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To: [DPE PS ePlanning Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Parkes draft master plan
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Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Ken

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Submission file: [webform_submission:values:submission_file]

Submission: I begin this submission by stating that I and my wife and I are owners of land within the SAP. I am also the current Mayor of the PSC and as such have declared an interest in all matters relating to the SAP discussed by council. Although aware of the general concept, the public display of the SAP master plan has been my first opportunity to examine the document and its content. Our property [REDACTED] has been in our family for nearly 100 years, so I have a personal attachment to it. I would like to comment on all 3 aspects seeking clarification and providing suggestions, as I support the SAP and congratulate the State Government on recognising this community's vision and initiating the SAP. 1) EIE Page 10. Planning Approval Pathway The requirement for a Proposal certificate from the Regional Growth NSW Development Corporation would appear to be adding another approval step rather than streamlining the approval process. It also states the Minister will be responsible for designating the consent authority. Why not use the existing Regional Planning Panels? Page 11. The Requirement for a Delivery Plan. I believe telecommunications and digital connectivity are essential for a modern business and should be a stand alone dot point to emphasis their importance. I believe there should be more clarity over the suggested contribution or infrastructure levy. What quantum is suggested and who would set and collect the levy. Would it be designated to the ongoing maintenance of the infrastructure? Page 12-14 Principal Development Standards. I applaud the development standards including developments to be environmentally sensitive, accessible, aesthetically pleasing, inviting and part of a circular economy. Page 15 Making Changes to the Master Plan. Agree with annual review and 5 year major review. Part 3 Roles and Responsibilities The following areas need some clarity. Where RGNSW Dev Corp. is the owner of the Land the DPIE will be responsible for issuing the proposal certificate? RGNSW Dev Corp. may operate as a market participant in developing, owning and leasing land. How does this occur? What is Local Govt.'s role? What is the effect on land holders? There doesn't seem to be a process as to how all this will happen. EPA are an important consent authority if the SAP is to be effectively planned and implemented in a timely fashion. I have long believed they should be an Environmental Protection Service that should assist Businesses to plan rather than being the authority who imposes unrealistic safeguards and imposes sanctions with hindsight. Some brief comments on two of the supporting documents. Groundwater Study, Geology, Soil and Contamination site investigation. - Agree with recommendations regarding Austop Ponds and Mine Rehabilitation Plans for any proposed change of land use at Westlime site. (Previous concerns were raised by neighbours of the possible contamination of bores by leachate if the voids were used for rubbish disposal). Flood management. -I agree that it is important to maintain flow volumes and TSS and nutrients discharged to the receiving

catchments. Downstream farmers need to have assurance that they will continue to get flows into their dams, but also not get additional flooding generated off the site. -Detention basins and dams may be required to assist with management of the SAP if livestock are used to control fire hazard growth. Draft Land Use Table. Residential Accommodation is not permissible. Understand this in a 24/7 zone but what happens to existing residential houses particularly in early stages where leaseback of undeveloped land may occur? Will there be a time frame which enables reasonable relocation? Parkes SAP Master Plan. Could I initially acknowledge the wonderful collaborative approach taken by the State Government, their various Departments and the PSC in developing this draft Master Plan. Policy Framework - Having an Activation Precinct SEPP is a major breakthrough and should be applauded. Page 8. Given that RGNSW Dev. Corp. will manage the SAP why do the Delivery Plans have to be endorsed by the Secretary of the Dept. of Planning, Industry and Environment? Page 11 Structure Plan Sub Precincts is a sensible approach and also allows flexibility within certain precincts to allow a diversity of businesses to establish. Page 12. Given the effects of climate change I fully support the development having a sustainable approach which will provide leadership and a model for others to aspire to. Page 13. Transport Network. Agree with the relocation of Coopers Rd to avoid two existing level crossings. This should also be a road overpass. The proposed new road linking the Brogan Rd and the Henry Parkes Way will run through the new Goonumbla Solar Farm. This should be planned for during its construction. The Southern Parkes Ring road should be prioritised to take heavy vehicles around Parkes through the Industrial estate and linking to the London Rd. This will be vital should and airport development complement the SAP. Page 15. Support the retention of Native vegetation and the provision of corridors. Flow down the Brogan Rd itself is quite significant during flood events and may not be adequately planned for in the schematic drawings. The effect of the Inland Rail and PN's new development may well change the flow of water around the site and will need to be monitored. Page 17. Indicative staging. The regional enterprise Sub precinct because it allows a diversity of business may be in demand prior to Stage 3. Page 20 Delivery. Given that the implementation of the SAP will be transitioned to RGNSW Dev. Corp. what will be the PSC's involvement? Appreciate it will work closely with the council but how will this work in practice? General Questions. How will the acquisition of the properties occur given initial discussions with a consultant? Will leaseback of land be allowed as staged developments occur? Will affected landholders now have to negotiate with the State Government? How will the rating of the properties change and when? Will the SAP have its own special rating to help pay for the ongoing maintenance? And will this be additional rate revenue (Above the Cap) for Council to take a little pressure off drought affected farmers and businesses. Some clarity and improved communication to affected landholders as to timing and the process, would be appreciated to allow decisions on our future to be made in a timely and considered manner. Thank you for the opportunity to comment on the Parkes SAP.

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/activation-precincts-sepp-and-parkes-draft-master-plan>