



SPECIAL ACTIVATION PRECINCT

PARKES

DRAFT MASTER PLAN
SEPTEMBER 2019



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 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.

Special Activation Precincts

WHAT IS A SPECIAL ACTIVATION PRECINCT?



Government-led studies



Fast track planning



Government-led development



Infrastructure investment



Business Concierge

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

Precincts will support industries in line with the competitive advantages and economic strengths of each region.

These Precincts will create jobs, attract businesses and investors and fuel economic development in Regional NSW to ensure that our regions are well placed to grow and meet the needs of our regional communities.

The NSW Government announced the establishment of Special Activation Precincts as part of its 20-Year Economic Vision for Regional NSW. The precincts will be delivered as part of the \$4.2 billion Snowy Hydro Legacy Fund.

Special Activation Precincts are unique in regional NSW as they bring together planning and investment support services. This means that businesses will be able to establish and grow with certainty and confidence knowing that the right planning framework is in place to deliver our jobs of the future sooner.

In July 2018, the NSW Government announced Parkes as the first Special Activation Precinct, taking advantage of its location, business development and employment growth opportunities associated with the east-west rail line and the north-south Inland Rail project.

A unique opportunity

The Parkes Special Activation Precinct focuses on the benefits of the location, the surrounding industries and the potential for new industries in agriculture, freight and logistics, manufacturing, energy and resource recovery and transport.

The Precinct will become an inland port, transferring export ready

goods to every major city and freight centre in Australia.

This will bring with it new jobs in the freight and logistics industry, optimise opportunities in the agricultural industry and bring regional suppliers closer to their customers, allowing products from Central West to be delivered to national and international destinations faster.

The Parkes Special Activation Precinct will be a true eco-industrial park, setting goals for efficient management and environmental factors, including energy, waste, water, climate resilience and emissions.

This Precinct builds on the many years of work done by Parkes Shire Council in developing the National Logistics Hub to the west of Parkes township.

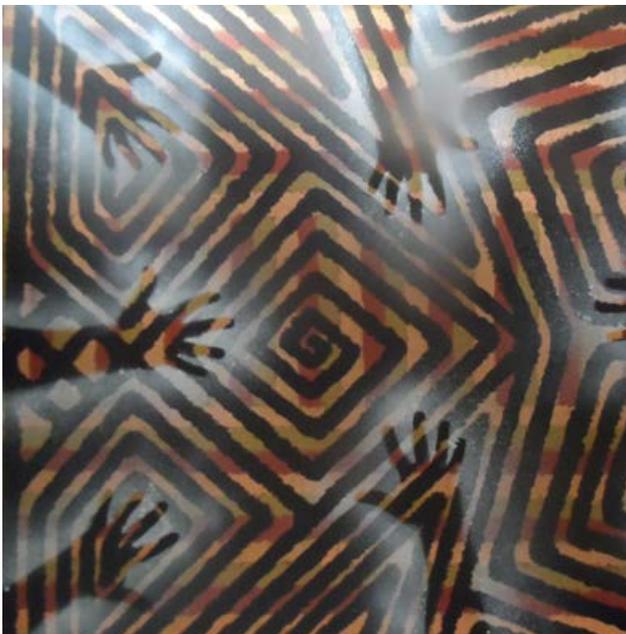
Below images courtesy of Parkes Shire Council



Artwork by Duncan Smith, a Wiradjuri man



*Below images courtesy of State Library of NSW
(burial trees north of Parkes from Narromine, Bulgandramine)*



The precinct

Parkes is a location of national and state significance and the Parkes Special Activation Precinct is a place-based approach to activate and leverage catalyst opportunities of this strategic location. Located 3km west of the Parkes township a new and thriving enterprise hub will be developed. Taking advantage of the existing east-west Sydney to Perth and Adelaide rail corridor and the construction of an inland rail from Brisbane to Melbourne, Parkes has a unique economic development opportunity.

ANNUALLY
138,000 = 21,000 
 MEGAWATT HOURS HOMES

Parkes Solar Farm generates up to 138,000 megawatt hours p.a. equivalent of taking 38,000 cars off the road, and can power 21,000 homes with renewable energy

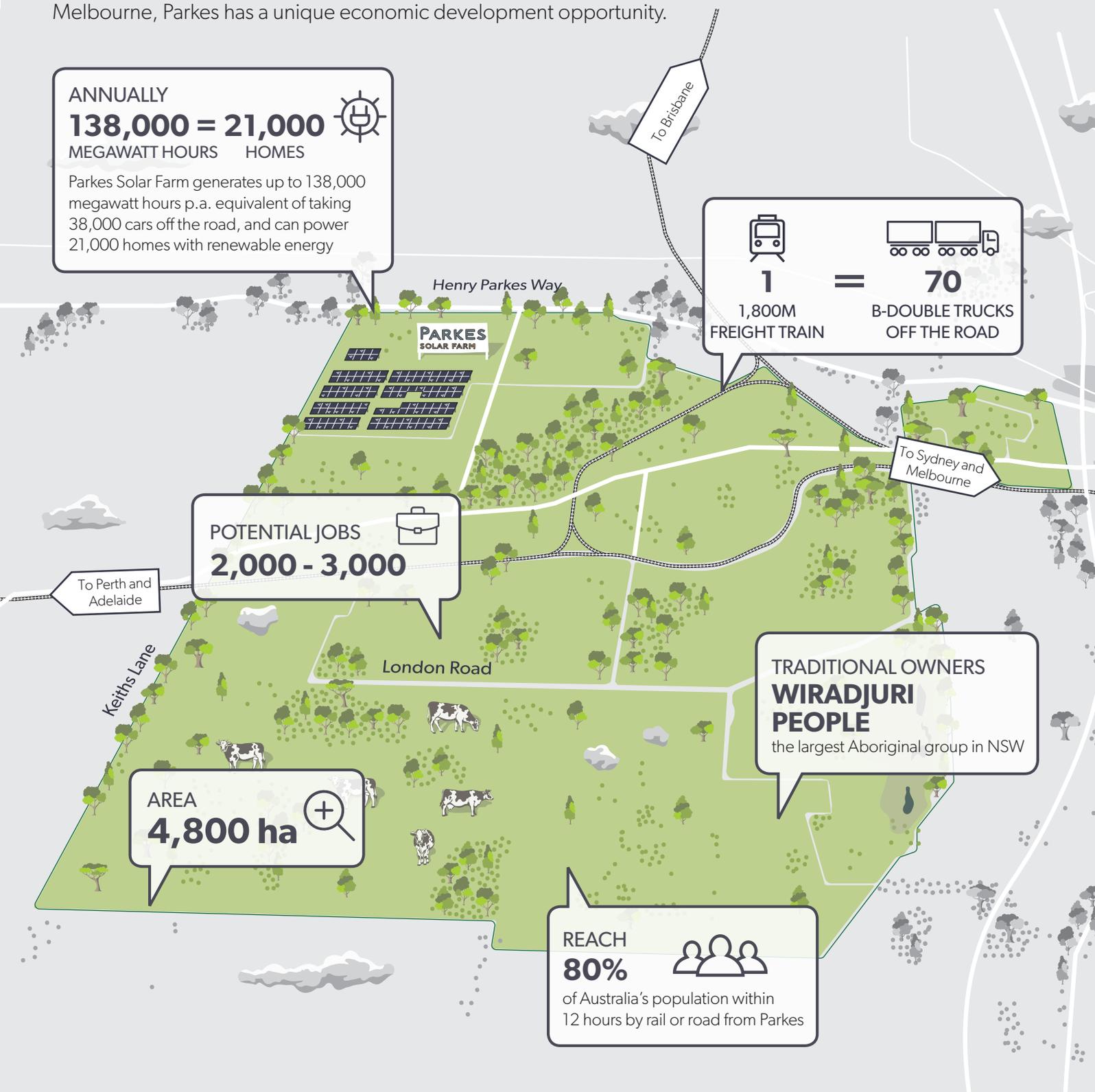
 **1** = **70** 
 1,800M FREIGHT TRAIN B-DOUBLE TRUCKS OFF THE ROAD

POTENTIAL JOBS 
2,000 - 3,000

TRADITIONAL OWNERS
WIRADJURI PEOPLE
 the largest Aboriginal group in NSW

AREA
4,800 ha 

REACH
80% 
 of Australia's population within 12 hours by rail or road from Parkes



Respecting our past

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.

