

# 6

## Assessment criteria



Riverina Oils, Wagga Wagga



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

- 6.1 Regional Enterprise Zone
- 6.2 Rural Activity Zone
- 6.3 Precinct-wide
- 6.4 Savings and transitional provisions

The Wagga Wagga Special Activation Precinct master plan identifies guiding principles which underpin the planning for the precinct and applications for Activation Precinct certificates necessary for development consent:

1



#### **Economic development**

- A nationally significant economic precinct
- A future-proofed precinct
- A strategic approach to managing growth

2



#### **Place and landscape**

- Industry in the landscape
- A good neighbour
- Quality design

3



#### **Environment and sustainability**

- Eco-industrial precinct
- Circular economy
- Net Zero emissions
- Water security and quality
- A safe precinct

4



#### **Community**

- A connected green place
- Connection to Country

5



#### **Transport and infrastructure**

- Digital connectivity
- Integrated utilities
- Great access for all transport modes

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.

Cooking students sourcing ingredients from the kitchen garden at Food I Am, Wagga Wagga  
Courtesy of Destination NSW





# 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 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

contains the assessment criteria for development within the Regional Enterprise Zone, including:

- land use controls which set out the desired land uses for areas of land identified as Industrial Core, Rail and Intermodal and Commercial Nodes
- general controls that apply to all development such as requirements for setbacks, building design, car parking and access, transport infrastructure and utilities, stormwater, earthworks, landscaping, service and storage areas and signage, except for building alterations (internal), minor building alterations (external) and demolition which are required to meet specific complying development clauses under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- specific development requirements for development on large lots, rail and intermodal development and solar energy farms
- sustainability controls related to the requirements of an Eco-Industrial Park.

## 6.2 Rural Activity Zone

contains the assessment criteria for development within the Rural Activity Zone, including:

- controls that apply to development in rural areas
- specific development requirements for certain types of development in rural areas
- business signage controls.

## 6.3 Precinct-wide

contains the assessment criteria for all development within the precinct, including:

- environment controls for protecting the rural landscape character, protecting and enhancing land with high biodiversity values, and protecting cultural heritage places, sites and objects
- environmental hazards controls that apply to land subject to environmental hazards including flooding, bushfire and contaminated land
- environmental impact management controls 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

provides assessment criteria for 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.

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.

**'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.

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.

## 6.1 Regional Enterprise Zone

The Regional Enterprise Zone provides for a consolidated industrial precinct for a range of industrial and employment uses in the valley between the Olympic Highway and Byrnes Road, located to avoid areas of environmental importance and leverage existing 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
- SP2 Infrastructure Zone
- RE1 Public Recreation Zone and
- E2 Environmental Conservation Zone.

The Wagga Wagga Special Activation Precinct Structure Plan which is provided in the master plan sets out the long term strategic planning intent for the precinct (Figure 2). It identifies particular areas of land within the Regional Enterprise Zone for example, where particular types of industrial development (i.e. rail and intermodal related land uses) and other key features such as the potential locations for commercial nodes to support workers in the precinct are expected to be located.

This section sets out the desired land use intent for the particular areas identified by the Wagga Wagga Special Activation Precinct Structure Plan as Industrial Core, Rail and Intermodal and Commercial Nodes within the Regional Enterprise Zone, as shown in Map 8.1).



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

## Performance criteria

### Industrial Core

The following assessment criteria identify the desired land uses for land included in the Industrial Core, as shown in Map 8.1.

<b>PC1</b>	Development within the industrial core is focused on generating economic development through circular economy industry clusters, export-orientated businesses and regionally-relevant industries.	<b>A1.1</b> Consultation with Safe Work NSW, Fire and Rescue NSW, the Department of Planning and Environment's Industry Assessments and the EPA is undertaken for: <ul style="list-style-type: none"> <li>a. hydrogen development and</li> <li>b. other renewable energy opportunities where required.</li> </ul> <p>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.</p>	Not applicable	<b>U1.1</b> Sensitive land uses (such as Centre-based child care facilities) that would compromise existing or future envisaged industrial development within the Industrial Core.
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### Rail and Intermodal

The following assessment criteria identify the desired land uses for land included in the Rail and Intermodal area, as shown in Map 8.1.

<b>PC2</b>	The Riverina Intermodal Freight and Logistics Hub (RiFL) is protected as 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.	<b>A2.1</b> Land identified for rail and intermodal or future expansion of rail-siding as shown in Map 8.1, is for transport related facilities and industries requiring access or proximity to the railway. Generally, these areas are required for activities such as: <ul style="list-style-type: none"> <li>• loading and unloading of freight and containers</li> <li>• storage and repair of containers</li> <li>• servicing of and repairs to locomotives and rolling stock</li> <li>• warehousing</li> <li>• heavy vehicle servicing and parking and/or</li> <li>• transport and rail-dependent industries.</li> </ul>	Not applicable	<b>U2.1</b> Land uses that could otherwise be established outside of the RiFL or future expansion of rail-siding infrastructure area, particularly where there is land and infrastructure capacity.  <b>U2.2</b> Land uses and buildings that would prevent the 24 hour operation of rail and road freight movements and transfer activities.  <b>U2.3</b> Development that prevents or impacts the continuous movement of freight along rail corridors in the precinct.
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### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

## Commercial Nodes

The following assessment criteria identify the desired land uses for the Commercial Nodes, as shown on Map 8.1.

**PC3** Commercial, retail and business land uses are provided within commercial nodes to service the needs of the precinct's employment population.

**A3.1** Desired commercial, retail and business land uses which provide amenity and support for the employees of the precinct as shown in Map 8.1 comprise of one or more of the following:  
Artisan food and drink industry, business premises (e.g. hairdressers), community facility, educational establishment (e.g. TAFE establishment), emergency services facility, function centre, industrial retail outlet, industrial training facility, medical centre, neighbourhood shop, office premise, pub (e.g. tavern), recreation facility (indoor) (e.g. gym), restaurant or cafe, truck depot.

Note: Given the proximity of some of the Commercial Nodes to emission generating land uses (i.e. Commercial Node located adjacent to the rail line / livestock saleyards), the issuing authority may require additional studies to be prepared by suitably qualified persons that demonstrate the environmental impacts can be managed and mitigated (e.g. noise, air quality and odour).

Note: The master plan provides that an Activation Precinct certificate should only be issued for retail and business services where:

- the uses are required to service the needs of the precinct's employment population
- the uses will not compromise the intent of the zone and the precinct by introducing more sensitive uses and generating pedestrian or vehicle traffic in areas otherwise identified for a broad range of industrial uses
- the uses would not be better located in other places, such as the Wagga Wagga City Centre
- the use is, where possible, co-located with other retail and business uses and open space to form concentrated nodes of activity throughout the precinct
- the use is located in, or very close to, one of the Commercial Nodes as identified in the delivery plan.

Not applicable.

**U3.1** Commercial land uses that are better located within the Wagga Wagga city centre or would effectively compete with the city centre.

**U3.2** Commercial and retail uses are of a scale and nature that would compromise existing and future industrial development within the industrial core.




**U3.3** Recreation facilities (indoor) that do not service the needs of the precinct employment population i.e. play centres for children.

## 6.1.2 General controls

This section provides the assessment criteria that applies to development within the Regional Enterprise Zone. It is noted that where works are permitted for building alterations (internal), change of use of premises, minor building alterations (external) and demolition the specific complying development clauses of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* will apply.

### 6.1.2.1 Setbacks

Effective setbacks from the street, 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.

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			
The following assessment criteria identify the desired land uses for land included in the Industrial Core, as shown in Map 8.1.			
PC4 Development contributes to good public domain outcomes by providing suitable setbacks from the street.	A4.1 Buildings are set back a minimum 10 metres from the front site boundary. A4.2 For sites that have a side or rear boundary fronting Merino Road, buildings should not be positioned a minimum of eight metres from any site boundary fronting Merino Road.	B4.1 Reduced setbacks may be considered where good public domain outcomes are achieved in accordance with Chapter 2 – Precinct design principles.	Not applicable.



### 6.1.2.2 Building design

Development should be aesthetically pleasing, responsive to its context and embody the guiding principles and vision for the precinct.

Creating bold yet integrated buildings is a core part of the vision for the precinct. Buildings designed for ‘form to follow function’ will define the precinct, represent it’s aspirations and set an international benchmark in design and delivery.

It is also important that building design and form responds to, and assists in blending the precinct into the landscape, minimising visual impacts where sites are more highly visible as shown in Map 8.2.



**Acceptable solutions**  
How to achieve it



**Merit assessment**  
Objectives for considering  
alternate solutions



**Unacceptable solutions**  
What we do not want to see

Building height			
<b>PC5</b> Buildings: <ul style="list-style-type: none"> <li>a. respond to the natural topography of the site and</li> <li>b. minimise any impacts on surrounding areas.</li> </ul>	<b>A5.1</b> Where sites are more highly visible from surrounding rural and residential areas as shown in Map 8.2, development ensures: <ul style="list-style-type: none"> <li>a. building heights prevent skylining of the building above the horizon when viewed from important views such as Eunony Valley or Brucedale</li> <li>b. buildings are located perpendicular to Byrnes Road (rather than parallel) to reduce the visibility of the building profile from across the valley for sites on the eastern side of Byrnes Road</li> <li>c. cut instead of fill is utilised so that buildings sit within the landscape, where feasible</li> <li>d. buildings do not obstruct or detract from views between the Bomen Axe Quarry site and The Rock Nature Reserve and</li> <li>e. roof forms and rooftop plant (other than any required stacks) located above 263 metres AHD are avoided for buildings on the Byrnes Road site (as identified in Map 8.2).</li> </ul>	<b>B5.1</b> Development minimises its visual impact where sites are more highly visible as shown in Map 8.2, in accordance with Chapter 2 –Precinct design principles.	<b>U5.1</b> Development on the former wool combing ponds site and the Byrnes Road site as shown in Figure 7: Landscape Strategy for minimising visual impact in the master plan, exceed a maximum height of 15 metres.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

