6

Assessment criteria

Aerial of cattle in feedlot

6

This section documents the criteria used to evaluate development proposals for change of land uses and construction of new buildings and structures.

The Moree Special Activation Precinct Master Plan identifies supporting principles that fall into six overarching themes that have been developed to guide the planning and preparation of the Delivery Plan – The Place, Connection to Country, Environment and Sustainability, Social and Community Infrastructure, Economy and Industry, and Infrastructure and Connectivity. Specific aims and performance criteria have been developed in response to the underlying technical evidence base to guide the development of the precinct.

Under the Precincts-Regional SEPP, an Activation Precinct Certificate can only be issued where a development is consistent with the master plan and delivery plan. Section 3 – Controls of the master plan sets out the aims and performance criteria for development within the precinct, to ensure the principles are realised. This delivery plan provides the detailed development controls (referred to as assessment criteria) that will facilitate the delivery of the precinct. The assessment criteria align with the aims and performance criteria provided by the master plan in line with the guiding principles and long-term vision.

1 The place

- Develop a sustainable enterprise precinct that respects the community and reflects the region's landscape and agricultural setting.
- Protect the amenity of nearby neighbourhoods.
- Provide for a range of land uses to accommodate new and emerging industries.
- Design a world-class sustainable Precinct that attracts investors, boosts the region's economy and improves the quality of life for the people of the Moree Shire.

2 Connection to Country

- Respect the Gamilaroi people's rights, obligations, roles and connections to Country as Traditional Custodians of the land and waterways by embedding Aboriginal cultural knowledge in the Precinct's delivery.
- Partner with Aboriginal stakeholders to increase employment and enterprise development opportunities for Aboriginal people.
- Recognise and support appropriate engagement and consultation with Aboriginal stakeholders and the Aboriginal community.

3 Environment and sustainability

- Protect, promote and enhance gali-water sources, including aquifers.
- Enable gali-water reuse and sustainable energy management as standard approaches across the precinct.
- Be carbon and climate neutral and protect biodiversity and environmental values within and surrounding the precinct.
- Incorporate gali-water, bio-energy and waste cycle management and ecologically sustainable development principles.
- Locate future development outside of wugawa-flood prone areas and drainage corridors.
- Establish benchmarks for businesses to achieve environmental management standards aligned with the International Organisation for Standardisation.

4 Social and community infrastructure

- Grow education and training opportunities across the precinct that align with the skills required by industries.
- Enable the precinct to become an innovation hub that encourages commercialisation and research and development.
- Increase job prospects and up-skill the local community through enhanced job opportunities.

5 Economy and industry

- Facilitate the streamlined establishment of new and emerging industries aligned with the agricultural industry in transport and logistics, circular economy, production and manufacturing.
- Support the establishment of circular economies through industry colocation opportunities, such as aquaculture and hydroponics.
- Attract exemplar businesses with corporate social responsibilities aligned to the vision and aspirations of the Precinct.

6 Infrastructure and connectivity

- Leverage transport connections, renewable energy, innovation and agricultural expertise for horticulture and diversified agricultural production.
- Design efficient transport routes that reduce traffic and travel times and increases road safety.
- Ensure the whole Precinct has access to appropriate utility and services (gali-water, sewer, stormwater, communications and digital connectivity) including the potential for district level energy and storage.
- Lead the implementation of smart technology within the Precinct (including ag-tech revolution).
- Build on and enhance connections to regional centres which provide strong value-add opportunities for yuul-food and fibre.

Performance-based planning approach

This delivery plan adopts a performance-based approach to evaluate development proposals. This provides flexibility for achieving desired outcomes across the precinct and allows for innovative on-site solutions where appropriate. It also considers the differing risk levels for development and provides clarity for proponents and the community regarding the evaluation of alternative solutions.

Performance criteria (column 1) sets the desired outcomes for the precinct in line with the guiding principles and long-term vision for the precinct. They are organised around the following sections:

6.1 Regional Enterprise Zone	6.1.1 Land uses	Provides the desired land use intent for particular areas of land within the Regional Enterprise Zone identified by the Moree Shire Special Activation Precinct Structure Plan.
	6.1.2 Controls that apply to all development	Provides the assessment criteria that apply to all development within the Regional Enterprise Zone including requirements for subdivision, various lot sizes, setbacks, building design, car parking and access, transport infrastructure and utilities, stormwater and groundwater, earthworks, landscaping, service and storage areas, and signage.
	6.1.3 Specific development requirements	Provides the assessment criteria for specific development within the precinct including rail and intermodal development and solar energy farms.
	6.1.4 Sustainability controls	Provides the assessment criteria for specific development within the precinct including rail and intermodal development and solar energy farms.
6.2 Rural Activity Zone	6.2.1 Controls that apply to development in rural areas	Provides the assessment criteria for development within the Rural Activity Zone.
	6.2.2 Specific development requirements for certain types of development in rural areas	Provides assessment criteria that apply to specific development and uses within the Rural Activity Zone.
	6.2.3 Business signage controls	Signage in the Rural Activity Zone should reflect the type of development in this zone and be consistent with the building and landscaping.
6.3 Precinct-wide	6.3.1 Environment	Provides the assessment criteria related to protecting the rural landscape character, protecting groundwater and enhancing land with high biodiversity values, and protecting cultural heritage places, sites and objects.
	6.3.2 Environmental hazards	Provides the assessment criteria that applies to land subject to environmental hazards including flooding, bushfire and contaminated land.
	6.3.3 Environmental impact management	Provides the assessment criteria for development that may have an environmental impact, be hazardous or offensive, requires an environment protection licence or may emit noise, odour and substances into the air.
6.4 Savings and transitional provisions	6.4.1 Existing and transitional land uses	Provides the assessment criteria for existing buildings and land uses.

Acceptable solutions for achieving the performance criteria are provided in Column A. There may be more than one way of achieving the performance criteria. Where an alternate solution is proposed, column B (referred to as merit assessment) provides the merit objectives which must be met.

The assessment criteria should be considered in the context of the development proposal. Where an alternate solution is proposed or a specific acceptable solution cannot be met, applicants should demonstrate how the proposed development will achieve the objectives provided in the merit assessment column.

PC# '**Performance criteria**' provide the overarching performance outcomes that are being sought for a particular parameter i.e. setbacks, building design, landscaping etc.

'**Acceptable solutions**' provide the solutions for achieving the performance criteria.

'**Merit assessment**' provide the flexibility to provide alternate solutions for achieving the performance criteria and set out the objectives which must be considered if proposing an alternate solution.

'**Unacceptable outcomes**' list the outcomes that will not be supported.

6.1 Regional Enterprise Zone

The Regional Enterprise Zone provides for a consolidated industrial precinct for a range of agricultural, industrial and employment uses, located to avoid areas of environmental importance and leverage existing and future infrastructure.

This section provides the assessment criteria for planning and designing a site within the Regional Enterprise Zone, including requirements for site layout and built form, car parking and site access, transport and utilities infrastructure, management of on-site stormwater and earthworks, landscaping and signage, certain types of development envisaged for the precinct, and sustainability.

6.1.1 Land uses

The Precincts-Regional SEPP provides the land use table and objectives for each zone within the precinct including the:

- Regional Enterprise Zone
- Rural Activity Zone
- SP1 Special Activities Zone
- SP2 Infrastructure Zone.

The Moree Special Activation Precinct Structure Plan which is provided in the master plan sets out the long-term strategic planning intent for the precinct and identifies particular areas of land within the Regional Enterprise Zone for example, where particular types of industrial development and other key features such as Moree Airport, proposed intermodal sites, proposed east west connector and special purpose infrastructure.

This section sets out the desired land use areas identified by the Moree Special Activation Precinct Structure Plan.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Regional Enterprise Zone			
PC1 Development within the Regional Enterprise Zone is compatible with the future envisaged industrial development within the zone, and focused on: a. enabling economic development through circular economy industry clusters b. establishing export-orientated businesses and regionally relevant Industries c. generating employment opportunities. Note: optimising land uses and minimising the risk of conflict associated with incompatible land uses and the sterilisation of land.	**A1.1** Demonstrate economic and employment benefits, and alignment with relevant policy (including but not limited to): a. NSW Regional Development Framework b. Moree Shire Council Workforce Attraction and Retention Strategy. **A1.2** Consultation with Safe Work NSW, Fire and Rescue NSW, the Department of Planning and Environment's Industry Assessments and the EPA is undertaken for: a. hydrogen development; and b. other renewable energy opportunities where required. Note: The master plan provides that hydrogen development will be a permissible land use within the Regional Enterprise Zone. This includes production, storage and refuelling activities. Note: for developments that include solar energy generating facilities, waste and resource recovery facilities, dangerous goods and large isolated buildings to ensure agencies can implement effective and appropriate risk control measures.	Not applicable	**U1.1** Sensitive land uses (such as centre-based child care facilities) that would compromise existing or future envisaged industrial development. **U1.2** Sterilising of developable land, as well as isolating creeklines where maintenance and/or management will degrade the natural characteristics.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Rail and Intermodal			
PC2 Intermodal terminals are protected to promote a freight and logistics industry cluster including an intermodal terminal that allows the transfer of containers between road and rail, provides complementary and adjacent industrial development including warehousing and transport businesses and rail siding.	**A2.1** Land identified for rail and intermodal or future expansion of rail-sidings is for transport related facilities and industries requiring access or proximity to the railway. Generally, these areas are required for activities such as: • loading and unloading of freight and containers • storage and repair of containers • servicing of and repairs to locomotives and rolling stock • warehousing • heavy vehicle servicing and parking • transport and rail-dependent industries.	Not applicable	**U2.1** Land uses that could otherwise be established outside of future expansion of rail-siding infrastructure area, particularly where there is land and infrastructure capacity **U2.2** Land uses and buildings that would prevent the 24 hour operation of rail and road freight movements and transfer activities **U2.3** Development that prevents or impacts the continuous movement of freight along rail corridors in the precinct.
Moree Airport			
PC3 Moree Regional Airport operations are protected.	**A3.1** Development achieves compliance with Moree Airport requirements by responding to the National Airports Safeguarding Framework (NASAG Framework) and obtain concurrence as required.	Not applicable	Not applicable.

6.1.2 Controls that apply to all development

This section provides the assessment criteria that applies to all development within the Regional Enterprise Zone.

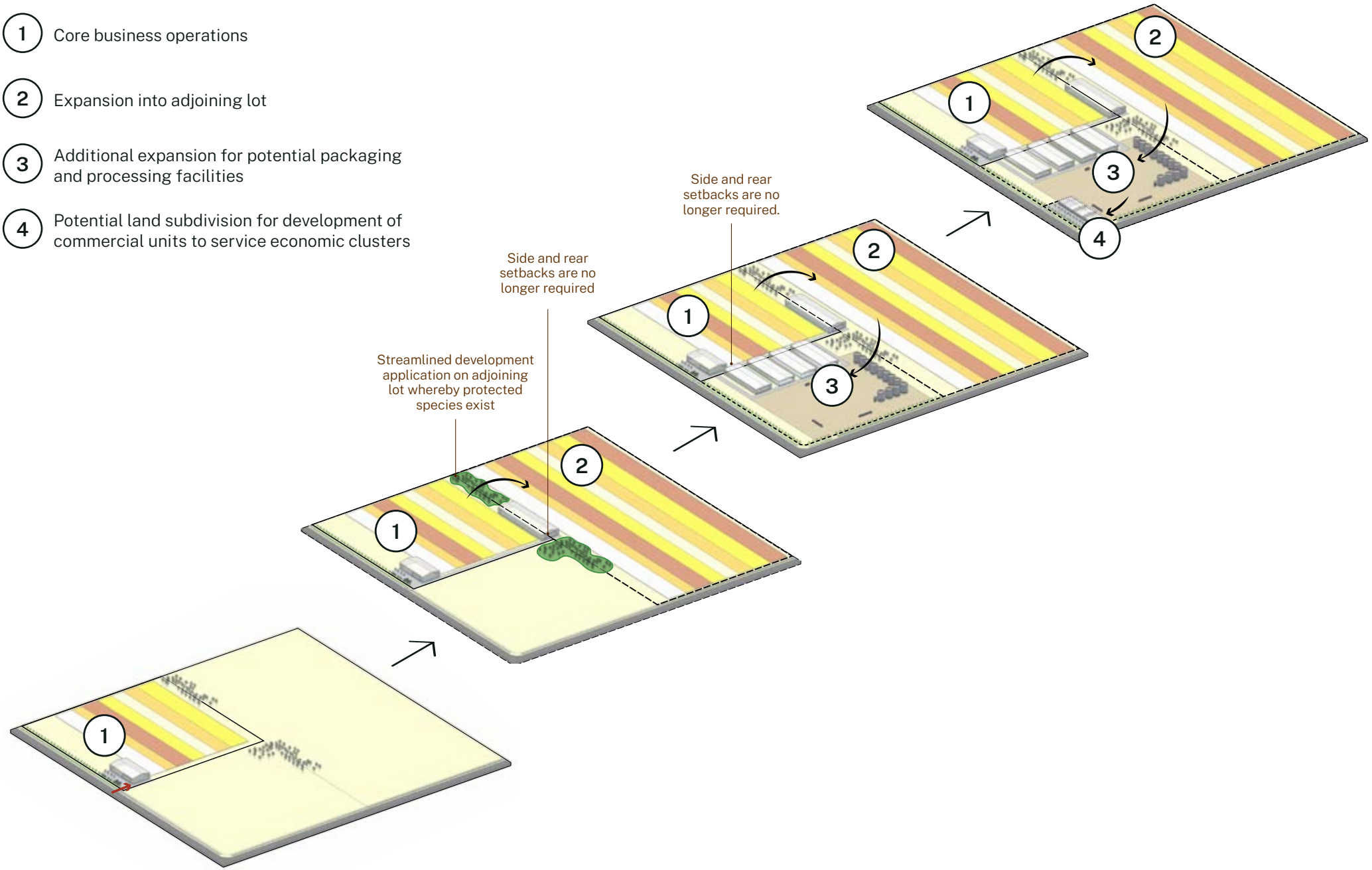
6.1.2.1 Subdivision

Subdivision guidance relates to the boundary creation and management of private lots as well as the relationship to the public domain and appropriate access arrangements. Subdivision criteria can contribute to investment attraction and streamlined development by ensuring that expansion opportunities are future–proofed and that land is not sterilised or overly onerous to develop.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
General			
PC4 Ensure that subdivision of a site results in optimum lot size and configuration to create consistent quality of streetscape presentation or adequate vehicle access, manoeuvrability and parking and provision for wugawa-flood and stormwater quality management. Note: Buffers and natural features are to be maintained through stewardship.	**A4.1** Lots that adjoin creeks, riparian corridors or other undevelopable land will be created to include and manage these assets rather than created isolated and/or inaccessible pockets. **A4.2** Public easements will be provided across any private lots that contain creeks, riparian corridors and/or the Moree Water Park considering: • appropriate lighting and direct access for safety • allowance for utility and stormwater easements and maintenance • appropriate lighting and direct access for safety.	**B4.1** Lots are sited and designed to enable retention of, and public access to, natural features of the site.	**U4.1** Isolated pockets of undevelopable land. **U4.2** Privatised open space or buffers. **U4.3** Subdivision of land that restricts/ prevents upstream development due to the absence of appropriate easements.
Expansion of existing operations			
PC5 Facilitate the expansion of existing development requiring adjoining lots in a manner that is financially viable and not prohibitive.	**A5.1** Side and rear setbacks are not applicable where an adjoining lot is developed for the purpose of expanding an existing business (this includes expansion associated with new services associated with an existing business such as processing etc).	Not applicable	**U5.1** Subdivision that results in isolated lots and/or limits the expansion of existing businesses.

