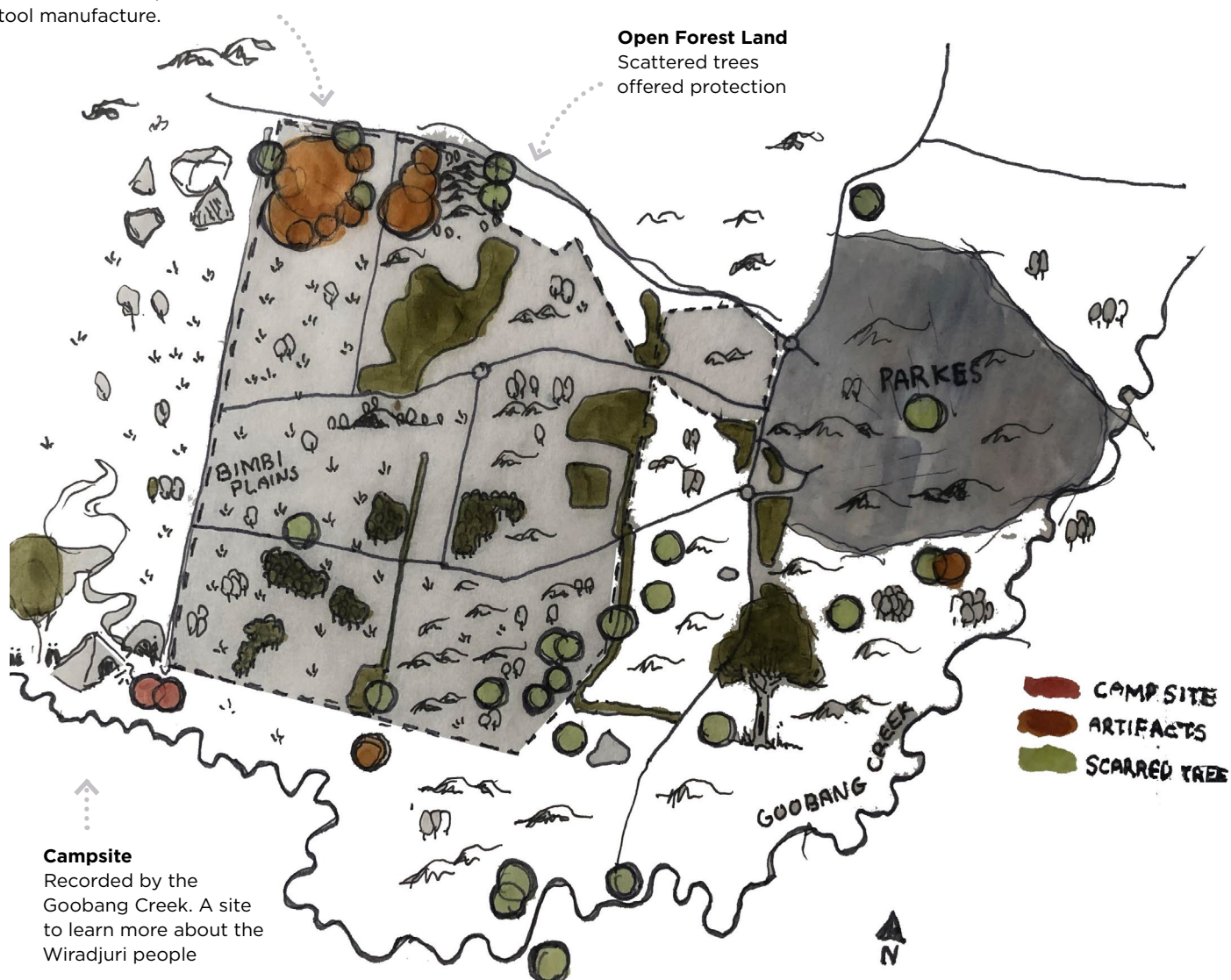
**Figure 2:** Drawing showing places of Aboriginal history and meaning

**Hills and rocky outcrops**

Provide good regional viewpoints to appreciate country. These outcrops are likely to have been sources of stone procurement for tool manufacture.

**Open Forest Land**

Scattered trees offered protection



**Campsite**

Recorded by the Goobang Creek. A site to learn more about the Wiradjuri people

*Image courtesy of Michael Hromek WSP Australia*

The traditional owners of the Parkes region are the Wiradjuri people who have lived in the area for more than 40,000 years. The Wiradjuri lands cover approximately one fifth of New South Wales, extending from Albury in the south to Coonabarabran in the north.

Aboriginal Cultural Heritage sites will be managed in consultation with local Aboriginal representatives, based on the principles of protection, avoidance

and mitigation to preserve the significance of Wiradjuri sites, culturally significant vegetation and artefacts.

The Master Plan incorporates Aboriginal planning and design principles ensuring the Precinct has a 'sense of place', history and spirit when we pass it onto the next generation.





2



Vision





Stimulating economic development and employment, the Parkes Special Activation Precinct will be a hub of sustainability and enterprise that will enhance the local and regional community.

Located at the epicentre of transport and logistics, Parkes will be a true inland port to national and global markets.

### Aspirations

- The Central West's newest and most advanced enterprise precinct, producing high-value food and manufacturing products for global and national markets.
- Streamlined planning and development process in regional New South Wales.
- Australia's first United Nations Industrial Development Organization eco-industrial park, and the nation's leading circular economy precinct.
- Australia's largest inland freight and logistics hub centred around Inland Rail and the Parkes National Logistics Hub.

## 2.1 Principles

The Department of Planning, Industry and Environment has worked in partnership with Parkes Shire Council and consulted with relevant government agencies to develop guiding Principles for the Parkes Special Activation Precinct Master Plan.

These five Principles underpin the planning for the Parkes Special Activation Precinct and will be considered in the assessment of applications for Activation Certificates and development consent.

**Section 3 on page 16** of this Master Plan sets out performance criteria for development in the precinct, to ensure the Principles are realised. It provides industry, investors and stakeholders with the information and requirements to gain an Activation Precinct Certificate for development. It also outlines the supporting provisions for the Regional Growth NSW Development Corporation as part of the Delivery Plan for the Precinct.

PAGE 17

### Economic Development



The Parkes Special Activation Precinct will be an innovative precinct of enterprise and productivity supporting the creation of new jobs and economic development opportunities.

PAGE 23

### Environment and Sustainability



The Parkes Special Activation Precinct will be Australia's first UNIDO Eco-Industrial Precinct embedding the principles of circular economy and sustainability.

PAGE 37

### Community



The Parkes Special Activation Precinct will build on the Parkes National Logistics Hub and will support the long-term growth and prosperity of Parkes and the Central West.

PAGE 43

### Place and landscape



The development of the Special Activation Precinct will protect the site's natural features and pockets of high value vegetation and paddock trees. The landscape will reflect Connection to Country.

PAGE 38

### Infrastructure



The Parkes Special Activation Precinct will be the most connected regional hub in Australia. As Australia's premier inland port, the Parkes Special Activation Precinct will service the distribution of products nationally and internationally through connected and world class infrastructure.