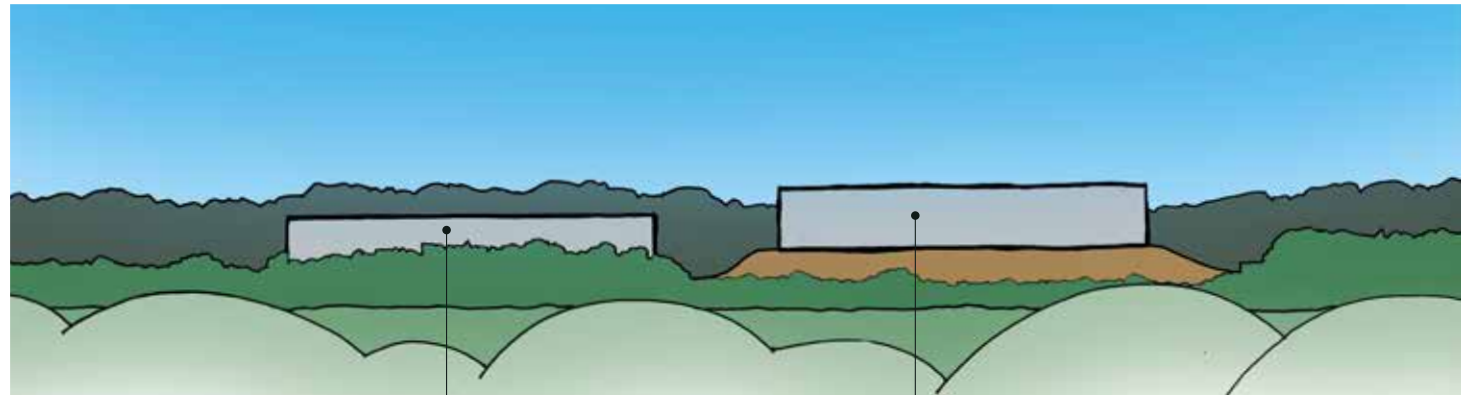
## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

PC5 Continued

- A5.2** Where roof mounted solar PV is located on buildings east of Byrnes Road, it is acceptably screened from surrounding elevated areas including Brucedale or Eunony Valley through:
- parapets of sufficient height to screen visibility and
  - positioning solar PV on a part of the roof structure that is not visible from sensitive vantage points.



Buildings cut into the site, positioned below the horizon and background vegetation, and screened to the front by additional landscaping.



Buildings that are elevated on sites, exposed to full view and that skyline above horizons are not contextual design responses.



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

## Environmental design

### PC6 Buildings:

- a. are oriented to accommodate energy efficient development to take advantage of solar orientation in gaining thermal efficiencies
- b. incorporate natural ventilation as the primary measure for cooling buildings and reducing thermal loads and
- c. maximise natural daylight.

- A6.1** Buildings are designed to maximise the north and south exposure.
- A6.2** Buildings are designed to minimise east and west facing orientation or provide adequate shading.
- A6.3** 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.
- A6.4** Landscaping provides valuable shade throughout summer and allows for the use of the winter sun.
- A6.5** Shade structures are integrated into the façade such as awnings, screens, light shelves, canopies and louvres to:
  - a. minimise penetration of sunlight into any part of a building between 10am and 3pm between 21st November – 21st March
  - b. provide shade and rain protection in areas where people will congregate outdoors.
- A6.6** Buildings are orientated to maximise natural cross flow ventilation and incorporate adequate openings.
- A6.7** Natural ventilation is used to cool buildings by incorporating:
  - a. windows or doors to allow for cross ventilation
  - b. roof ventilation measures to allow for heat to rise and disperse and/or
  - c. indirect evaporative cooling and/or economy cycle ventilation where natural ventilation is prohibited due to process / manufacturing requirements.

- B6.1** 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.

Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC6 Continued

#### A6.8 Buildings:

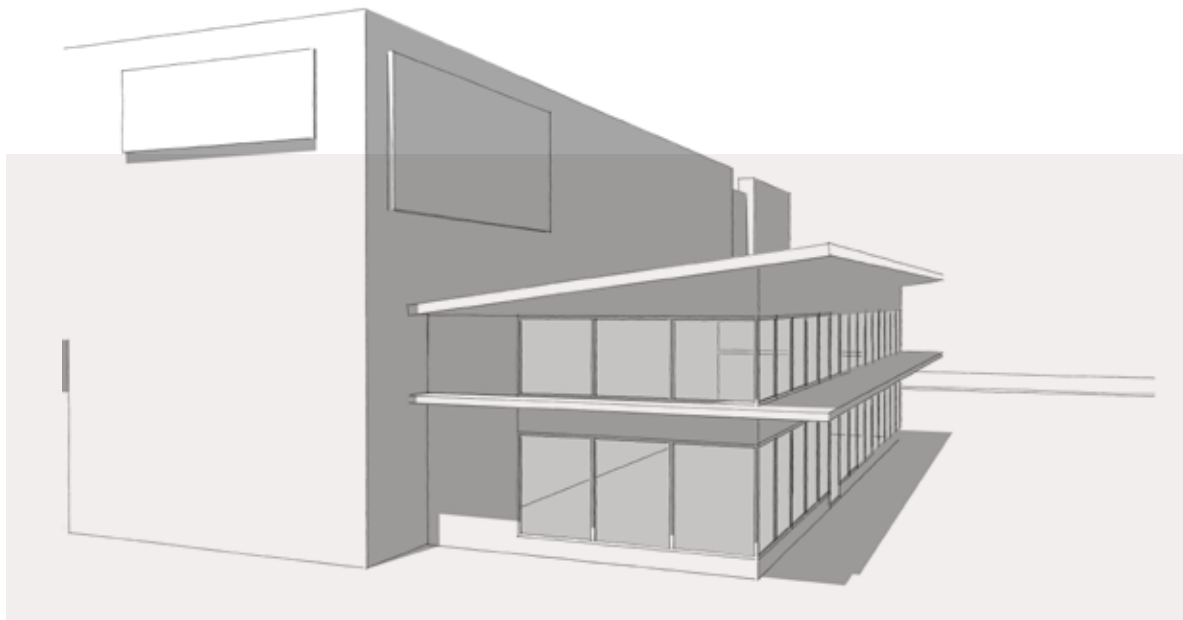
- a. incorporate thermal insulation (including buildings that are not air conditioned) and
- b. incorporate light coloured external finishes with a roof solar reflective index greater than 64 to minimise the heat island effect and/or
- c. may incorporate external cladding and insulation to concrete pre-cast or tilt-up panels to minimise heat gain, isolate thermal mass internally and minimise heat radiation to the interior.

#### A6.9 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.

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### Awnings

Use of awnings to glazed facades provides shadowing to improve environmental performance, but also adds interest to facade.



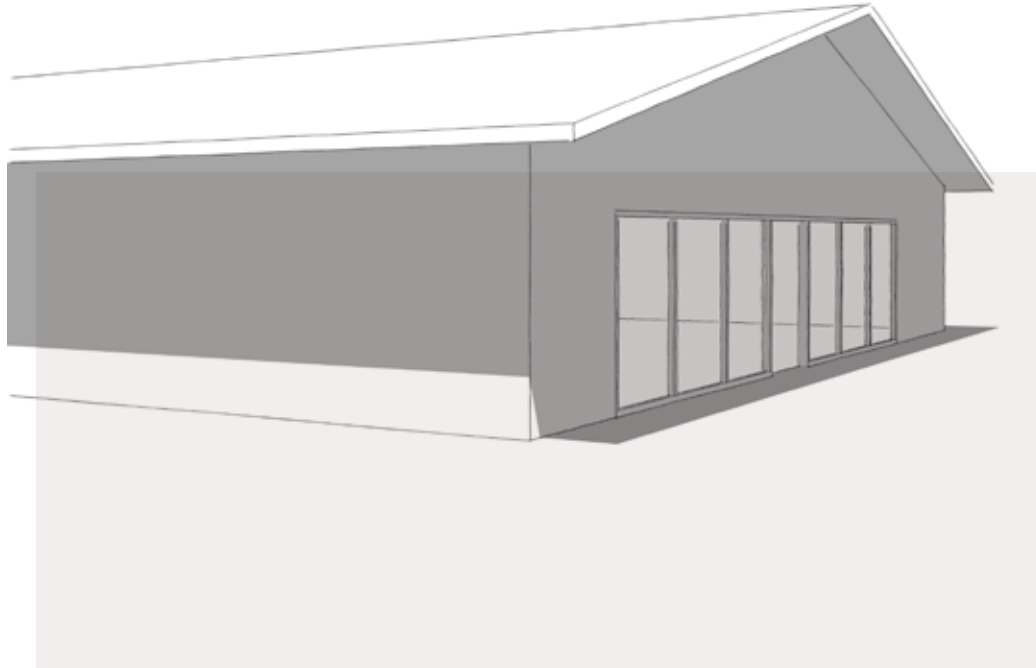
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### Shadowing of screening and modulation

Louvres can act as both shading devices, as well as design features that add interest and aid in modulating facades.

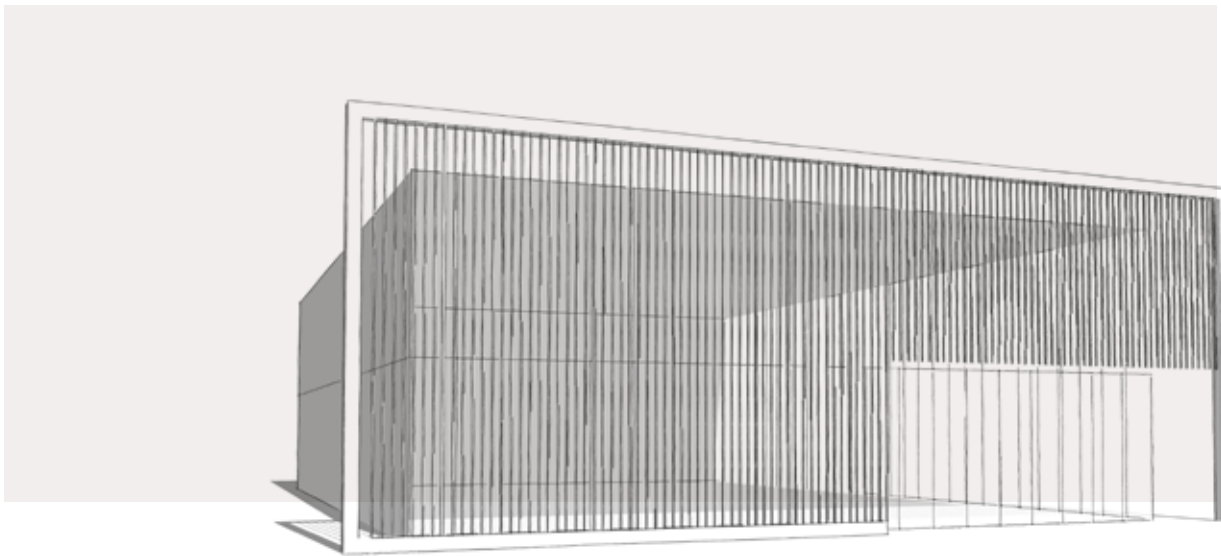






#### Eaves

Deep eaves to buildings provides for shadowing of glazing and walls surfaces to help reduce heat loads.



