
Special Activation Precinct

PARKES

Draft Master Plan
What We Heard
Consultation Report
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.

Contents

Introduction page 1

Vision page 2

Draft Structure Plan page 3

Engagement approach page 4

Review of submissions page 6

Submission responses page 7

The way forward page 16

Parkes Special Activation Precinct Draft Master Plan What We Heard Consultation Report

© State of New South Wales through Department of Planning, Industry and Environment 2020. This publication is copyright. You may download, display, print and reproduce this material provided that the wording is reproduced exactly, the source is acknowledged, and the copyright, update address and disclaimer notice are retained.

Disclaimer

The information contained in this publication is based on knowledge and understanding at the time of writing (June 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Cover image: Pacific National
Left: Credit Nikita Ridgeway

Introduction

In July 2018 the NSW Government announced Parkes as the location for the State's first Special Activation Precinct.

Special Activation Precincts are one of the five regional priorities funded by the NSW Government's \$4.2 billion Snowy Hydro Legacy Fund. All of the \$4.2 billion is earmarked to be spent in regional NSW to build on the rapid growth and opportunities in the regions.

Special Activation Precincts are dedicated areas in regional NSW, identified by the NSW Government, to become thriving business hubs by streamlining planning approvals and attracting investors with the aim of creating jobs and improving the economic viability of regions.

Locations are chosen because they align with:



the economic enablers in the 20 Year Economic Vision for Regional NSW



the growth opportunities for new and existing industries



the projected population and jobs growth indicators and



catalyst opportunities or other key infrastructure projects that are either coming on line or are underway, such as the Inland Rail.

The location of Parkes was chosen because of its strategic location, with the ability to reach 80% of Australia's population within 12 hours by rail or road. The Parkes Special Activation Precinct will take advantage of the Inland Rail by creating new jobs in the freight and logistics industry, optimising opportunities in the agricultural industry and by bringing regional suppliers closer to their customers.

The master planning process began in late 2018 by investigating an area of 5,600 hectares spanning out from the National Logistics Hub. Technical experts spent five months looking at biodiversity, water, infrastructure, transport, sustainable development, culture, heritage, social infrastructure and economic modelling to inform the Master Plan. This was underpinned by an extensive community engagement program.

From 20 September until 20 October 2019, the draft Master Plan for the Parkes Special Activation Precinct was put on public exhibition by the Department of Planning, Industry and Environment. During this time, landowners, stakeholders and the wider community were invited to provide submissions.

At the same time, the Department also exhibited the Explanation of Intended Effects (EIE) for a new State Environmental Planning Policy (SEPP) that enables the planning and delivery of the Special Activation Precincts. A separate consultation report has been prepared on the feedback the Department received during the exhibition.

The Department received a total of thirty-three submissions across the EIE and the Parkes Special Activation Precinct draft Master Plan, with twenty-two providing feedback on the draft Master Plan in their submissions.

This report summarises the engagement program during the exhibition period of the Parkes Special Activation Precinct draft Master Plan, the feedback received, the Department's response and actions related to the feedback. The responses have guided the refinement of the Parkes Special Activation Precinct Master Plan.