Some of these principles include:

- **value hierarchy**
highlighting spiritual and practical significant elements of the land such as rivers, mountains and swamp lands.
- **promoting diversity**
cultivating the land to promote a diverse range of plants, fruits and nuts.
- **connecting people to country**
building and designing the environment to be localised and specific in context to the connection to the country.



40,000 years ago

Traditional Owners – Wiradjuri People

The Wiradjuri lands were signposted with carved trees which marked burial grounds.

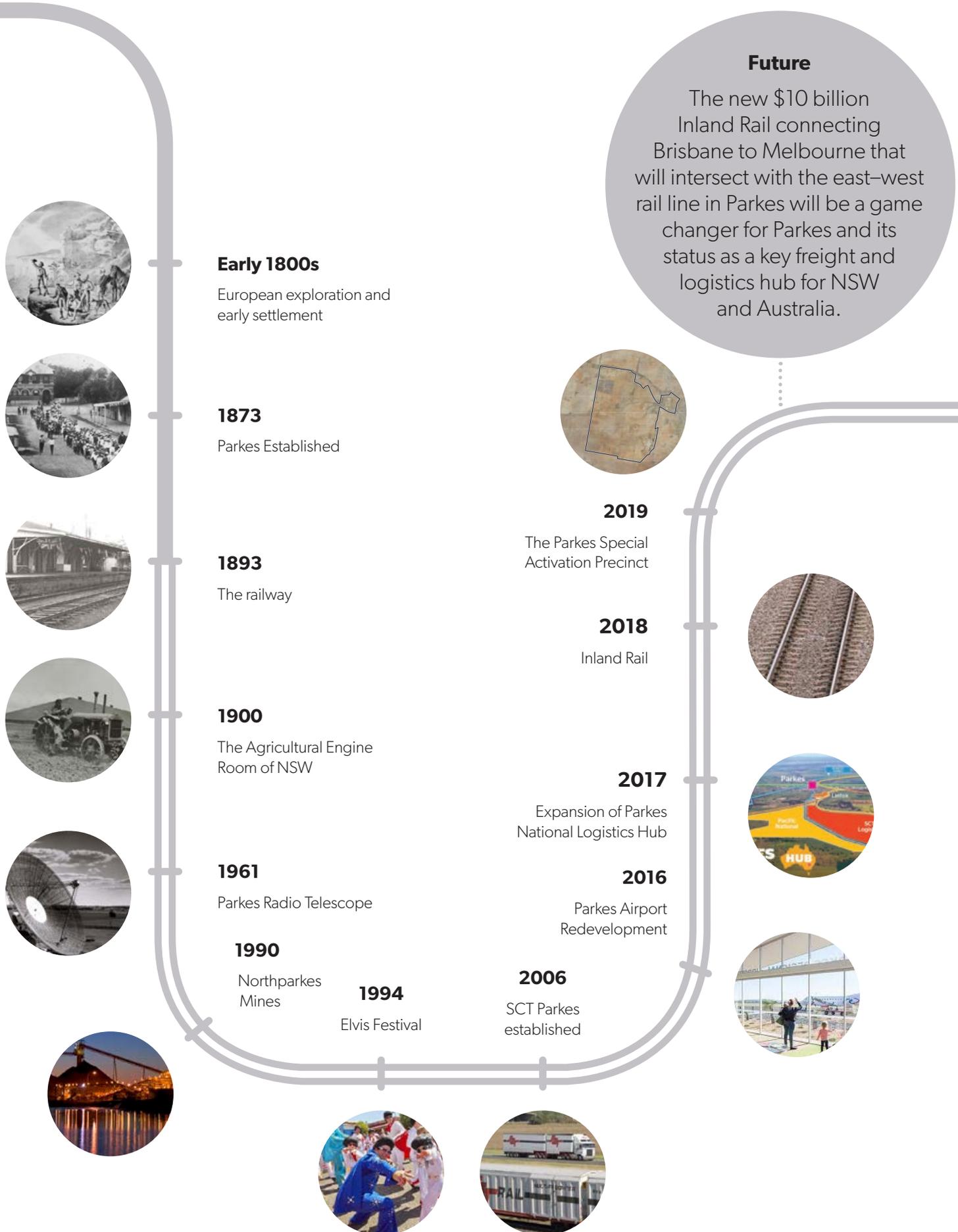
Hills
Provide good regional viewpoints to appreciate country

Open Forest Land
Scattered trees offered protection

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



Shaping our future



Policy framework

The framework for developing the Master Plan and implementing a Special Activation Precinct has both strategic and statutory components that come under the existing State Environmental Planning Policy (SEPP) framework.

The strategic component of the framework is the process by which the NSW government undertakes strategic environmental and planning technical studies to develop a **Structure Plan**. The Structure Plan’s purpose is to inform the Master Plan by:

- providing the detail that informs future land uses, industry types, transport connections, infrastructure provisions and sustainability requirements of the Precinct
- identifying sub-precincts that guide the location of compatible land uses and industry types
- defining the environmental and heritage constraints of the Precinct and potential impacts to surrounding lands.

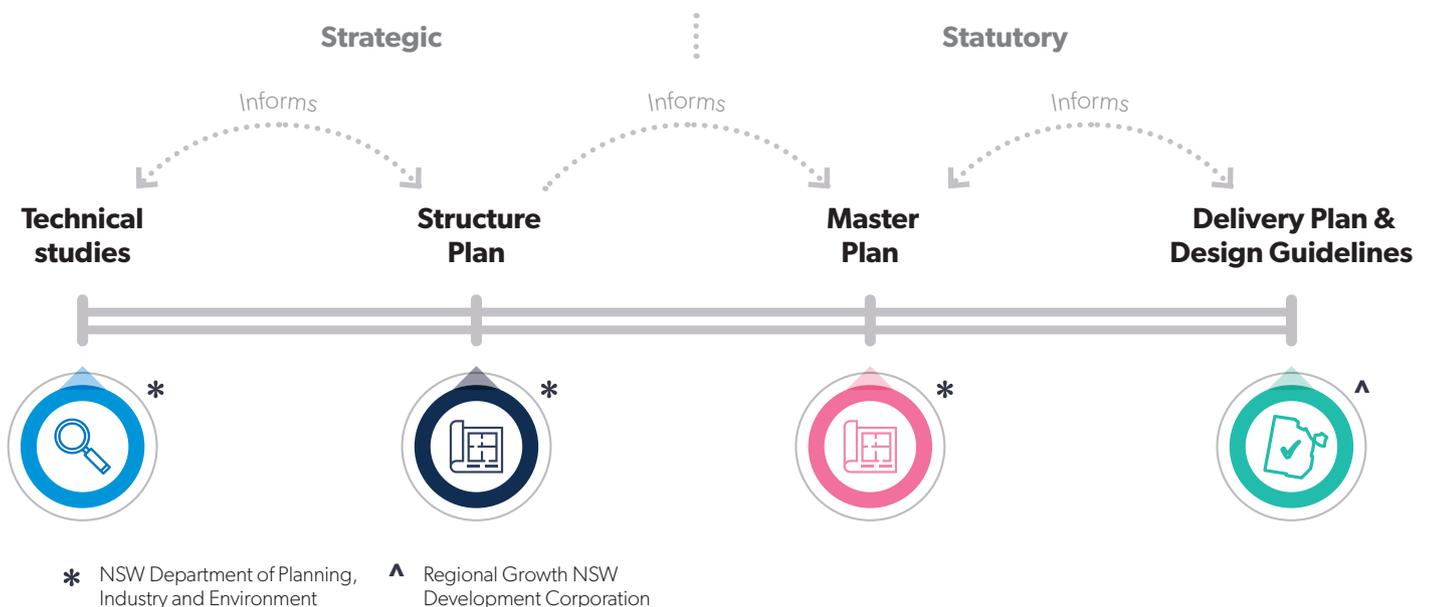
The statutory component of the policy framework contains a Master Plan and Delivery Plan for each Special Activation Precinct and these documents are given statutory weight by the **Activation Precincts SEPP**. The Activation Precincts SEPP will contain the land use table and Principal Development Standards.

The **Master Plan** is developed from the detail contained in the Structure Plan and is the statutory document that brings together the sub-precincts, vision, the objectives and development constraints.