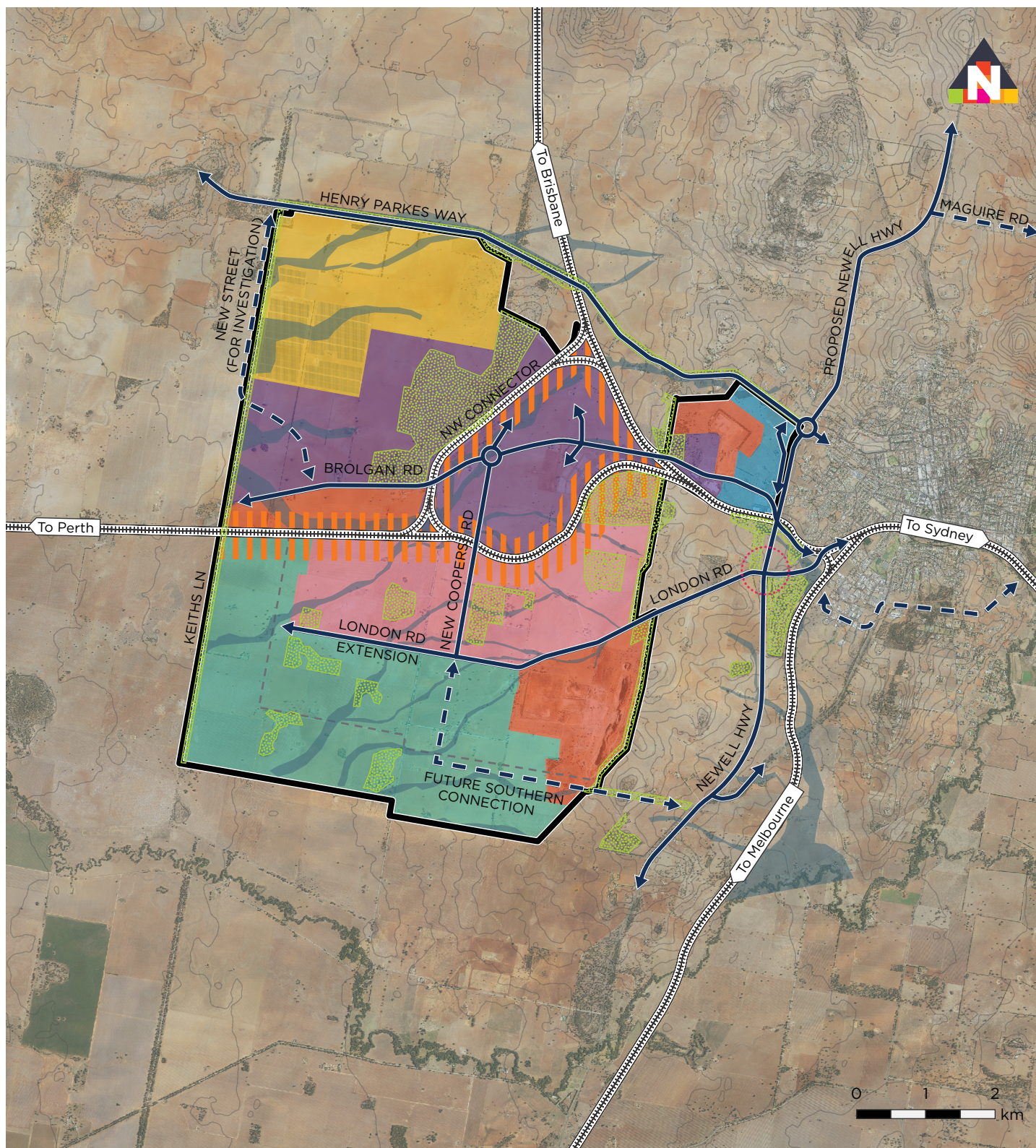


## 2.2 Structure Plan

The Structure Plan sets out how the Vision for the Parkes Special Activation Precinct will be delivered and will help guide industry and infrastructure investment. The Structure Plan identifies six sub-

precincts tailored to the strategic environmental impact and economic development aspirations around freight, logistics, value adding agribusiness, advanced manufacturing, resources and recycling.

**Figure 3:** Structure Plan





## Legend



**Special Activation Precinct boundary**



### **Solar Sub-precinct**

Recognises the significant investment already made in renewable energy generation and supports the Special Activation Precinct to become Australia's first UNIDO Eco-Industrial Park



### **Parkes Enterprise Sub-precinct**

Located on and around a triangle of new and existing railways which connect the national rail networks at Parkes. It will accommodate a diversity of businesses including rail and road transport terminals, warehousing, advanced manufacturing and food processing businesses.



### **Intensive Livestock Agriculture Sub-precinct**

Intended for abattoir and other livestock value-adding businesses, this Sub-precinct is located away from the Parkes township and the Parkes Enterprise Sub-Precinct employment areas north of the Sydney-Perth rail line, enabling buffering of impact generating activities.



### **Commercial Gateway Sub-precinct**

Provides a transition between the industry uses of the Special Activation Precinct and the township of Parkes. The Precinct is located prominently alongside the proposed Newell Highway bypass of Parkes, it also offers business opportunities to service local and travelling populations.



### **Mixed Enterprise Sub-precinct**

Provides flexibility for a range of uses and acts as a transition between lower impact and higher impact Sub-precincts. This Sub-precinct will target businesses with needs for moderate sized land, flexibility is retained to allow smaller lots or other permitted land uses to be developed, responding to market demand.



### **Resource Recovery and Recycling Sub-precinct**

Located to capitalise on recent level-crossing upgrades and the inter-modal transport network, this area is ideally placed to receive and re-process waste and resources, championing circular economy principles as part of an Australian-first Eco-Industrial Park.



### **Intermodal and rail terminal facility area**

The land adjacent to the rail line that is strategically important and is intended to preserve opportunities for rail and transport infrastructure crucial to maintaining Parkes Special Activation Precinct competitive advantage as a rail-focused freight and logistics hub.



### **High value vegetation and regeneration areas**

High value vegetation that has already been identified for preservation.



### **Stormwater flow paths**

Stormwater design modelling to accommodate stormwater management and detention areas that responds to a range of flooding events.



### **New trunk roads within the Precinct**

New streets within the precinct to be delivered by the Regional Growth NSW Development Corporation or as part of private development.



### **New streets (for investigation)**

The detailed design and implementation of proposed new roads (within the Precinct only) to be determined by the Delivery Plan.



### **Railway**



### **1km buffer zone**



### **Future upgrade (for investigation by TfNSW)**





**Performance measures,  
matters for consideration  
and preparation of the  
Delivery plan**



# 3.1 Economic development

## 3.1.1 Land use

### Aims



To create a distinct character that contributes to developing a diverse and inspiring Precinct with opportunities for a wide variety of businesses.



To ensure development is consistent with the Vision and strategic planning and technical assessments for the Precinct.



To provide a clear decision-making framework for the assessment of applications for Activation Certificates, Complying and Exempt Development and Development Applications.

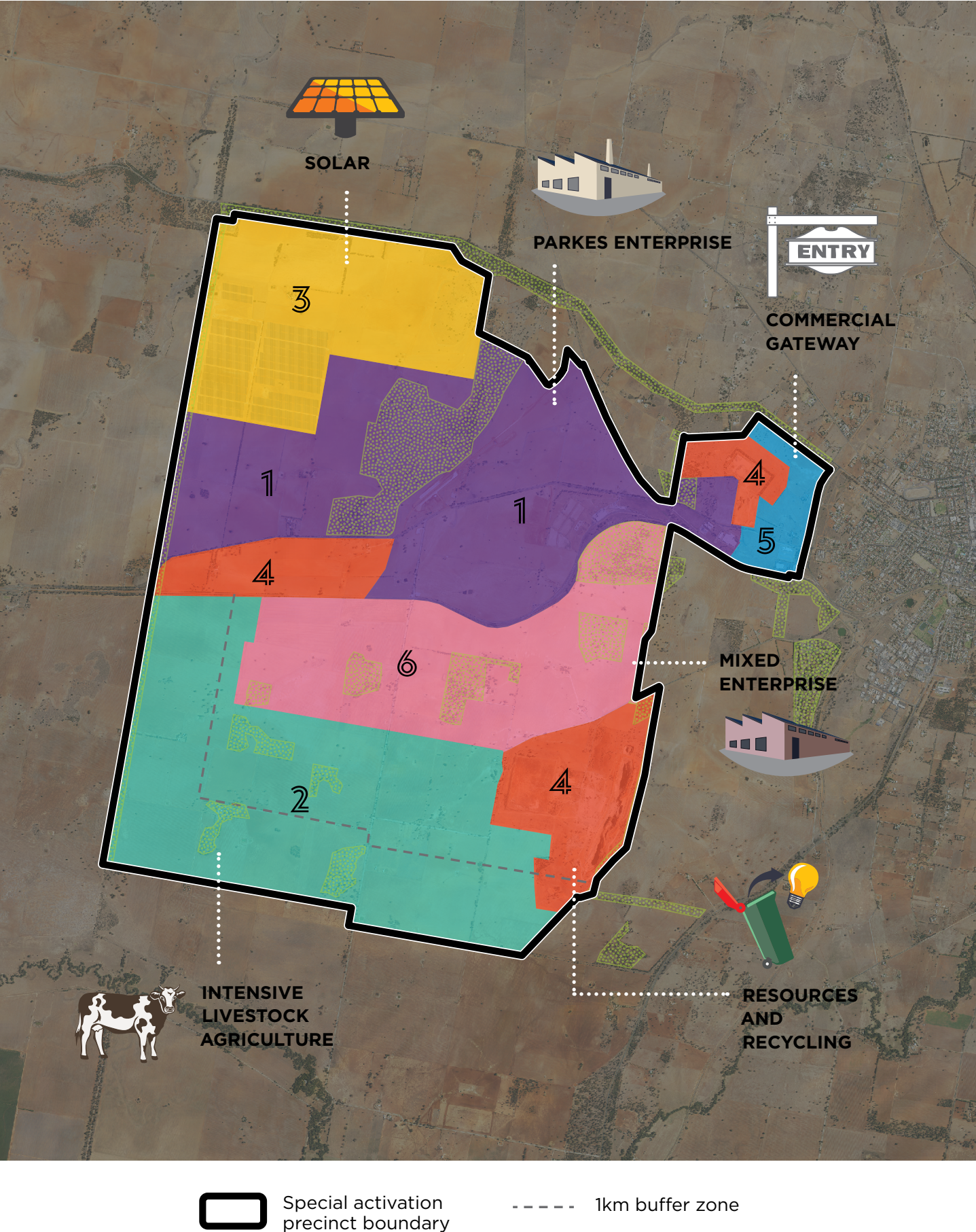


To minimise land use conflict and impacts.

### Performance criteria

- A An Activation Precinct Certificate can only be issued for a development that is consistent with the land use objectives and listed compatible uses for the relevant sub-precinct on the **table on page 19**
- B Where a land use is not specified as a compatible use on the **table on page 19**, an Activation Precinct Certificate can be issued, where:
  - The Regional Growth NSW Development Corporation is satisfied that the development is appropriate in that zone, considering the objectives for the zone and the compatible land uses listed in the table.
  - Additional studies have been prepared to the satisfaction of the Regional Growth NSW Development Corporation, if required, to support that development is suitable in the sub-precinct.
  - If the development is a potentially offensive industry, development must have a 1km buffer area within the development site.