“

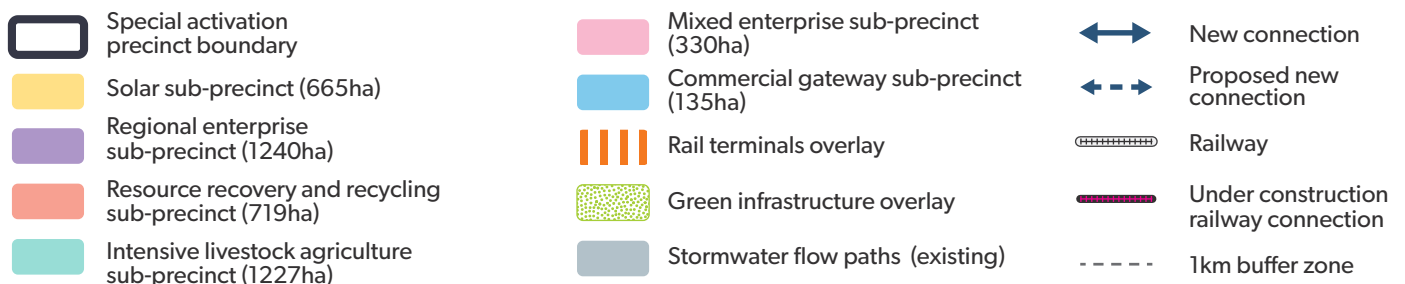
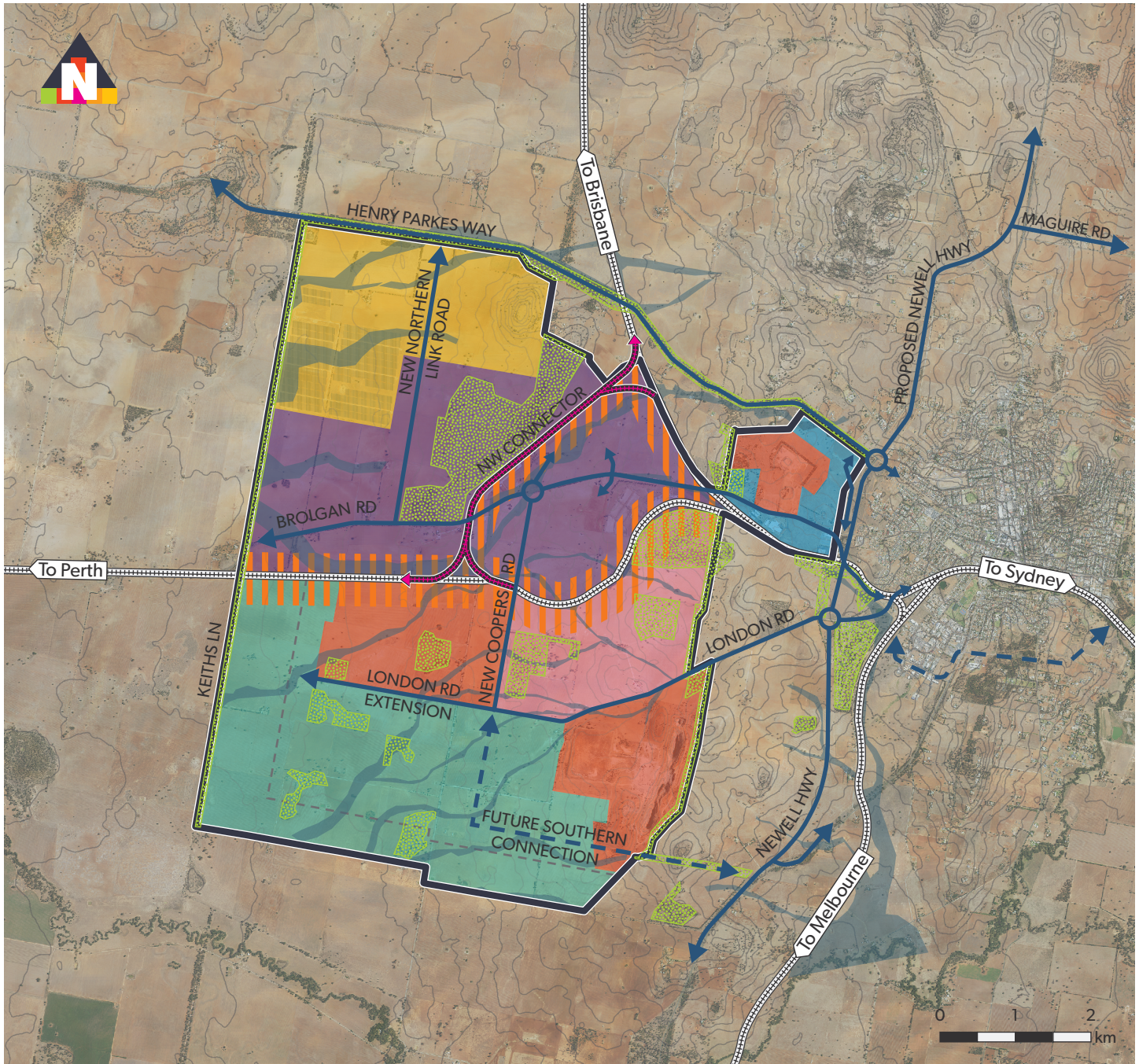
Stimulating economic development and employment, the Parkes Special Activation Precinct will be a hub of sustainability and enterprise that will enhance the local and regional community.