#### Rain screen

Rain screens can be a striking architectural features, whilst also providing screening to glazed facades to aid environmental performance.

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**Bomen Business Park,  
Wagga Wagga, NSW**

Awnings provide optimal shade structure toward building entrance and puts emphasis on the architectural frontage, creating a complementary pattern.



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**Bomen Business Park,  
Wagga Wagga, NSW**

Louvers and textural elements on the building façade allow the flow of air and can protect the building from debris and rain flow. These elements are key in creating a visually appealing façade and breaking down the built form into recognisable features.







### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

#### Building size, footprint and layout

- PC7** Building size, footprint and layout is functional and responds to the site characteristics and aims to reduce overall bulk and scale.
- A7.1** Buildings consist of a simple shape in plan, reflective of intended function without ornamentation or irregular shapes.
- A7.2** Buildings:
- provide façade variation using different materials
  - are broken into smaller elements
  - use modulation and/or
  - use a variation in roof forms.
- A7.3** Smaller or lower building elements such as offices and showrooms are positioned to the front of the site to reduce the visual bulk of larger building elements.
- A7.4** Buildings are designed to be scalable, adaptable and expand over time.
- A7.5** Building layout and design enhances crime prevention through passive and active surveillance achieved through:
- passive surveillance of street and public areas
  - visibility of parking areas from adjacent properties and the public street
  - building design which limits the ability for unauthorized entry
  - clear demarcation between the public and private realm
  - eliminating public areas with minimal or no surveillance and
  - building design and site layout which avoids entrapment areas.

- B7.1** Buildings are designed to minimise intrusion into the landscape through careful building placement, design and landscaping, in accordance with Chapter 2 – Precinct design principles.

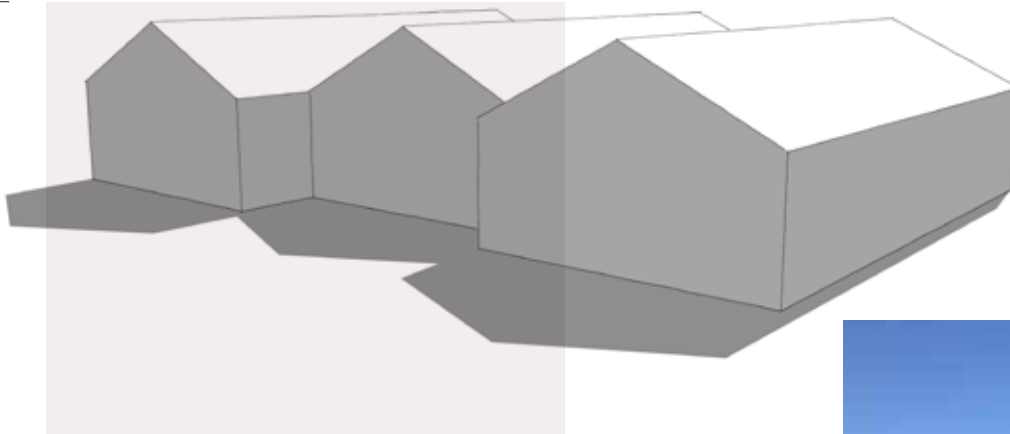
Not applicable.



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### Simple forms

Larger buildings broken down into multiple elements assists in reducing bulk and scale. Note importance of reducing roof forms.



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### East Wagga Wagga, NSW

Building footprint is broken up into multiple appealing elements. Different roof levels break down the scale and bulk of building frontage. Complementary colours allow a visual flow and cohesive appearance. Landscaping in front of building reduces the building intrusiveness and complements variations of texture, colour and visual effect.



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### Bomen Business Park, Wagga Wagga, NSW

Different roof levels add element to façade and break down the bulk of building frontage. Landscaping is complementary to the existing street frontage and adds a softer appeal, reducing industrial texture and adding natural colours.





### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

## Facades and main entrance

### PC8 Buildings:

- a. address the street with clear views to the main entrance
- b. contribute to the precinct's character through built form and
- c. express the intended function of the development.

### A8.1 The primary street frontage incorporates:

- a. the main building entry
- b. simple and bold elements to create visual interest and an easy to see entrance for all users
- c. a comfortable pedestrian environment through maintaining a human scale to building forms and through the use of canopies
- d. direct access from on-site car parking for visitors, workers and customers
- e. direct access to end-of-trip facilities including secure bike storage and amenities and
- f. business signage and wayfinding signage into the main building entry.

### A8.2 The main building entry is designed as a focus point and includes:

- a. glazing to at least 50 per cent of the main office building entry
- b. use of glass, screen printed, sandblasted or cast panels, colour or super graphic backed glass or high performance 'low-e' glass and/or
- c. solar shading devices such as louvres, mesh screens, awnings, timber screens and devices for climbing plants.

### A8.3 Glazing is shaded by awnings or building elements to avoid reflection.

### A8.4 Facades that are visible from streets, communal driveways and other public spaces and vantage points feature textured building elements, which are consistent with the function and form of the building.

### B8.1 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 and
- g. contribute to breaking down the scale and massing of building forms when viewed from streets and other public areas.

Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC8 Continued

- A8.5** Long expanses of uninterrupted walling is avoided by using a combination of the following:
- articulating the facade
  - regular openings (doors or windows)
  - integrating a variety of materials, textures and finishes (at least three) along the length of the facade or
  - including an awning or canopy along the whole or substantive part of the facade to provide depth and shadowing.
- A8.6** Colour palettes involve a range of subtle and natural colour tones that aid in buildings blending into the landscape, with:
- highlight colours used in strategic locations and
  - a 70/20/10 application to buildings including:
    - 70 per cent of the building is in tonal and recessive colours to assist large buildings to blend into the broader landscape. This would apply to most areas of large industrial buildings, stores, etc. Appropriate colours include Woodland Grey, Bushland, Jasper, Pale Eucalypt and Wilderness.
    - 20 per cent of the building is in a colour used to highlight and express architectural features building entrances or principal office areas etc. Allowable colours include lighter or darker tonal colours to the colours stated above.
    - 10 per cent of the building is in bolder colours including corporate colours.

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### Modulated facade

Modulating facades into consistent rhythms aids in breaking up massing and scale whilst also being a design feature.



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### Modulation of facades

Modulating facades through articulation and provision of depth assists in breaking up bulk and massing of buildings.



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### East Wagga Wagga, NSW

Facades are composed of simple elements and natural earthy tones that complement the existing streetscape. Glazed windows are a prominent component and used as a focal point, drawing visual appeal. The different levels on the building front break up the long expanses of walling. Onsite carparking is visible but does not detract from the facade appeal.



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### Shadowing of screening and modulation

Louvres can act as both shading devices, as well as design features that add interest and aid in modulating facades.



### 6.1.2.3 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.



**Acceptable solutions**  
How to achieve it



**Merit assessment**  
Objectives for considering  
alternate solutions



**Unacceptable solutions**  
What we do not want to see

Performance criteria

#### Car parking and access

Note: The issuing authority may require a traffic and parking study prepared by a suitably qualified person.

<b>PC9</b> 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.	<p><b>A9.1</b> Provide suitable staff, visitor and service access/es to the site.</p> <p><b>A9.2</b> 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.</p> <p><b>A9.3</b> Ensure the primary vehicle access provides access to the main visitor car park and the main building/s.</p> <p><b>A9.4</b> Design for the maximum design vehicle expected to access the site.</p> <p><b>A9.5</b> Design all vehicle accesses in accordance with the relevant Council standards and guidelines and Australian Standards 2890.1:2004.</p> <p><b>A9.6</b> All vehicles must enter and exit the development site in a forward direction.</p>	Not applicable.	Not applicable.
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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.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

**PC10** Vehicular access is compatible with the surrounding road network.

**A10.1** 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.

Note: To maintain freight efficiency to and within the precinct, direct vehicular or pedestrian access from the road reserve of the Olympic Highway, Merino Road and Byrnes Road is restricted.

**B10.1** Vehicular access is designed to ensure that development does not compromise the effective, and ongoing operation and function of any adjoining Classified Roads.

**B10.2** 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.

**U10.1** Vehicular access designed such that the safety, efficiency and ongoing operation of the Classified Road is adversely affected.

**U10.2** Multiple, single service access drives to a Classified Road.

**PC11** Adequate car parking is provided on site that is safe and conveniently integrated within the site.

**A11.1** Visitor car parks are located next to the main building entry.

**A11.2** Movement of pedestrians throughout the car park is clearly delineated and visible for all users of the car park to minimise conflict with vehicles.

**A11.3** Car 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.

**A11.4** 5% of the car parks are designed, constructed and wired to be 'Electric Vehicle ready' in convenient and visible locations.

**A11.5** 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.

**B11.1** Car parks are designed:

- having regard to the activities proposed on the land and the intensity of the use
- in accordance with the Australian Standards for efficient and safe vehicle circulation and parking
- to provide adequate space for parking and manoeuvring of vehicles (including bicycles)
- to reduce pedestrian and vehicle conflicts
- to be safe and conveniently integrated within the site and
- to minimise the visual impact of on-site parking through landscaping.

**U11.1** Development that does not provide adequate parking.

**U11.2** Large, uninterrupted areas of car parking visible from streets without any landscaping.





### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC11 Continued

- A11.6** Car parking spaces for disabled persons are provided in accordance with the Access to Premises Standards, the Building Code of Australia and Australian Standard 2890.1:2004.
- A11.7** Car parking is constructed of asphalt or concrete with parking bays and circulation aisles clearly delineated.
- A11.8** Design of the car park ensures that passive surveillance is possible and, where appropriate, incorporate active measures such as cameras and security patrols.

- B11.2** A reduced rate of parking (including a reduced rate of EV parking) may be appropriate if it can be demonstrated that:
- the development has operational management or specific activities that warrant a reduced demand or
  - the development has formal access to car parking in other locations.

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.

- B11.3** Large expanses of car parking can be considered where it can be demonstrated that the visual impact is reduced through:
- landscaping beds at least 5 metres in width to the edges of the site which screen large portions of the car park from views from roads and public spaces and
  - regular landscaped areas and tree plantings are included within the design to break-up the expanse of paved area, provide shade and reduce the heat island effect of the space.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

**PC12** Development provides adequate space for parking and manoeuvring of service and heavy vehicles.

**A12.1** On-site loading facilities are provided to accommodate the anticipated heavy vehicle demand for the site.

**A12.2** Loading dock circulation areas for service and heavy vehicles are:

- integrated into the design of developments
- separated from staff/visitor car parking areas and waste storage and collection areas
- located away from the circulation path of other vehicles
- located at the rear or sides of the buildings behind the front building line and
- screened from the street.