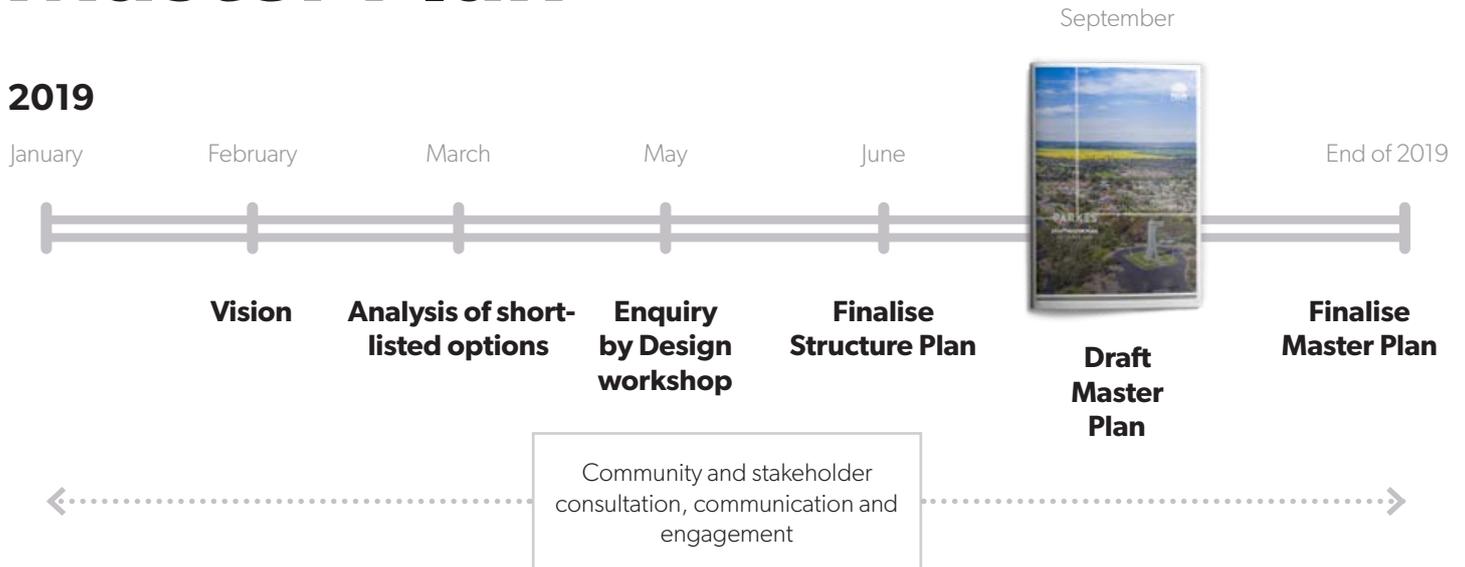
The Delivery Plans and Design Guidelines are then prepared by the Regional Growth NSW Development Corporation, consistent with the sub-precincts, land uses, Principal Development Standards contained in the SEPP, and the Master Plan.

The **Delivery Plan** will contain the general standards and will set out that Delivery Plans must be endorsed by the Secretary of the Department of Planning, Industry and Environment for each Special Activation Precinct. Development that does not meet the general standards for development within a Precinct may be required to submit a development application with the relevant planning authority in accordance with existing legislation.

The **Design Guidelines** are also part of the policy framework and informs the amenity and aesthetic outcomes and reinforces the local character for each Precinct.



Developing the Master Plan



Planning began in late 2018, with technical experts engaged to undertake strategic environment 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 early 2019 and several scenarios were developed and analysed to develop an indicative layout for the Special Activation Precinct.

This information was brought together during May 2019 in an Enquiry by Design workshop with technical experts, engineers, stakeholders and urban planners, testing and refining ideas to create a draft Structure Plan.

Ongoing input and feedback from the community, landowners, business, and other key stakeholders has also informed the development of the Structure Plan.

The Structure Plan provides the detail that informs future land uses, industry types, transport connections, water considerations, conservation and sustainability elements in the Master Plan.

Parkes Shire Council and the relevant NSW Government agencies provided input throughout the process, from developing the vision through to delivering a draft Structure Plan and draft Master Plan.

When all comments received during the exhibition period for the draft master plan have been considered, further refinements will be made, and a final Master Plan delivered.

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

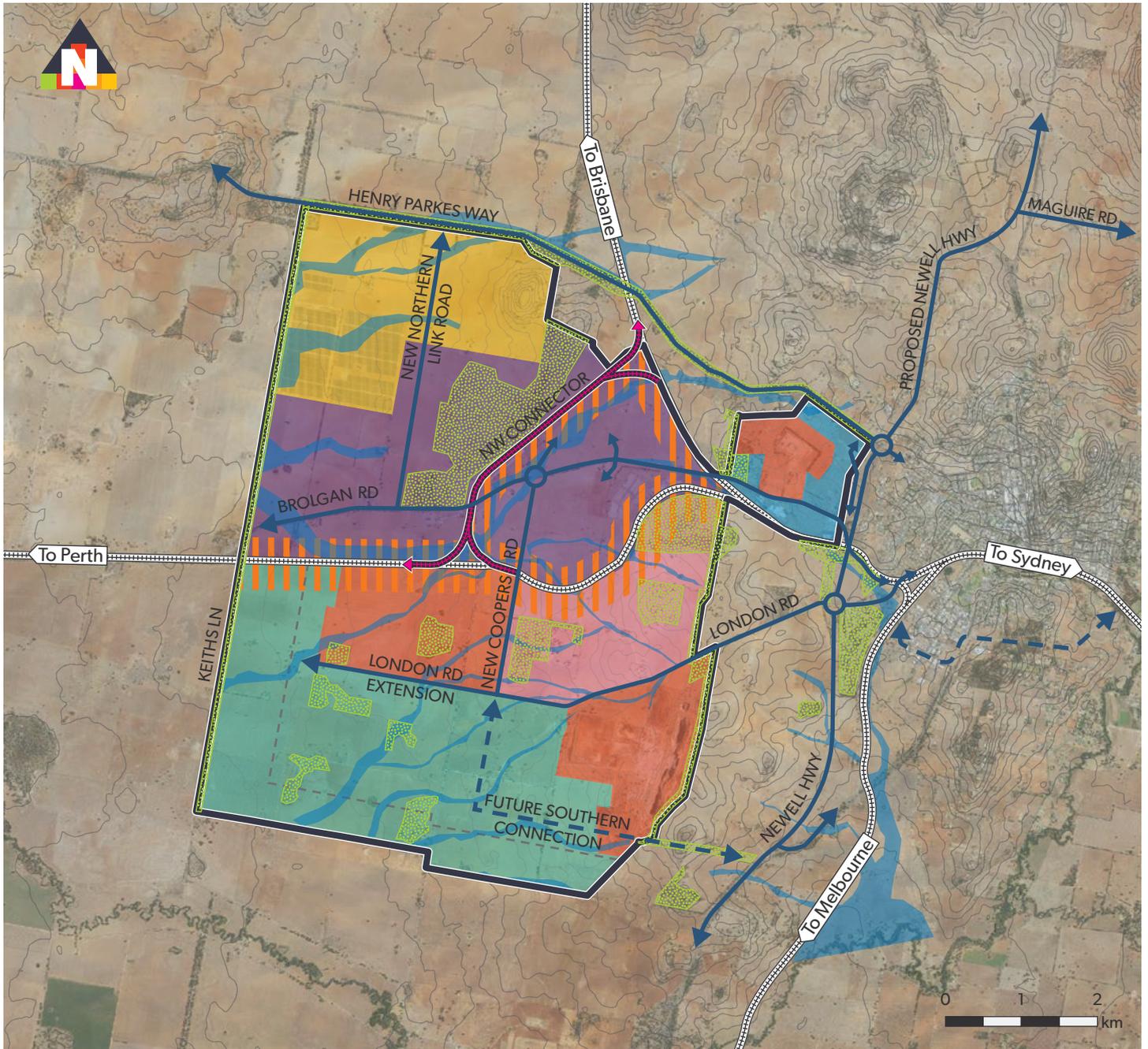


Community & Social Infrastructure

Structure Plan

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

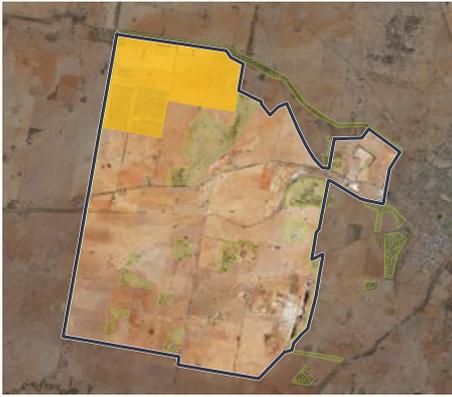
to the strategic environmental impact and economic development aspirations around freight, logistics, value adding agribusiness, advanced manufacturing, resources and recycling.