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

Vision

Draft Structure Plan

The Department consulted on and welcomed submissions on the following Structure Plan. The Structure Plan identifies six Sub-precincts and pages 18-19 shows the amendments that were made following community consultation.



Engagement approach

The engagement program commenced in February 2019, where the Department engaged with the community and key stakeholders in Parkes to capture their views, aspirations, issues and opportunities.

This feedback, along with the outcomes from the technical studies informed the development of the draft Master Plan.

The Department exhibited the draft Master Plan between 20 September and 20 October 2019.

The aim of the engagement program was to raise awareness and seek feedback on the draft Master Plan, respond to issues and continue to maintain a dialogue with the community and key stakeholders.

Who we engaged with?

During the four-week exhibition period from 20 September – 20 October 2019, the Department communicated and engaged with:

- Landowners in the Special Activation Precinct
- Immediate neighbours
- Businesses and PEAK organisations
- Parkes Shire Council
- The broader Parkes community
- Other interested parties across NSW

How we engaged?

The Department’s engagement program involved several ways and activities to reach key stakeholders outlined above.

The different methods and activities ensured the Department was able to provide information to help with submissions and to seek initial feedback on the draft Master Plan.

In addition, based on feedback received during the exhibition period, the Department consulted further with landowners to address concerns and explain the proposed amendments to the draft Master Plan.



96
letters



15
Emails and
phonecalls

Direct mail/Email/Phone

Ninety-six letters were mailed to landowners in the Precinct, as well as immediate neighbours, advising them of the exhibition of the Parkes draft Master Plan and inviting them to one on one meetings and a community presentation.

The Department also responded to 15 inquiries via email and phone.



6
community
presentation
attendees

Community presentation

Six landowners and immediate neighbours attended a community presentation that summarised the elements of the draft Master Plan, explained the land uses and provided attendees with an opportunity to clarify issues and concerns.



10
meetings
with
landowners

One-on-one landowner meetings

Ten one-on-one meetings were held with landowners in the Precinct to explain the elements of the draft Master Plan, the land uses, what it means for them, to help clarify issues or concerns and to encourage them to make a submission.

Once submissions were received, a further nine one-on-one meetings were held with landowners and immediate neighbours to clarify issues, explain the proposed amendments that were being made to the draft Master Plan and provide further details about staging and delivery.



2,523

clicks to the
Planning Portal
website

Digital

During the exhibition period, the Department undertook a comprehensive program of digital advertising. The campaign was launched via Our Regional NSW Facebook and Instagram platforms.

The campaign reached 46,848 people resulting in 2,523 clicks to the Planning Portal website and overall, the ads received 80% positive sentiments.



Local Government

Following the launch of the draft Master Plan, Parkes Shire Council promoted the exhibition of the draft Plan in their newsletter and via other social media channels.

The Department also provided a briefing for Parkes Shire Council Councillors.



Media

The Department issued a media release promoting the exhibition of the draft Master Plan, encouraging submissions and ran ads promoting engagement activities in the Parkes Champion Post and on 2PK and Rok FM.

A notification advertisement was also placed in the Parkes Champion Post notifying the community about the exhibition of the draft Master Plan and how to provide feedback.



156

webinar
attendees

Webinar

One hundred and fifty-six people attended a webinar where the Department presented the elements of the draft Master Plan, as well as the Explanation of Intended Effects for the new Activation Precinct SEPP.

Types of organisations that attended were local government, state government agencies, SMEs and large organisations.



10

visitors at
pop-ups

Pop-ups

The Department held two pop-ups at Parkes Shire Council's Project Management Office, in Clarinda Street, Parkes, which saw 10 people visit the pop-ups.