Figure 4: Parkes Sub-precincts





Sub-precinct	Objectives of the sub-precinct	Compatible land use
<b>1</b> <b>PARKES ENTERPRISE</b>	<ul style="list-style-type: none"> <li>- Supports a wide range of compatible land uses and industries such as freight and logistics, advanced manufacturing and agribusiness that align with eco-industrial precinct principles and present circular economy opportunities.</li> <li>- Identifies the area dedicated to businesses who need direct access to rail terminals and intermodal facilities including good access to transport connections and services.</li> </ul>	<p>Electricity generating works, heavy industrial storage establishment, intensive plant agriculture, industry, rural industry, sewerage system, waste or resource management facility, water supply system, ancillary uses and supporting infrastructure, farm buildings, landscaping material supplies, timber yards, industrial retail outlets, specialised retail premises wholesale supplies, boat building and repair facilities, vehicle body repair workshops, vehicle repair stations, storage premises, depots, warehouse or distribution centres, carparks, freight transport facilities, passenger transport facilities, roads, transport depots, truck depots, research station, recreation areas, environmental protection works, crematoria, flood mitigation works, intermodal terminal, freight terminal</p>
<b>2</b> <b>INTENSIVE LIVESTOCK AGRICULTURE</b>	<ul style="list-style-type: none"> <li>- Provides a dedicated area for intensive livestock activities, such as a large abattoir and other livestock value-adding and processing businesses, where impacts can be managed.</li> <li>- To separate the above uses from other sensitive uses in the area.</li> <li>- Provides stakeholders certainty about the location of these industries.</li> <li>- Identifies an area with good links to other sub-precincts and that has access to freight connections, including direct rail frontage, and utilities and services.</li> </ul>	<p>Agriculture, electricity generating works, heavy industrial storage establishment, rural industry, sewerage system, waste or resource management facility, water supply system, ancillary uses and supporting infrastructure, farm buildings, rural supplies, timber yards, wholesale supplies, industry, boat building and repair facilities, vehicle body repair workshops, vehicle repair stations, storage premises, depots, warehouse or distribution centre, car parks, freight transport facilities, roads, transport depots, truck depots, research stations, crematoria, flood mitigation works, recreation areas,</p>
<b>3</b> <b>SOLAR</b>	<ul style="list-style-type: none"> <li>- Attracts and encourages development for solar energy production.</li> <li>- Ensures services and infrastructure required to support these uses can be delivered in an orderly way.</li> <li>- Ensure vegetation and places of aboriginal cultural heritage value within this sub-precinct are protected.</li> </ul>	<p>Electricity generating works, sewerage system, water supply system, ancillary uses and supporting infrastructure, industry, rural industry, farm buildings, wholesale supplies, boat building and repair facilities, vehicle body repair workshops, vehicle repair stations, heavy industrial storage establishments, storage premises, depots, warehouse or distribution centres, carparks, freight transport facilities, roads, transport depots, truck depots, research station, recreation areas, environmental protection works, crematoria, flood mitigation works.</p>



Sub-precinct	Objectives of the sub-precinct	Compatible land use
<b>4</b> <b>RESOURCES AND RECYCLING</b>	<ul style="list-style-type: none"> <li>- Provides dedicated areas for essential waste and resource recovery that allows for a variety of new recycling and reprocessing industries.</li> <li>- Dedicates an area with direct rail access that enables an energy from waste facility, along with recycling and repurposing uses, that champions circular economy principles. This will form a key component of a true eco-industrial precinct.</li> <li>- Minimises any impacts on other areas of the precinct</li> <li>- To ensure the intended uses have good road access.</li> <li>- Provides an area that is appropriately located to reduce noise, air quality, odour and dust generating activities, and that can operate 24/7.</li> <li>- Provides an area that is also appropriately located to offer high volume electricity and heat export, and carbon sequestration to other businesses within the Precinct.</li> <li>- Identifies the former Westlime Quarry site as a future specialised construction and raw material node.</li> <li>- Facilitates the continued operation of the Parkes Shire Council landfill site. There may be the opportunity over time for this site to transition to an alternative use.</li> </ul>	<p>Electricity generating works, heavy industrial storage establishment, sewerage system, waste or resource management facility, water supply system, ancillary uses and supporting infrastructure, agriculture, rural industry, industry, farm buildings, rural supplies, timber yards, industrial retail outlets, specialised retail outlets, wholesale supplies, industry, boat building and repair facilities, vehicle body repair workshops, vehicle repair stations, heavy industrial storage establishments, storage premises, depots, warehouse or distribution centre, heliport, helipad, car parks, freight transport facilities, passenger transport facilities, roads, transport depots, truck depots, wharf or boating facilities, research stations, signage, crematoria, flood mitigation works, recreation areas.</p>



Sub-precinct	Objectives of the sub-precinct	Compatible land use
<b>5 COMMERCIAL GATEWAY</b>	<ul style="list-style-type: none"> <li>- Provides a transition between the heavier industrial uses in other areas of the Precinct and the existing Parkes township.</li> <li>- Creates the appropriate environment for businesses with more of a public interface</li> <li>- Provides an attractive and welcoming entry to the Precinct.</li> <li>- Identifies a gateway area to the Precinct off the Newell Highway that allows businesses to be located prominently.</li> <li>- Services local, Precinct and travelling populations with provision for a highway service centre, a truck depot and truck stop, and a motel or hotel.</li> <li>- Provides an entrance for development that requires vehicle visibility and promotion, within a high amenity sub-precinct with good public realm connection, landscaping and cultural heritage features.</li> </ul>	<p>Electricity generating works, signage, sewerage system, water supply system, ancillary uses and supporting infrastructure specialist retail, industrial retail outlets, storage establishments, light industry, warehouses, visitor centre/sales offices, food and drink premises, neighbourhood shops and kiosks, signage and wayfinding, highway service centres, driver rest facilities and vehicle servicing.</p>
<b>6 MIXED ENTERPRISE</b>	<ul style="list-style-type: none"> <li>- Provides a wide range of employment uses, such as agribusiness, manufacturing, recycling businesses, and general industries and enterprise.</li> <li>- Identifies an area adjacent to a range of neighbouring sub-precincts that provides opportunities for circular economy linkages between businesses.</li> <li>- Provides opportunities for businesses who require direct access to rail infrastructure.</li> <li>- Provides opportunities for development that requires moderate to larger lots and have moderate impacts.</li> <li>- Ensure development protects and enhances environmentally sensitive areas within the sub-precinct.</li> </ul>	<p>Electricity generating works, heavy industrial storage establishment, industry, rural industry, signage, sewerage system, waste or resource management facility, water supply system, ancillary uses and supporting infrastructure, intensive plant agriculture, farm buildings, wholesale supplies, agricultural produce industries, boat building and repair facilities, vehicle body repair workshops, vehicle repair stations, storage premises, depots, warehouse or distribution centres, car parks, freight transport facilities, roads, transport depots, truck depots, wharf or boating facilities, research stations, signage, recreation areas, environmental protection works, flood mitigation works, intermodal terminal, freight terminal.</p>

### 3.1.2 Economic development

#### Aim



The Parkes Special Activation Precinct will be an innovative precinct of enterprise and productivity supporting the creation of new jobs and economic development opportunities. The Precinct should also recognise the role of likely first movers who are attracted to the precinct due to its proximity to road and rail infrastructure, linkages with surrounding industries and the established freight and logistics operators.

#### Performance criteria

- A The Precinct is to be a freight and logistics hub serviced by rail and road connections.
- B To provide for advanced agribusiness and manufacturing industries to value-add to food and fiber.
- C To be leading waste regeneration and recycling destination.
- D Development in the area shown in **Figure 3: Structure Plan on page 14** as “intermodal and rail terminal facility area” should not preclude opportunities for rail and transport infrastructure or freight logistics uses that are a key competitive advantage for the Precinct.
- E Development should be focused around enabling infrastructure and the co-location of industries who require transport and utility/service connections.



## 3.2 Environment and sustainability

### 3.2.1 Sustainability

The Parkes Special Activation Precinct sustainability framework connects organisation, processes and resources in a circular economy to gain efficiencies and minimise waste. This Environmentally Sustainable Development framework has the United Nations Industrial Development Organization (UNIDO) Eco-Industrial Park framework at its foundation.

The sustainability goals for the Parkes Special Activation Precinct are:

- 1** To be Australia's first Eco Industrial Park
- 2** To become a carbon neutral precinct
- 3** To foster leadership in all aspects of sustainability



The infrastructure developed in the Special Activation Precinct will be an enabler for both the achievement of sustainability goals and an opportunity to attract business to the Precinct.

3.2.2 Biodiversity, vegetation and the landscape

Aims



To set a new standard for environmental performance for industrial precincts.



To establish a robust framework for ongoing monitoring and reporting.

Aims



To preserve the Precinct’s landscape and biodiversity values.



To minimise the removal of remnant vegetation into the public domain wherever possible.