Figure 16: Diagram sequence illustrating an example of how the Delivery Plan can assist in streamlined core operation expansion.

1. Core business operations
2. Expansion into adjoining lot
3. Additional expansion for potential packaging and processing facilities
4. Potential land subdivision for development of commercial units to service economic clusters



6.1.2.2 Development on various lot sizes

Development guidance relates to the lot boundary delineation, amenity, and privacy between a range of small, medium and large precinct lots. As well as, providing frontage widths, setbacks and spacing between lots.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
General			
PC6 Lot boundary delineation, amenity and privacy between lots.	**A6.1** A minimum 3 metre width of landscaping: a. is provided from front boundary; and b. comprises locally sourced, minimum 75L sized native dhulu-trees in accordance with AS2303:2018, with middle level strata shrubs native to the area in accordance with Section 3.4 – Planting palettes between the dhulu-trees. **A6.2** Buildings are set back a minimum 6 metres from the edge of the riparian corridor, creeklines and/or TSR.	**B6.1** Boundary planting may not be required if: a. existing/remnant vegetation exists b. high quality fencing is constructed consistent with PC34 fencing c. the side or rear boundary adjoins the creekline or TSR.	Not applicable
Small lots (less than 5 hectares)			
PC7 Frontage widths and side and rear setbacks provide appropriate spacing between lots.	**A7.1** A minimum 5 metre setback is provided to side and rear boundaries. **A7.2** A minimum frontage of 60 metres.	**B7.1** Reduced setbacks may be considered where good public domain outcomes are achieved through the provision of landscaping in accordance with Chapter 2 – Precinct design principles. **B7.2** Frontage width may be reduced to create optimum solar orientation.	**U7.1** Development resulting in a series of long, skinny lots where the majority of the street frontage is used for driveway/access with no space for dhulu-trees planting and/or public domain improvements.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Medium lots (5-10 hectare)			
PC8 Frontage widths and side and rear setbacks provide appropriate spacing between lots.	**A8.1** A minimum 9 metre setback is provided to side and rear boundaries. **A8.2** A minimum frontage of 100 metres.	**B8.1** Reduced setbacks may be considered where good public domain outcomes are achieved through the provision of landscaping in accordance with Chapter 2 – Precinct design principles. **B8.2** Frontage width may be reduced to create optimum solar orientation.	**U8.1** Development resulting in a series of long, skinny lots where the majority of the street frontage is used for driveway/access with no space for dhulu-trees planting and/or public domain improvements.
Large Lots (10 hectares and greater)			
PC9 Side and rear setbacks provide appropriate spacing between lots.	**A9.1** A minimum 9 metre setback is provided to side and rear boundaries. **A9.2** Access driveways and parking can be accommodated within side and rear setbacks where adjoining a compliment.	**B9.1** Reduced setbacks may be considered where good public domain outcomes are achieved through the provision of landscaping in accordance with Chapter 2 – Precinct design principles.	Not applicable.

6.1.2.3 Setbacks

Effective setbacks from the street, creeklines, TSR, side and rear boundaries (as required) and between buildings on a site are essential to allow for space between buildings for access, transitions in landforms, reduction in building massing and soft landscaped elements (drainage, biodiversity, vegetation protection). Careful spacing of buildings will also aid in establishing a precinct character, site operations and functionality and fire safety. Setback requirements must consider facilitation of the expansion of business operations.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Setbacks			
PC10 Development contributes to good public domain outcomes by providing suitable setbacks from the street, creeklines and TSR.	**A10.1** Buildings are set back a minimum 9 metres from the edge of the road reserve for a local road and 20 metres from the edge of the road reserve from a Distributor Road. **A10.2** For sites that have a side or rear boundary fronting a local road, buildings should not be positioned more than 3 metres from any site boundary. **A10.3** Buildings are set back a minimum 6 metres from the edge of the riparian corridor, creeklines and/or TSR and include bushfire setbacks/buffers.	**B10.1** Reduced setbacks may be considered where good public domain outcomes are achieved in accordance with Chapter 2 – Precinct design principles and screen planting in accordance with Chapter 3 – Landscaping.	**U10.1** Development hard up against riparian corridor, regional stormwater basin or TSR compromising open space function, wugawa-flood conveyance, bank stability or future ability to provide access to and/or along the corridors.

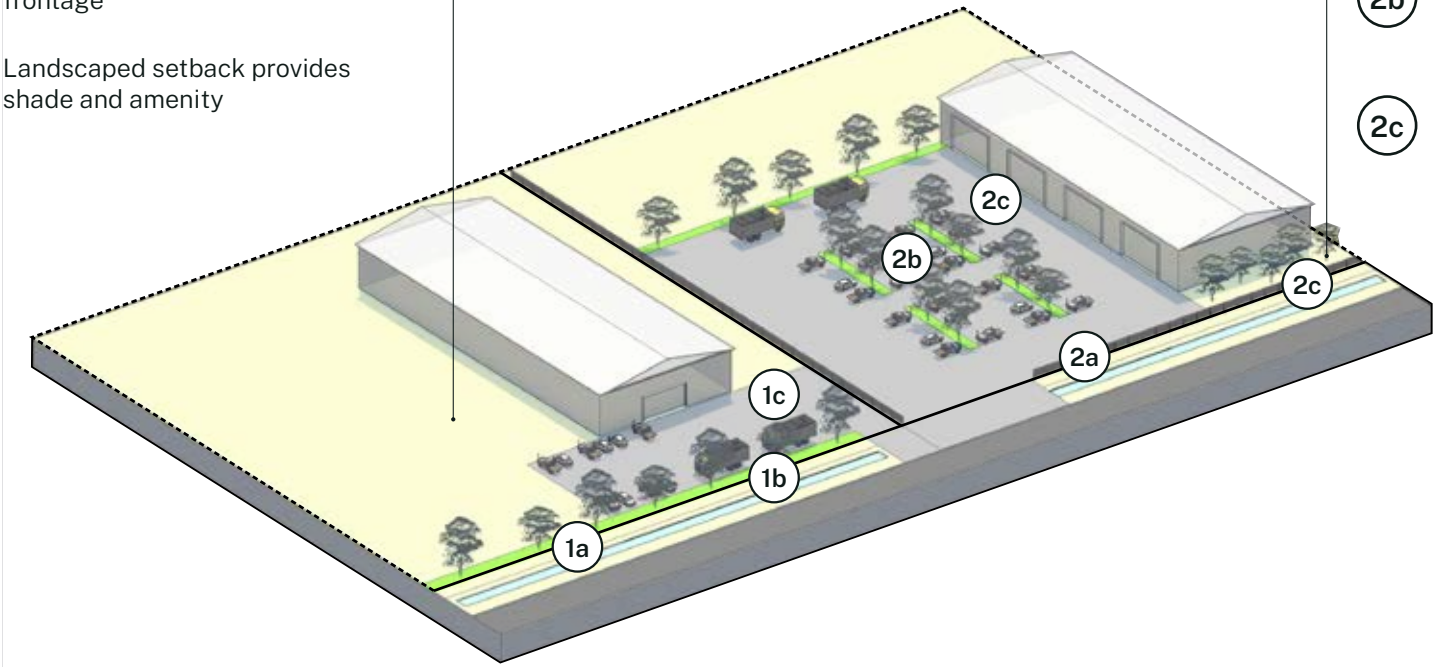
Figure 17: Diagram illustrating performance criteria-compliant frontage including landscape setback zone as well as an acceptable solution where operations require a merit-based alternative that can still achieve a quality public domain interface.

1 **Compliance with the performance criteria for setback and landscaping will be achievable for most site operations**

1a Visible front carpark with direct access for visitors, workers and customers

1b Three metre landscaped setback delineates lot boundary and street frontage

1c Landscaped setback provides shade and amenity



2 **A range of merit based solutions may be acceptable where site operations require an alternative design.**

2a Larger side car park responds to differing operational needs while maintaining visibility, legibility and convenient access for all

2b Hardwood post and rail fencing delineates boundary and street frontage

2c Landscaping is provided between building and street where no access is required as well as being integrated into the carpark layout to provide needed amenity and shading

6.1.2.4 Building design

The ultimate public and private realm development within the Moree Special Activation Precinct should embody the guiding principles and vision for the precinct. Development form should reflect the Moree industrial and rural character and relate to the primary function of the business whilst focusing on a high level of environmental and design performance. A form-based and future-proofed subdivision will provide a framework for practical and innovative buildings. Buildings and siting design that promotes and facilitates growth and expansion of businesses in a logical and cost effective manner will define that precinct as dynamic and robust in terms of market responsiveness, ability to readily deliver circular economy principles and setting a benchmark for innovative expansion of core services.

It is critical that the building design is integrated with the existing and proposed landscape, contributing to an attractive microclimate for visitors and workers and providing precinct-wide legibility.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Building performance			
PC11 Buildings are: a. oriented to accommodate energy efficient development to take advantage of solar orientation in gaining thermal efficiencies and avoiding western facade orientation b. incorporates natural ventilation as the primary measure for cooling buildings and reducing thermal loads c. maximises natural daylight d. to have a high quality appearance, reflect the function and not obstruct the visibility of neighbouring buildings to achieve their purpose e. has a roof design to maximise capture and storage of roof runoff f. clustered to promote shared benefits associated with the inland rail and Newell Highway	**A11.1** Facades are to be composed with an appropriate scale, vertical articulation and proportion responding to the building's context and use. **A11.2** Vertical farms are oriented to optimize natural light specific to growing requirements. **A11.3** Buildings are designed to maximise the north and south exposure. **A11.4** Buildings are designed to minimise east and west facing orientation or provide adequate shading. **A11.5** Glazing is provided to northern sides to benefit from winter solar access, particularly for offices and other parts of buildings where people work and inhabit. **A11.6** Buildings are orientated to maximise natural cross flow ventilation and incorporate adequate openings.	**B11.1** Building design considers natural climate control design elements to improve building energy efficiencies, natural ventilation and maximise natural daylight in accordance with Chapter 2 – Precinct design principles. **B11.2** Articulation is achieved through change of colour and materials. **B11.3** Where business function limits the ability for the building to be articulated. **B11.4** Where the intent for the primary building to be expanded in the future requires blank or unarticulated walls.	**U11.1** Buildings overshadowing planned/existing vertical farms compromising growth potential.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC11 Continued g. clustered to promote businesses with a common need and attraction to high quality black soils; promoting shared infrastructure and local gali-water resources h. designed to promote expansion from initial agricultural and industrial operations into manufacturing, processing and packing.	**A11.7** Natural daylight is maximised to workspaces and areas people inhabit by incorporating skylights, courtyards, light wells or roof lighting strips to all warehouse and process/manufacturing areas. **A11.8** Roof design and orientation facilitates capture, storage and on-site re-use of roof runoff.		