**A12.3** Access, parking, manoeuvring and loading facilities for industrial development are designed in accordance with Australian Standard 2890.2-2004 (or the like) and Performance Based Standards 'An introduction for road managers' (National Heavy Vehicle Register – May 2019).

**A12.4** Adequate space is provided on site for reversing of heavy vehicles in designated loading bays and loading docks.

**B12.1** 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.

**U12.1** Loading, unloading or servicing within the public right of way.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

**PC13** Safe and convenient pedestrian and cycling paths are provided which connect to the precinct's network of shared use paths.

**A13.1** End of journey facilities are provided on site for staff, including:

- a. secure, highly visible and conveniently located bike racks
- b. shower facilities and
- c. lockers.

**A13.2** Pedestrian and cyclist access is:

- a. provided from the street frontage to the main building entry and
- b. a minimum 1.5 metres wide.

**A13.3** 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.

**A13.4** 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 Council policies regarding bicycle access.

**B13.1** The design of the site ensures that pedestrian and cyclist needs are adequately and safely accommodated.

No applicable.

#### 6.1.2.4 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 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.



**Acceptable solutions**  
How to achieve it



**Merit assessment**  
Objectives for considering  
alternate solutions



**Unacceptable solutions**  
What we do not want to see

Performance criteria

How to achieve it

Objectives for considering  
alternate solutions

What we do not want to see

#### Streets and movement

**PC14** Development ensures a safe and efficient road network is provided for all users within the precinct.

**A14.1** Development occurs when the servicing road network and intersection capacities can accommodate the anticipated additional traffic volumes of the development.

**B14.1** Upgrades to a road or intersection, or development in advance of road provision safely cater for the anticipated traffic flows or specific vehicle types servicing the development and demonstrate that:

- road and lane widths allow for two-way movement and turning movements of the largest design vehicle
- provide adequate turning paths for the largest design vehicle at intersections and for property access
- road widths are set to minimise kerbside restrictions and regulatory signage
- sufficient width is provided for drainage functions
- there is 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

**U14.1** Roads are not suitable to service the development in terms of traffic volumes or vehicle types.

**U14.2** Roads are designed and/or constructed in a manner that is not suitable for asset transfer to the relevant public authority.



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

PC14 Continued

- f. life cycle costs for construction and maintenance are minimised
- g. provide adequate on-street parking, where required
- h. provide a shared use path
- i. provide street tree planting in accordance with Section 3.4 – Species list and
- j. provide lighting in accordance with Section 4.2.5-Lighting and the relevant Australian Standards.

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.

## Transport asset

**PC15** 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.

**A15.1** 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.

**U15.1** Development impacts the safety, function or performance of transport assets.





### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

#### Utilities and services

**PC16** Adequate services are available to facilitate development.

**A16.1** Development sequencing and staging is consistent with the infrastructure provision and capacity for the precinct in accordance with Chapter 4 – Infrastructure.

**A16.2** Development makes provision for and connects to the key infrastructure in accordance with Chapter 4 – Infrastructure and Wagga Wagga City Council's relevant guidelines and policies, including as required:

- water
- wastewater
- electrical
- telecommunications and
- other utilities and services as required such as gas, hydrogen reticulation (including future hydrogen), recycled water etc.

Note: The relevant utility suppliers should be consulted at the earliest possible time.

The following suppliers maintain or supply electricity, gas and water to Wagga Wagga:

- electricity supply – Essential Energy
- gas supply – APA Group and
- water supply – Riverina Water.

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 run in parallel with the Activation Precinct Certification process where possible.

**B16.1** 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.

**B16.2** Development may occur in advance of infrastructure provision being in place, provided it can demonstrate that:

- capacity and loads for all utilities and services is known for future connection to infrastructure and
- the development is a catalyst project that cannot be accommodated within existing land areas currently able to be serviced by existing infrastructure or
- the applicant contributes to the provision of infrastructure, at a rate commensurate to the bringing forward of such infrastructure.

**B16.3** Alternative locations for key infrastructure are identified as a result of further investigations and feasibility assessment.

**U16.1** Development that compromises the planned and orderly delivery of infrastructure throughout the precinct, either due to location, sequencing, or demand generation.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

#### PC16 Continued

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.

**PC17** Development protects existing and proposed utilities and services corridors.

**A17.1** 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
- c. relevant requirements for development adjacent to or likely to affect utility and services corridors within the Transport and Infrastructure SEPP.

Not applicable.

**U17.1** Development that impacts on existing and proposed utilities and services corridors.

**PC18** Development does not compromise the safe operation and maintenance of the high-pressure gas pipeline.

**A18.1** A safety management study is required for development within the pipeline Measurement Length in accordance with Australian Standards 2885 for Pipelines – Gas and Liquid Petroleum which demonstrates that the proposal does not create an unacceptable risk to life or property and does not compromise the safe operation of the gas pipeline.

Note: The Measurement Length is 463 metres measured radially either side of the pipe.

Not applicable.

Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC18 Continued

- A18.2** The following developments require the prior approval of the relevant pipeline operator to be located within the pipeline Measurement Length:
- a. child care centre-based facility
  - b. educational establishment
  - c. function centre
  - d. health services facility
  - e. highway service centre
  - f. service station
  - g. shop;
  - h. neighbourhood shop.
- A18.3** Development is not located on or in the pipeline easement without prior written confirmation from the relevant pipeline operator.
- A18.4** Any new road / service crossings for a development should be consolidated and perpendicular to the pipeline.
- A18.5** Where linear open space is impractical for industrial or commercial developments, the pipeline should be located within the front setback.
- A18.6** Development does not create additional lots (less than 2ha) over the pipeline easement. All lots that include the pipeline easement should ensure the building envelope is a sufficient size to accommodate the likely buildings to be constructed on the lot.
- A18.7** Development does not involve civil works within 20 metres of the pipeline or 20 metres of the pipeline easement boundaries for a high pressure gas pipeline, without prior written confirmation from the relevant pipeline operator.



### *Acceptable solutions*

### *Merit assessment*

### *Unacceptable solutions*

How to achieve it

Objectives for considering  
alternate solutions

What we do not want to see

Performance criteria

PC18 Continued

- A18.8** Landscape plans depicting any planned landscaping within 3 metres of the pipeline must be submitted for approval by the pipeline operator.
- A18.9** The design of any infrastructure services shall minimise encroachment on the gas pipeline easement.
- A18.10** Buildings, structures, roadway, pavement, pipeline, cable, fence, on-site wastewater treatment (or irrigation area), or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent from the pipeline operator.

### 6.1.2.5 Stormwater

Stormwater infrastructure should integrate with the 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 concentrations.

Best practice water cycle management initiatives are encouraged to reduce onsite potable water usage.

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.



#### Acceptable solutions

##### How to achieve it



#### Merit assessment

##### Objectives for considering alternate solutions



#### Unacceptable solutions

##### What we do not want to see

#### Performance criteria

#### Stormwater

**PC19** Stormwater generated on-site is appropriately managed to ensure minimal nuisance, danger and damage to people, property and the environment.

**A19.1** Sites to provide a minimum 30 per cent pervious surfaces to capture rainwater and surface water runoff and maintain pre-development flow rates for all events up to, and including, the 1% AEP.

Note: pervious surfaces may include:

- 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.

**A19.2** 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 and
- b. constructed and operated in accordance with the Wagga Wagga City Council, Engineering Guidelines for Subdivisions and Development Standards.

Note: Further information in relation to specified capacity per lot can be obtained from the corporation.

Note: Where development is subsequent to and consistent with an approved subdivision which provides subregional stormwater detention infrastructure, site specific detention is not required.

**B19.1** 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 person.

**B19.2** 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 Wagga Wagga City Council, Engineering Guidelines for Subdivisions and Development Standards and
- d. to ensure that the detention capacity is in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.

**U19.1** Suitable onsite stormwater detention infrastructure is not provided.

**U19.2** Onsite stormwater detention infrastructure impacts precinct-wide stormwater infrastructure or flood risk management requirements.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

**PC20** Development integrates best-practice water cycle management initiatives with both quantity and quality aspects for water management.

**A20.1** Development provides the following onsite rainwater capture, storage facilities and re-use of water in irrigation, industrial processes, toilet flushing, evaporative cooling or for other non-drinking purposes:

- for development with a building footprint less than 6,000 square metres a rainwater tank with a minimum of 10,000 litres or
- 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 water and non-potable water demands and percentage to be delivered via onsite water systems for the proposed development.

**B20.1** Development demonstrates equivalent or better alternatives for integrating best-practice water cycle management initiatives in order to reduce potable water use.

**U20.1** Development does not seek to reduce potable water use.

**PC21** Protect, maintain and restore:

- water quality and waterway health through the design and management of the stormwater and wastewater management systems
- the ecological condition of aquatic systems (including but not limited to wetlands and riparian lands) over time and
- native vegetation to promote aquatic ecosystem functioning.

**A21.1** Development incorporates WSUD measures through the design of stormwater drainage, onsite detention and landscaping.

**A21.2** Site-based stormwater quality control measures are provided on site and:

- ensure water pollution is avoided and
- contribute to the following precinct-wide pollution load reduction targets:
  - Total Suspended Solids (TSS) by 80%
  - Total Phosphorus (TP) by 60%
  - Total Nitrogen (TN) by 45%
  - Gross pollutants by 90%.

Note: Development that meets the relevant water quality targets for the receiving waters to support the NSW Water Quality and River flow objectives (WQOs) are considered to satisfy this control.

**B21.1** Development provides onsite end of pipe treatment devices where it can be demonstrated that WSUD measures are not feasible.

**B21.2** If discharges are unavoidable, a water pollution impact assessment commensurate with the potential risk and in accordance with the National Water Quality Guidelines must be prepared, consistent with Section 45 of the *Protection of the Environment Operations Act 1997* (POEO Act) and in consultation with the Environment Protection Authority where required. The assessment must at a minimum:

**U21.1** Any discharge of wastewater and/or contaminated stormwater to watercourses or waterways.





### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

#### PC21 Continued

**A21.3** All stormwater treatment measures are designed having consideration for ongoing operation and maintenance.

Note: A maintenance plan for stormwater treatment measures will be required for all development proposals that include stormwater treatment measures.

- predict the expected frequency and volume of discharges
- characterise the quality of any discharges in terms of the concentrations of all pollutants present at non-trivial levels
- assess the potential impacts of the proposed discharges on the environmental values of the receiving waterways consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG, 2018)
- demonstrate that all practical and reasonable measures to avoid or minimise water pollution are considered and implemented and
- propose appropriate discharge criteria based on the potential water quality impacts and the practical measures available to minimise pollution (e.g. treatment performance).