Performance criteria

- A Meet standards set by UNIDO eco-industrial parks and National Carbon Offset Scheme (NCOS).
- B The Precinct should provide for a green infrastructure network that links green corridors and waterways, native green reserves and landscaped areas. This is a planned network of environmental areas encompassing biodiversity, screening, stormwater and recreation uses. Minor creeks and stormwater flow paths can also be captured as part of the green infrastructure network.
- C The Precinct should support the expansion of resource recovery and recycling facilities, along with the establishment of value-add industries. An energy from waste facility forms a key component of the Precinct to be able to achieve behind-the-meter energy solutions and other circular economy opportunities.
- D The Precinct should enable the provision of an industry support program for carbon reduction that could align with NCOS precinct carbon neutral certification and other carbon offset projects. This will create investment attraction opportunities for carbon neutral industries.

Performance criteria

- A All trees and grasslands to be retained where possible, and incorporated into landscape areas, vegetated setbacks or into the public domain.
- B Areas of high-ecological value and Tier 1 and 2 trees, shown at **Figure 5: Significant vegetation to be retained on page 26** should not be removed unless removal is unavoidable and consistent with the *Biodiversity Conservation Act 2016*. The only exception is for unavoidable tree loss as part of the delivery of streets, utilities or stormwater infrastructure by the Development Corporation or a Public Authority.





To ensure the public domain and the design of any open spaces celebrates the Precinct's history and values and does not have an adverse impact on remnant vegetation.



To provide opportunities for walking and cycling, for workers, visitors and the community.

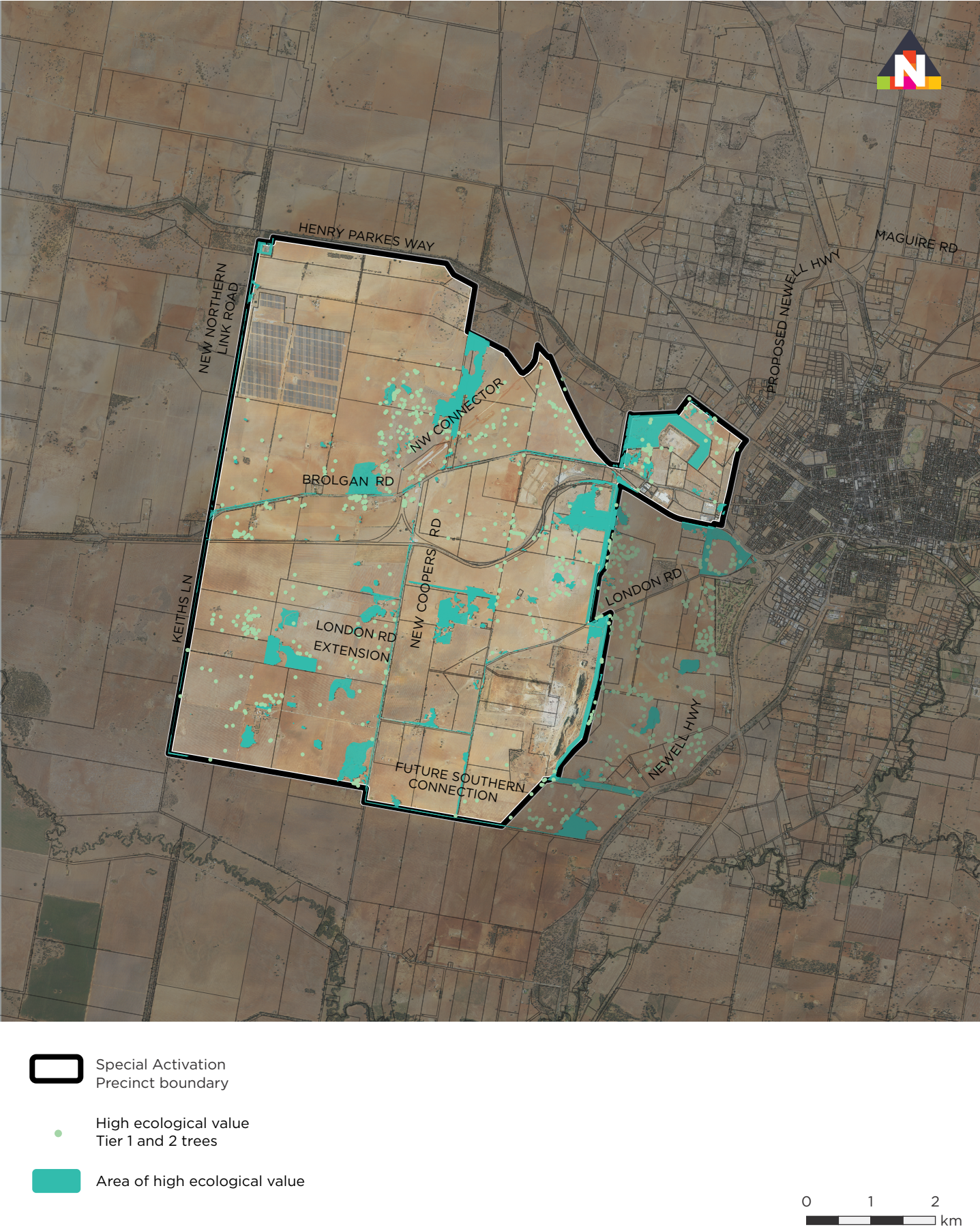


To ensure that the Precinct delivers excellent amenity for workers and businesses.

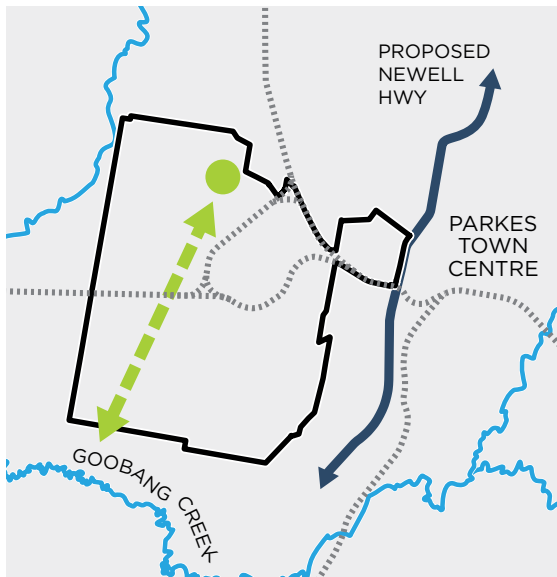
### Supporting provisions to be developed as part of the delivery plan

- A vegetation and landscape plan, addressing the following:
  - o Strategies for the retention and maintenance of remnant vegetation.
  - o Strategies for additional planting, and creation of connections between habitat where possible.
  - o An interpretation strategy and key themes for incorporation into public domain areas.
  - o Planting strategy
  - o If any new public open space, or publicly accessible areas or paths are proposed, a strategy for the long-term ownership and management.
- The vegetation and landscape plan should demonstrate how the landscape can be designed with Connection to Country and incorporates the principles at **Figure 5: Significant vegetation to be retained on page 26.**
- Parkes Shire Council should be consulted in the preparation of the vegetation and landscape plan.

**Figure 5:** Significant vegetation to be retained



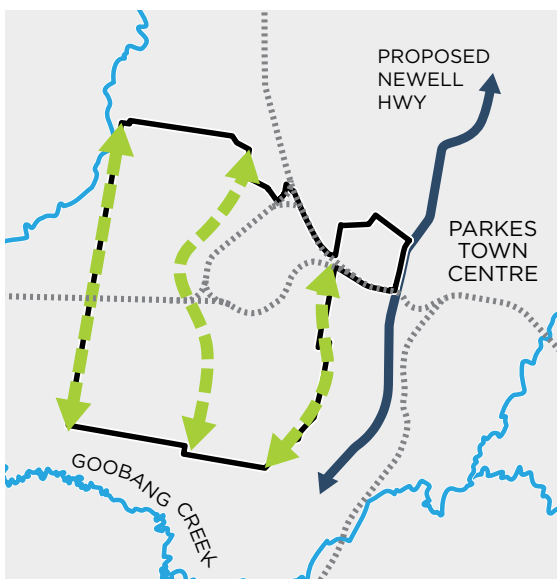




### Open space and landscape principles

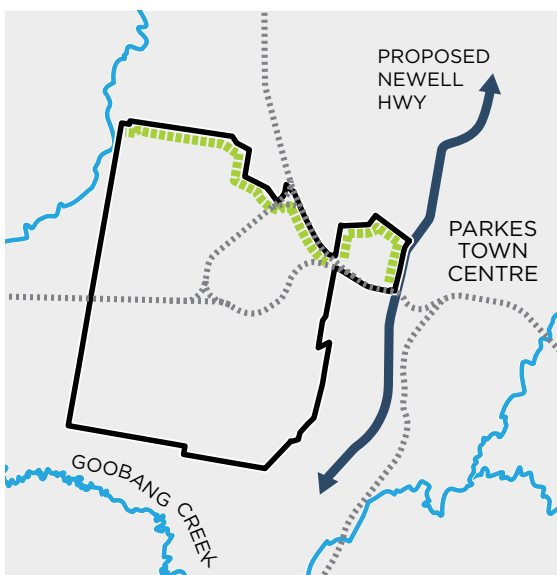
#### *The Quarry to Creek Green + Ochre Grid*

Create a series of linked green spaces and waterways, protecting vegetation, cultural heritage and possibly providing for recreational connections between the Rocky outcrops in the north of the Precinct to the campsite at Goobang Creek.