25

members of
the Parkes
Chamber of
Commerce in
attendance at
the business
presentation

Parkes Chamber of Commerce business presentation

The Department approached the Parkes Chamber of Commerce to provide a presentation to its members regarding the Parkes Special Activation Precinct draft Master Plan.

Twenty-five members attended the presentation, which had a focus on business issues, and economic development opportunities.



5,000

stakeholders
received an
email regarding
the exhibition

E-newsletter

The Department of Planning, Industry and Environment promoted the exhibition in the October edition of the e-newsletter, that was sent to over 5,000 stakeholders.

Review of submissions

A total of thirty-three submissions were received across the exhibition of both the EIE for the new Activation Precincts SEPP and the Parkes Special Activation Precinct draft Master Plan.

After review and analysis of these submissions, it was identified that twenty-two submissions provided comment in relation to the Parkes Special Activation Precinct draft Master Plan.

The issues raised in these submissions can be categorised under the following themes:

- Streamlined planning
- Environment and amenity
- Flooding, water quality and water flows
- Land use conflict
- Location of proposed roads
- Staging of precinct delivery
- Property acquisition and compensation
- Consultation

Stakeholders that sent submissions included



Landowners and other Individuals



Business and industry



Local government



PEAK organisations

The submissions raised a variety of different views on a range of topics included across the themes. From the twenty-two submissions, two expressed an objection. The objections related to the impact on business operations, accessibility and financial viability of a new road proposed in the solar precinct; and the viability of a well-established farming and agricultural family business if the development goes ahead.

The overarching areas of support and concern identified in the analysis of the submissions are summarised below:

- 1 Support of the Special Activation Precincts program initiative that is a step change for investment in Regional NSW
- 2 Support for the Special Activation Precinct located in Parkes as a place-based, strategic driver of infrastructure delivery, investment attraction and jobs growth within the region
- 3 Support for upfront strategic planning and technical studies that inform evidence-based Master Planning
- 4 Support for simplifying the planning process, providing certainty and confidence to businesses and the community
- 5 Concerns related to potential environmental and amenity impacts such as noise, air pollution, odour, traffic and dust
- 6 Concerns related to impacts on property values, existing businesses and the process of property acquisition and compensation
- 7 Concerns related to performance-based development standards and how individual projects will be assessed

Submission responses

The review and analysis of the exhibition submissions has been summarised by identifying themes, support for the Parkes Special Activation Precinct and concerns related to the draft Master Plan.

Through the submissions review process, the Department has also considered specific issues raised in relation to the draft Master Plan and has responded by making updates to the draft Master Plan, undertaking further targeted community consultation and finalising the Activation Precincts State Environmental Planning Policy (SEPP) framework.



Specific issues related to the Parkes Special Activation Precinct draft Master Plan and responses are:

STREAMLINED
PLANNING



The issues that emerged were:

It is unclear how the development standards contained in the draft Master Plan will be applied to assess individual projects

Response

The Planning Framework

The exhibited draft Master Plan identified a series of principles that were labeled “development standards”. Since exhibition, and in considering submissions, we have evolved this approach to provide more specific controls for development that will provide certainty for landowners and the community, and better reflect the detailed assessment of the technical reports.

The Planning Framework on page 11 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.

Schedule 1 of the Activation Precincts SEPP will comprise development standards for Exempt and Complying development within the Parkes Special Activation Precinct.

Implementation

The Delivery Plan will contain development controls specific for particular development on land within the Precinct. The Delivery Plan will contain the appropriate level of detail to assess individual projects, ensure they are consistent with the Master Plan and monitor their ongoing environmental performance. The Activation Precincts SEPP requires that development must be consistent with the Master Plan and Delivery Plan before an Activation Precinct certificate is issued.

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.