- | | | | | | |
|---|---|---|---|---|---------------------------------------|
|  | Special activation precinct boundary |  | Mixed enterprise sub-precinct (330ha) |  | New connection |
|  | Solar sub-precinct (665ha) |  | Commercial gateway sub-precinct (135ha) |  | Proposed new connection |
|  | Regional enterprise sub-precinct (1240ha) |  | Rail terminals overlay |  | Railway |
|  | Resource recovery and recycling sub-precinct (719ha) |  | Green infrastructure overlay |  | Under construction railway connection |
|  | Intensive livestock agriculture sub-precinct (1227ha) |  | Stormwater flow paths (existing) |  | 1km buffer zone |

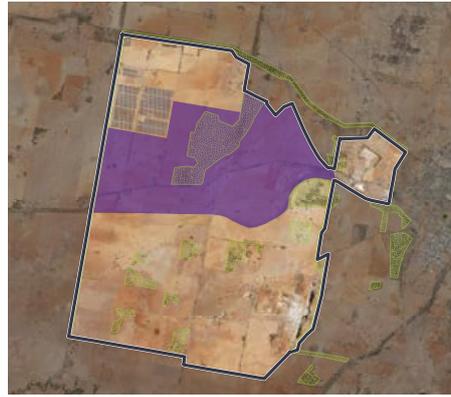
Structure Plan sub-precincts

The Structure Plan identifies six sub-precincts which are intended to guide the location of development into clusters of compatible business and activities, provide benefits for infrastructure efficiency and business collaboration, and also manage impacts such as traffic, noise and air quality.



Solar Sub-Precinct

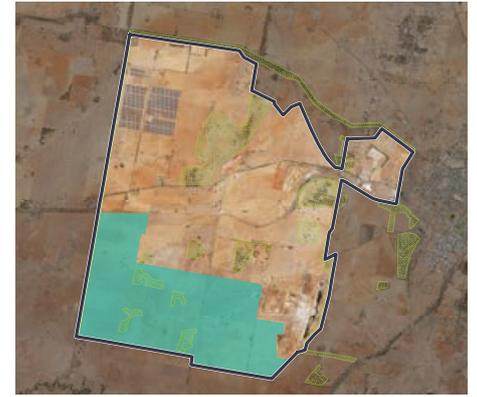
Dedicated to renewable energy with 66mw already installed and a further 70mw under construction, the Solar Sub-Precinct recognises the significant investment already made in renewable energy generation and supports the Special Activation Precinct to become Australia's first UNIDO Eco-Industrial Park.



Regional Enterprise Sub-Precinct

The Regional Enterprise Sub-Precinct is the heart of the Parkes Special Activation Precinct, located on and around a triangle of new and existing railways which connect the national rail networks at Parkes.

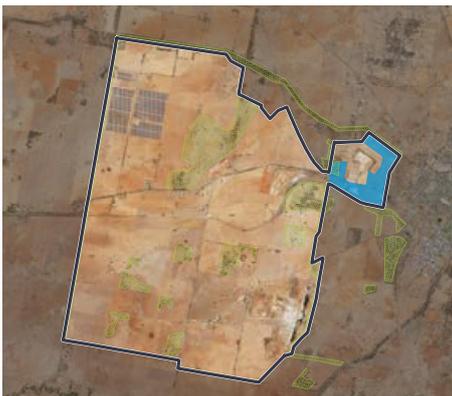
It will accommodate a diversity of businesses including rail and road transport terminals, warehousing, advanced manufacturing and food processing businesses.



Intensive Livestock Agriculture Sub-Precinct

The Intensive Livestock Agriculture Sub-Precinct is intended for an abattoir and other livestock value-adding businesses.

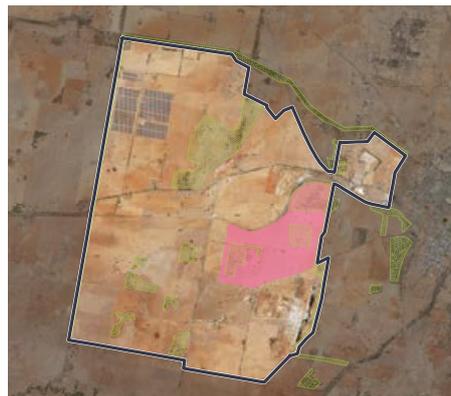
The Sub-Precinct is located in the south west of the precinct, 5-10km from the Parkes township, and away from Regional Enterprise employment areas north of the Sydney-Perth rail line. The location enables buffering of impact generating activities.



Commercial Gateway Sub-Precinct

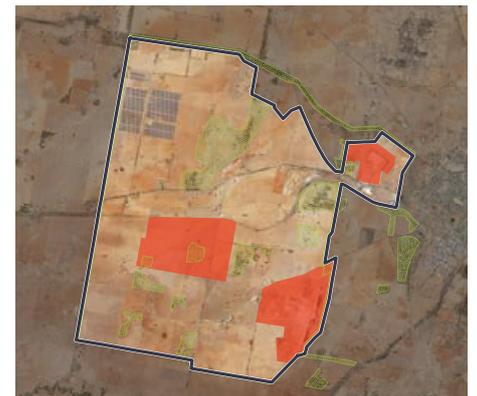
The Commercial Gateway Sub-Precinct provides a transition between the industry uses of the Special Activation Precinct, and the township of Parkes.

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

The 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.



Resource Recovery and Recycling Sub-Precinct

Located near the centre and east of the site, the Resource Recovery and Recycling Sub-Precinct also includes the existing Westlime quarry and Council's existing landfill.

Co-located with 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'.

Sustainability framework

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.

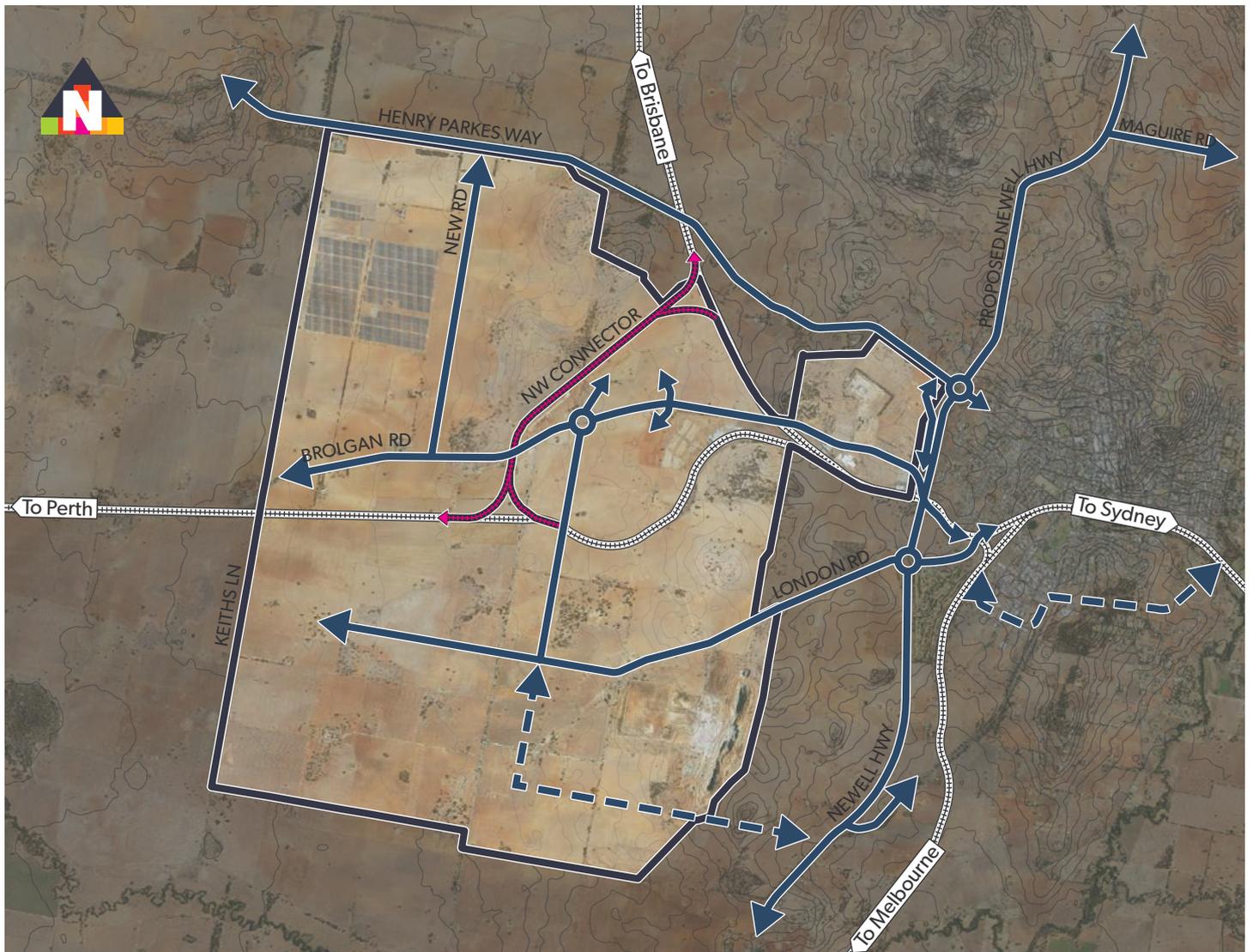
The sustainability goals for the Parkes Special Activation Precinct are:

- 1**
To be Australia's first true 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.

Transport network



 Special Activation Precinct boundary

 New connection

 Proposed new connection

 Railway

 Under construction railway connection

0 1 2
km

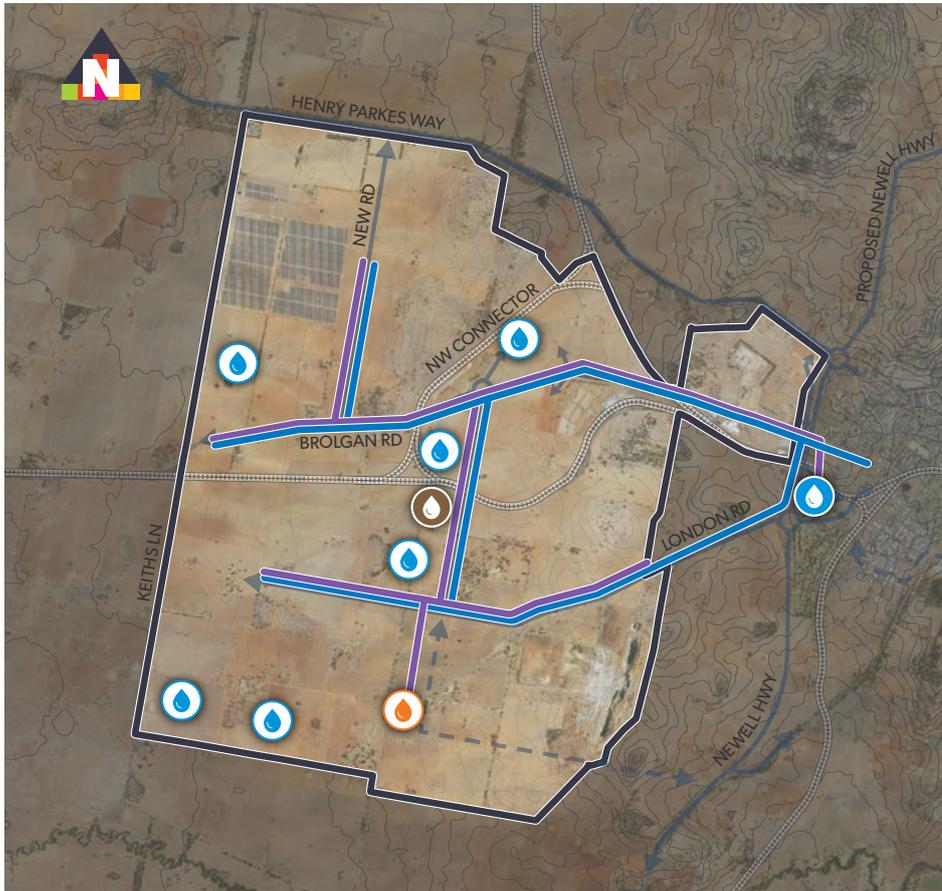
The Parkes Special Activation Precinct already has excellent access to regional and national road and rail transport networks. The Master Plan will provide even better local access within the precinct and beyond. The Sydney to Perth railway, Melbourne to Brisbane inland rail (underway), the Newell Highway Bypass (proposed) and Henry Parkes Way underpin the economic opportunity.

Within the Precinct:

- Brolog Road will provide the main and central access to the Precinct from Parkes township into the freight and logistics area

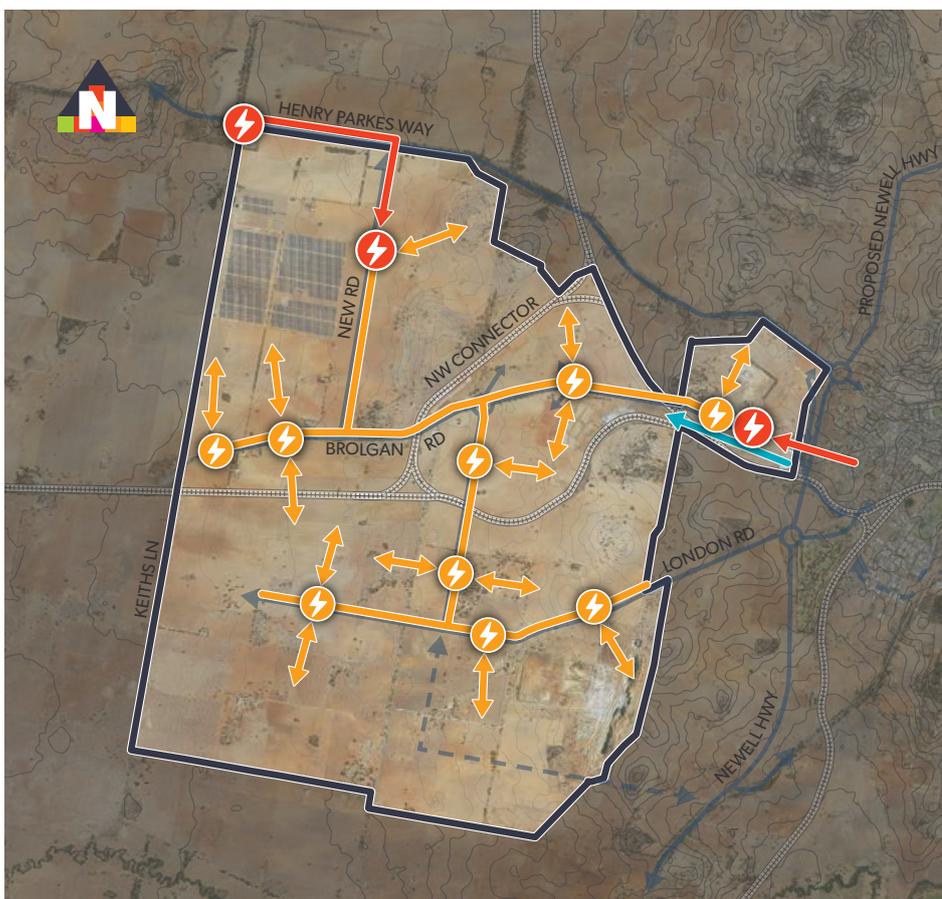
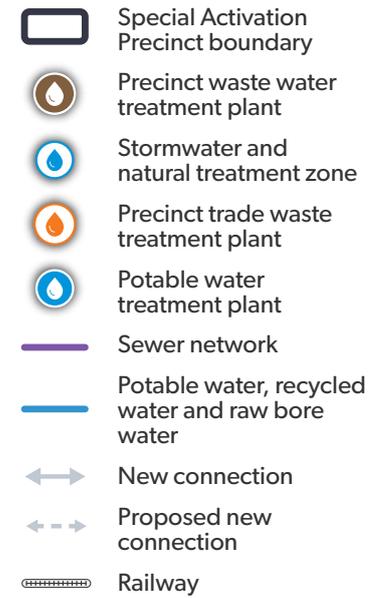
- Coopers Road will be relocated to avoid junction with inland rail
- A new connector road from Brolog Road and Henry Parkes Way provides additional accessibility and a northern gateway to the Precinct
- Three road-over-rail crossings are included
- London Road will have direct access with the Newell Highway and will be relocated forming a precinct loop with Coopers and Brolog Roads.