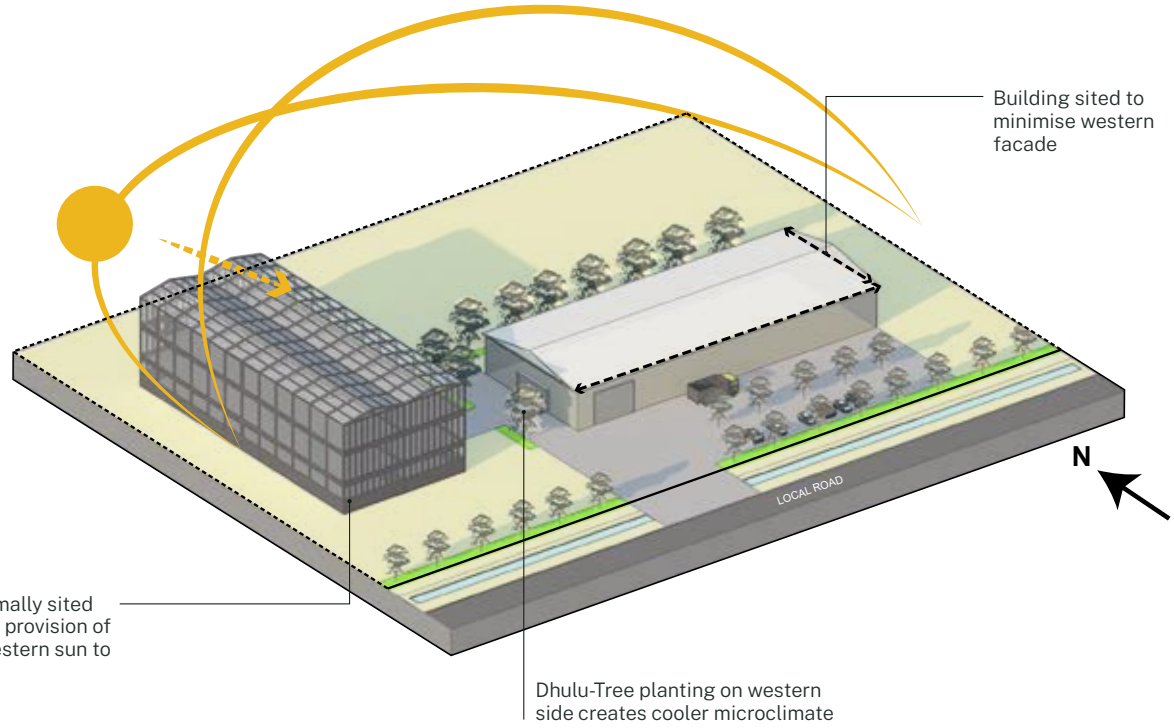


Figure 18: Diagram illustrating siting considerations that optimise sunlight for greenhouse operations whilst also providing protection from the western sun for worker facilities.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Building size, footprint and layout			
PC12 Building size, footprint and layout is functional and responds to the function and needs of the industry, user and existing and future operations.	**A12.1** Building layout provided is clear and legible from the street and any other public corridors. **A12.2** Clear delineation of customer and back-of-house facilities. **A12.3** Layout demonstrates how expansion may occur and ensures that neighbouring expansion is not impacted. **A12.4** Adequate separation between hazardous and non-hazardous uses/facilities. **A12.5** Building layout and design enhances crime prevention through passive and active surveillance achieved through: a. passive surveillance of street and public areas b. visibility of parking areas from adjacent properties and the public street c. building design which limits the ability for unauthorized entry d. clear demarcation between the public and private realm e. eliminating public areas with minimal or no surveillance f. building design and site layout which avoids entrapment areas. **A12.6** Building siting that considers the surrounding levels and minimises earthworks operations.	**B12.1** Buildings are designed through careful building placement, design, access and landscaping, in accordance with Chapter 2 – Precinct design principles. **B12.2** Mitigation of western sun through demonstrated landscape screening/shading plan.	**U12.1** Buildings located in wugawa-flood-prone areas that will adversely impact on flooding (for example, buildings compromising flood function, such as floodways). **U12.2** Buildings located in wugawa-flood prone areas that are not compatible with the wugawa-flood risk (i.e. hazardous uses or facilities). **U12.3** Building footprint sizes that result in an exceedance of overall impervious area.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Facades and main entrance			
PC13 Buildings: a. address the street with clear views to the main entrance b. express the intended function of the development.	**A13.1** The primary street frontage incorporates: a. the main building entry b. simple and bold elements and an easy to see entrance for all users c. direct access from on-site car parking for visitors, workers and customers d. access to end-of-trip facilities and amenities e. business signage and wayfinding signage into the main building entry. **A13.2** The main building entry is designed as a focus point and includes glazing to at least 50 per cent of the main office building entry. **A13.3** Glazing is shaded by awnings or building elements to avoid reflection. **A13.4** Colour palettes involve a range of subtle and natural colour tones and use local materials wherever possible: a. highlight colours used in strategic locations b. the balance of the precinct should use primary colours that are lighter in shade to increase both colour longevity, urban cooling and energy efficiency. Light colours such as cream shades are encouraged, including cooling colours such as light blues and greens c. bold colours to be used to draw attention to entrances, safe areas and/or no-go areas	**B13.1** Facades along the primary street frontage: a. express the intended function of the building and its component uses b. present a resolved form and design and represent the uses in each part of the building c. form a coherent whole as part of a complex of buildings d. include identifiable entrances that are scaled appropriately e. include external shading and passive design features with a distinct function integrated within the building façade vernacular f. provide interest to the building design and contribute to an attractive precinct g. contribute to breaking down the scale and massing of building forms when viewed from streets and other public areas.	**U13.1** Dark colours such as charcoal are not supported based on the temperature impacts of the local Moree climate and environment.

Figure 19: This industrial yuul-food processing factory in Seven Hills, NSW provides appropriate colour and form articulation as well as a landscape threshold between the driveway/carpark of a small industry and/or commercial unit building typology.

Figure 20: This agribusiness demonstrates best practice siting to balance operations functions, expansion, freight and a safe, legible layout whereby the user conflict is minimised and there is a clear and legible entry for customers, workers and servicing.

6.1.2.5 Car parking and access

Creating identifiable and clear access to each development via a primary vehicle access allows for legible development. Any business branding or signage should be integrated into the primary vehicle access point to support wayfinding for visitors and workers in the precinct.

Separation of vehicle access points is encouraged to ensure a clear distinction between heavy vehicle access to the site, as well as staff and visitor access to primary car parking and administration areas. This will minimise vehicle and pedestrian conflicts and increase user safety.

Additional vehicle access may be permitted if it avoids any safety issues from both the public right of way and internal to the site, and aids in separating heavy vehicle / servicing traffic from car, cyclist and pedestrian movements.

Appropriate car parking is required for all private developments on site to service their anticipated demand.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Car parking and access			
Note: The issuing authority may require a traffic and parking study prepared by a suitably qualified person.			
PC14 Ensure the safe and efficient movement of vehicles entering and exiting the development without adversely affecting the existing and future service and safety levels of the road.	**A14.1** Provide suitable staff, visitor and service access/es to the site. **A14.2** Ensure vehicular access/es have a suitable separation distance to all other access drives (including those on adjacent properties) and do not adversely impact on the safety and efficiency of the surrounding road network. **A14.3** Heavy vehicle access separated from general traffic access and circulation roads. **A14.4** Ensure the primary vehicle access provides access to the main visitor car park and the main building/s. **A14.5** Design for the maximum design vehicle expected to access the site. **A14.6** Design all vehicle accesses in accordance with the relevant Council standards and guidelines and Australian Standards 2890.1:2004 and 2890.2:2018 **A14.7** All vehicles must enter and exit the development site in a forward direction.	Not applicable	Not applicable

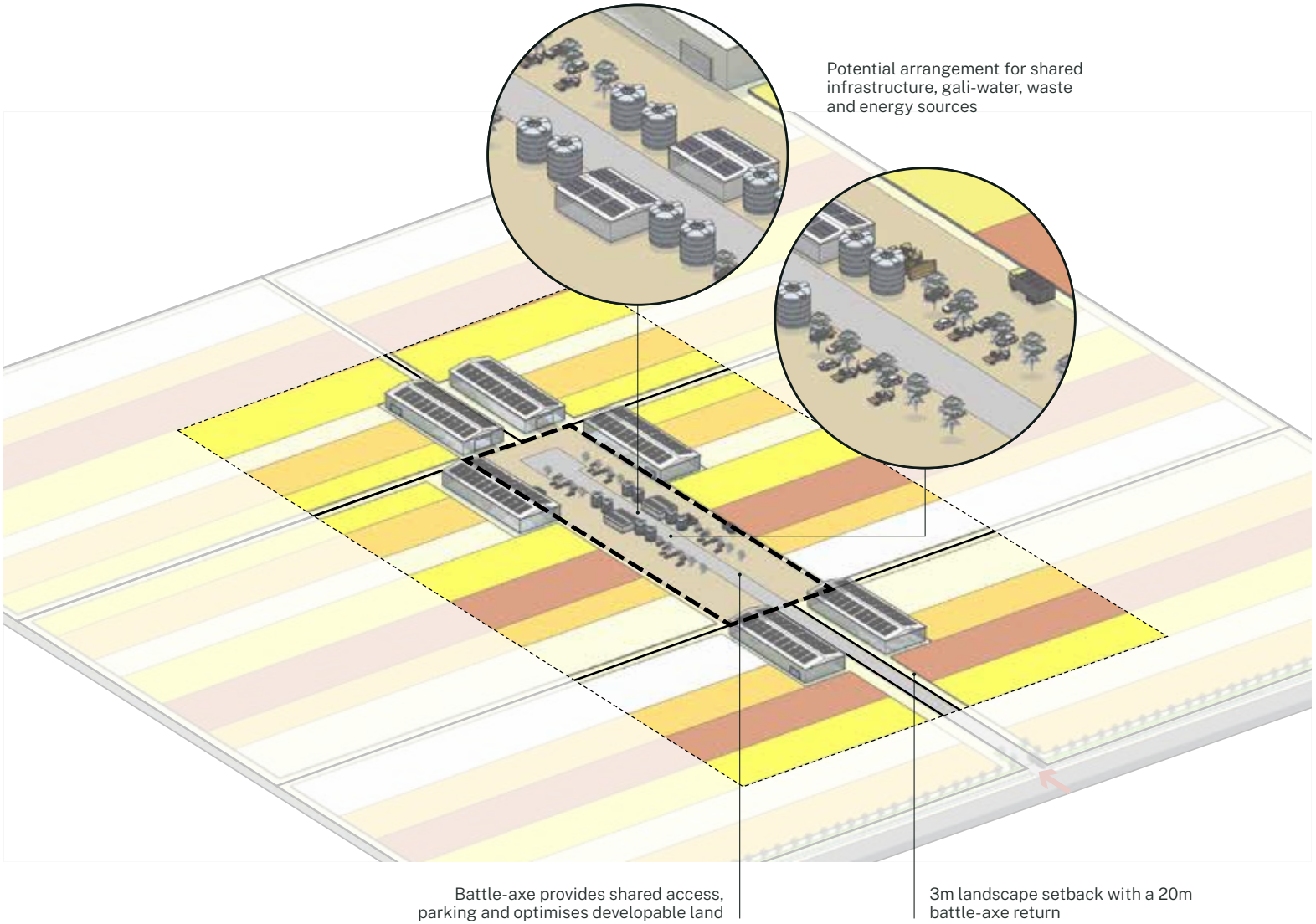
Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC14 Continued	**A14.8** Battle-axe arrangements or shared driveways are acceptable **A14.9** Cul de sacs are acceptable solutions if development ensures: a. turning circles are adequate for AB Triples b. sufficient vehicle passing and traffic distribution is demonstrated c. a public easement/shared or pedestrian path is provided as an extension of the cul de sac to provide an overall connected thoroughfare network Note: The Roads Authority should be consulted on access and egress requirements and approval under section 138 of the *Roads Act 1993*. The process for seeking approval from the Roads Authority should commence at the earliest possible time and should run in parallel with the Activation Precinct Certification Process where possible.		
PC15 Vehicular access is compatible with the surrounding road network.	**A15.1** Vehicular access to the land is provided by a road other than a classified road. Note: The Roads Authority should be consulted on access and egress requirements and approval under section 138 of the *Roads Act 1993*. The process for seeking approval from the Roads Authority should commence at the earliest possible time and run in parallel with the Activation Precinct Certification Process.	**B15.1** Vehicular access is designed to ensure that development does not compromise the effective, and ongoing operation and function of any adjoining classified roads. **B15.2** Development is designed to consolidate the access of multiple tenancies or lots to reduce the number of accesses to any classified road. Note: Where access is proposed from a classified road it is recommended that in principal support for the development be obtained from TfNSW prior to the lodgement of an application for an Activation Precinct Certificate. Issue of an Activation Precinct Certificate does not guarantee approval under section 138 of the *Roads Act 1993* for any proposed vehicular access to a classified road.	**U15.1** Vehicular access designed such that the safety, efficiency and ongoing operation of the classified road is adversely affected. **U15.2** Multiple, single service access drives to a classified road. **U15.3** Access from a classified road where suitable access is available from a local or unclassified road.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC16 Adequate light vehicle parking is provided on site that is safe and conveniently integrated within the site.	**A16.1** Visitor car parks for light vehicles are located next to the main building entry. **A16.2** Movement of pedestrians throughout the light vehicle car park is clearly delineated and visible for all users of the car park to minimise conflict with vehicles. **A16.3** Light vehicle parking is provided at a rate applicable to the proposed use or uses on the land, as contained within the RTA Guide to Traffic Generating Developments, 2002. **A16.4** 5% of the light vehicle car parks are designed, constructed and wired to be 'electric vehicle ready' level 2 car charger in convenient and visible locations. **A16.5** All car parking, access and manoeuvring areas, and internal roadways are designed in accordance with Australian Standard 2890.1:2004 and Australian Standard 1428.1:2021. **A16.6** Car parking spaces for people with a disability are provided in accordance with the Access to Premises Standards, the Building Code of Australia and Australian Standard 2890.6:2009. **A16.7** Light vehicle car parking is constructed of asphalt or concrete with parking bays and circulation aisles clearly delineated. **A16.8** Design of the car park ensures that passive surveillance is possible and, where appropriate, incorporate active measures such as cameras and security patrols. **A16.9** Where car/light vehicle parking is proposed in a H2 and above wugawa-flood hazard area, provision of bollards to prevent vehicles floating off-site in a flood wugawa-flood up to the Probable Maximum Flood.	**B16.1** Light vehicle/car parks are designed: a. having regard to the activities proposed on the land and the intensity of the use b. in accordance with the Australian Standards for efficient and safe vehicle circulation and parking c. to provide adequate space for parking and manoeuvring of vehicles (including bicycles) d. to reduce pedestrian and vehicle conflicts e. to be safe and conveniently integrated within the site; and f. to minimise the visual impact of on-site parking through landscaping. **B16.2** A reduced rate of parking (including a reduced rate of electric vehicle parking) may be appropriate if it can be demonstrated that: a. the development has operational management or specific activities that warrant a reduced demand or b. the development has formal access to car parking in other locations.	**U16.1** Development that does not provide adequate parking. **U16.2** Large, uninterrupted areas of car parking visible from streets without any landscaping.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC16 Continued		**B16.3** Where parking rates are not defined by the RTA Guide to Traffic Generating Developments, 2002 the proposed parking rate shall be supported by parking surveys of similar land uses or if a unique development based on a first principles approach. Note: The issuing authority may require a traffic and parking study to be prepared by a suitably qualified person to demonstrate the reduced rate of parking is appropriate.	
PC17 Development provides adequate space for parking and manoeuvring of service and heavy vehicles.	**A17.1** Heavy vehicle and trailer parking is provided separately to light vehicle/car parking. **A17.2** On-site loading facilities are provided to accommodate the anticipated heavy vehicle demand for the site. **A17.3** Loading dock circulation areas for service and heavy vehicles are: a. integrated into the design of developments b. separated from staff/visitor car parking areas and waste storage and collection areas c. located away from the circulation path of other vehicles d. located at the rear or sides of the buildings behind the front building line e. screened from the street. **A17.4** Access, parking, manoeuvring and loading facilities for industrial development are designed in accordance with Australian Standard 2890.2-2018 and Performance Based Standards 'An introduction for road managers' (National Heavy Vehicle Register – May 2019). **A17.5** Adequate space is provided on site for reversing of heavy vehicles in designated loading bays and loading docks.	**B17.1** The design of parking and manoeuvring areas for service and heavy vehicles accessing the site meets the day to day needs of the business and does not create any safety risks or impacts on the public road network. Note: The issuing authority may require a traffic and parking study to be prepared by a suitably qualified person to demonstrate the design and space for parking and manoeuvring of service and heavy vehicles is adequate.	**U17.1** Loading, unloading or servicing within the public right of way.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC18 Safe and convenient pedestrian paths and cycle ways are provided.	**A18.1** End of journey facilities are provided on site for staff, including: a. secure, highly visible and conveniently located bike racks b. shower facilities c. lockers. **A18.2** Pedestrian and cyclist access is: a. provided from the street frontage to the main building entry b. a minimum 1.5 metres wide. **A18.3** Pedestrian and cyclist access is designed for universal access and to the relevant Australian Standards 1428.1-2009 and *Disability Discrimination Act 1992* Standards and Guidelines relating to site and building access for people with disabilities and mobility difficulties. **A18.4** All cycle routes and facilities are consistent with the relevant requirements of "Austroads Cycling Aspects of Austroads Guides" and Roads and Maritime Services' "Bicycle Guidelines" including line-marking, signage and logos and Moree Shire Council policies regarding bicycle access.	**B18.1** The design of the site ensures that pedestrian and cyclist needs are adequately and safely accommodated.	Not applicable.