Note: Under section 120 of the POEO Act, it is an offence to pollute waters. However, sections 121 and 122 of the POEO Act provide a defence against a prosecution under section 120 where the pollution was regulated by a licence or regulation which was complied with fully.

The definition of 'water pollution' in the POEO Act sets out general and specific circumstances that constitute pollution. At its broadest, this means a prohibition on placing anything in waters that changes their chemical, biological or physical nature.

Development that is a scheduled activity under the POEO Act, or requires an environment protection licence to discharge water, must first seek to avoid any discharges. If discharges are unavoidable, development must comply with POEO Act requirements.

### 6.1.2.6 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.

Soil erosion from building sites, especially sloping sites is a major pollutant of 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.



#### Acceptable solutions

#### Merit assessment

#### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

### Earth works and retaining walls

<p><b>PC22</b> To:</p> <ul style="list-style-type: none"> <li>a. protect and minimise disturbance to natural landforms and design buildings and siteworks that respond sensitively to the natural topography</li> <li>b. take into account the stability of land having regard to its topography, geology and soils as part of site planning principles</li> <li>c. minimise disturbance of vegetation that stabilises land, particularly on sloping sites and</li> <li>d. encourage reuse of fill material from within the precinct.</li> </ul>	<p><b>A22.1</b> Design and site layout minimises the need for cut and fill.</p> <p>Note: A geotechnical report prepared by a suitably qualified geotechnical engineer is to be submitted where earthworks are proposed greater than 1 metre in height.</p> <p><b>A22.2</b> Development ensures vegetation is protected on the site, particularly where it is important to site stability.</p> <p><b>A22.3</b> Level transitions are managed between lots and not at the interface to the public domain. Finished ground levels adjacent to the public domain or public road dedication are no greater than 1 metre above the finished road level (or public domain level).</p> <p><b>A22.4</b> Excavation and fill up to one metre may be permitted to allow for the establishment of a level construction pad providing excavation is adequately retained and drained in accordance with engineering requirements.</p> <p><b>A22.5</b> Where a level difference exceeds 1 metre or adjoins the public domain or public road dedication, the resulting landscape setback must be increased to accommodate tiered retaining walls.</p>	<p>Not applicable.</p>	<p><b>U22.1</b> Larger retaining walls located in areas identified as being of high visual amenity as shown in Map 8.2.</p> <p><b>U22.2</b> Filling, excavation or retaining walls that impact on areas of high value biodiversity, the root systems of paddock trees or the amenity and functionality of adjoining properties.</p> <p><b>U22.3</b> Filling, excavation or retaining walls located within easements.</p>
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### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC22 Continued

**A22.6** More than two rows of retaining walls may be acceptable where it can be demonstrated that the retaining walls are:

- integrated into the landscape through a terraced edge separated by a planted area of no less than 3 metres to accommodate landscaping or
- suitably screened from views beyond the site by other buildings, structures or landscaping and
- not located within an area identified as being in a visually sensitive location as shown in Map 8.2.

**A22.7** Retaining walls are separated by a planted area of no less than three metres in accordance with Section 3.4 – Planting palates.

Note: All retaining walls proposed for the site are to be identified in the application for the proposed Activation Precinct certificate.

## Erosion and sediment control

**PC23** Protect waterways, drainage systems and groundwater quality, flows and drainage patterns during demolition, construction and ongoing operation phases of development.

**A23.1** An Erosion and Sediment Control Plan is prepared by a suitably qualified person in accordance with Managing Urban Stormwater: Soils and Construction prepared by Landcom (Blue Book) prior to applying for a Complying Development Certificate.

Note: Under section 120 of the POEO Act, it is an offence to pollute waters. However, sections 121 and 122 of the POEO Act provide a defence against a prosecution under section 120 where the pollution was regulated by a licence or regulation which was complied with fully.

The definition of 'water pollution' in the POEO Act sets out general and specific circumstances that constitute pollution. At its broadest, this means a prohibition on placing anything in waters that changes their chemical, biological or physical nature.

Not applicable.

Not applicable.

### 6.1.2.7 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, and areas of car parks, wherever possible.



#### Acceptable solutions

How to achieve it



#### Merit assessment

Objectives for considering alternate solutions



#### Unacceptable solutions

What we do not want to see

Performance criteria

#### Landscaping

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.

**PC24** Landscaping creates a distinctive and memorable experience for users and are used in high-visitation areas.

**A24.1** 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:

- mulch to a depth of 75mm
- 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
- plant species in accordance with Section 3.4 – Planting palates.

**A24.2** Car park landscaping:

- provides one semi-mature tree at a minimum between every 5 car spaces or one tree every 3 spaces, evenly through the parking areas
- is located adjacent to the edge of all car parks and pathways
- includes plant species in accordance with the planting palate in Section 3.4.2 – Landscape planting
- retains existing vegetation of ecological value and
- uses recycled water or on-site stormwater for irrigation.

**B24.1** Landscape responsive streets and places are developed, in accordance with Chapter 2 – Precinct design principles.

Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC24 Continued

- A24.3** Irrigated semi-mature trees are provided along both sides of the driveway with tree height and spread at maturity considering the height of the largest design vehicle to use the driveway.
- A24.4** WSUD measures are integrated into landscape design such as irrigating garden beds using stormwater captured on-site and recycled water.

### PC25 Landscaping:

- retains and protects areas of high value biodiversity in the site landscape design
- builds on the ecology, habitat and biodiversity of the precinct and wider region
- uses revegetation practices and includes a mix of endemic plant species and plants native to the precinct and
- uses perimeter buffer planting to screen development from surrounding vistas, and longer distance views from settlements across valleys.

- A25.1** Landscape design integrates the following areas:
- remnant vegetation, including paddock trees and
  - precinct biodiversity corridors, riparian corridors and strategic revegetation sites.
- A25.2** 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.
- A25.3** Where feasible, vegetation clearing is minimised.
- A25.4** The planting palate in Section 3.4.1 – Biodiversity focused revegetation is used to inform the species selection and minimum species size for the site.

- B25.1** Landscaping contributes to enhanced public domain outcomes consistent with Chapter 2 – Precinct design principles and Chapter 3 – Precinct revegetation strategy.

Not applicable.

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**Bomen Business Park,  
Wagga Wagga, NSW**

Landscaping is present along the primary street frontage while adding shade and visual appeal to the location.



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Native vegetation





### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### Fencing

**PC26** Fencing is integrated with the development and is suitable for its intended purpose.

**A26.1** 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 a maximum of 2.1 metres in height
- c. incorporate complementary gates
- d. are integrated with the main entrance and
- e. may incorporate customised panels or features to reflect the intended character of the built form and landscaped areas.

**A26.2** Side and rear fences are a maximum of 2.1 metres in height.

**A26.3** Areas requiring solid fencing for screening should:

- a. be recessive and use corrugated, powder coated metal panels with a matte finish, in dark 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 bed of at least one metre in depth and
- d. allow for drainage underneath to avoid flooding and ensure drainage paths are maintained.

**B26.1** 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.

**U26.1** Security fencing, cyclone mesh and chain wire fencing forward of the building line and not suitably screened with landscaping.

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**Bomen Business Park,  
Wagga Wagga, NSW**

Aluminium vertical panel fence is open in character, integrating the façade and main entrance of building and sits at a suitable height (less than 2.1 meters). It adds texture and additional elements to streetscape, flowing with existing integrated vegetation.



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**Bomen Precinct,  
Wagga Wagga, NSW**

Steel Colourbond fence in dark grey, less than 2.1 meters high, it allows a modern street façade softened and screened by landscaping for enhanced visual amenity.



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**Bomen Business Park,  
Wagga Wagga, NSW**

Traditional wire fence creates a visual separation between landscaping and the carpark while utilising an open character that flows seamlessly into the existing street frontage.



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

## Lighting

### PC27 Ensure lighting:

- a. is energy efficient and maximises on site comfort, safety and security and
- b. avoids impacts to surrounding sensitive receivers.

**A27.1** Development achieves compliance with Australian Standards 4282:2019 for outdoor lighting.

**A27.2** Development ensures lighting is located, directed and shielded to avoid glare directly to surrounding habitable areas such as Brucedale and Eunony Valley.

**A27.3** 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 trees along the primary vehicle access
- c. appropriately illuminated (backlighting, uplighting) business signage, as required and
- d. security and sensor lighting, as required.

**A27.4** Car park lighting:

- a. is designed to ensure safe and continuous access to the main building entrance/s
- b. includes solar lit bollards or pole top lights along pedestrian path/s
- c. includes security and sensor lighting, as required.

**B27.1** 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.




**U27.1** Development that does not mitigate lightspill to sensitive receivers that are adjacent or within direct line of sight.

**U27.2** Development that creates dark corners or pockets, risking user safety.

**U27.3** Development that does not appropriately light pedestrian pathways creating slip or trip hazards and risking user safety.

### 6.1.2.8 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	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Service and storage areas</b>			
<b>PC28</b> Service and storage areas: <ul style="list-style-type: none"> <li>a. are functional and practical and</li> <li>b. do not detract from the visual amenity or operational efficiency of the precinct or surrounding areas.</li> </ul>	<b>A28.1</b> Service and storage areas are: <ul style="list-style-type: none"> <li>a. located behind the main building line and to the rear or side of buildings, where possible;</li> <li>b. appropriately sealed or treated; and</li> <li>c. screened from view so that they are not visible or prominent from public vantage points.</li> </ul> <p>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.</p> <b>A28.2</b> 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. <p>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.</p>	Not applicable.	<b>U28.1</b> Waste collection within the public right of way. <b>U28.2</b> Waste collection within the site's car parking and pedestrian movement areas where user safety is at risk or compromised. <b>U28.3</b> Poor waste management practices, risky processing or waste handling behaviour that could lead to land or water contamination or pose risks to people and the environment.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC28 Continued

#### A28.3 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
- c. suitably screened from public areas to reduce the impacts of noise, odour and visual amenity
- 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 and
- e. provide grease traps where there is a likelihood of liquid waste entering the drainage systems.

#### A28.4 Where possible, 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.

#### A28.5 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.




#### A28.6 Service and storage areas include space and facilities for bin washing that are bunded and connected to a treated wastewater system.

### 6.1.2.9 Signage

Business identification 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 identification 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 provide an avenue for connection to country through Wiradjuri design and storytelling.

It is important that Wiradjuri 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 Wiradjuri people.