1



STATE ENVIRONMENTAL PLANNING POLICY (ACTIVATION PRECINCTS) 2020

- Identifies each Special Activation Precinct
- Requires that an Activation Precinct Certificate be sought prior to and development application, to ensure the development is consistent with the Master Plan and Delivery Plan.
- Provides zoning and land use controls for each Precinct
- Identifies Exempt and Complying and Exempt Development pathways for certain development

2



SPECIAL ACTIVATION PRECINCT MASTER PLANS

- Made by the NSW Department of Planning, Industry and Environment and approved by the Minister
- Identifies the Vision, Aspirations and Principles for the Precinct.
- Provides more detailed, sub-precinct land use controls where required.
- Identifies Performance criteria at a Precinct-scale for amenity, environmental performance and infrastructure provision.
- Identifies the matters to be addressed as part of the Delivery Plan

3



SPECIAL ACTIVATION PRECINCT DELIVERY PLANS

- Prepared by the Regional Growth NSW Development Corporation and approved by the Planning Secretary
- Identifies site-level development controls
- Provides detailed strategies and plans for:
 - o Aboriginal cultural heritage
 - o Environmental protection and management
 - o Protection of amenity
 - o Infrastructure and services
 - o Staging
- Provides procedures for ongoing monitoring and reporting

ENVIRONMENT AND AMENITY



The issues that emerged were:

General concerns regarding the potential impacts of noise, odour and air quality arising from development within the draft Master Plan

Response

The upfront strategic planning and technical studies have already identified appropriate land uses, performance criteria and mitigation measures such as buffer areas within the Precinct to address issues related to noise, odour and air quality and impacts to adjoining lands.

Following review of submissions, the Master Plan has been amended to include specific performance criteria for:

- Protection of biodiversity and vegetation
- Flooding, stormwater and groundwater
- Protection of areas of Aboriginal cultural heritage
- Noise, air quality and odour

The Delivery Plan will contain more detailed provisions that demonstrate how the Precinct-scale performance criteria will be achieved at site level.

The Delivery Plan will also comprise environment and cultural heritage management strategies and procedures for the ongoing monitoring and reporting of the Precinct’s environmental performance.

FLOODING, WATER QUALITY AND WATER FLOWS



The issues that emerged were:

Concerns that the flooding studies may be inadequate

Concerns that the existing flow of water to farmers downstream of the Precinct will be reduced

Monitoring must be implemented for the construction of substantial projects and for operations that discharge pollutants to stormwater and surface water

Response

The upfront strategic planning and technical studies involved a robust flooding and water quality investigation encompassing a wide range of considerations such as water recycling and reuse, sustainability, infrastructure and utilities and environmental management, with data inputs and review from both the Department and Parkes Shire Council.

The technical Flood Study for the Parkes Special Activation Precinct investigation area has been prepared in accordance with NSW Floodplain Risk Management guidelines. These guidelines cover a diverse range of topics including:

- Understanding flood behaviour
- Assessing flood damage
- Climate change
- Other flood management concerns
- Supporting emergency management

The Master Plan contains performance criteria to ensure that water quality and stormwater run-off do not exceed pre-development levels. This includes performance criteria to protect the ecological condition of water bodies and their riparian corridors in both catchments of the Parkes Special Activation Precinct.

The Master Plan includes a requirement for the Delivery Plan to provide additional assessment of groundwater conditions prior to development.

Legislation administered by other government agencies will also remain in place. For example, any relevant licence requirements such as an environmental protection licence issued by NSW EPA or a water extraction licence issued by Water NSW will also play a role in managing water quality and quantity impacts arising from development within the Precinct.

LAND USE CONFLICT



The issues that emerged were:

Landowners and businesses operating adjacent to and outside the boundary of the Precinct, that were included in the original investigation area, have requested inclusion in the Precinct to mitigate potential land use conflicts with development within the Precinct

Response

There is currently no requirement to change the boundary of the draft Master Plan to include all the land in the original investigation area for the Precinct.

Lands that were included in the original investigation area, but are outside the Precinct boundary, may be reviewed for inclusion at future stage.

LOCATION OF PROPOSED ROADS



The issues that emerged were:

Impacts to solar farm development within the Solar Sub-precinct

Impacts to residents related to construction of roads and increased traffic such as visual amenity, noise and dust

Response

The road through the solar farm has been removed.