#### *Green north-south spines*

Retain existing bush roads and stock routes and the mature and hollow trees for vegetation corridors for people and habitat.



#### *A green entry to the Parkes Special Activation Precinct*

A landscape statement on Newell Highway to showcase the precinct is an exciting and green place to do business

### 3.2.3 Flooding, stormwater and groundwater

#### Aim



To minimise the impacts of development on the quality, quantity and levels of groundwater.

#### Performance criteria

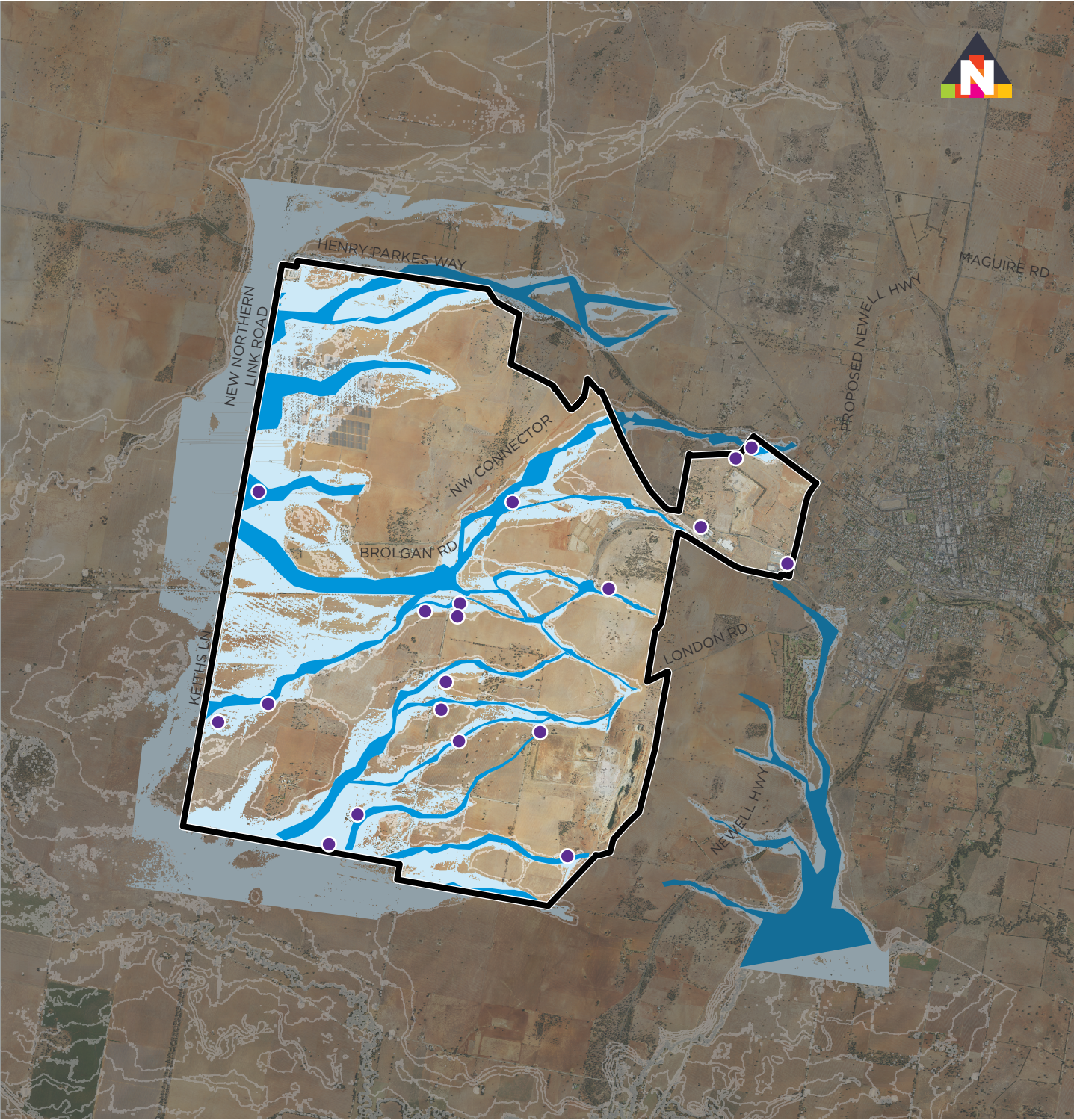
- A Maintain or improve the ecological condition of waterbodies and their riparian corridors in both catchments.
- B The stormwater run-off at the Precinct boundary must not exceed pre-development flow and turbidity.
- C The quality of water leaving the Precinct at its edges must be pre-development quality or better in terms of:
  - pH
  - Total suspended solids
  - Total phosphorous
  - Total nitrogen
  - Gross pollutants






#### Supporting provisions to be developed as part of the Delivery Plan

- A high-level groundwater management strategy is required to be provided as part of the Delivery Plan and must incorporate:
  - o Overview of baseline groundwater conditions and existing bore use
  - o Principles for water sharing
  - o Process for notification of impact and management
- A stormwater management strategy that demonstrates:
  - o The strategy for precinct-wide infrastructure, such as detention basins
  - o Site level controls for stormwater detention and reuse
  - o Flood planning levels and any design requirements for development in the 1% AEP and PMF (shown at **Figure 6: Flooding on page 29**).



Figure 6: Flooding



-  Special Activation Precinct boundary
-  Detention basin (indicative location)
-  1% high hazard watercourse
-  1% flood extent
-  Probable Maximum Flood (PMF)

3.2.4 Noise

Aims



To ensure that development minimises noise impacts.



To ensure the ongoing monitoring of the precinct for noise performance.

Performance criteria

- A Noise modelling, assuming a maximum, built-out scenario for the land uses described in each precinct in **Figure 4: Parkes Sub-precincts on page 18** demonstrated that cumulative noise generated at the edge of the precinct was approximately 55db.
- B Development will need to comply with the relevant EPA noise standards. The Regional Growth NSW Development Corporation is responsible for ensuring the cumulative impacts of development are consistent with this precinct-scale target of 55db.

Supporting provisions to be developed as part of the Delivery Plan

- The Delivery Plan must set out the monitoring and reporting process for noise generation for the Precinct.



### 3.2.5 Air quality and odour

#### Aims



To ensure that development minimises impacts on air quality and amenity.



To ensure the ongoing monitoring of the air quality in the precinct.

#### Performance criteria

- A Odour emitting uses, such as livestock, food production (as defined in the EPA's policy document *Technical framework - assessment and management of odour from stationary sources in NSW*) are not located in the 1km buffer shown on the land use sub-precinct plan at **Figure 4: Parkes Sub-precincts on page 18** unless otherwise approved by the EPA.
- B If these uses are being considered in the buffer area, they could still be approved as Complying Development, but only where the Activation Precinct Certificate process demonstrates and conditions that the development have maximum odour emission of 2 Odour Units (*Technical framework - assessment and management of odour from stationary sources in NSW*), at the boundary of the precinct (To clarify, the odour created by a development may exceed this amount at the site boundary if it is not also the precinct boundary, subject to assessment).
- C Development that is not consistent the above would need to provide additional details as part of an application for an Activation Precinct Certificate to demonstrate that the development is:
  - suitable in that location;
  - consistent with the vision for the precinct; and
  - consistent with, and does not preclude on other sites, the land use objectives for each sub-precinct

#### Supporting provisions to be developed as part of the Delivery Plan

- The Delivery Plan must set out the monitoring and reporting process for air quality and odour at a Precinct scale.

### 3.2.6 Bushfire protection

#### Aim



To ensure that development in bushfire prone areas is suitably designed to minimise risk to property and life.

#### Supporting provisions to be developed as part of the Delivery Plan

- Following the development of the public domain, vegetated areas and engineering designs, assess the bushfire risk to the precinct and map bushfire prone areas in the Precinct (if any) in the Delivery Plan with the appropriate controls for the use and design of buildings in bushfire prone areas.



### 3.2.7 Assessing hazardous and offensive development

#### Explanation of Intent

For any potentially hazardous and offensive development that is also local development, integrated designated development or State significant development, *State Environmental Planning Policy No 33—Hazardous and Offensive Development* (SEPP 33) applies and provides the framework for assessing and managing risks.

For any potentially hazardous and offensive development that is proposed to be undertaken as complying development under the Activation Precinct SEPP, SEPP 33 still provides the framework for identifying and managing risks. The process managing risks under the Activation Precinct SEPP is summarised in the below development controls.

#### Aims



To ensure sufficient information is provided to assess whether a development is a potentially hazardous or potentially offensive industry when applying for an Activation Precinct Certificate.



To ensure that potentially hazardous and potentially offensive industries are appropriately managed to protect human health and the biophysical environment.