Performance criteria			
Performance criteria	<b>Acceptable solutions</b> How to achieve it	<b>Merit assessment</b> Objectives for considering alternate solutions	<b>Unacceptable solutions</b> What we do not want to see
<b>Business identification signage</b>			
<b>PC29</b> Business identification signage visible from the public realm contributes to legible, coherent and visually attractive identification of businesses and locations throughout the precinct.	<b>A29.1</b> Business identification signage: <ul style="list-style-type: none"> <li>a. is limited to one logo/company badge /name per tenancy</li> <li>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</li> <li>c. is integrated with the building design by virtue of the location of signage panels and colour and materiality of any visible structural supports</li> <li>d. is located within the overall building frontage or corner and does not extrude beyond any roof line</li> <li>e. is no more than 10 per cent of the building facade</li> <li>f. is visible from the primary street frontage and</li> <li>g. complies with Australian Standard 1319-1994.</li> </ul>	<b>B29.1</b> Additional business identification signage may be appropriate where it can be demonstrated that it is: <ul style="list-style-type: none"> <li>a. complementary to the scale of the allotment and buildings on the site</li> <li>b. compatible with the signage that is within the streetscape</li> <li>c. needed to provide directions and identification to additional entries on the site, particularly if located on another street frontage</li> <li>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 and</li> <li>e. consistently sized and designed as a suite with a common appearance and materiality.</li> </ul>	<b>U29.1</b> Signage that: <ul style="list-style-type: none"> <li>a. is roof mounted or applied to roof materials</li> <li>b. flashes, moves or is animated in any way and/or</li> <li>c. incorporates LED screens.U31.2 Large and obtrusive signage that detracts from the visual character of the precinct.</li> </ul> <b>U29.2</b> Proliferation of signage along site frontages. <b>U29.3</b> Provision of third-party advertisements within the precinct.





### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC29 Continued

**A29.2** The site is limited to one freestanding pylon signage being of a height of the building/s it relates to, with a maximum height of 8 metres, maximum width of 2.5 metres and maximum advertising area of 20 square metres per advertising face (or 40 square metres where on both sides) and limited to advertisements for all relevant businesses on the site (including where multiple tenancies apply).

**A29.3** The site is limited to one entry signage per access to a maximum height of 1.5 metres and a length of four metres and located within either a landscaped garden bed or mulched area and integrated as part of the site fencing.

**A29.4** 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 greater than or equal to 20 square metres or higher than 8 metres above the ground within 250 metres of, and visible from, a classified road, and appropriate approvals obtained where required.

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**Bomen Business Park,  
Wagga Wagga, NSW**

Entry signage less than 1.5 meters squared and integrated within site fencing, complementary to existing elements. Minimal colour and small scale with not detract from façade or landscaping.



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**Bomen Business Park,  
Wagga Wagga, NSW**

Signage is limited to company logo/name and is made from suitable material, maintaining a high visual quality. Located on the building frontage and easily visible from the primary street frontage. Less than 10 per cent of the building façade, yet complementary to existing colours and elements.



## 6.1.3 Specific development requirements

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

- building alterations (internal) – clauses 5.1–5.2
- minor building alterations (external) – clauses 2.53–2.54
- 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.

### 6.1.3.1 Development on large lots (minimum 1 hectare)

Performance criteria	 <i>Acceptable solutions</i> How to achieve it	 <i>Merit assessment</i> Objectives for considering alternate solutions	 <i>Unacceptable solutions</i> What we do not want to see
<b>Large lots (minimum 1 hectare)</b>			
<b>PC30</b> Side and rear setbacks provide appropriate spacing between lots.	<b>A30.1</b> A minimum five metre setback is provided to side and rear boundaries. <b>A30.2</b> A minimum three metre width of landscaping: <ol style="list-style-type: none"> <li>is provided from side and rear fences and</li> <li>comprises locally sourced, minimum 100L (formal) sized native trees with middle level strata shrubs native to the area in accordance with Section 3.4–Planting palates between the trees.</li> </ol>	<b>B30.1</b> 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.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

#### Wayfinding signage

**PC31** Wayfinding signage is used and designed to assist visitors, staff and customers to navigate large sites with multiple buildings and access points.

**A31.1** Wayfinding signage is located at key vehicle and pedestrian entry points, building entries and other key sites such as Wiradjuri keep sites or locations of cultural significance retained on the site.

**A31.2** Wayfinding signage:

- a. is designed as a suite and integrated into the landscaping design
- b. is appropriately sized to suit all users navigating the site
- c. remains visible during all hours of the day and night
- d. provides for all users through their positioning, size and content
- e. is constructed of hardy and sustainable materials sourced locally, including use of stone and timber.

**A31.3** Wayfinding signage incorporates Wiradjuri design elements, including:

- a. integration of Aboriginal design iconography in artworks
- b. dual naming of locations and features
- c. identification of sites with cultural importance such as providing information on their location and distance from each relevant sign and
- d. integration of sculpture, asphalt, concrete or landscape patterns, message sticks and wall surfaces.

**B31.1** Development enhances the experience and functionality of businesses within the precinct through wayfinding signage which incorporates Wiradjuri design and storytelling.

**U31.1** Signage that:

- a. is roof mounted or applied to roof materials
- b. flashes, moves or is animated in any way and/or
- c. incorporates LED screens.

**U31.2** Large and obtrusive signage that detracts from the visual character of the precinct.

**U31.3** Proliferation of signage along site frontages.



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**Tonsley,  
South Australia**

Wayfinding signage should be easily identifiable from a distance, and clear in messaging.



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**MAB, Tonsley,  
South Australia**

Wayfinding signage can also tell the history and other useful information for a place, including where sites of indigenous cultural significance exist.

### 6.1.3.2 Rail and intermodal development



#### Acceptable solutions

#### Merit assessment

#### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

#### Rail and intermodal

**PC32** 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.

**A32.1** 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.

**A32.2** 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.

**A32.3** 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
- 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.

**A32.4** 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.

Not applicable.

Not applicable.



### 6.1.3.3 Solar energy farms



#### Acceptable solutions

How to achieve it



#### Merit assessment

Objectives for considering alternate solutions



#### Unacceptable solutions

What we do not want to see

Performance criteria

#### Solar energy farms

- PC33** Solar energy farms are appropriately located to:
- protect important sensitive view corridors and
  - minimise any off-site visual impacts on surrounding areas, including the potential for any glare or reflection
  - reduce impact on land that was previously used for agricultural purposes.

**A33.1** Development for Solar energy farms are appropriately located in accordance with Section 3.1.1 Land use (Performance Criteria F) in the master plan and as shown in Figure 4: Permissibility of solar energy farms in the master plan.

**A33.2** Landscaping is provided for screening of Solar energy farms which comprises:

- a minimum 15 metre wide privately owned and maintained landscaped buffer to the perimeter of the site, as well as an access road at the perimeter of the solar arrays
- tree species with dense canopies and a minimum mature height of eight metres and
- locally sourced, minimum 100 litre (formal) sized native trees with middle level strata shrubs native to the area in accordance with Section 3.4 – Planting palates between the trees.

**A33.3** Solar energy farms are designed to run with the existing land form to reduce earthworks and are not positioned on land with a slope greater than 10 per cent.

**A33.4** The visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape.

**A33.5** Development provides a decommissioning and rehabilitation plan to ensure that the land is rehabilitated and restored to existing condition or better following completion of the development.

Note: The preparation of a landscape plan prepared by a qualified landscape architect or consultant that illustrates the proposed landscape design will be required.

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.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

**PC34** Solar energy farm design and operations are resilient to flood events.

**A34.1** Development ensures solar panels and supporting electrical services are located outside the flood planning area as shown in Map 8.5.

**B34.1** 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.




Note: A flood risk management report that demonstrates how flood risk will be managed and mitigated prepared by a suitably qualified engineer will be required.

**U34.1** 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, 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.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Sustainability</b>			
<b>PC35</b> Development supports and contributes to the principles of the UNIDO for Eco-Industrial Park framework and a carbon neutral precinct.	<b>A35.1</b> Development demonstrates a commitment to contributing towards the Wagga Wagga Special Activation Precinct accredited ISO14001 EMS framework.  <b>A35.2</b> If required, the applicant commits to contributing data in accordance with the precinct EMS framework.  Note: Access to the Wagga Wagga Special Activation Precinct accredited ISO14001 EMS framework can be obtained from the corporation.	<b>B35.1</b> The applicant: <ul style="list-style-type: none"> <li>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</li> <li>b. commits to contributing data in accordance with the precinct EMS framework.</li> </ul>	<b>U35.1</b> 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 water consumption would be required e.g. by supplying electricity bills.			
<b>PC36</b> Development supports energy efficiency through the use of renewable energy.	<b>A36.1</b> Development: <ul style="list-style-type: none"> <li>a. maximises energy capture and reuse through roof top mounted solar PV</li> <li>b. utilises an equivalent or better alternative onsite renewable energy generation system and/or</li> <li>c. utilises / connects to an offsite renewable energy resource.</li> </ul> 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.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

**PC37** Opportunities for establishing a circular economy are enabled through infrastructure and the co-location of industries requiring transport and utility/service connections.

- A37.1** Where possible, development:
- a. design and layout considers shared infrastructure such as driveways, car parking and service and storage areas, 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 water storage, on-site energy generation, resource processing and the use of bi-products from other businesses.

Not applicable.

Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

<p><b>PC38</b> To minimise the overall environmental impacts of waste by:</p> <ul style="list-style-type: none"> <li>a. encouraging development to facilitate ongoing waste avoidance</li> <li>b. encouraging development to embed circular economy principles into its planning and operations</li> <li>c. requiring on-site waste separation and other design and siting standards which assist waste collection and management</li> <li>d. encouraging building designs and construction techniques that minimise waste generation</li> <li>e. maximising opportunities to reuse and recycle building and construction materials as well as other waste in the ongoing use of a premise and</li> <li>f. reducing the demand for waste disposal.</li> </ul>	<p><b>A38.1</b> Development has:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. waste and resource management systems in place which aim to reduce waste to landfill and maximise the use of recycled and reclaimed materials.</li> </ul> <p>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.</p> <p>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.</p> <p><b>A38.2</b> Development incorporates the use of recycled or reclaimed materials in construction where possible.</p> <p>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.</p>	<p>Not applicable.</p>	<p><b>U38.1</b> Development that maximises waste to landfill.</p>
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## 6.2 Rural Activity Zone




The Rural Activity Zone performs an important function in providing for sufficient separation from industries to sensitive land uses, 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.

### 6.2.1 Controls that apply to development in rural areas

Maintaining an open and largely uninterrupted landscape character with buffer areas is important. The master plan has created the Rural Activity Zone as a buffer to the Regional Enterprise Zone, while enabling the Rural Activity Zone 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 tree and vegetation plantings that contribute to the biodiversity, vegetation and riparian corridors for the precinct.