- The Master Plan recommends an alternative connection, avoiding the existing solar farm, along the western boundary of the Precinct.
- This alignment comprises significant vegetation and potentially other constraints for development and was not assessed as part of the technical studies. Additional work is required to determine the location and design of the street and assess the impacts.

The Master Plan includes a requirement for the Delivery Plan to contain a street network and strategy to be developed for the Precinct in consultation with the Parkes Shire Council and Transport for NSW prior to any development.

The Regional Growth NSW Development Corporation and the relevant government authority for the construction and operation of roads related to the Master Plan will engage with residents on mitigation measures to manage the impacts arising from development of roads servicing the Precinct.

STAGING OF PRECINCT DELIVERY



The issues that emerged were:

Concerns the indicative staging in the draft Master Plan will limit diversity of development that may be in demand before its planned staging

Priority and 'ready to go' development should be included in the initial development phase

Greater information on the phasing of development requested by residents, landowners and potential developers

Response

Controls for staging

The Master Plan does not comprise controls for the staging of development.

Staging will be controlled through the Activation Precincts SEPP and the Delivery Plan, through the mechanism that development consent cannot be granted unless a Delivery Plan is in place for that land. The Delivery Plan will ensure that the required infrastructure is in place before development occurs, and that development is undertaken in an orderly way. This approach also allows the Regional Growth NSW Development Corporation to respond to opportunities as they arise.

Amendments to the Sub-precincts

The Sub-precincts in the Master Plan have been updated to facilitate the compact staging of Precinct infrastructure with initial phasing of development to occur north of the Sydney-Perth rail line, capitalising on Inland Rail and private sector investment. For example:

- The Regional Enterprise Sub-precinct has been extended toward the Gateway Sub-precinct and reduced in overall size to accommodate a Resource Recovery and Recycling Sub-precinct location north of the Sydney-Perth railway.
- The Mixed Enterprise Sub-precinct has been expanded and located south of the Sydney-Perth railway to provide flexibility for a range of permitted land uses and smaller lot sizes.

Pages 18-19 of this report provides an updated Structure Plan based on these amendments.

The Master Plan contains performance criteria for land use within the Precinct that ensures 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. Where a permitted land use is not compatible with a specific Sub-precinct, the Master Plan makes provisions for the issuing of an Activation Precinct certificate subject to the satisfaction of the Regional Growth NSW Development Corporation that the required additional environmental studies have been undertaken and land buffer applied (where appropriate) to support the proposed development.

PROPERTY ACQUISITION AND COMPENSATION



The issues that emerged were:

The process, timing and options for property acquisition and compensation for financial loss are not well understood

Adequate provision of information and engagement with impacted land owners and businesses has been requested

Response

The Regional Growth NSW Development Corporation is responsible for the delivery of the Master Plan. In line with this, they are also responsible for the property acquisition process and will consult with landowners about the acquisition process and leasebacks, where appropriate.

CONSULTATION



The issues that emerged were:

Greater consultation upfront and ongoing consultation

Further consultation was requested by stakeholders to explain complicated technical and policy issues

Response

From February 2019, the Department commenced consulting with the community and other key stakeholders leading up to the exhibition of the draft Master Plan. This involved reaching out and engaging with landowners and the broader community through a variety of channels and activities, including letters, emails, phone calls and meetings; social media posts; newspaper and radio advertisements; pop-ups; community events and through Parkes Shire Council newsletters.

During the exhibition period, the Department attempted to contact landowners in the Precinct, as well as adjoining and immediate neighbours of the Precinct through letters advising them of the exhibition of the draft Master Plan and offering one on one meetings and an opportunity to attend a community meeting. Ads were also placed in the local paper, on local radio and in social media.