Utilities



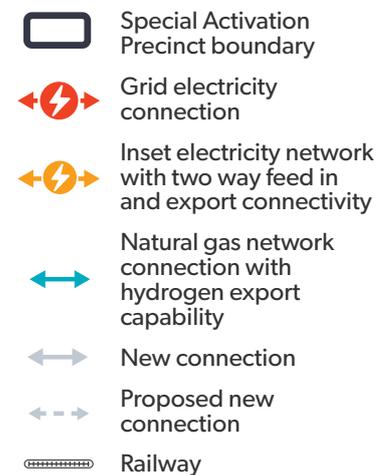
Water Supply and Management

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

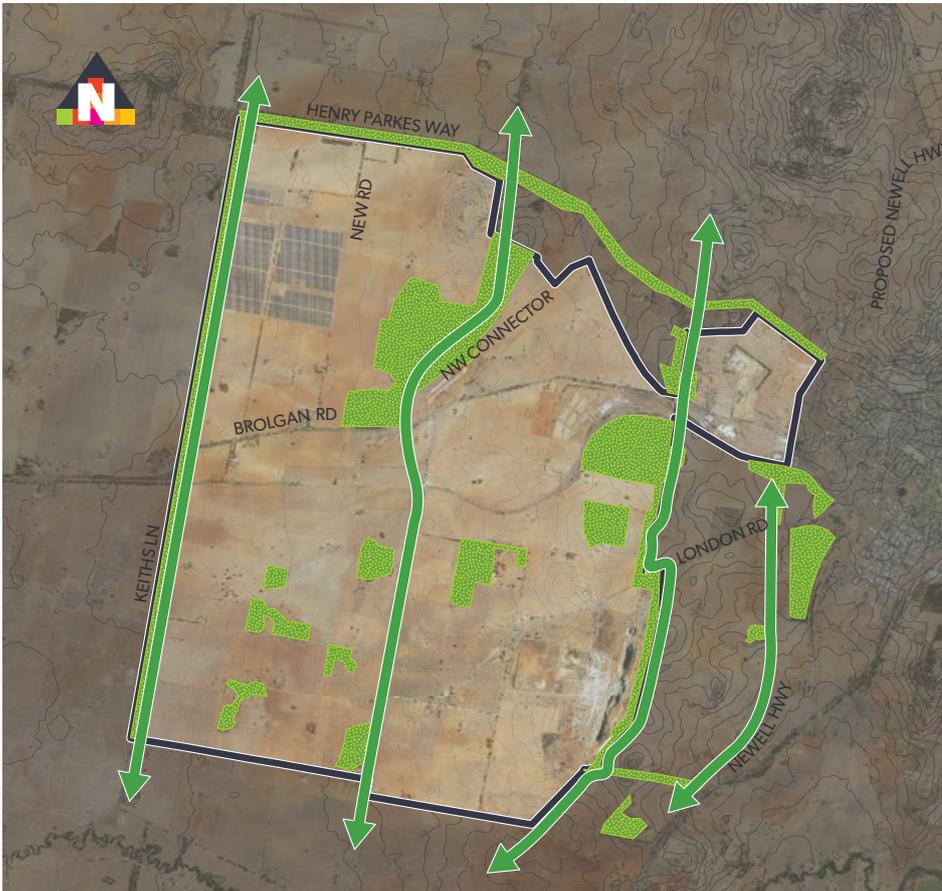


Energy Network

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

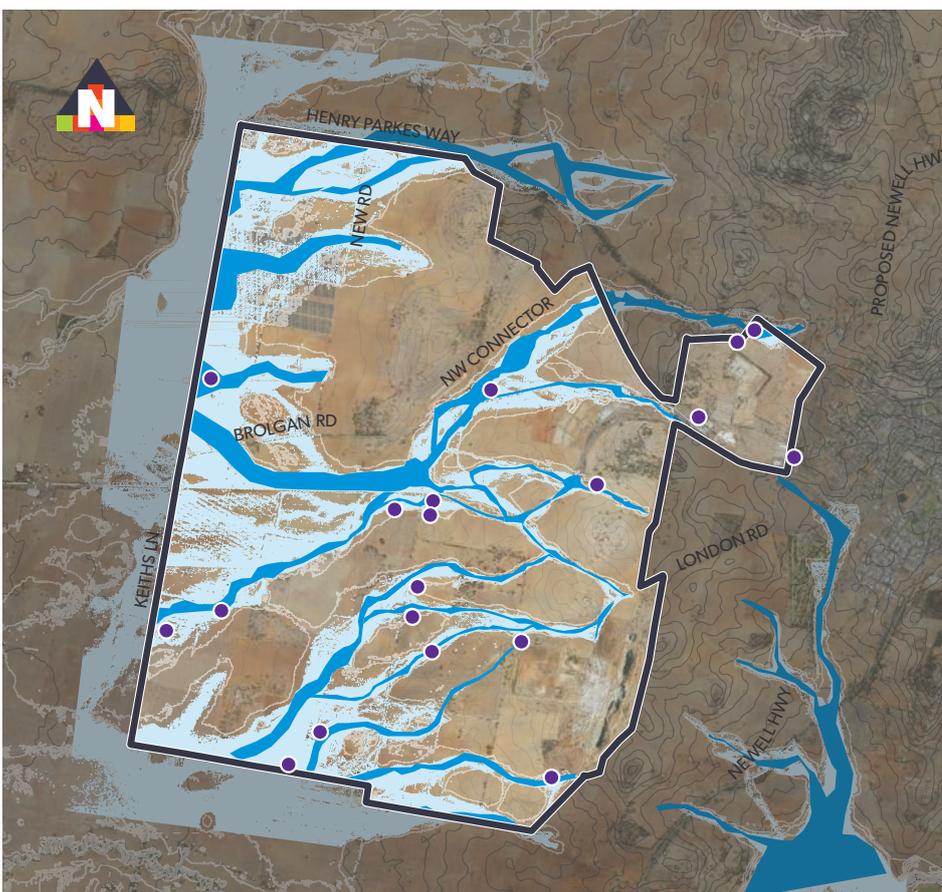


Biodiversity and flooding



Green Infrastructure

The Master Plan has identified areas of native vegetation and biodiversity that are visually, culturally and environmentally significant. This vegetation will be retained and avoided during construction. Additional planting is required to realise the corridor network.



Flooding

The Master Plan has been designed to accommodate storm water management and detention areas to respond to a range of flooding events. Land development and roads will include swales, detention basins and other storm water infrastructure. Design of buildings, hardstand area, driveways and other site cover will align with storm water modelling and harvesting to contribute to the demand for non-potable water supporting industry within the Special Activation Precinct.

Road and public realm design



One of the elements of the Special Activation Precinct is the development of common use infrastructure to enable connectivity and development. The road and public realm design will be addressed in detail as part of the relevant Delivery Plans.