Planning for sites should also take into consideration the flatter locations more suitable for buildings, key vistas and viewing points as shown in Map 8.2, given these sites are likely to be highly visible both to Olympic Highway and surrounding residential areas.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Development in rural areas</b>			
<b>PC39</b> 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 surrounding residential areas.	<p><b>A39.1</b> Provide a minimum 10 metre privately owned and maintained landscaped buffer to site boundaries.</p> <p>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.</p> <p><b>A39.2</b> Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.</p> <p><b>A39.3</b> Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties.</p> <p><b>A39.4</b> Uses must be capable of operating within capacities of available existing utilities and services and/or provide appropriate onsite utilities and services where required.</p>	Not applicable.	Not applicable.





### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

PC39 Continued

- A39.5** Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.
- A39.6** 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.
- A39.7** Provide satisfactory arrangements for storage and disposal of waste.



#### Box Gum Woodland

Traditional rural fencing and retention of vegetation along the road corridor acts as a natural landscaped buffer contributing to a visually appealing rural landscape setting.

## 6.2.2 Specific development requirements

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

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
- for land in the Rural Activity Zone but only in relation to existing residential premises—clauses 2.17, 2.18, 2.21, 2.22, 2.39, 2.40, 2.42A, 2.42B, 2.57–2.62, 2.69, 2.70, 2.73 and 2.74.

These same development standards will apply to the specified development within the Rural Activity Zone even if the development is complying development or requires a development application.

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.*

- Farm buildings are designed and sited in accordance with clauses 2.31 and 2.32
- Stock holding yards not used for the sale of stock are designed and sited in accordance with clauses 2.32A and 2.32B
- Grain silos and grain bunkers are designed and sited in accordance with clauses 2.32C to 2.32F
- Fuel tanks and gas storage are designed and sited in accordance with clauses 2.42AA and 2.4AB.



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

#### Solar energy farms

- PC40** Solar energy farms are appropriately located to:
- protect important sensitive view corridors and
  - minimise any off-site visual impacts on surrounding areas, including the potential for any glare or reflection.
  - reduce impact on land that was previously used for agricultural purposes.

- A40.1** Solar energy farms:
- incorporate a minimum 15 metre privately owned and maintained landscaped buffer to the perimeter of the site, as well as an access road at the perimeter of the solar arrays
  - arrays are not positioned west of the western ridgeline adjacent to Poyles Road
  - are designed to run with the existing land form to reduce earthworks and are not positioned on land with a slope greater than 10 per cent and
  - the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape.

- A40.2** Development provides a decommissioning and rehabilitation plan to ensure that the land is rehabilitated and restored to existing condition or better following completion of the development.

Note: The preparation of a landscape plan prepared by a qualified landscape architect or consultant that illustrates the proposed landscape design will be required.

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.

## 6.2.3 Business identification signage

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



### Acceptable solutions

How to achieve it



### Merit assessment

Objectives for considering alternate solutions



### Unacceptable solutions

What we do not want to see

Performance criteria

#### Business signage

**PC41** Business identification signage is appropriate to the character of the Rural Activity Zone.

**A41.1** Business identification 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 and
- c. advertising area of 2 square metres.

**B41.1** Additional signage may be appropriate where it can be demonstrated 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 and
- c. does not adversely impact the safety and efficiency of the surrounding road network.

**U41.1** Signage that:

- a. is illuminated
- b. flashes, moves or is animated in any way and/or
- c. incorporates LED screens.

**U41.2** Large and obtrusive signage that detracts from the visual character of the precinct.

**U41.3** 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 and enhancing the rural landscape character, cultural heritage places, sites and objects and land with high biodiversity values within the precinct.

An Environmentally Sensitive Areas map is contained within the Precincts-Regional SEPP for the Wagga Wagga 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 and visual impact

The precinct enjoys a beautiful landscape setting, with rolling hills and fertile valleys. 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			
	<b>Acceptable solutions</b> How to achieve it	<b>Merit assessment</b> Objectives for considering alternate solutions	<b>Unacceptable solutions</b> What we do not want to see
<b>Landscape character</b>			
<b>PC42</b> Protect the rural landscape character and natural topography and features such as drainage lines and waterways of the precinct.	<b>A42.1</b> Development is designed and sited to: <ul style="list-style-type: none"> <li>a. retain and enhance areas of remnant vegetation communities, vegetation corridors and riparian corridors as shown in Map 8.3 in accordance with Chapter 3 – Precinct revegetation strategy</li> <li>b. maintain significant landscape features such as the rocky outcrops</li> <li>c. maintain existing mature trees where possible or provide a reasonable strategy for replanting mature trees</li> <li>d. identify Indigenous heritage features which should be retained in place on site and</li> <li>e. avoid or minimise alteration to natural features such as drainage lines and waterways, hill tops and ridgelines.</li> </ul>	Not applicable.	<b>U42.1</b> Development that does not integrate site specific solutions.



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### Rocky outcrops

The Rocky Outcrops provide a focal point for the surrounding area and sites should be managed to avoid any potential adverse impacts and ensure the stability of the landscape is maintained.



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### Box Gum Woodland

Retention of Box Gum Woodland within a sites landscaping will contribute to a visually appealing rural landscaped setting





### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

**PC43** Protect and enhance the rural landscape character of the precinct adjacent to major arterial roads, rural land and existing creek lines

**A43.1** A minimum 10 metre privately owned and maintained landscaped buffer applies to all lots adjacent to the Olympic Highway and Byrnes Road.

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.

Note: Where a property includes a riparian corridor that runs in parallel to the Olympic Highway, and a privately owned and maintained landscaped buffer is also required, only the riparian buffer is required to be provided.

Not applicable.

Not applicable.

## Visual impact

**PC44** Minimise the visual impact of development and provide the areas of Brucedale, Cartwrights Hill, North Wagga Wagga and Eunony Valley with an outlook to trees and landscape.

**A44.1** The former wool combing ponds site (as shown in Figure 7: Landscape strategy for minimising visual impact in the master plan) should integrate landscape buffer plantings across the site to maintain a vegetated appearance, screening and softening any built form on the site when viewed from the Eunony Valley and should comprise of:

- expanding existing vegetation around the perimeter of the site boundary to the same depth to those existing and
- planting of buffer vegetation between bench levels in a north-south direction aligned to the contours of the land.

**A44.2** The Byrnes Road site (as shown on Figure 7: Landscape strategy for minimising visual impact in the master plan) should comprise of a minimum 10 metre privately owned and maintained landscape buffer along the southern and eastern boundaries of the site to provide an effective screen to any building structures on the site from Eunony Valley views.

**A44.3** Sites to the north of Trahairs Road include planting for screening purposes of buildings and structures in accordance with Chapter 3 – Precinct revegetation strategy.

Note: The preparation of a landscape plan prepared by a qualified landscape architect or consultant that illustrates the proposed landscape design will be required.

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.



**U44.1** Development that obstructs views in areas identified as being in a visually sensitive location, as shown in Map 8.2.

### 6.3.1.2 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: Wagga Wagga 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 and
- promoting development and precinct design that recognises its Connection to Country.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> <b>Objectives for considering</b> <b>alternate solutions</b>	 <b>Unacceptable solutions</b> What we do not want to see
<b>Wiradjuri cultural heritage</b>			
<b>PC45</b> Aboriginal culturally significant places, sites and objects are protected.	<p><b>A45.1</b> Development avoids impacts to Aboriginal cultural heritage and is undertaken in accordance with the precinct's Aboriginal Cultural Heritage Management Plan.</p> <p>Note: Access to the precinct's Aboriginal Cultural Heritage Management Plan can be obtained from the corporation.</p> <p><b>A45.2</b> The design and layout of development, streets, lots and infrastructure retains (in place) and integrates scarred trees, identified artifact sites and other indigenous cultural heritage places of importance within areas of environmental significance and green space that is publicly accessible.</p> <p><b>A45.3</b> 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.</p>	<p><b>B45.1</b> Where development cannot avoid impacts to Aboriginal cultural heritage, development undertakes an Aboriginal cultural heritage assessment.</p> <p>Note: Part 6 of the <i>National Parks and Wildlife Act 1974</i> (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.</p> <p>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.</p>	<p><b>U45.1</b> Aboriginal culturally significant places and sites are harmed, except where an Aboriginal Heritage Impact Permit has been issued.</p>



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

## Performance criteria

## How to achieve it

## Objectives for considering alternate solutions

## What we do not want to see

### PC45 Continued

Note: The Aboriginal Cultural Heritage Management Plan provides further guidance on how development may promote the history and landscape values of the precinct.

#### A45.4 Development avoids indirect impacts to Bomen Axe Quarry by ensuring:

- development to the north, east and southeast of Bomen Axe Quarry does not exceed existing building heights
- development along the outside western boundary of the Bomen Axe Quarry incorporates native tree plantings to block views of the regional enterprise zone west of Byrnes Road and
- development protects views from Bomen Axe Quarry to Kangal.

## Historic heritage

**PC46** Protect the heritage significance of historic buildings including associated fabric, settings and views by avoiding impacts and allowing for the ongoing use.

#### A46.1 Approval is given under section 58 for a matter or thing referred to in section 57 of the *Heritage Act 1977* for carrying out works on or within the curtilage of an item listed on the State Heritage Register.

Note: An exemption may apply depending on the nature of the proposed works.

Heritage NSW must be consulted for any works proposed to be carried out on or within the curtilage of an item listed on the State Heritage Register as part of the Activation Precinct Certification process.

The process for seeking approval under section 58 of the *Heritage Act 1977* should commence at the earliest possible time and should run in parallel with the Activation Precinct Certification process where possible.

Note: A statement of heritage impact will be required for carrying out works on or within the curtilage of an item listed on the State Heritage Register.

#### A46.2 A statement of heritage impact is prepared in accordance with the Statements of Heritage Impact published by the NSW Heritage Office for carrying out works on or within the curtilage of a local heritage item.

Note: Council should be consulted for any works proposed to be carried out on or within the curtilage of an item listed as a local heritage item as part of the Activation Precinct Certification process.




Not applicable.