Figure 21: Diagram illustrating the design intent and shared infrastructure benefits of a battle-axe or shared driveway arrangement. Development land is optimised by removing significant land take associated with access and turning circles occurring on each individual lot and providing a shared area for this function; resulting in land and operations that are affordable and productive. This arrangement can also provide a more sustainable and energy efficient business model through concentred and shared gali-water and energy site planning.



6.1.2.6 Transport infrastructure and utilities

The planning and delivery of transport infrastructure and utilities across the precinct needs to be flexible and responsive, depending on the timing of growth and land take up within stages, in accordance with Chapter 4 - Infrastructure.

Road infrastructure in the precinct should cater for the largest design vehicle anticipated to access the precinct and should ensure the safe and efficient movement of vehicles throughout the precinct.

All new development within the precinct will be required to connect to key infrastructure including gali-water, wastewater, electrical, telecommunications and other utilities and services as necessary. Where development is located near existing transport infrastructure or utilities, appropriate measures should be incorporated to protect the existing transport infrastructure or utilities.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Streets and movement			
PC19 Development ensures a safe and efficient road network is provided for all users within the precinct.	**A19.1** A servicing road network is in place to the standards set out in Chapter 4 and intersection capacities can accommodate the anticipated additional traffic volumes of the development. **A19.2** Development provides for public transport where required in accordance with Section 4.2.11 – Active and public transport.	**B19.1** Provision of new public roads or upgrades to a road or intersection, for development in advance of public road provision to safely cater for the anticipated traffic flows or specific vehicle types servicing the development and demonstrate that: a. road and lane widths allow for two-way movement and turning movements of the largest design vehicle b. provide adequate turning paths for the largest design vehicle at intersections and for property access c. road widths are set to minimise kerbside restrictions and regulatory signage d. sufficient width is provided for drainage functions and drainage facilities are provided	**U19.1** Roads that are not suitable to service the development in terms of traffic volumes or vehicle types. **U19.2** Roads are designed and/or constructed in a manner that is not suitable for asset transfer to the relevant public authority. **U19.3** Roads that do not include provision for planned and anticipated utilities. **U19.4** Roads that do not include provision for pedestrians, cyclists and public transport.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC19 Continued		e. either sufficient space for shared infrastructure, or provision of infrastructure within the road reserve is not required due to its location elsewhere or within an easement on adjacent private property f. life cycle costs for construction and maintenance are minimised g. provide adequate on-street parking, where required h. provide landscaping and street dhulu-tree planting in accordance with Section 3.4 – Species list i. provide lighting in accordance with relevant local and/or Australian Standards. **B19.2** Development in advance of public road provision demonstrate the advanced roads (and utilities) will integrate with the staged public road provision. Note: A traffic impact assessment prepared by a suitably qualified person is required and considers the principles in Chapter 4 – Infrastructure and the suitability of the proposal in terms of the design and location of the road, and the likely nature, volume or frequency of traffic generated by the development.	

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Transport asset			
PC20 Development on land that interfaces with an existing or future transport asset is designed to protect the safety, function and performance of the transport asset.	**A20.1** Development on land within or adjoining a transport asset is undertaken in accordance with: a. the Guidelines for external and developer-led works affecting Transport Assets and b. Part 3, Division 2 of the Precincts-Regional SEPP. Note: The Precincts-Regional SEPP prevents an Activation Precinct Certificate from being issued unless the issuing authority has consulted with the Rail Authority for the rail corridor for certain development in rail corridors. The Roads Authority and/or the Rail Authority should be consulted at the earliest possible time during the Activation Precinct Certification Process and relevant approvals obtained where required.	Not applicable	**U20.1** Development impacts the safety, function or performance of transport assets.
Utilities and services			
PC21 Adequate services are available to facilitate development.	**A21.1** Development sequencing and staging is consistent with the infrastructure provision and capacity for the precinct in accordance with Chapter 4 – Infrastructure. **A21.2** Development makes provision for and connects to the key infrastructure in accordance with Chapter 4 – Infrastructure, Moree Plains Shire Council's relevant guidelines and policies and/or the relevant Australian Standard, and/or the respective utility suppliers standards and specifications, including as required:	**B21.1** A reduced design standard or design approach may be acceptable if the infrastructure is intended to be temporary whilst other development is established or the permanent infrastructure is being built, provided the design does not present a risk to life or property.	**U21.1** Development that compromises the planned and orderly delivery of infrastructure throughout the precinct, either due to location, sequencing, or demand generation.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC21 Continued	a. gali-water b. wastewater c. electrical d. telecommunications e. other utilities and services as required such as gas, hydrogen reticulation (including future hydrogen), recycled gali-water etc. Note: The relevant utility suppliers should be consulted at the earliest possible time. The following suppliers service the Moree precinct: • electricity supply – Essential Energy • gali-water supply – Moree Plains Shire Council • wastewater – Moree Plains Shire Council • telecommunications – NBN Co • drainage – Moree Plains Shire Council. Note: Council should be consulted on connections to utility services including for sewerage, drainage and approval under section 68 of the *Local Government Act 1993*. The process for seeking approval from the Council should commence at the earliest possible time and should run in parallel with the Activation Precinct Certification Process where possible. Note: Information will be required on the proposed sewer outflow requirements including general sewer and trade waste. For trade waste, nominate the expected material/ chemical composition. Depending on the trade waste, a separate approval may be required from Council or the Department of Planning and Environment.	**B21.2** Development may occur in advance of infrastructure provision being in place, provided it can demonstrate that: a. capacity and loads for all utilities and services is known for future connection to infrastructure b. the development is a catalyst project that cannot be accommodated within existing land areas currently able to be serviced by existing infrastructure or c. the applicant contributes to the provision of infrastructure, at a rate commensurate to the bringing forward of such infrastructure. **B21.3** Alternative locations for key infrastructure are identified as a result of further investigations and feasibility assessment.	

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC22 Development protects existing and proposed utilities and services corridors.	**A22.1** Development is appropriately designed, constructed, operated and maintained to protect existing and proposed utility and services corridors in accordance with: a. Chapter 4 – Infrastructure b. Part 3, Division 2 of the Precincts-Regional SEPP; and relevant requirements for development adjacent to or likely to affect utility and services corridors within the Transport and Infrastructure SEPP.	Not applicable	**U22.1** Development that impacts on existing and proposed utilities and services corridors.

6.1.2.7 Stormwater and groundwater

Stormwater infrastructure should integrate with broader stormwater and flood management strategy. Stormwater runoff should also be retained on site, treated where necessary with discharge not to exceed pre-development flows or pollutant loads.

Best practice gali-water cycle management initiatives are encouraged to reduce onsite potable gali-water usage (including capture and re-use of roof runoff as a relatively clean source of gali-water).

Gali-Water sensitive urban design (WSUD) techniques are to be used to reduce stormwater runoff, such that precinct stormwater system connections are limited to the design capacity of the site.

Groundwater extraction on sites via the installation of additional bores into the Lower Gwydir Alluvium Aquifer is prohibited. Great Artesian Basin groundwater use or re-use (where available) should be undertaken with consideration of groundwater quality (including temperature). Spent artesian basin groundwater is not permitted to be discharged to the surface gali-water system.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Stormwater			
PC23 Stormwater generated on-site is appropriately managed to ensure minimal nuisance, danger and damage to people, property and the environment. Note; Any future development of water quality targets, at a precinct-wide scale, should be set out using the *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land Use Planning Decisions (2017)* to help guide design.	**A23.1** Sites include 40 percent pervious surfaces to control runoff generation and capture rainwater and surface gali-water runoff and maintain pre-development flow rates for all events up to, and including, the 1% AEP. Note: pervious surfaces may include: • dhulu-tree planting • mulched garden beds with planting • planting for screening purposes • pervious surface treatments, including compacted rubble, decorative gravels and inorganic mulches/sands • drainage areas and WSUD treatments • grasslands and rehabilitated/revegetated areas • planting to any existing creek lines or surrounding remnant vegetation.	**B23.1** When sites include less than 30 per cent pervious surfaces, on-site stormwater detention infrastructure is provided to capture rainwater and surface runoff and maintain pre-flow rates for all events up to, and including, the 1% AEP at a capacity nominated by a Stormwater Management Plan prepared by a suitably qualified Chartered Professional Engineer of Engineers Australia.	**U23.1** Suitable onsite stormwater detention infrastructure is not provided. **U23.2** Onsite stormwater detention infrastructure impacts precinct-wide stormwater infrastructure, flood risk management requirements or other utilities. **U23.3** The subdivision and development of land does not appropriately consider the spatial requirements required for the management of stormwater within the subject property and for the immediate properties surrounding.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC23 Continued	**A23.2** On-site stormwater detention infrastructure is: a. provided to capture rainwater and surface runoff and maintain pre-development flow rates for all events up to, and including, the 1% AEP at a specified capacity per lot b. constructed and operated in accordance with Australian Rainfall and the Australian Standard for Plumbing and Drainage: Part 3 Stormwater Drainage AS/NZ3500.3.2021	**B23.2** Onsite stormwater infrastructure is designed, constructed and operated: a. to not impede or necessitate alterations to the precinct-wide stormwater infrastructure b. to not impact on flood risk management requirements c. in accordance with the Australian Standard for Plumbing and Drainage: Part 3 Stormwater Drainage to ensure that the system capacity is calculated in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019).	
PC24 Development integrates best-practice gali-water cycle management initiatives with both quantity and quality aspects for gali-water management.	**A24.1** Development provides the following onsite rainwater capture, storage facilities and re-use of gali-water in irrigation, industrial processes, toilet flushing, evaporative cooling or for other non-drinking purposes: a. for development with a building footprint less than 6,000 square metres a rainwater tank with a minimum of 10,000 litres or b. for development with a building footprint greater than 6,000 square metres onsite rainwater storage tanks equivalent to a minimum of 1.65 litres storage per square metre of gross floor area. Note: Information is required to be provided on the proposed potable gali-water and non-potable gali-water demands and percentage to be delivered via onsite gali-water systems for the proposed development.	**B24.1** Development demonstrates equivalent or better alternatives for integrating best-practice gali-water cycle management initiatives in order to reduce potable gali-water use but maintain environmental flows. Note: This is defined by less than a 10% change in the modelled annual runoff from each site and in the aggregate in wet, dry and average rainfall conditions (being 90th percentile, 10th percentile and 50th percentile rainfall years for the nearest relevant rainfall gauge with at least 50 years of rainfall records).	**U24.1** Development does not seek to reduce potable gali-water use.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Groundwater			
PC25 Groundwater can only be extracted for use from existing approved bores, with the exception of groundwater extracted from the Great Artesian Basin (GAB) and available to sites through the network to be provided by the corporation (integrated with the town gali-water supply – See Chapter 4 – Infrastructure).	**A25.1** Use of groundwater as supplied by the reticulated network installed by the corporation. This will be cooled, chlorinated and disinfected for mixing and use in the precinct.	**P25.1** Re-use of spent artesian groundwater from sources in the township of Moree for industrial process purposes. **P25.2** Re-use of spent artesian groundwater from sources in the township of Moree that has been treated on-site to meet Class A gali-water quality standards.	**U25.1** Additional groundwater extraction bore from the Lower Gwydir Alluvium. **U25.2** Re-use of spent artesian basin groundwater for potable uses.
PC26 Development in the precinct does not detrimentally impact the region's groundwater resources, including the town's drinking gali-water supply, neighbouring registered bores (used for stock, domestic, irrigation, industrial, or drinking gali-water supply) and groundwater dependent ecosystems	**A26.1** Management of gali-water on-site that ensures groundwater is not impacted.	**P26.1** Solutions that are accompanied by geotechnical investigations and soil testing by a suitably qualified Chartered Professional Geotechnical engineer and the use of hydrogeological modelling by a suitably qualified hydrogeologist to demonstrate no impact on groundwater quality or quantity.	**U26.1** Discharge of untreated gali-water to groundwater (stormwater, effluent or other).