Gateways/Bridges



Roads, bridges and gateways designed at a large scale will create better places and experiences



Night-time lighting will assist orientation and navigation

Warehouses



Simple and bold building design



Architectural form explored on gateway sites

Landscape/urban design



Sympathetic, considered landscape architecture



Viewing platforms can be incorporated into buildings or be stand alone



Important or feature buildings incorporating landscaping and outdoor areas

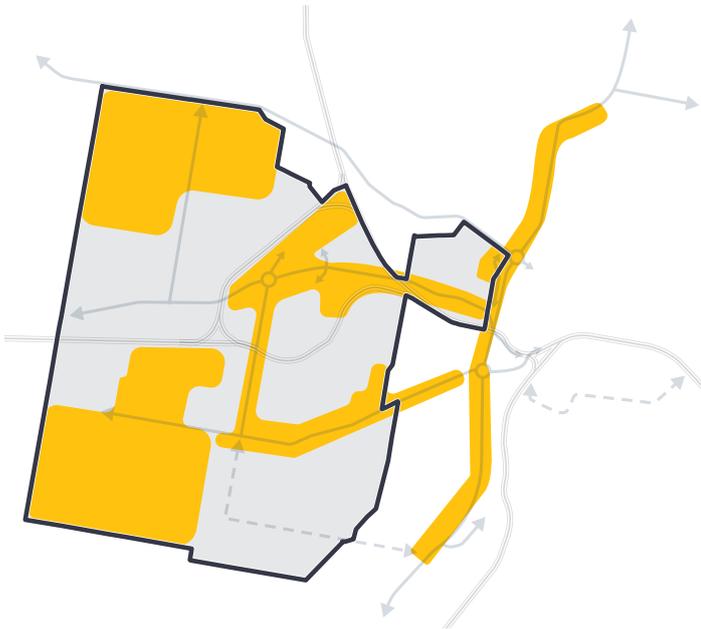
Indicative staging

Staging plans will enable precinct development at scale, incorporating Environmentally Sustainable Development, attracting investment and community involvement.

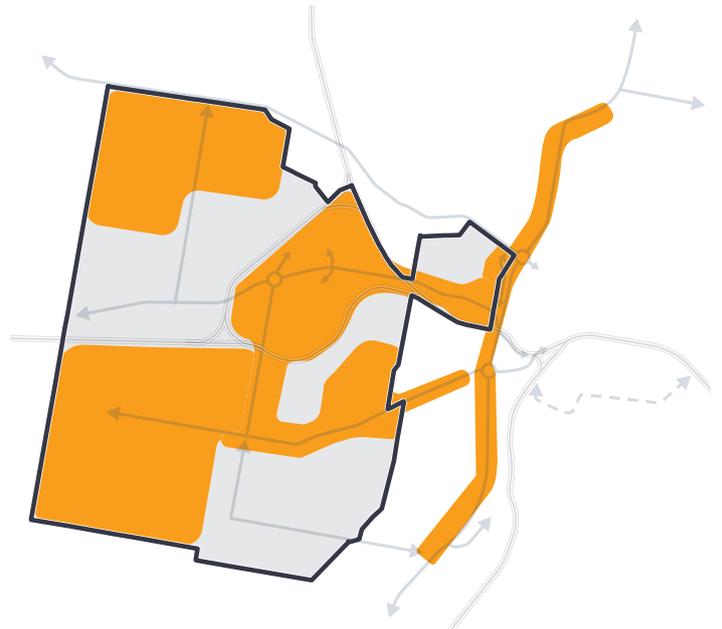
The proposed staging plans need to be flexible to enable the investment and diversity of industry drivers. The proposed staging plans include contemporary

levels of infrastructure, the loop road and catalyst industry areas including waste and recycling and intensive livestock agriculture sub-precincts.

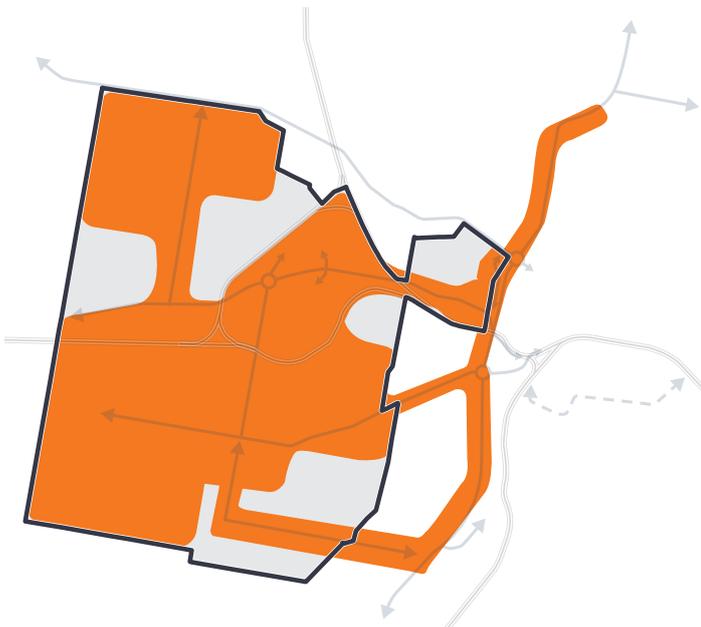
Staging plans will be developed to ensure the orderly expansion of the Special Activation Precinct. The Precinct is expected to be fully realised within 40-50 years.



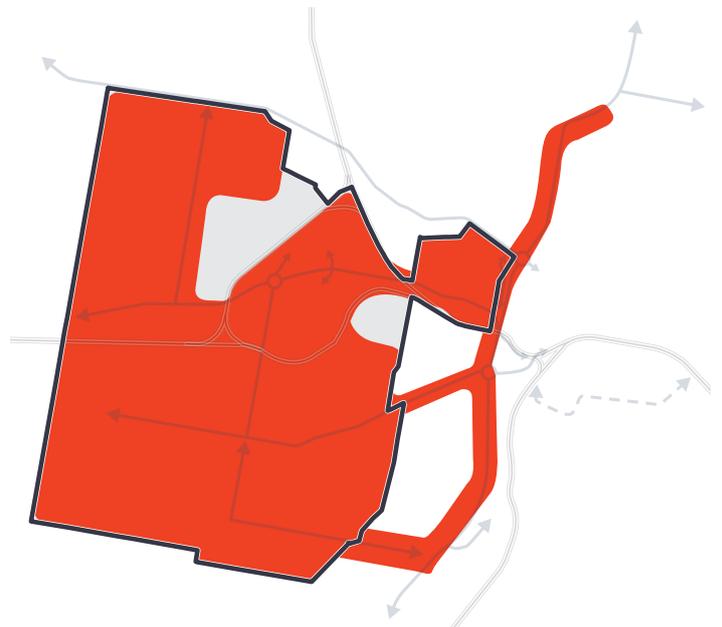
Stage 1



Stage 2



Stage 3



Stage 4

Assessment and approval

The Parkes Special Activation Precinct strategic environmental and planning technical studies facilitates the creation of place-based regional enterprise that will permit a wide range of suitable land uses.

These technical studies have informed the Parkes Master Plan in terms of types of development and land uses allowed within each sub-precinct, having due regard to relevant environmental considerations and protection of amenity of surrounding land uses.

The Precinct-wide strategic environmental impact assessment allows early and upfront consideration of environmental approvals and licensing. This reduces the timeframes for obtaining approvals, and simplifies the planning process to provide certainty and confidence to businesses and the community.

This approach provides a planning and approvals pathway for specified development within the Parkes Special Activation Precinct that is efficient, simple and easy to use.

The simplified approvals for Parkes Special Activation Precinct are consistent with existing planning and environmental legislation and include:

- **Exempt Development** is low impact development that meets predetermined standards for certain residential, commercial or industrial properties that do not require any planning or building approval.
- **Complying Development** is development that does not require additional detailed environmental assessment, however must meet certain criteria and requires a complying development certificate issued by a council or private certifier.
- **Environment Protection Licenses** for certain development types are issued by the NSW EPA. All of the upfront environmental technical assessments have been completed in consultation with the NSW EPA as part of the development of the Parkes Master Plan. This will inform the Environment Protection License application process for proposed development within the Precinct.

Images courtesy of Destination NSW



Development standards and land uses

The Activation Precincts SEPP will outline the land use table and Principal Development Standards for the Parkes Special Activation Precinct. The Parkes Master Plan will identify the vision, objectives and development constraints in the Precinct. The Parkes Delivery Plan will contain general standards that will allow development to use a simpler planning and approval pathway. The Principal Development Standards and the land uses that are specific to each of the sub-precincts within the Parkes Special Activation Precinct are provided below.