#### Development controls

The following controls apply to any proposal for potentially hazardous or offensive development that is proposed to be undertaken as complying development:

- A **Prior to the application for an Activation Precinct Certificate**, a preliminary risk analysis must be prepared by a qualified person approved by the Planning Secretary. In determining whether a development is a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or an offensive storage establishment, offensive industry or other potentially offensive industry, consideration must be given to current circulars or guidelines published by the Department of Planning, Industry and Environment relating to hazardous or offensive development.
- B The following must be provided as part of any **application for an Activation Precinct Certificate** for development for the purposes of a potentially hazardous or potentially offensive industry:
  - A preliminary risk analysis as identified in Item A;
  - If the development is identified as potentially hazardous then a preliminary hazard analysis must be provided that:
    - Is prepared by a qualified person (approved by the Planning Secretary);
    - Is prepared in accordance with the *Hazardous Industry Planning Advisory Paper No 6, Hazard Analysis* dated January 2011, and *Multi-level Risk Assessment* dated May 2011 and

published by the Department of Planning, Industry and Environment on its website;

- Demonstrates compliance with the risk criteria as set out in the *Hazardous Industry Planning Advisory Paper No 4, Risk Criteria for Land Use Safety Planning*, dated January 2011 and published by the Department of Planning, Industry and Environment on its website;
  - is prepared having regard to the most hazardous substance proposed to be stored at the development site;
  - considers cumulative risk levels of the Precinct;
  - The preliminary hazard analysis must be reviewed and approved by the Department of Planning, Industry and Environment and the approval must form part of the Activation Precinct Certificate application; and
  - Written evidence of consultation with relevant public authorities and agencies (including but not limited to Safe Work NSW) in relation to the proposed development.
- C Any Activation Precinct Certificate cannot be issued for potentially hazardous development unless it is accompanied by a Preliminary Hazards Analysis which has been reviewed and approved in writing by the Department of Planning, Industry and Environment.
- D Any specific recommendations made by the Department of Planning, Industry and Environment in Item C must be included as conditions to be within the Activation Precinct Certificate.
- E Any Complying Development Certificate must adopt the any conditions of consent recommended by the Issuing Authority as part of the Activation Precinct Certificate.
- F Any preliminary hazard analysis must be appended to the Activation Precinct Certificate when issued.

### Definitions:

Potentially hazardous industry and potentially offensive industries are defined within SEPP 33 and include:

**potentially hazardous industry** means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- to human health, life or property, or
- to the biophysical environment,
- and includes a hazardous industry and a hazardous storage establishment

**potentially offensive industry** means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.

**qualified person approved by the Planning Secretary** means the same as a hazards specialists approved under the *State Environmental Planning Policy (Three Ports) 2013* as identified in [www.planning.nsw.gov.au/-/media/Files/DPE/Other/approved-hazard-specialists-under-sepp-three-ports-2019-03-26.pdf](http://www.planning.nsw.gov.au/-/media/Files/DPE/Other/approved-hazard-specialists-under-sepp-three-ports-2019-03-26.pdf)



### 3.2.8 Managing development on contaminated land

#### Explanation of Intent

For development on contaminated lands that is also local development, integrated designated development or State significant development, State Environmental Planning Policy No 55—Remediation of Land (SEPP 55 applies).

For development on contaminated lands that is to be undertaken as complying development, SEPP 55 provides the framework for assessment and management. The Activation Precinct SEPP requires that an Activation Precinct Certificate cannot be issued unless the Issuing Authority has considered

whether the land is contaminated, and whether the subject land is suitable for the proposed development.

Category 1 and 2 remediation works are required to be undertaken in accordance with SEPP 55. Category 2 works will need to be undertaken separately as development without consent under SEPP 55, and not as part of an application for Complying Development under the Activation Precinct SEPP.

#### Aim



To ensure the remediation of contaminated land is adequately managed for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

#### Development controls

- A Prior to issuing an Activation Precinct Certificate, the Issuing Authority must:
- consider whether the land is contaminated;
  - if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and
  - if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Note: In considering whether land is contaminated, the Issuing Authority should consider (but not limited to) the *Preliminary site Investigation, Special Activation Precinct, Parkes* prepared by WSP dated July 2019. However, this document should not be solely relied upon due to the report limitations outlined in Section 6 of that document.

- B An application for a Complying Development Certificate for development on contaminated land must be accompanied by a statement issued by an Accredited Site Auditor certifying that:
- the land is suitable for the intended purpose of the development having regard to the contamination status of the land; or

- the land would be so suitable if the remediation works specified in the statement were carried out, and
  - Whether the land on which the development is to be carried out:
    - o is used, or was formerly used, for a purpose listed in Table 1 to clause 3.2.1 of the document entitled *Managing Land Contamination Planning Guidelines, SEPP 55—Remediation of Land* and published in 1998 by the Department of Urban Affairs and Planning and the Environment Protection Authority, or
    - o is on the list of sites notified under section 60 of the *Contaminated Land Management Act 1997*.
- C The complying development certificate must be issued subject to a condition that any requirements specified in the statement identified in Item B must be complied with.

**Definitions:**

Category 1 remediation works (remediation work requiring consent) is work that presents elevated risk, either during execution or in the event of unsuccessful or incomplete remediation. The full definition of Category 1 works is found SEPP 55.

Category 2 works (remediation work without consent) is remediation work that is not Category 1 and considered to be low risk. The full definition Category 2 works is found in SEPP 55.



## 3.3 Community

### 3.3.1 Community facilities

#### Aim



To ensure that development of the Parkes Special Activation Precinct contributes to the development of social and community infrastructure.

The development of the Parkes Special Activation Precinct will place additional demand on existing community facilities in the Parkes Town Centre, but is not anticipated to generate the need for additional infrastructure.

Parkes Shire Council's existing Section 94A Plan (now known as a Section 7.12 plan), made in 2016, requires that development with a capital investment value greater than \$200,000 pay a contribution of 1% of the development value to Council for the purposes of civic and community facilities and other infrastructure.

This contribution will continue to be payable for development in the Parkes Special Activation Precinct, unless otherwise agreed by Council and the Regional Growth NSW Development Corporation.

- An Aboriginal Cultural Heritage Management Plan is required to be developed as part of the Delivery Plan. Refer to **3.5.1 Cultural heritage on page 43** for Aims and Performance Criteria.
- A vegetation and landscape plan is required to be prepared, and will incorporate Designing with Country principles. Refer to **3.2.2 Biodiversity, vegetation and the landscape on page 24** for Aims and Performance Criteria.

# 3.4 Infrastructure

## 3.4.1 Streets

### Aims



To ensure the timely and orderly delivery of access to sites in the Precinct.



To ensure the street network is upgraded over time to accommodate additional traffic movements.

### Performance criteria

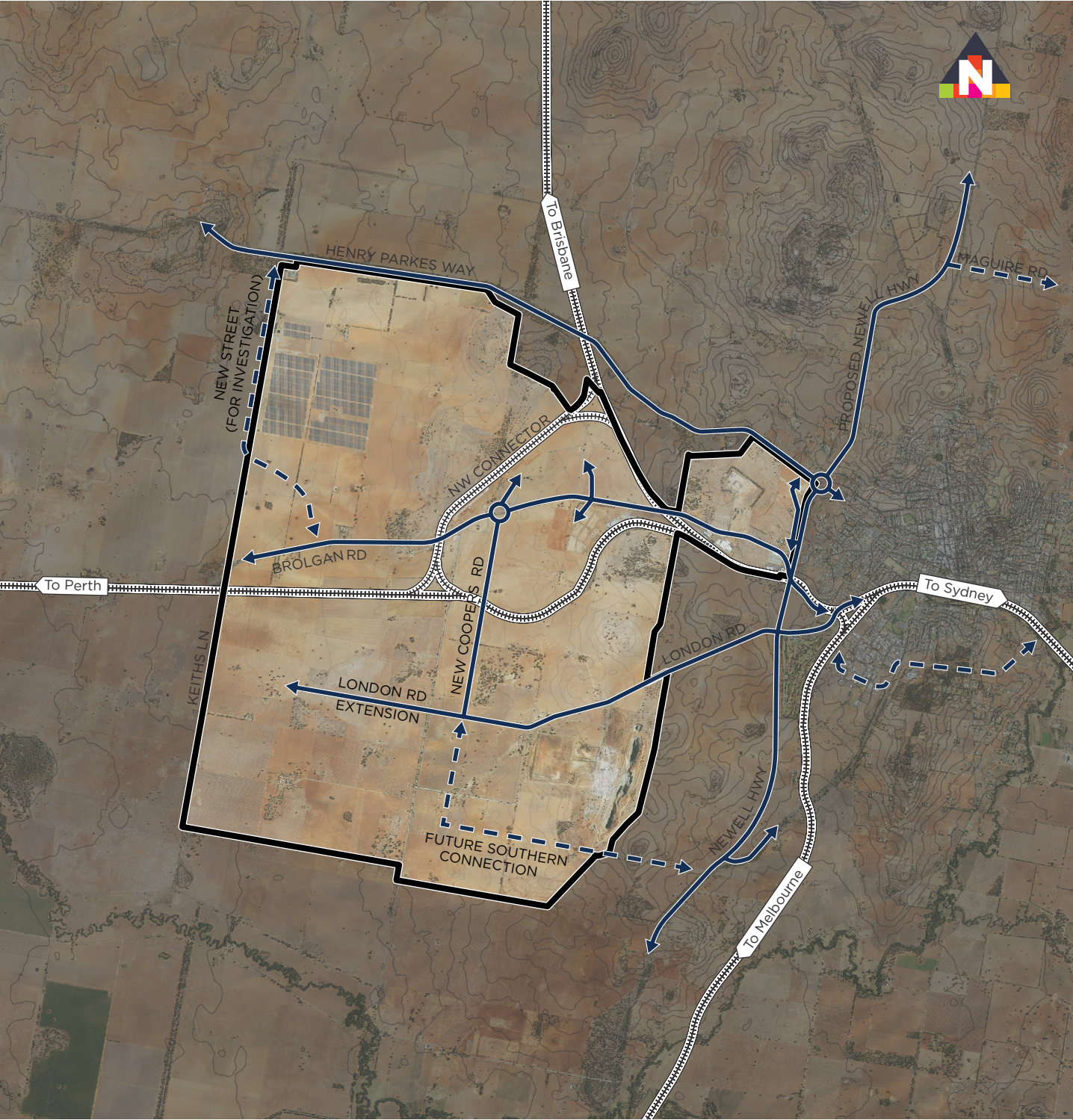
- A Where a detailed street plan is not provided in the Delivery Plan, the siting and design of development must be generally consistent with the street network plan shown at Figure 7.
  - B The Precinct should provide for green and blue infrastructure that is climate resilient, reduces heat island effect and provides a secured water and energy supply.
  - C The Precinct should embed circular economy principles through the provision of efficient infrastructure and utilities.
- A new connector road from Brolgan Road and Henry Parkes Way provides additional accessibility and a northern gateway to the Precinct
  - London Road will have direct access with the Newell Highway and will be relocated forming a precinct loop with Coopers and Brolgan Roads