6.1.2.8 Earthworks

Site layout and design should seek to maintain the natural topography of the land and avoid the removal of vegetation by minimising earthworks on site. Where earthworks are required, they should be appropriately integrated the natural topographic pattern, building design and landscaping to screen from view. Earthworks should be cognisant of the soil type in the locality and include relevant geotechnical investigations to inform design and construction.

Soil erosion from building sites, especially sloping sites is a major pollutant of warrambul-watercourses and stormwater drainage systems. Reasonable measures are to be implemented to preserve the existing vegetation, prevent soil loss and rehabilitate the site through interim and long term revegetation strategies.

David Piccolo, Garry Mostyn & Agustria Salim (2019) A unified approach to earthworks for residential, industrial and commercial developments consistent with AS3798-2007, Australian Journal of Civil Engineering, 17:1, 50-62, DOI: 10.1080/14488353.2019.1615721

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Earth works and retaining walls			
PC27 To: a. protect and minimise disturbance to natural landforms and design buildings and siteworks that respond sensitively to the natural topography b. take into account the stability of land having regard to its topography, geology and soils as part of site planning principles c. minimise disturbance of vegetation that stabilises land.	**A27.1** Earthworks should be designed and specified in accordance with AS3798 and the recommendations of Piccolo et al (2019) whereby there should be a landform performance specification documented in an Interim Geotechnical Design Advice letter (IGDA) (informed by relevant geotechnical testing). The earthworks design should describe the design intent and document the inspection, testing reporting and certification requirements for the Geotechnical Inspection and Testing Authority. The earthworks are to be designed by a geotechnical engineer registered on the National Engineers Register of Engineers Australia. **A27.2** Design and site layout minimises the need for cut and fill, including minimisation of offsite disposal of fill. **A27.3** Proposed batters for the creation of building pads are designed to be stable with considerations to expected drainage and flooding. **A27.4** Levels for access are assessed for the expected vehicles. **A27.5** Retaining walls (if required) are designed and integrated into the landscape. Note: All retaining walls (if required) proposed for the site are to be identified in the application for the proposed Activation Precinct Certificate.	**B27.1** Earthworks outcomes that require offsite disposal of fill to a development site within the precinct that requires fill to establish its earthworks. Applications for both developments sites would need to be lodged concurrently for council to assess the movement of material.	**U27.1** Filling, excavation or retaining walls that impact on areas of high value biodiversity or the amenity and functionality of adjoining properties. **U27.2** Filling, excavation or retaining walls located within easements. **U27.3** Filling, excavation or retaining walls that do not consider access from the planned road network. **U27.4** Filling, excavation or retaining walls that impede or restrict access to existing and proposed utility infrastructure.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Erosion and sediment control			
PC28 Protect waterways, drainage systems and groundwater quality, flows and drainage patterns during demolition, construction and ongoing operation phases of development.	**A28.1** An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person in accordance with Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) prior to applying for a Complying Development Certificate. The ESCP should specifically address the local soil type and include relevant constructon phase treatment measures, such as flocculation prior to discharge.	Not applicable	**U28.1** Development results in an impact upon surface or ground gali-water quality.

6.1.2.9 Landscaping

Landscaping should maintain the character of the precinct and enhance the surrounding environment. Landscaping should be informed by the site's natural features and, where possible, retain and protect existing areas of remnant vegetation. It should reflect the bioregion and vegetation typologies of the precinct and enhance habitat and biodiversity in accordance with Chapter 3 – Precinct revegetation strategy. Landscaping should be used to revegetate creek lines, prevent erosion and to soften building mass and scale, provide shade and strengthen overall visual amenity.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Landscaping			
PC29 Landscaping creates a distinctive and memorable experience for users and are used in high-visitation areas. Note: A landscape plan prepared by a qualified landscape architect or consultant will be required for all development proposals that illustrates the proposed landscape design for the development proposal.	**A29.1** Landscaped areas to the primary street frontage, main entrance driveway, street interfaces, car parks and other open space areas provided for customers and staff within developments include: a. mulch to a depth of 75mm b. irrigated garden beds to a minimum width of 1500mm, except for any garden bed to the primary street frontage along the front fence is to be a minimum 2 metres width c. plant species in accordance with Section 3.4 – Planting palettes. **A29.2** Car park landscaping: a. provides one large tree at a minimum between every 5 car spaces or one medium tree every 3 spaces, evenly through the parking areas. All tree stock to be in accordance with Australian Standard 2303:2018 tree stock for landscape use, with a minimum pot installation size of 200L. b. is located adjacent to the edge of all car parks and pathways c. includes plant species in accordance with the planting palettes in Section 3.3.2 Landscape treatments d. retains existing vegetation of ecological value and e. uses recycled gali-water or on-site stormwater for irrigation.	**B29.1** Landscape responsive streets and places are developed, in accordance with Chapter 2 – Precinct design principles.	Not applicable

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC29 Continued	**A29.3** Irrigated mature dhulu-trees are provided along both sides of the driveway with dhulu-trees height and spread at maturity considering the height of the largest design vehicle to use the driveway. **A29.4** Gali-Water sensitive urban design (WSUD) measures are integrated into landscape design such as irrigating garden beds using stormwater captured on-site and recycled gali-water.		
PC30 Landscaping: a. retains and protects areas of high value biodiversity in the site landscape design b. builds on the ecology, habitat and biodiversity of the precinct and wider region c. uses revegetation practices and predominately endemic species d. uses perimeter buffer planting to screen development	**A30.1** Landscape design integrates the following areas: a. remnant vegetation, including paddock dhulu-trees b. precinct biodiversity corridors, riparian corridors and strategic revegetation sites. **A30.2** New vegetated and landscaped areas that form a green corridor are integrated into the landscape design on the site and provide additional connectivity to existing vegetated areas. **A30.3** Where feasible, vegetation clearing is minimised. **A30.4** The planting palette in Section 3.4.1 – Biodiversity focused revegetation is used to inform the species selection and minimum planting density for the site.	**B30.1** Landscaping contributes to enhanced public domain outcomes consistent with Chapter 2 – Precinct design principles and Chapter 3 – Precinct revegetation strategy.	Not applicable

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Fencing			
PC31 Fencing is integrated with the development and suitable for its intended purpose.	**A31.1** Primary street frontage fences: a. are open in character and of a contemporary, high-quality fence style consisting of either hardwood timber, corten steel, vertical aluminium blade or laser-cut aluminium or steel b. are below 2.1 metres in height c. incorporate complementary gates d. are integrated with the main entrance e. may incorporate customised panels or features to reflect the intended character of the built form and landscaped areas f. must achieve 70% permeability to allow for passive surveillance g. are to be located, designed and constructed to avoid removing or damaging existing high-value vegetation. **A31.2** Side and rear fences are a maximum of 2.1 metres in height. **A31.3** Areas requiring solid fencing for screening should: a. be recessive and use corrugated, powder coated metal panels with a matte finish, in light grey b. be minimised to areas adjacent to the proposed building or service areas c. be softened and screened by low and medium height landscaping within a garden bed of at least 1 metre in width. **A31.4** Traveling stock route and riparian corridor fencing: a. black star picket fencing, with star pickets spaced a maximum 2.5m apart	**B31.1** Fencing is designed to enhance the visual amenity of the precinct and ensure that drainage flow paths are maintained, in accordance with Chapter 2 – Precinct design principles.	**U31.1** Security fencing, cyclone mesh and chain wire fencing forward of the building line and not suitably screened with landscaping. **U31.2** Fencing in flood-prone areas that forms of blockage to the conveyance of floodwaters.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC31 Continued	b. infill to be high strength fencing wire c. strainer post to be galvanised tube steel d. is a minimum of 1.4 metres high e. must enclose extent of TSR perimeter and contain stock f. access gates to be galvanised steel mesh gate (cyclone or similar).		
Lighting			
PC32 Ensure lighting: a. is energy efficient and maximises on site comfort, safety and security b. avoids impacts to surrounding sensitive receivers.	**A32.1** Development achieves compliance with Australian Standards 4282:2019 for outdoor lighting. **A32.2** Development achieves compliance with Moree Airport requirements. **A32.3** Development ensures lighting is located, directed and shielded to avoid glare directly to surrounding habitable areas. **A32.4** Main building entry lighting includes: a. solar lit bollards or pole top lights along the main building entrance path b. controlled uplighting (timer) to selected dhulu-trees along the primary vehicle access c. appropriately illuminated (backlighting, uplighting) business signage, as required d. security and sensor lighting, as required. **A32.5** Car park lighting: a. is designed to ensure safe and continuous access to the main building entrance/s b. is designed in a way that considers CPTED principles c. includes solar lit bollards or pole top lights along pedestrian path/s d. includes security and sensor lighting, as required.	**B32.1** Lighting is provided along the main building entry, primary vehicle accesses and in car parks which contribute to the achievement of a safe night-time environment for staff and visitors as well as supporting an active and connected precinct, in accordance with Chapter 2 – Precinct design principles.	**U32.1** Development that does not mitigate lightspill to sensitive receivers that are adjacent or within direct line of sight. **U32.2** Development that creates dark corners or pockets, risking user safety. **U32.3** Development that does not appropriately light pedestrian pathways creating slip or trip hazards and risking user safety.

6.1.2.10 Service and storage areas

Service and storage areas are important to the operation of any development and should be both functional and practical. The location and siting of service and storage areas should be considered early in the development of concept plans.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Service and storage areas			
PC33 Service and storage areas: a. are functional and practical b. do not detract from the operational efficiency of the precinct or surrounding areas.	**A33.1** Service and storage areas are: a. located behind the main building line and to the rear or side of buildings, where possible b. appropriately sealed or treated c. screening structures are a maximum height of 3 metres. Note: Screening can use a range of approaches including landscaping, perforated metal screens, fencing and other creative approaches that integrate screening into the site appearance so as not to be a dominant element of the site's presentation to a street. **A33.2** Service and storage areas include a dedicated area set aside for waste storage and collection based on calculated waste and recycled material generation rates for the particular business, building size, and potential future expansion. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during operation of the premises/development. **A33.3** Waste storage and collection areas are: a. flexible in their design to allow for source separation and future changes in the operation, tenancies and uses b. located away from primary street frontages, where applicable	Not applicable	**U33.1** Waste collection within the public right of way. **U33.2** Waste collection within the site's car parking and pedestrian movement areas where user safety is at risk or compromised. **U33.3** Waste, chemical and hazardous goods storage areas within drainage easements and/or on flood prone land.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC33 Continued	c. suitably screened from public areas to reduce the impacts of noise, odour d. designed and located to ensure the access and manoeuvring area is suitable for the collection vehicle and allow the vehicle to enter and exit the site in a forward direction, where possible e. provide grease traps where there is a likelihood of liquid waste entering the drainage systems. **A33.4** Service and storage areas are located and sized to take into account potential synergies with neighbouring businesses as part of a circular economy where waste transfer to and from sites can occur in an efficient manner. **A33.5** Communal storage/collection facilities are located and sized: a. where the design makes it difficult for all tenants to have ready access to a collection point or b. where the site characteristics restrict vehicle entry. **A33.6** Service and storage areas include space and facilities for bin washing that are bunded and connected to a treated wastewater system.		

6.1.2.11 Signage

Business signage should be integrated into the building and site design. Signage should be considered at the primary access and on the building (where appropriate) to assist in wayfinding. Business signage across the precinct should be of a high quality (avoiding visual clutter), reflective of the precinct's goals, and consistent in approach.

Wayfinding signage will enhance the experience and functionality of each business within the precinct, as well as provide an avenue for connection to country through Gamilaroi design and storytelling.

It is important that Gamilaroi design elements and storytelling within any wayfinding signage is prepared in consultation with the local indigenous community so that it accurately and respectfully presents the history and culture of the Gamilaroi people.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Business signage			
PC34 Business signage visible from the public realm contributes to legible, coherent and visually attractive identification of businesses and locations throughout the precinct, and provide for business identification that is: a. appropriate for the industrial and agricultural use b. designed and positioned for safety of motorists and freight transport.	**A34.1** Signage is to be high quality, durable and compatible with the design and construction of the development. **A34.2** Building signage: a. is limited to a logo/company badge/name b. is made from suitable materials such as acrylic letters/logos or recycled materials that maintain a high quality visual appearance for the anticipated life of the sign c. is visible from the primary street frontage d. complies with Australian Standard 1319-1994. **A34.3** freestanding pylon signage is a maximum height of 8 metres, maximum width of 2.5 metres and maximum advertising area of 15 square metres per advertising face and limited to advertisements for all relevant businesses on the site (including where multiple tenancies apply). **A34.4** Where illuminated: a. include illumination, time automation and overrides as required b. include sensors to control lighting in concert with natural daylighting c. utilise the most energy efficient LED fittings including light colour control, dimming and output. Note: The Roads Authority must be consulted early in the Activation Precinct Certification process with regards to signage within 250 metres of, and visible from, a classified road, and appropriate approvals obtained where required.	**B34.1** Additional signage may be appropriate where it can be demonstrated that it is: a. complementary to the scale of the allotment and buildings on the site b. compatible with the signage that is within the streetscape c. needed to provide directions and identification to additional entries on the site, particularly if located on another street frontage d. needed to aid in identifying key building entry points to particular elements of the land use activity (such as reception and other departments), or separate buildings on the site e. consistently sized and designed as a suite with a common appearance and materiality.	**U34.1** Signage that: a. flashes, moves or is animated in any way and/or b. incorporates LED screens. c. Large and obtrusive signage that detracts from the visual character of the precinct. **U34.2** Proliferation of signage along site frontages. **U34.3** Provision of third-party advertisements within the precinct. **U34.4** Signage that encroaches into turning paths and/or does not meet height clearances for the highest design vehicle.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Wayfinding signage			
PC35 Wayfinding signage is used and designed to assist visitors, staff and customers to navigate large sites with multiple buildings and access points.	**A35.1** Wayfinding signage is located at key vehicle and pedestrian entry points, building entries and other key sites of cultural significance. **A35.2** Wayfinding signage: a. is designed as a suite and integrated into the landscape design b. is appropriately sized to suit users of all abilities navigating the site c. remains visible during all hours of the day and night d. provides for users of all abilities through their positioning, size and content e. is constructed of hardy and sustainable materials sourced locally, including the use of steel and hardwood timber. **A35.3** Wayfinding signage emphasises Gamilaroi culture and is designed in conjunction with the Gamilaroi community. Signage should: a. incorporate 'Welcome to Country' acknowledgment in key locations b. integrate Indigenous design iconography through interpretive elements c. communicate dual naming of locations and features d. identify sites with cultural importance, communicating cultural heritage, traditional practices or story telling; and integrate interpretive elements into built form, such as pavements, walled surfaces.	**B35.1** Development enhances the experience and functionality of businesses within the precinct through wayfinding signage which reflects Moree's rural character and Gamilaroi cultural heritage.	**U35.1** Signage that: a. is roof mounted or applied to roof materials b. flashes, moves or is animated in any way c. incorporates LED screens. **U35.2** Large and obtrusive signage that detracts from the visual character of the precinct. **U35.3** Proliferation of signage along site frontages.