- **Better fit**
Building footprints and open spaces that reflect the precinct design
- **Better look and feel**
Engaging, inviting and aesthetically pleasing
- **Better working**
Functional, efficient, and fit for purpose
- **Better performance**
Meeting standards set by UNIDO eco-industrial parks and National Carbon Offset Scheme, a circular economy, adaptable buildings and reduced energy and water consumption
- **Better for community**
Better accessibility, connectivity, social infrastructure and delivery of services to address social inequity, attract investment and enable growth
- **Better for people**
Designing and maintaining a safe, comfortable and liveable built environment
- **Better value**
Creating and adding value by investing in user-friendly, high performance and low maintenance places and buildings

Sub-precinct	Land use
Regional Enterprise	Commercial Premises, Electricity Generating Works, Heavy Industrial Storage Establishment, Industry, Rural Industry, Sewerage System, Signage, Waste or Resource Management Facility, Water Supply System
Intensive Livestock Agriculture	Agriculture, Electricity Generating Works, Heavy Industrial Storage Establishment, Rural Industry, Sewerage System, Signage, Waste or Resource Management Facility, Water Supply System
Solar	Electricity Generating Works, Signage, Sewerage System, Water Supply System
Resources and Recycling	Electricity Generating Works, Heavy Industrial Storage Establishment, Sewerage System, Signage, Waste or Resource Management Facility, Water Supply System
Commercial Gateway	Commercial Premises, Electricity Generating Works, Signage, Sewerage System, Water Supply System
Mixed Enterprise	Commercial Premises, Electricity Generating Works, Heavy Industrial Storage Establishment, Industry, Rural Industry, Signage, Sewerage System, Waste or Resource Management Facility, Water Supply System

The Activation Precinct may not be compatible with certain types of land uses. Some of these types of land uses may either be required to be assessed as a development application or may be prohibited. The list will vary for each Activation Precinct but may include land uses such as:

- Air Transport Facility
- Animal Boarding Facility
- Camping grounds
- Caravan parks
- Cemetery
- School
- Health Service Facility
- Places of worship
- Residential Accommodation
- Registered Clubs
- Restricted premises
- Storage Premises and
- Tourist and Visitor Accommodation

The full list of land uses that will apply to the Parkes Special Activation Precinct will be included in the Activation Precincts SEPP.

Delivery

The delivery of Special Activation Precincts across the State will be the responsibility of Regional Growth NSW Development Corporation.

The Development Corporation has been established to provide a one-stop shop to support investors. Guided by the permitted land uses and industry types contained in the Parkes Master Plan, the Development Corporation will attract and facilitate investment in the Precinct, creating jobs for Parkes and supporting the NSW Government's vision for long-term growth in Regional NSW.

Delivery Plans for Parkes Special Activation Precinct will be prepared by the Development Corporation to enable development and delivery of the Precinct.

The Delivery Plans will contain general standards that will be created in accordance with the Principal Development Standards and the Parkes Master Plan.

Staging plans will be prepared to coordinate development within the Parkes Special Activation Precinct over the long-term, identifying partnering mechanisms to attract investment, taking early action on Environmentally Sustainable Development and providing for essential infrastructure and services.

Next steps for Parkes Special Activation Precinct



Implementation of the Precinct to be transitioned to Regional Growth NSW Development Corporation



Preparation of Delivery Plans for each sub-precinct



Preparation of Design Guidelines, including building and landscape treatments to support the Delivery Plans

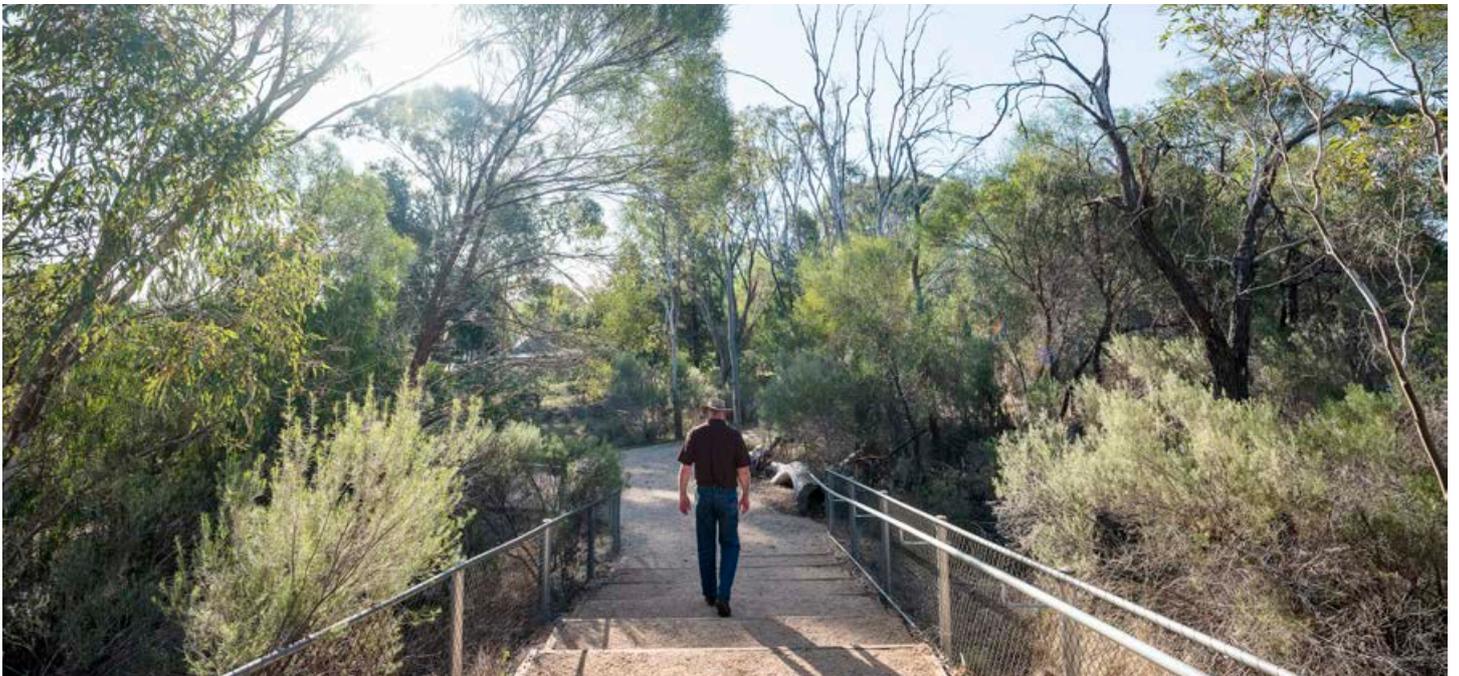


Business concierge services to help businesses set up



Work closely with Parkes Shire Council, industry and the community to deliver the Precinct

Image courtesy of Parkes Shire Council



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.

	A1 Parkes Special Activation Precinct Structure Plan		E1 Noise and Vibration Assessment
	B1 Environmental, Heritage and Sustainability Assessment Summary Report		F1 Infrastructure and Transport Plan
	B2 Environmentally Sustainable Development Plan		G1 Flooding and Water Quality Management
	B3 Geology, Soil and Contamination Preliminary Site Investigation		G2 Groundwater Study
	B4 Bushfire Constraints and Opportunities Assessment		H1 Community and Social Infrastructure Needs Assessment
	C1 Air Quality and Odour Assessment		I1 Economic Analysis Report
	D1 Biodiversity Assessment Stage 1		J1 Parkes Draft Land Use Table

How to have your say

The Department of Planning, Industry and Environment welcomes your feedback during public exhibition of the Explanation of Intended Effects for the Activation Precincts State Environmental Planning Policy (Activation Precincts SEPP) and draft Parkes Special Activation Precinct Master Plan.

Your feedback will help us better understand the views of the community, which then informs the development of the draft Activation Precincts SEPP and Parkes Special Activation Precinct Master Plan.

The Department will publish all individual submissions and an assessment report on all submissions shortly after the exhibition period has ended.



To make a submission online please follow the steps below:

View the Explanation of Intended Effects, Parkes Special Activation Precinct Master Plan and supporting documents at www.planningportal.nsw.gov.au/exhibition

- 1 Read our Privacy Statement and decide whether to include your personal information in your submission.
- 2 Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a The name of the proposal (Activation Precincts SEPP, Parkes Special Activation Precinct Master Plan or both)
 - b A brief statement on whether you support or object to the proposal
 - c The reasons why you support or object to the proposal
- 3 Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
- 4 Agree to our online statement and lodge your submission.



You may also lodge your submission via post by sending it to:

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

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.

To find out more, please visit

www.planning.nsw.gov.au/ssd

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