### Supporting provisions to be developed as part of the Delivery Plan

- A high-level street network and strategy for the Precinct is to be developed as part of the Delivery Plan prior to any development. The plan should achieve the following outcomes, as shown on **Figure 7: Proposed street network on page 39**
  - Brolgan Road will provide the main and central access to the Precinct from Parkes township into the freight and logistics area
  - Coopers Road will be relocated to avoid junction with the Inland Rail
- The Precinct-scale strategy must include the details for the location and design of the “New Northern Link Road” (refer to **Figure 7: Proposed street network on page 39**).
- A more detailed street plan for each development stage, as required.
- The precinct-scale strategy and each detailed street network plan will be developed in consultation with Parkes Shire Council and Transport for NSW.



Figure 7: Proposed street network



-  Special Activation Precinct boundary
-  Railway
-  Proposed new road
-  Proposed new connection - further investigation required



### 3.4.2 Pedestrian and cycling connections

#### Aims



To create a comfortable environment for walking and cycling



To provide recreation opportunities for workers

#### Performance criteria

- A Shared ways, designed for comfortable use by pedestrians and cyclists should be provided:
- along primary streets
  - along the Green north spines



### 3.4.3 Utilities

#### Aim

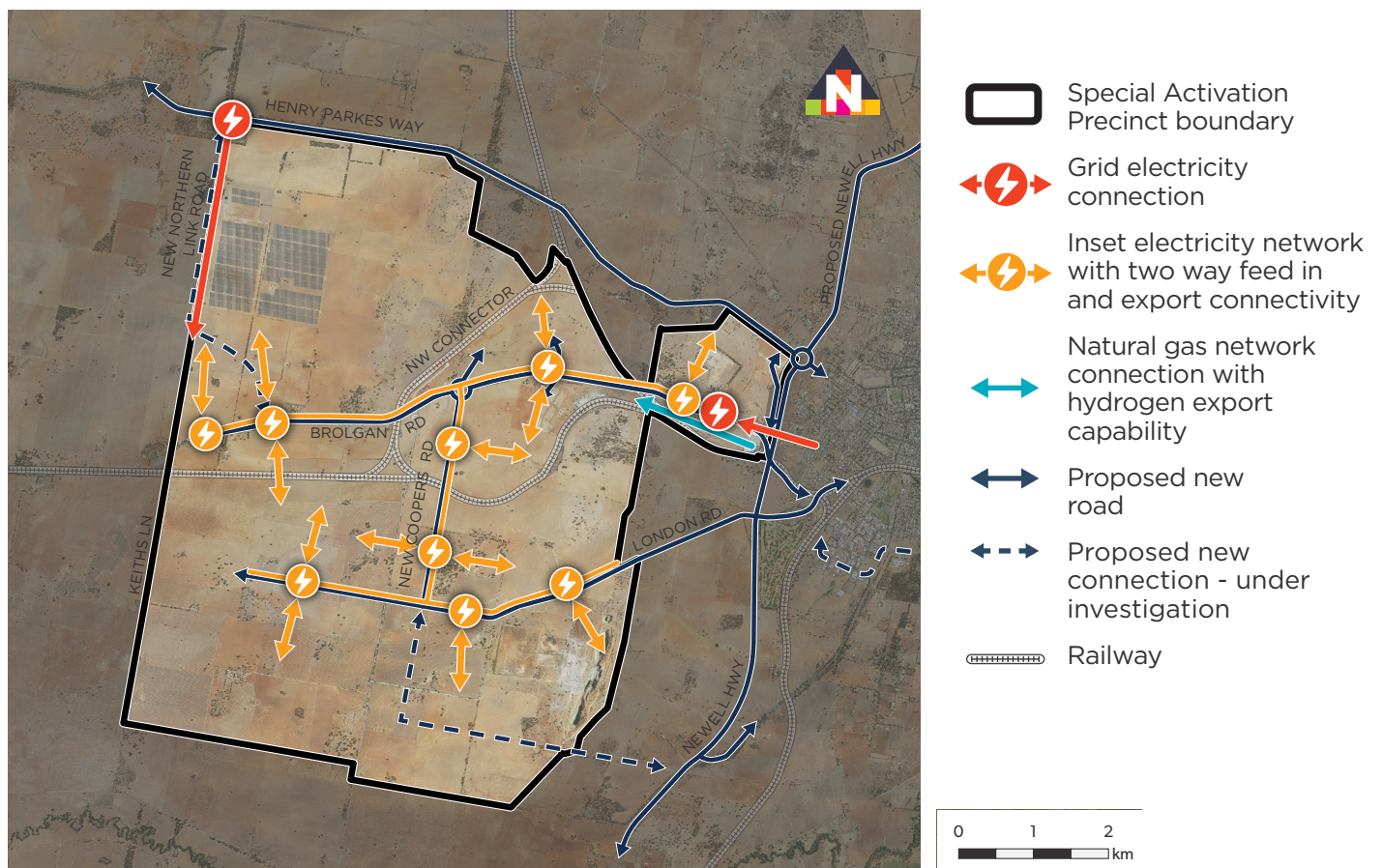


#### Strategies developed as part of the master planning process

The following strategies were developed as part of the master plan, in consultation with the relevant government agencies.

To ensure the timely and orderly delivery of utilities.