Figure 22: Sanctuary Estate, Fletcher NSW. Signage element communicating the sites indigenous significance, cultural storytelling, and incorporates dual language. Signage should be uncluttered, simple and utilise hardy and durable material, reflective of local rural context.

Figure 23: Koala Sanctuary, Port Stephens NSW. Directional wayfinding signage to direct visitors and users of the site to important facilities and amenities. Signage should be uncluttered and concise, utilising simple arrows, text, and infographics to communicate information. Materials should be durable and hardy and reflect the built form vernacular of the wider precinct.

6.1.3 Specific development requirements

This section provides assessment criteria that apply to specific development and uses, including rail and intermodal developments and solar energy farms within the Regional Enterprise Zone.

6.1.3.1 Rail and intermodal development

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Rail and intermodal			
PC36 Development in the rail and intermodal area preserves opportunities for rail and transport infrastructure crucial to maintaining the precinct's competitive advantage as a rail-focused freight and logistics hub.	**A36.1** Development is established to take advantage of proximity to appropriate transport routes and does not adversely impact on the safe and efficient functioning of the rail corridor as well as integrated rail and road transport routes. Note: Development requiring rail access shall consult with the relevant rail infrastructure provider as part of preparing the application for an Activation Precinct Certificate. **A36.2** Rail spurs and sidings, including the uploading, loading or discharge of freight carried by road or rail are designed by a suitably qualified engineer in accordance with appropriate design and structural standards. **A36.3** Development that consists of the construction or installation of any of the following items are designed by a suitably qualified engineer in accordance with the appropriate design specifications and structural standards: a. a bridge used for a purpose other than a road b. a rail-mounted crane, crane rails for a rail mounted crane or a fixed crane c. a ship loader, unloader, or cargo handling facilities	Not applicable	Not applicable

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC36 Continued	d. a dry bulk storage silo e. road and rail terminal facilities f. a stacker-reclaimer, stacker or reclaimer g. wharves and berthing infrastructure h. a conveyor system. **A36.4** Industrial development and support services: a. take advantage of the access to key rail and road networks and b. maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure.		

6.1.3.2 Solar energy farms

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Solar energy farms			
PC37 Solar energy farms are appropriately located and minimise any impacts on surrounding areas.	**A37.1** Solar energy farms: a. incorporate a minimum 15 meter setback to allow for buffer planting to the perimeter of sites, as well as an access road at the perimeter of the solar arrays b. are designed to run with the existing landform to reduce earthworks.	Not applicable	Not applicable
PC38 Solar energy farm design and operations are resilient to flood events.	**A38.1** Development ensures: a. solar panels and supporting electrical services are located either outside of the wugawa-flood planning area as shown in Map 8.5 or b. suitable mitigation is undertaken to avoid flood impact on solar panels and other infrastructure in the flood planning area as shown in Map 8.5, including locating equipment above the flood planning level (0.2%AEP flood level).	Not applicable	**U38.1** Site design and operations that can result in avoidable damage or disruption from flood events.

6.1.4 Sustainability

The master plan has been prepared to ensure that development maximises sustainability opportunities to achieve 'Eco-Industrial Park' recognition in accordance with the United Nations Industrial Development Organisation (UNIDO) framework. An Eco-Industrial Park is a place where businesses work together to achieve enhanced environmental, economic and social performance through collaboration. This collaboration could involve the physical exchange of materials, energy, gali-water and by-products, creating a circular economy where one business' 'waste' becomes another's input.

This section sets out the assessment criteria for maximising sustainability and circular economy opportunities within the Regional Enterprise Zone.

Note: While not a mandatory requirement, obtaining a green certified rating for any buildings in the development such as Green Star or LEED is encouraged, and can be used as a means of demonstrating compliance with the Sustainability Performance Criteria.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Sustainability			
PC39 Development supports and contributes to the principles of the UNIDO for Eco-Industrial Park framework and a carbon neutral precinct.	**A39.1** Development demonstrates a commitment to contributing towards the Moree Special Activation Precinct accredited ISO14001 EMS framework **A39.2** If required, the applicant commits to contributing data in accordance with the precinct EMS framework. Note: Access to the Moree Special Activation Precinct accredited ISO14001 EMS framework can be obtained from the corporation.	**B39.1** The applicant: a. commits to developing an ISO14001 EMS framework within 12 months from the date of approval or provides a copy of an existing ISO14001 EMS accreditation for the development and b. commits to contributing data in accordance with the precinct EMS framework.	**U39.1** Development does not demonstrate a commitment to the principles of the UNIDO Eco-Industrial Park framework and a carbon neutral precinct.

Note: The EMS framework is scalable depending on the size and nature of businesses within the precinct. For small businesses, a commitment to the EMS framework and annual data for energy and gali-water consumption would be required e.g. by supplying electricity bills.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC40 Development supports energy efficiency through the use of renewable energy.	**A40.1** Development: a. maximises energy capture and reuse through roof top mounted solar PV b. utilises an equivalent or better alternative onsite renewable energy generation system and/or c. utilises/connects to an offsite renewable energy resource. Note: Information on the proposed electricity demand and consumption and percentage proposed to be delivered via renewables (onsite and offsite) will be required. Note: Information on the proposed gas demand and percentage to be delivered via hydrogen will be required in circumstances that the development proposes to utilise hydrogen as a renewable energy resource.	Not applicable	Not applicable
PC41 Opportunities for establishing a circular economy are enabled through infrastructure and the colocation of industries requiring transport and utility/service connections.	**A41.1** Development: a. design and layout considers shared infrastructure such as driveways and car parking, where applicable b. provides space for required service corridor easements in accordance with Chapter 4 – Infrastructure c. contributes to the clustering of like land uses with similar transport, utility and service infrastructure needs, where applicable and d. takes advantage of existing and proposed shared systems relating to resource handling and storage, fuel or gali-water storage, on-site energy generation, resource processing and the use of by-products from other businesses.	Not applicable	Not applicable

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC42 To minimise the overall environmental impacts of waste by: a. encouraging development to facilitate ongoing waste avoidance b. encouraging development to embed circular economy principles into its planning and operations c. requiring on-site waste separation and other design and siting standards which assist waste collection and management d. encouraging building designs and construction techniques that minimise waste generation e. maximising opportunities to reuse and recycle building and construction materials as well as other waste in the ongoing use of a premise and f. reducing the demand for waste disposal.	**A42.1** Development has: a. identified basic resource flows within and outside the precinct that will contribute to reducing waste to landfill and promote the use of recycled and reclaimed materials or b. waste and resource management systems in place which aim to reduce waste to landfill and maximise the use of recycled and reclaimed materials. Note: The identification of resource flows is scalable depending on the size and nature of the business i.e. may be simply demonstrated through a diagram. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during operation of the premises/development. **A42.2** Development incorporates the use of recycled or reclaimed materials in construction where possible. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during demolition and/or construction of the development.	Not applicable	**U42.1** Development that does not identify how it aims to reduce waste to landfill.

6.2 Rural Activity Zone

The Rural Activity Zone performs an important function in providing for sufficient separation from industries to sensitive land uses located west of the precinct, as well as maintaining the attractive rural landscape setting.

This section provides the assessment criteria that needs to be considered when planning and designing a site within the Rural Activity Zone, including requirements for site layout, site access, built form and signage.

It is noted that the Precincts-Regional SEPP provides that the following provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* apply to development specified as exempt development on land in the Rural Activity Zone in the precinct:

- for land in the Rural Activity Zone—clauses 2.9–2.14, 2.27–2.30, 2.30A, 2.30B, 2.35, 2.36, 2.46A–2.48, 2.51, 2.52, 2.54A–2.56, 2.71–2.72B, 2.75, 2.76, 2.79, 2.80, 2.98, 2.99, 2.104 and 2.105.

6.2.1 Controls that apply to all development

The master plan has created the Rural Activity Zone as a buffer to the Regional Enterprise Area, while enabling the Rural Activity Area to have productive uses and activities.

Development in the Rural Activity Zone should consider the landscape setting, existing vegetation, natural drainage paths, and opportunities to incorporate new dhulu-tree and vegetation plantings that build vegetated connections that contribute to the biodiversity, vegetation and riparian corridors for the precinct.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Development in rural areas			
PC43 Development in rural areas is compatible with the site context and designed and sited to minimise conflict between the industrial development located within the Regional Enterprise Zone and sensitive land uses located west.	**A43.1** Demonstrate suitable buffer areas and setbacks to minimise conflict with neighboring land uses. Where there is potential for a conflict between land uses, priority will be given to the existing productive use. **A43.2** Use landscaping and other screening options to help integrate new uses and developments into the rural landscape. **A43.3** Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties. **A43.4** Uses must be capable of operating within capacities of available existing utilities and services and/or provide appropriate onsite utilities and services where required.	Not applicable	Not applicable

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC43 Continued	**A43.5** Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods. **A43.6** In the case of larger projects, the issuing authority may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable. **A43.7** Provide satisfactory arrangements for storage and disposal of waste.		

6.2.2 Specific development requirements

This section provides assessment criteria that apply to specific development and uses within the Rural Activity Zone.

The following provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* will apply to the specified development on land in the Rural Activity Zone:

- Demolition – Part 7 Demolition Code

Note: A licence is required to conduct certain types of demolition work. Consultation with Safe Work NSW should be undertaken early in the Activation Precinct Certification process and appropriate licences obtained where required.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Solar energy farms			
PC44 Solar energy farms are appropriately located and minimise any impacts on surrounding areas.	**A44.1** Solar energy farms: a. incorporate a minimum 15 metre setback to allow for buffer planting to the perimeter of sites, as well as an access road at the perimeter of the solar arrays b. are designed to run with the existing land form to reduce earthworks.	Not applicable	Not applicable
PC45 Solar energy farm design and operations are resilient to flood events.	**A45.1** Development ensures: a. solar panels and supporting electrical services are located either outside of the wugawa-flood planning area as shown in Map 8.5 or b. suitable mitigation is undertaken to avoid flood impact on solar panels and other infrastructure in the flood planning area as shown in Map 8.5, including locating equipment above the flood planning level (0.2%AEP flood level).	Not applicable	**U45.1** Site design and operations that can result in avoidable damage or disruption from flood events.

6.2.3 Business signage

Business signage in the Rural Activity Zone should reflect the type of development in this zone and be consistent with the building and landscaping.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Business signage			
PC46 Business signage is appropriate to the character of the Rural Activity Zone.	**A46.1** Business signage is limited to entry signage at the road entry which includes a maximum: a. height of 2 metres b. width of 1.5 metres c. advertising area of 2 square metres.	**B46.1** Additional signage may be appropriate where it can be demonstrated that it is: a. complementary to the scale of the site and Rural Activity Zone b. needed to provide directions and identification to additional entries or buildings on the site c. does not adversely impact the safety and efficiency of the surrounding road network.	**U46.1** Signage that: a. is illuminated b. flashes, moves or is animated in any way c. incorporates LED screens. **U46.2** Large and obtrusive signage that detracts from the visual character of the precinct. **U46.3** Provision of third-party advertisements within the precinct.

6.3 Precinct-wide

6.3.1 Environment

This section provides the assessment criteria related to protecting the rural landscape character, cultural heritage places, sites and objects and enhancing land with high biodiversity values within the precinct.

An Environmentally Sensitive Areas map is contained within the Precincts-Regional SEPP for the Moree Special Activation Precinct identifying land of environmental importance where complying development cannot occur. The master plan seeks to protect and enhance these biodiversity values.

6.3.1.1 Landscape character

The landscape design for the development proposal should be developed with regard to the natural features of the site in which the development is proposed.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Landscape character			
PC47 Protect the rural landscape character and features such as riparian corridors and remnant vegetation within the precinct.	**A47.1** Development is designed and sited to: a. retain and enhance areas of remnant vegetation, biodiversity corridors, riparian corridors, culturally significant dhulu-trees and rocky outcrops b. maintain existing mature dhulu-trees c. identify indigenous heritage features which should be protected and retained in place on site d. avoid or minimise alteration to natural features such as drainage lines and waterways, hill tops and ridgelines.	**B47.1** Where mature dhulu-tree are unable to be retained suitable offset plantings are provided on the site.	**U47.1** Development that does not integrate site specific solutions.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC48 Protect and enhance the rural landscape character of the precinct adjacent to major arterial roads, rural land and existing creek lines	**A48.1** A minimum 5 metre privately owned and maintained landscaped buffer applies to all lots adjacent to the Newell Highway and proposed bypass. Note: Landscaped buffers should be informed by the site's natural features and landscape and reflect the bioregion and vegetation typologies of the precinct in accordance with Chapter 3 – Precinct revegetation strategy.	Not applicable	Not applicable

6.3.1.2 Aboriginal Cultural Heritage

Heritage items and conservation areas have special qualities that make them significant. The land identified to be reserved for heritage, culture and habitat on Figure 3: Moree Special Activation Precinct Structure Plan in the master plan is to be retained as a place of significance.

