



KB:AW

Contact Person: Anna Wyllie

18 October 2019

Executive Director
Compliance, Industry and Key Sites
Department of Planning, Industry and Environment
GPO Box 39,
Sydney NSW 2001

Dear Anthea,

SUBMISSION TO THE ACTIVATION PRECINCTS AND THE PARKES DRAFT MASTER PLAN

Parkes Shire Council would like to thank the State Government for the opportunity to comment on the proposed State Environmental Planning Policy for Activation Precincts and the Parkes Special Activation Precinct (SAP) Masterplan.

Council congratulates the NSW State Government for taking a new and innovative approach to planning in NSW. Council believes that Activation Precincts will be a step change for investment in regional NSW and it is pleasing that the proceeds from the sale of the Snowy Hydro is being funnelled into regional economic development projects.

Parkes Shire Council has been humbled to be announced as the first Special Activation Precinct in NSW. Council thanks the State Government for the collaborative approach they have taken in the development of a Master Plan that is designed for a 40-year horizon. We believe that the collaborative approach has led to a Master Plan that takes advantage of Parkes' strategic location in the national transport network, is flexible, innovative and has strong sustainability principles.

As the project moves from concept stage into detailed design, Council encourages the State Government to continue to engage with stakeholders including Council, the community, local landowners and businesses such as SCT logistics, Pacific National and Linfox.

We welcome the development of the Master Plan and the commerce and prosperity it will bring to our community. We look forward to working collaboratively with the new Regional Growth NSW Development Corporation to develop mutually beneficial governance frameworks and arrangements.

In regards to the State Environmental Planning Policy for Activation Precincts, Council has the following comments:

On page six of the EIE it states that proposed development in proximity to a SAP will align, support and complement the future intent and desired land uses in each precinct or sub-precinct. Council questions does this mean a buffer zone around the SAP, similar in nature to the "buffer area" that Council has around the Parkes National Logistic Hub



Council also notes that Design Guidelines are to be developed to demonstrate how the Principal Development Standards are addressed for each Precinct or sub-precinct - Council assumes that this will be by consultation.

Comments Draft Land Use Table:

Agriculture - animal boarding or training establishments is prohibited. Council questions whether this could be restrictive for a pet food factory who may wish to develop a facility for 'animal testers'.

Commercial premises - the permissible developments in this category should be limited to certain precincts within the SAP. We need to ensure that these commercial uses do not detract from the Parkes CBD.

Health Service Facility - Council questions why a Community Facility would be permitted with consent.

Heavy industrial storage establishment - Council questions why these uses would be prohibited? Especially based on the definition ie hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Tourist and visitor accommodation - Council questions whether hotel or motel accommodation should be limited to commercial precinct.

Other land use terms - miscellaneous - crematorium is permissible. The definition includes the use of facility for memorial services. This should be further considered.

Council understands directions will be made under Section 9.1 of the Act regarding the amendment to the LEP.

Should additional information be required Anna Wyllie - Economic and Development Manager would be pleased to oblige.

Yours sincerely

Kent Boyd
General Manager