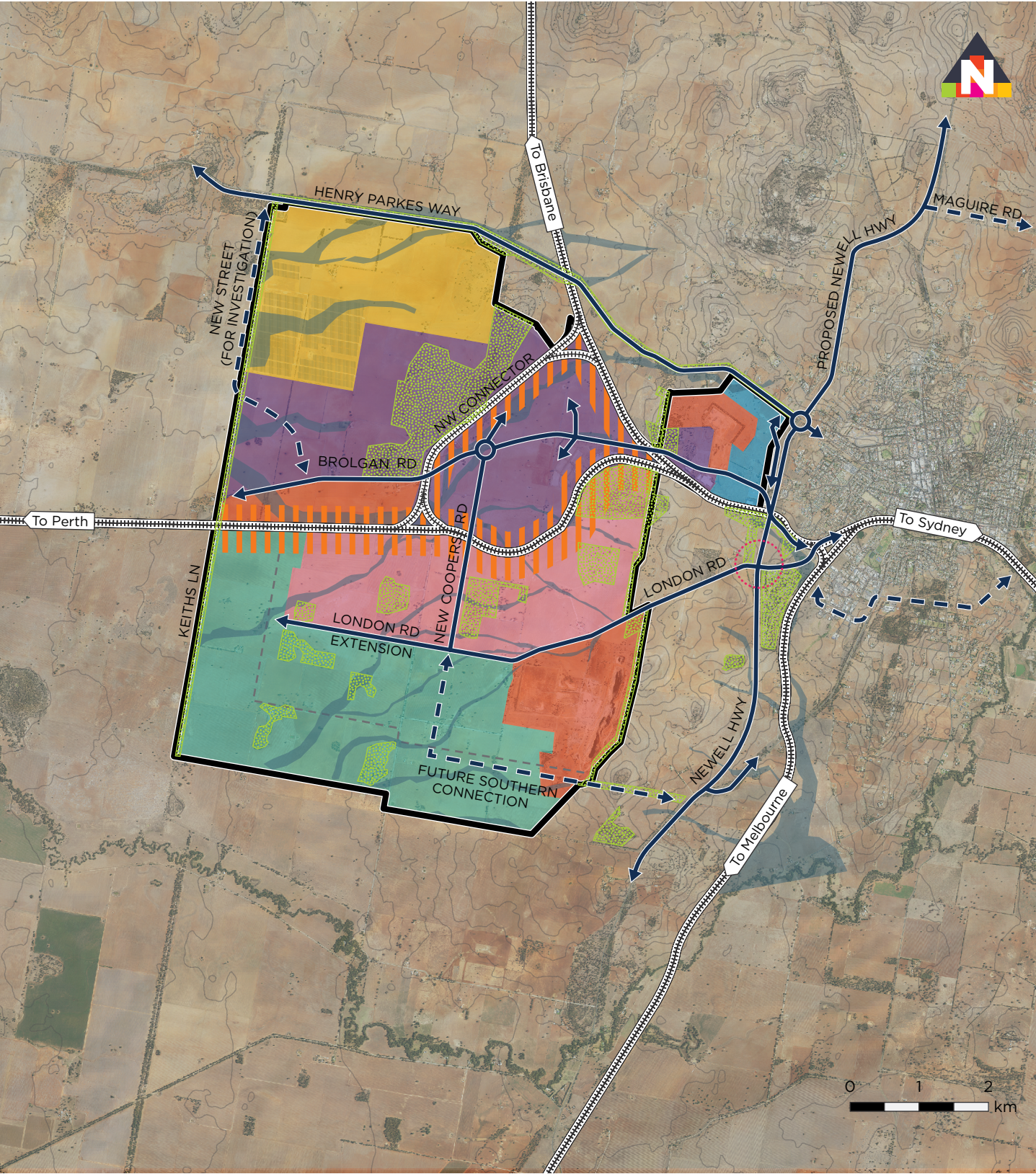
Following feedback from the submissions, the Department proactively met with landowners post exhibition, to further talk through issues around land uses, staging, timing, acquisitions and impacts.

Community consultation is one of the most important aspects of planning for the Special Activation Precinct. The Department values the input and feedback from the community and will maintain contact and continue to engage with landowners and the broader community throughout the planning and delivery phases. The Department would like to take this opportunity to thank the Parkes community and Parkes Shire Council for their support, interest and involvement.



The way forward

Based on feedback, the Structure Plan has been amended and the Master Plan will be updated accordingly.



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 Regional Enterprise 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)



dpie.nsw.gov.au