**Figure 8: Energy network**



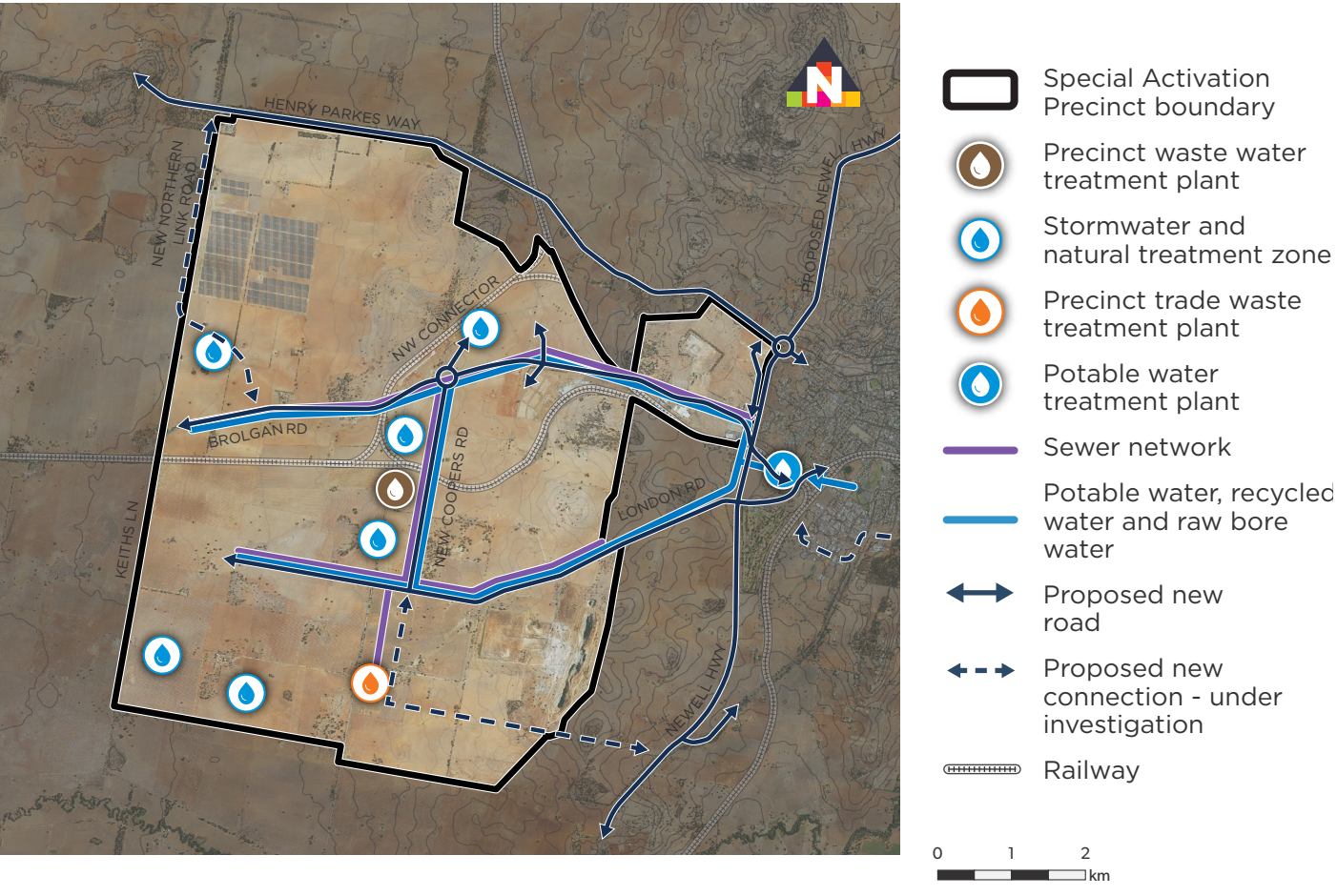
#### Energy Network

- Electricity supply, shared energy, export to the electricity grid
- Piped natural gas, onsite hydrogen generation and export to gas network

Supporting provisions to be developed as part of the Delivery Plan

- Details of the design and function for new utilities may be included in the Delivery Plan.

Figure 9: Water supply and management



Water Supply and Management

- Potable and recycled water supply, stormwater and wastewater management
- Rainwater storage, water use optimisation



## 3.5 Place and landscape

### 3.5.1 Cultural heritage

#### Aims



To ensure that the Precinct reveals its history and landscape values, particularly the connection between the land and the Wiradjuri people who have lived in the area for more than 40,000 years and their connection to the land.



To ensure that certain significant places and artefacts are protected.



To promote development and public domain design that is connected to country.

#### Performance criteria

##### *Protecting the place and sites*

- A Scarred trees, stone quarry and artefact sites must be retained.
- B Where possible and where it is suitable, these places should be incorporated into the design of the public domain where they are publicly accessible and can be appreciated by all.
- C Ensure the public domain plan incorporates a green corridor and continuous pedestrian and cycle connection along Quarry to Creek Green Grid.
- D The new public park should incorporate story-telling and memory and should incorporate important artefacts and significant existing trees.

##### *Protecting landscape value*

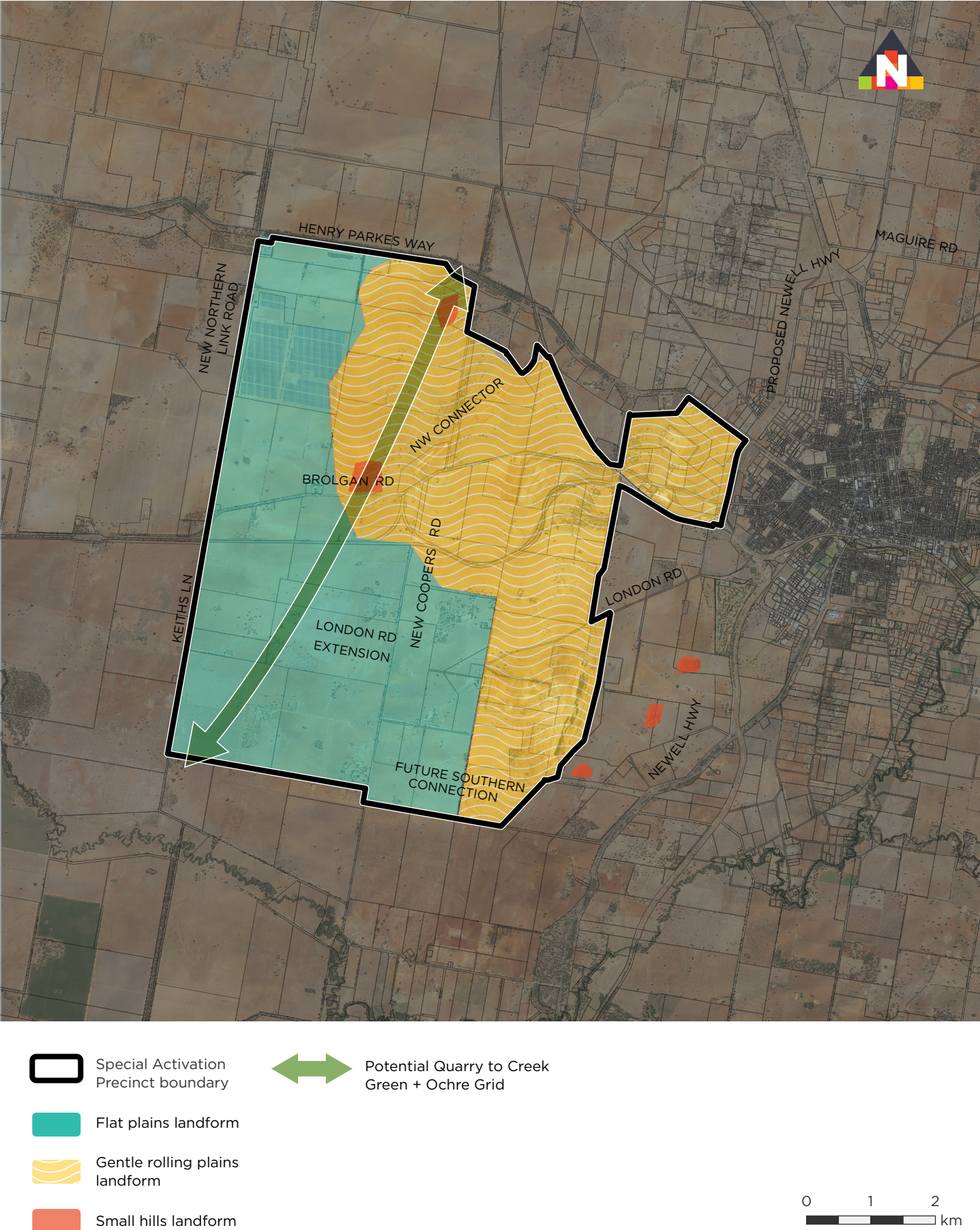
- E Where possible small hills should be retained in open areas on private sites or in the public domain, protecting some memory of the Precinct's topography.
- F The rocky outcrops in the northern part of the Precinct are a good place to take in the views of the area. Development in close proximity to the outcrops should site development to open up views to the landscape and horizon where possible and consider the design on the building from this vantage point. Consider how landscape can be used to obscure development when viewed from the high points.

**Supporting provisions to be developed as part of the Delivery Plan**

- The vegetation and landscape plan (to be prepared as part of the delivery plan – refer to **Environment and Sustainability on page 13**) should incorporate an Aboriginal heritage interpretation strategy, prepared in consultation with the local land council.
- An Aboriginal Cultural Heritage Management Plan, prepared in consultation with the Department of Premier and Cabinet, Parkes Shire Council and the local Land Council that includes:
  - o The strategy for ongoing ownership and maintenance of areas of Aboriginal cultural heritage.
  - o Details of any public access to sites, where appropriate.
  - o Protocol for unexpected finds during construction.
- The Delivery Plan is to demonstrate incorporation of the following principles:
  - o **value hierarchy**  
highlighting spiritual and practical significant elements of the land such as rivers, mountains, swamp lands, forest and plains.
  - o **promoting diversity**  
cultivating the land to promote a diverse range of plants, fruits and nuts.
  - o **connecting people to country**  
building and designing the environment to be localised and specific in context to the connection to the country.
  - o **Let Country be what it wants to be**  
design, plan and work with Country, respect topography and natural processes.
  - o **Share the Country**  
keep the important places open for all to use and benefit from
  - o **Promote Culture**  
the way we design Country can enhance our sense of culture, of our diverse and rich differences, but also for our common needs such as wellbeing or healing. Wiradjuri design can be reflected through the landscape or building design.



**Figure 10:** Key landscape values to be incorporated into design guidelines and the public domain plan






















## Supporting documents

The Parkes Master Plan process included the following technical studies to understand the environmental impact of development scenarios for testing the rigour and risk of upfront strategic environmental and planning assessment.

	<b>A1</b>	Parkes Special Activation Precinct Structure Plan		<b>E1</b>	Noise and Vibration Assessment
	<b>B1</b>	Environmental, Heritage and Sustainability Assessment Summary Report		<b>F1</b>	Infrastructure and Transport Plan
	<b>B2</b>	Environmentally Sustainable Development Plan		<b>G1</b>	Flooding and Water Quality Management
	<b>B3</b>	Geology, Soil and Contamination Preliminary Site Investigation		<b>G2</b>	Groundwater Study
	<b>B4</b>	Bushfire Constraints and Opportunities Assessment		<b>H1</b>	Community and Social Infrastructure Needs Assessment
	<b>C1</b>	Air Quality and Odour Assessment		<b>I1</b>	Economic Analysis Report
	<b>D1</b>	Biodiversity Assessment Stage 1			





*Image courtesy of Destination NSW*









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