Development needs to take care to protect the particular themes, features or characteristics that make the item or area significant by:

- celebrating and protecting the precinct's history and landscape values, particularly its occupation by First Australians and their connection to the land
- ensuring Aboriginal culturally significant places and artefacts are protected, maintained and enhanced
- promoting development and precinct design that recognises its Connection to Country.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Gamilaroi cultural heritage			
PC49 Aboriginal culturally significant places, sites and objects are protected.	**A49.1** Development avoids impacts to Aboriginal cultural heritage and is undertaken in accordance with the precinct's Cultural Heritage Management Plan. Note: Access to the precinct's Cultural Heritage Management Plan can be obtained from the corporation. **A49.2** The design and layout of development, streets, lots and infrastructure retains (in place) and integrates scarred dhulu-trees, identified artefact sites and other indigenous cultural heritage places of importance within areas of environmental significance and green space that is publicly accessible. **A49.3** Development promotes the history and landscape values of the site by considering story-telling and memory through site layout, building design and/or interpretative signage. Note: The Cultural Heritage Management Plan provides further guidance on how development may promote the history and landscape values of the precinct. **A49.4** Ensure that the Aboriginal community have access to sites and places of cultural significance.	**B49.1** Where development cannot avoid impacts to Aboriginal cultural heritage, development undertakes an Aboriginal cultural heritage assessment. Note: Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Harm is defined to mean destroying, defacing or damaging an Aboriginal object or declared Aboriginal place, or moving an object from the land. Anyone proposing to carry out an activity that may harm an Aboriginal object or a declared Aboriginal place must investigate, assess and report on the harm that may be caused by the activity they propose. The Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW provides guidance on the process to follow when investigating and assessing whether Aboriginal cultural heritage values and objects are present and the harm a proposed activity may cause to them. It also includes the requirements for an Aboriginal cultural heritage assessment report. Where necessary an Aboriginal Heritage Impact Permit will be required after development consent is granted. The application for an Aboriginal Heritage Impact Permit may be commenced before development consent is granted.	**U49.1** Aboriginal culturally significant places and sites are harmed, except where an Aboriginal Heritage Impact Permit has been issued. **U49.2** The Aboriginal community being prevented from accessing sites and places of cultural significance.

6.3.1.3 Biodiversity, vegetation and riparian corridors

The precinct is generally isolated from any surrounding areas of biodiversity value and connectivity is mostly restricted to roadside corridors. Development should be designed and sited to maximise opportunities for biodiversity and habitat creation through on site landscaping and open space.

The preservation and enhancement of riparian habitats and natural waterways is important for environmental outcomes in the precinct.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Biodiversity			
PC50 Protect and enhance areas of high value biodiversity through landscaping and open spaces.	**A50.1** Development is to be sited, designed and managed to avoid adverse impacts, and protect and enhance areas of high value biodiversity as shown in Map 8.2 **A50.2** Development retains dhulu-trees and native grasslands where possible, and incorporates them into site landscaped areas. **A50.3** Development increases the number of dhulu-trees and area of native grassland in the precinct in accordance with Chapter 3 – Precinct revegetation strategy. Note: The issuing authority may require a written advice statement to be prepared by a suitably qualified person which confirms that the development proposal will not directly or indirectly impact on areas of high value biodiversity. Note: The issuing authority may require an arborists report to be prepared by a suitably qualified arborist where any Tier 1 and/or Tier 2 dhulu-trees are to be removed or may be affected by the development proposal. Note: A landscape plan will be required for all development proposals. Note: Development consent is required under the Precincts-Regional SEPP for clearing of native vegetation on land identified within an environmentally sensitive area on the Moree Activation Precinct Environmentally Sensitive Areas Map.	**B50.1** Where development is likely to impact areas of high value biodiversity, it demonstrates: a. there is no feasible alternative and b. planting of additional native species in other locations on the site will be undertaken at an area ratio of 10:1 in accordance with Section 3.4.1 – Biodiversity focused revegetation. Note: A report will be required to be prepared by a suitably qualified person that identifies any potential adverse impact the proposed development may have on the following: a. a native vegetation community b. the habitat of any threatened species, population or ecological community c. a regionally, state or nationally significant species of plant, animal or habitat d. a habitat corridor e. a wetland f. the biodiversity values within a reserve, including a road reserve or a stock route and g. a description of any proposed measures to be undertaken to ameliorate any such potential adverse impacts. Note: Any clearing of native vegetation will need to be assessed and offset in accordance with the Biodiversity Conservation Act 2016.	**U50.1** Avoidable removal of areas of high value biodiversity or mature dhulu-trees. **U50.2** Overly dense planting of riparian corridor areas or other areas of flood conveyance that has not been assessed using flood modelling and which may result in a flood impact on adjacent lands.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see

Note: Biodiversity Offsets Scheme (BOS) under the *Biodiversity Conservation Act 2016* applies to:

- local development (assessed under Part 4 of the *Environmental Planning and Assessment Act 1979*) that triggers the BOS threshold or is likely to significantly affect threatened species based on the test of significance in Section 7.3 of the *Biodiversity Conservation Act 2016*
- state significant development and state significant infrastructure projects, unless the Secretary of the Department of Planning and Environment and the environment agency head determine that the project is not likely to have a significant impact
- biodiversity certification proposals
- clearing of native vegetation in urban areas and areas zoned for environmental conservation that exceeds the BOS threshold and does not require development consent
- clearing of native vegetation that requires approval by the Native Vegetation Panel under the *Local Land Services Act 2013*.

Riparian corridors

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC51 Contribute to the preservation and enhancement of natural waterways and riparian habitats in order to improve gali-water health and protect the area's character and biodiversity.	**A51.1** Development: a. avoids or minimises alteration to natural features such as drainage lines and waterways b. makes provision for buffer areas in accordance with the *Water Management Act 2000* and as set out in the master plan for the preservation and maintenance of riparian corridors and habitat protection as shown in Map 8.2 c. revegetates riparian corridors in accordance with Chapter 3 – Precinct revegetation strategy. Note: The issuing authority may require a report to be prepared by a suitably qualified person which identifies any potential adverse impacts on waterways and riparian habitats and a description of the proposed measures that may be undertaken to ameliorate any potential adverse impact. Note: A landscape plan prepared by a qualified architect or consultant will be required for all development proposals that illustrates the proposed landscape design for the development proposal.	**B51.1** Reduced setbacks to riparian corridors may be considered in accordance with the requirements of the *Water Management Act 2000*. Note: Consultation with the NSW Natural Resources Access Regulator is undertaken early in the Activation Precinct Certification process and appropriate approvals obtained where required.	**U51.1** Riparian corridor works that are not compatible with flood conveyance requirements.

6.3.1.4 Groundwater

The controls in this section provide protection for groundwater.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Groundwater			
PC52 Protect groundwater quality, flows and drainage patterns during demolition, construction and ongoing operation phases of development. Note: Where applicable, a development must obtain the appropriate gali-water licence in accordance with the *Water Management Act 2000* and consider the relevant Water Sharing Plan.	**A52.1** Development that the issuing authority considers has the potential to contaminate groundwater is supported by a Groundwater Management Plan prepared by a suitably qualified person. The Groundwater Management Plan is prepared in accordance with best practice groundwater management requirements in developing site specific usage, drainage, and mitigation measures for the site. **A52.2** Development proposals that will temporarily or permanently interfere with groundwater flows and impacts the gali-water table will require a hydrogeological report to be prepared by a suitably qualified hydrogeological and/or geotechnical engineer. Note: The master plan provides that the following land uses are not appropriate within the groundwater protection zone unless the issuing authority is satisfied that the development is unlikely to adversely impact existing groundwater sources, is unlikely to adversely impact future extraction from groundwater sources for domestic and stock gali-water supplies and is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from onsite storage or disposal facilities: a. industries b. intensive livestock agriculture c. rural industries d. sewerage systems e. turf farming f. waste or resource management facilities g. gali-water supply systems h. works comprising waterbodies (artificial).	Not applicable	**U52.1** Extraction of groundwater from the Lower Gwydir Alluvium. **U52.2** Direct seepage of untreated stormwater or industry liquids into the dhawun-ground.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC52 Continued	**A52.3** Development within 750 metres of an existing registered bore for stock, domestic, irrigation and/or gali-water supply use must ensure that the proposed works do not create an aquifer interference activity as designed within the *Water Management Act 2000*. Note: Consultation with the NSW Water is undertaken early in the Activation Precinct Certification process and appropriate licences or approvals obtained where required. Note: The *Water Management Act 2000* defines an aquifer interference activity as that which involves any of the following: • the penetration of an aquifer • the interference with gali-water in an aquifer • the obstruction of the flow of gali-water in an aquifer, NSW Aquifer Interference Policy 2 | DPI-NSW Office of Water, September 2012 • the taking of gali-water from an aquifer in the course of carrying out mining or any other activity prescribed by the regulations • the disposal of gali-water taken from an aquifer in the course of carrying out mining or any other activity prescribed by the regulations.		

6.3.2 Environmental hazards

The design and construction of development should recognise environmental hazards and constraints of the site. This section applies to land that is subject to environmental hazards including flooding, bushfire and contaminated land within the precinct.

6.3.2.1 Flood risk management

The assessment criteria in this section apply to land that is identified as flood prone on Map 8.5.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Flood risk management			
PC53 Development is compatible with the flood function and the flood hazard of the land.	**A53.1** Development within the flood planning area, shown in Map 8.5: a. ensures building floor levels and flood sensitive equipment (including electric motors and switches) are located at or above the flood planning level (being the 0.2% AEP flood level) b. ensures utilities and services (e.g. electrical and telecommunications services) are adequately flood proofed.	**B53.1** Development may be considered appropriate where it is unable to meet the minimum levels available from the corporation but is supported by a flood engineering report that demonstrates how flood risk will be managed and mitigated. **B53.2** Flood proofing of existing buildings may be considered where it can be proven to limit loss of, or damage to, the operation of the activity.	**U53.1** Buildings and other structures located within areas of higher risk. **U53.2** Buildings (and the operations within them) or supporting structures with a high capital value of machinery or materials being at risk of damage from flooding (up to and including the PMF).

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC54 Development will not significantly alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain.	**A54.1** Filling is not undertaken in the flood planning area as shown in Map 8.5, except where it can be demonstrated that there are no adverse changes to flood behaviour or environmental impacts associated with changes to flood behaviour (such as erosion). **A54.2** The use of structural controls (including fences) that physically alter the flow behaviour is minimised. Note: A flood engineering statement, prepared by a Chartered Professional Engineer with expertise in flood risk management will be required as part of any development addressing filling within the flood planning area.	**B54.1** Where alterations to flow behaviour are unavoidable or required to avoid other impacts such as discharge of hazard materials, these are carefully designed through a flood engineering report (including site specific flood study and mitigation assessment).	**U54.1** Large scale bulk earthworks to make land available for development below the Flood Planning Level. **U54.2** The use of large-scale mitigation infrastructure on private land that substantially alters the natural flow of floodwaters across the precinct.
PC55 Development will not adversely affect the safe and efficient evacuation from the land or impact the capacity of existing evacuation routes for the surrounding area.	**A55.1** Development layout within a site does not result in isolation or create evacuation challenges for users. Note: The issuing authority may require a site-based flood emergency response plan to be prepared by a suitably qualified person.	Not applicable	**U55.1** The following sensitive, vulnerable or critical uses are not proposed within the flood planning area or the special flood considerations area: a. community facilities b. centre-based child care facilities c. educational establishments d. emergency services facilities e. research stations (flood vulnerable activities only).
PC56 Development will not increase the potential for hazardous material to pollute the environment during flood events. Note: Hazardous material is any item or agent (biological, chemical, radiological, and/or physical) that has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.	**A56.1** Hazardous materials are: a. stored above the flood planning level; and/or b. stored or contained in a way that is designed to avoid release of the materials during floods.	Not applicable	**U56.1** Release of hazardous materials during flooding events (including rarer flood events up to and including the Probable Maximum Flood). This includes pollutants such as onsite effluent or tailings treatment or chemical storage.

6.3.1.2 Bush fire protection

Development within a bush fire prone area must conform to the specifications and requirements of the current version of Planning for Bush Fire Protection 2019 (PBP) or latest version thereof published by the NSW Rural Fire Service.

It is noted that the NSW Department of Planning and Environment ePlanning Spatial Viewer - 'Bushfire Prone Land (Non-EPI) map' will identify whether the land in the precinct is bush fire prone land. Most undeveloped land within the SAP boundary is considered 'Vegetation Category 3' grassland.

The following bush fire protection assessment criteria are in accordance with the requirements for PBP.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Bushfire protection			
PC57 Development identified on grassland, as shown on the NSW Department of Planning and Environment ePlanning Spatial Viewer - 'Bushfire Prone Land (Non-EPI) map', requires an asset protection zone from the grass fire hazard.	**A57.1** Where development is not within 50 metres of grassland no further assessment is required. Representations are made to the issuing authority that demonstrate that the proposed development is not within 50 metres of grassland. **A57.2** Development within 50 metres of grassland must comply with the requirements of: a. the latest version of PBP b. *Rural Fires Act 1997* (including requirements for bush fire safety authority for development for a 'special fire protection purpose'). Note: To satisfy this requirement a bushfire hazard assessment and management plan will be required in accordance with PBP.	Not applicable	Not applicable
PC58 Development for a special fire protection purpose minimises risk to life and property from bush fire.	**A58.1** Development for a special fire protection purpose must comply with the requirements of: a. the latest version of PBP b. *Rural Fires Act 1997*. Note: A bushfire hazard assessment and management plan will be required in accordance with PBP for a special fire protection purpose. Note: A bush fire safety authority will be required in accordance with section 100B of the *Rural Fires Act 1997* for development of bush fire prone land for a special fire protection purpose.	Not applicable	**U58.1** Development of a special fire protection purpose that would compromise existing or future envisaged industrial development within the Regional Enterprise Zone.

6.3.1.3 Managing development on contaminated land

The assessment criteria in this section ensures that development adequately addresses contaminated land.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Managing development on contaminated land			
PC59 Development adequately addresses contaminated land.	**A59.1** The site is suitable, or can be made suitable, for the proposed development having regard to land contamination in accordance with State Environmental Planning Policy Resilience and Hazards (2021) and the Moree Plains Shire Council's Contaminated Lands Register. Note: The master plan provides that Category 1 and 2 remediation works are required to be undertaken in accordance with SEPP Resilience and Hazards (2021) (shown in Figure 18, p57). Category 1 remediation works will require a development application. Category 2 works will need to be undertaken separately as development without consent in compliance with SEPP Resilience and Hazards (2021), and not as part of an application for Complying Development under the Precincts-Regional SEPP. The Precincts-Regional SEPP requires that an Activation Precinct Certificate cannot be issued unless the issuing authority has considered whether the land is contaminated and is satisfied the subject land is suitable for the proposed development or will be after remediation.	Not applicable	Not applicable

6.3.3 Environmental impact management

This section applies to development that may have an environmental impact including development that is potentially hazardous or offensive, requires an environment protection licence or may emit noise, odour and/or substances into the air and have the potential to impact on sensitive receivers.

6.3.3.1 Potentially hazardous and offensive development

The following section applies to development considered as potentially hazardous or offensive in accordance with the State Environmental Planning Policy - Resilience and Hazards (2021) Chapter 3 Hazardous and Offensive Development.

It also relates to any applications for the expansion or modification to a potentially hazardous or potentially offensive industry.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Potentially hazardous and offensive development			
PC60 Potentially hazardous and potentially offensive industries are appropriately managed to protect human health, property and the biophysical environment.	**A60.1** A preliminary hazard analysis is undertaken in accordance with clause 3.11 and 3.12 of State Environmental Planning Policy Resilience and Hazards (2021). Note: Clauses 3.11 and 3.12 of State Environmental Planning Policy Resilience and Hazards (2021) apply to an application for an Activation Precinct Certificate that relates to complying development in the same way as they apply to an application for development consent. **A60.2** Development that is a potentially hazardous and/or potentially offensive industry: a. has been identified as either low, medium or high risk by the Department of Planning and Environment b. complies with State Environmental Planning Policy Resilience and Hazards (2021) Chapter 3 Hazardous and Offensive Development. Note: Any development that is determined to be hazardous or offensive, is prohibited in the precinct. The master plan requires that prior to an Activation Precinct Certificate being issued, potentially hazardous development must be identified as either low, medium or high risk by the Department of Planning and Environment. Potentially hazardous development that is high risk is not complying development and will require a development application. The Department of Planning and Environment should be consulted, and written advice sought on whether a proposed development that is potentially hazardous and potentially offensive is low, medium or high risk prior to making an application for an Activation Precinct Certificate. The corporation will require the Planning Secretary's approval to issue an Activation Precinct Certificate.	Not applicable	**A60.1** Development that is determined to be hazardous or offensive.

6.3.3.2 Air quality and odour

Development should ensure that sensitive receivers both inside and outside the precinct are protected from unacceptable air quality and odour impacts. The key strategy for protecting receivers outside the precinct boundary is through ensuring high impact developments are concentrated at the centre of the precinct.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Air quality			
PC61 Development that is a scheduled activity listed in Schedule 1 of the POEO Act reduces the risks to human health and the environment by reducing the discharge of substances into the air to the maximum extent achievable. Note: The Environment Protection Authority should be consulted with early in the Activation Precinct Certification process to determine whether an assessment is required.	**A61.1** Development that produces air emissions and requires an Environment Protection Licence (EPL) under the POEO Act for a scheduled activity: a. identifies the potential air quality risk and determines the level of assessment and management required. Guidance on how the air quality risk can be determined is contained within the SAP Assessment Framework – AIR b. is designed to achieve the impact assessment criteria contained in the Approved Methods for Modelling and Assessment of Air Pollutants in NSW, 2017 (the Approved Methods) (or as updated) c. complies with the prescribed discharge concentration contained in the Protection of the Environment Operations (Clean Air) Regulation 2010 (or as updated) (the Clean Air Regulation) d. is designed to include best management practices to minimise the emission of air pollutants to the maximum extent achievable. Note: The Environment Protection Authority should be consulted to discuss the potential air quality risk of the development and determine the level of air quality assessment and management required. Note: The SAP Assessment Framework - AIR is under development in 2022/2023, an expected to be in place in 2023.	**B61.1** Prior to the finalisation of the SAP Assessment Framework and/or where the issuing authority considers that a development may produce air emissions that could result in adverse effects to human health and amenity or to the surrounding air quality, the development: a. is designed to achieve the impact assessment criteria contained in the Approved Methods (or as updated) b. complies with the relevant prescribed discharge concentration contained in the Clean Air Regulation for scheduled activities.	**U61.1** Development is not designed to achieve the impact assessment criteria in the Approved Methods. **U61.2** Development is not designed to achieve the prescribed discharge concentrations contained in the Clean Air Regulation. **U61.3** Air pollutants are not minimised through the implementation of best practice process design and/or emission control.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC61 Continued	**A61.2** Development undertakes monitoring and reporting as required by their EPL and commits to providing the corporation an annual statement setting out how the EPL requirements has been complied with. Note: An operational environmental management plan should identify the environmental impacts, and management activities and controls related to managing and minimising air emissions, including how the environmental management activities and controls will be monitored and reviewed. As part of an Environment Protection Licence, an annual return is required to be provided to the EPA. An extract of the part of the annual return which sets out how any site-based air quality monitoring and reporting regime required by the licence has been complied with may be provided to the corporation to satisfy A59.2.		
PC62 Non-scheduled activities reduce the risks to human health and the environment by reducing the discharge of substances into the air to the maximum extent achievable.	**A62.1** Development that produces emissions to air a. identifies the potential air quality risk and determines the level of assessment and management required. Guidance on how the air quality risk can be determined is contained within the SAP Assessment Framework – AIR b. is designed to achieve the impact assessment criteria contained in the Approved Methods for Modelling and Assessment of Air Pollutants in NSW, 2017 (the Approved Methods) (or as updated c. is designed to include best management practices to minimise the emission of air pollutants to the maximum extent achievable d. implements an ongoing monitoring and reporting requirements as outlined in the SAP Assessment Framework - AIR.	**B62.1** Prior to the finalisation of the SAP Assessment Framework and/or where the issuing authority considers that a development may produce air emissions that could result in adverse effects to human health and amenity or to the surrounding air quality, the development: a. is designed to achieve the impact assessment criteria contained in the Approved Methods (or as updated) b. complies with the relevant prescribed discharge concentration contained in the Clean Air Regulation for scheduled activities.	**U62.1** Non-scheduled activities that emit air impurities that exceed the 'standards of concentration' required by the Clean Air Regulation or do not satisfy the requirements of A60.1 or B60.1.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
PC62 Continued	Note: The SAP Assessment Framework - AIR is under development in 2022/2023, and expected to be in place in 2023.	c. is designed to include best practice process design and/or emission controls to minimise the emission of principal toxic air pollutants and particles to the maximum extent achievable d. implements an ongoing air quality monitoring and reporting regime prepared by a suitably qualified person and commits to providing the corporation an annual statement setting out how the site-based air quality monitoring and reporting regime has been complied with. Note: A site-specific air quality impact assessment prepared by a suitably qualified person in accordance with NSW EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales will be required. An operational environmental management plan should identify the environmental impacts, and management activities and controls related to managing and minimising air quality emissions, including how the environmental management activities and controls will be monitored and reviewed.	

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Odour			
PC63 Development is designed to not cause offensive odour as defined by the POEO Act.	**A63.1** Development that produces odour emissions: a. identifies the potential odour risk and determines the level of assessment and management required. Guidance on how the odour risk can be determined is contained within the SAP Assessment Framework – AIR b. located based on the identified odour risk level and in accordance with the Odour Map provided in the SAP Assessment Framework – AIR c. implements an ongoing monitoring and reporting requirements as outlined in the SAP Assessment Framework - AIR Note: The SAP Assessment Framework - AIR is under development in 2022/2023, and expected to be in place in 2023.	**B63.1** Development identified as high risk with the potential for adverse odour impacts: a. will require an odour impact assessment prepared by a suitably qualified person in accordance with the NSW EPA's Technical Framework: Assessment and management of odour from stationary sources in NSW b. is designed to include best management practices to reduce the emission of air pollutants to the maximum extent achievable c. prepare an odour management plan including details of odour mitigation measures to be incorporated as part of the development. **B63.2** Development implements an ongoing odour emissions monitoring and reporting regime prepared by a suitably qualified person and commits to providing the corporation an annual statement setting out how the site-based odour emissions monitoring and reporting regime has been complied with.	**U63.1** Development that results in offensive odour impacts at the nearest existing or future sensitive receiver.

6.3.3.3 Noise

Development should ensure that sensitive receivers both inside and outside the precinct are protected from unacceptable noise impacts. The key strategy for protecting receivers outside the precinct boundary is through ensuring high noise emitting developments are concentrated at the centre of the precinct.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Noise			
PC64 To minimise impacts on the acoustic amenity of noise-sensitive receivers Note: The Environment Protection Authority should be consulted with early in the Activation Precinct Certification process to determine the level of assessment required. Guidance on how the noise impact risk can be determined and the associated level of assessment required is contained within the SAP Assessment Framework - NOISE.	**A64.1** Development that produces noise emissions must: a. identify the potential noise impact risk and determine the level of assessment and management required. Guidance on how the noise impact risk can be determined is contained within the SAP Assessment Framework - NOISE b. be designed to achieve impact assessment criteria established in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI) (or as updated) c. be designed to include best management practice (BMP) and best available technology economically available (BATEA) to minimise noise emissions. **A64.2** Development that has the potential to significantly impact sensitive receivers will require a noise impact assessment prepared by a suitability qualified person in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI) (or as updated) to be submitted with the application for an Activation Precinct Certificate. **A64.3** Where the issuing authority determines that on-site noise monitoring is required, commit to providing the corporation an annual statement setting out how the site-based noise monitoring and reporting regime has been complied with. Note: The SAP Assessment Framework - NOISE is under development in 2022/2023, and expected to be in place in 2023. Note: An operational environmental management plan should identify the environmental impacts, and management activities and controls related to managing and minimising noise emissions, including how the environmental management activities and controls will be monitored and reviewed. Note: Mitigation measures may include lower sound power level equipment; silencers, mufflers or dampeners placed on equipment; adjusted operational times for when equipment is in use; implement quiet work practices; maintain equipment; limit simultaneous use of equipment; architectural treatments or a suitable alternative mitigation measure.	Not applicable	**U64.1** Development is not designed to achieve the noise outcomes in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI) (or as updated). **U64.2** Noise emissions are not minimised through the implementation of BMP and BATEA. **U64.3** Development that will generate significant noise impact at noise-sensitive receptors.

6.3.3.4 Biosecurity

Development within the precinct should ensure appropriate biosecurity measures are in place to protect our economy, environment and community.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Biosecurity			
PC65 Development addresses biosecurity requirements to protect the environment and community from the negative impacts of pests and diseases, weeds and contaminants.	**A65.1** Development complies with the relevant Department of Primary Industries biosecurity guidelines (https://www.dpi.nsw.gov.au/biosecurity/managing-biosecurity). Note: The Department of Primary Industries should be consulted and written advice sought on development for intensive agriculture. The issuing authority may require an emergency disposal and biosecurity protocol prepared by a suitably qualified person.	Not applicable	**U65.1** Development results in an unacceptable biosecurity risk.

6.4 Savings and transitional provisions

6.4.1 Existing and transitional land uses

Under the Precincts-Regional SEPP, an issuing authority can only issue an Activation Precinct Certificate for land only if there is a master plan and delivery plan that applies to the land concerned. The intent of these controls is to ensure that development or extensions to existing land uses that were existing before the commencement of the master plan, and to buildings on land not included within stage 1 can occur where appropriate.

Performance criteria	*Acceptable solutions* How to achieve it	*Merit assessment* Objectives for considering alternate solutions	*Unacceptable solutions* What we do not want to see
Existing and transitional land uses			
PC66 Expansion of existing and transitional development occurs where it does not compromise the development of the precinct.	**A66.1** For existing uses that were existing before the commencement of the master plan, the following documents continue to apply to the expansion of existing land uses on land within the Rural Activity Zone and to land not included as part of stage 1 of the delivery plan: a. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 b. Moree Development Control Plan. Note: The expansion of existing land uses may include: • the development of buildings and structures that supports existing farming and primary production uses on the associated land while the farming use is in transition or the land is not included within stage 1 of the precinct or • minor extensions, additions or alterations to existing habitable buildings within the precinct such as: a. verandahs b. decks c. carports and garages d. living areas. **A66.2** Temporary land uses on land that would support the active use of the land. Examples include: a. farming and primary production activities b. special events.	Not applicable	**U66.1** Intensification of existing or establishment of new sensitive land uses that compromise the development of the precinct. Note: Sensitive land uses include community facilities, centre-based childcare facilities, educational establishment, emergency services facilities, sewerage systems, gali-water supply systems. **U66.2** Development of structures or land uses that compromise the establishment of important road, rail or open space/vegetation connections for the current or future stages of the precinct.