**U46.1** Historic buildings are damaged or destroyed.

### 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			
PC47 Protect and enhance native vegetation and areas of high value biodiversity through landscaping and open spaces.	<p><b>A47.1</b> Development is to be sited, designed and managed to:</p> <ul style="list-style-type: none"><li>a. avoid and minimise impacts on threatened species by avoiding and minimising the clearing of native vegetation and</li><li>b. protect and enhance areas of high value biodiversity as shown in Map 8.3.</li></ul> <p><b>A47.2</b> Development retains trees and grasslands where possible, and incorporates them into site landscaped areas.</p> <p>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.</p> <p>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 trees are to be removed or may be affected by the development proposal.</p> <p>Note: A landscape plan will be required for all development proposals.</p> <p>Note: At such time that there is a biodiversity certification order, applicants will be required to ensure they meet any conditions of the biodiversity certification order and implement the terms of any biodiversity certification agreements.</p> <p>Note: Development consent is required under the Regional-Precincts SEPP for clearing of native vegetation on land identified within an environmentally sensitive areas as outlined in the Wagga Wagga Activation Precinct Environmentally Sensitive Areas map.</p>	<p><b>B47.1</b> Where development is likely to impact native vegetation and areas of high value biodiversity, it demonstrates:</p> <ul style="list-style-type: none"><li>a. there is no feasible alternative and</li><li>b. planting of additional native species in other locations on the site will be undertaken at a rate of 10:1 in accordance with Section 3.4.1 – Biodiversity focused revegetation.</li></ul> <p>Note: A suitably qualified person must prepare a report that identifies any potential adverse impact the proposed development may have on the following:</p> <ul style="list-style-type: none"><li>a. a native vegetation community</li><li>b. the habitat of any threatened species, population or ecological community</li><li>c. a regionally, state or nationally significant species of plant, animal or habitat</li><li>d. a habitat corridor</li><li>e. a wetland</li><li>f. the biodiversity values within a reserve, including a road reserve or a stock route and</li><li>g. a description of any proposed measures to be undertaken to ameliorate any such potential adverse impacts.</li></ul>	<p><b>U47.1</b> Avoidable removal of areas of high value biodiversity or Tier 1 and Tier 2 trees.</p>



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

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 and
- clearing of native vegetation that requires approval by the Native Vegetation Panel under the *Local Land Services Act 2013*.

At such time that there is a biodiversity certification agreement, the BOS credit obligation is taken to be retired, and the Activation Precinct certificate can be issued without further burden on applicants.

#### Riparian corridors

**PC48** Contribute to the preservation and enhancement of natural waterways and riparian habitats in order to improve water health and protect the area's character and biodiversity.

#### A48.1 Development:

- avoids or minimises alteration to natural features such as drainage lines and waterways
- 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 8.6 and
- revegetates riparian corridors and associated buffer areas 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.




**B48.1** Reduced setbacks to riparian corridors may be considered in accordance with the requirements of the *Water Management Act 2000*.

Note: Consultation with the NSW Office of Water in undertaken early in the Activation Precinct Certification process and appropriate approvals obtained where required.

Not applicable.

### 6.3.1.4 Groundwater

There are some important groundwater areas located in the south-western and eastern parts of the precinct's rural buffer. The controls in this section provide protection for groundwater.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Groundwater</b>			
<p><b>PC49</b> Protect groundwater quality, flows and drainage patterns during demolition, construction and ongoing operation phases of development.</p> <p>Note: Where applicable, a development must obtain the appropriate water licence in accordance with the <i>Water Management Act 2000</i> and consider the relevant Water Sharing Plan.</p>	<p><b>A49.1</b> Development that the issuing authority considers has 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.</p> <p><b>A49.2</b> Development proposals that will temporarily or permanently interfere with groundwater flows and impacts the water table will require a hydrogeological report to be prepared by a suitably qualified hydrogeological and/or geotechnical engineer.</p> <p>Note: The master plan provides that the following land uses are not appropriate within the groundwater protection zone as shown in Figure 15: Groundwater protection zone unless the issuing authority is satisfied the development is unlikely to adversely impact existing groundwater sources, is unlikely to adversely impact future extraction from groundwater sources for domestic and stock water supplies and is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from onsite storage or disposal facilities:</p> <ol style="list-style-type: none"> <li>industries</li> <li>intensive livestock agriculture</li> </ol>	<p>Not applicable.</p>	<p><b>U49.1</b> Extraction of groundwater.</p> <p><b>U49.2</b> Direct seepage of untreated stormwater or industry liquids into the ground.</p>





### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

#### PC49 Continued

- c. rural industries
- d. sewerage systems
- e. turf farming
- f. waste or resource management facilities
- g. water supply systems
- h. works comprising waterbodies (artificial).

Note: Under section 120 of the POEO Act, it is an offence to pollute waters. However, sections 121 and 122 of the POEO Act provide a defence against a prosecution under section 120 where the pollution was regulated by a licence or regulation which was complied with fully.

The definition of 'water pollution' in the POEO Act sets out general and specific circumstances that constitute pollution. At its broadest, this means a prohibition on placing anything in waters that changes their chemical, biological or physical nature.

**A49.3** Development within 750 metres of an existing registered bore for stock, domestic, irrigation and/or water supply use must ensure that the proposed works do not create an aquifer interference activity as designated within the *Water Management Act 2000*.

Note: Consultation with the NSW Department of Primary Industries-Water in 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 water in an aquifer
- the obstruction of the flow of water in an aquifer, NSW Aquifer Interference Policy 2 | DPI-NSW Office of Water, September 2012;
- the taking of water from an aquifer in the course of carrying out mining or any other activity prescribed by the regulations; and
- the disposal of 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 Murrumbidgee River's floodplain reaches a small part of the precinct's southern extent. Tributaries of this river that are located within the precinct, being Wheel of Fortune Creek and Dukes Creek, are lower order streams with far less extensive floodplains than the Murrumbidgee however are areas of both environmental value and can be natural hazards in times of flood.

The rehabilitation and enhancement of riparian corridors will largely contain the extent of the Defined Flood Event to within the waterway/swale across the precinct.

Within the Regional Enterprise Zone, the rehabilitation and enhancement of riparian corridors is part of the enabling works for the precinct. Therefore, development should not occur within the riparian corridor and its buffer to remain clear of the flood planning area.

The assessment criteria in this section apply to land that is identified as flood prone on Map 8.3.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Flood risk management</b>			
<b>PC50</b> Development is compatible with the flood function and the flood hazard of the land.	<b>A50.1</b> Building, floor and developable lot surface levels within the flood planning area are provided above the flood planning level.  Note: Further information in relation to the flood planning level can be obtained from the corporation.  <b>A50.2</b> The following land uses are located above the flood planning level: <ul style="list-style-type: none"> <li>a. aquaculture</li> <li>b. industries</li> <li>c. intensive livestock agriculture</li> <li>d. liquid fuel depots</li> <li>e. highway service centres</li> <li>f. rural industries</li> <li>g. service stations</li> <li>h. sewerage systems</li> </ul>	<b>B50.1</b> Development may be considered appropriate where it is unable to meet the minimum levels but is supported by a flood risk management report that demonstrates how flood risk will be managed and mitigated.	<b>U50.1</b> Buildings and other structures located within areas of higher risk.  <b>U50.2</b> 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.  <b>U50.3</b> The following sensitive development are not located on flood prone land: <ul style="list-style-type: none"> <li>a. centre-based child care facilities</li> <li>b. educational establishments</li> <li>c. emergency services facilities and</li> <li>d. information and education facilities.</li> </ul>



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

##### PC50 Continued

- i. turf farming
- j. waste or resource management facilities
- k. water supply systems or
- l. freight transport facilities.

Note: Section 3.3.5 of the master plan provides that the above listed land uses are not permitted within land mapped within the flood planning area unless it can be demonstrated that risks can be suitably managed (e.g. through freeboard levels).

**PC51** Development will not significantly alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain.

- A51.1** There is no filling in the flood planning area as shown in Map 8.3.
- A51.2** The use of structural controls (including fences) that physically alter the flow behaviour is avoided.

**B51.1** Filling in the flood planning area or development which may result in alterations to flow behaviour are carefully designed through a flood risk management report (including site specific flood study and mitigation assessment).

**U51.1** Large scale bulk earthworks to make land available for development below the flood planning level.

**U51.2** The use of large-scale mitigation infrastructure on private land that substantially alters the natural flow of floodwaters across the precinct.

**PC52** 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.

- A52.1** Hazardous materials are:
  - a. stored above the flood planning level as shown in Map 8.3 and/or
  - b. stored or contained in a way that is designed to avoid release of the materials during floods.

Note: Further information in relation to the flood planning level can be obtained from the corporation.

Not applicable.

**U52.1** Release of hazardous materials during flooding events (including rarer flood events than the Defined Flood Event). This includes pollutants such as onsite effluent or tailings treatment or chemical storage.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

**PC53** Development on land subject to Murrumbidgee River flooding as shown on Map 8.3 will not adversely affect the safe and efficient evacuation from the land or impact the capacity of existing evacuation routes for the surrounding area.

**A53.1** Development on land subject to Murrumbidgee River flooding 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.

Each flood emergency response plan should include as a minimum:

- a map showing the extent of flooding on the site (up to and including the PMF) for both local tributary flood events as well as flooding from the Murrumbidgee
- a map showing a rising evacuation route to an emergency evacuation shelter
- a map showing marshalling points on the site in the event of a flood (that can be displayed throughout the site)
- a summary poster of actions required in a flood (A3 poster) to be displayed around the site
- details of:
  - pre-flood planning
  - during flood actions – including trigger levels for action that are linked to data from an easily accessible water level gauge (and associated actions) and
  - post flood recovery actions
- reference to any relevant aspects of the latest version of the *Wagga Wagga City Flood Emergency Sub Plan* (the current version being November 2020, recommended and endorsed October 2021).

Not applicable.

Not applicable.




### 6.3.2.2 Bushfire protection

Development 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 within a bushfire prone area.

The Wagga Wagga City Council LGA – Bush Fire Prone Land Map will identify whether the precinct is bushfire prone land. Map 8.4 of the delivery plan aligns with the Wagga Wagga City Council LGA – Bush Fire Prone Land Map, however, provides further detail in relation to the bushfire hazard. In particular, it identifies the grass fire hazard across the precinct, as well as vegetation hazard based on the:

- vegetation corridors, including the northern section of the Olympic Highway in the precinct, Trahairs Road and the area to the north of Bavin Road, North Wagga Wagga
- strategic revegetation sites, shown on Figure 10: Vegetation and biodiversity principles in the master plan
- riparian corridors and their associated buffers, which are expected to be rehabilitated as part of the future development of the precinct and
- mapped PCT vegetation communities across the precinct.

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

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Bushfire protection</b>			
<b>PC54</b> Development on Vegetation Category 3 (grasslands) as shown in Map 8.6 includes asset protection from the grass fire hazard.	<p><b>A54.1</b> Where development is not within 50 metres of Vegetation Category 3 (grasslands) no further assessment is required.</p> <p>Note: As land within the Regional Enterprise Zone develops and clearing occurs, the grass fire risk will change. In instances where there is no longer a grass fire hazard within 50 metres of the development, due to clearing and development of land in the precinct, then no further assessment of the grass fire hazard will be required. Representations are made to the issuing authority that demonstrate that the proposed development is not within 50 metres of grassland.</p> <p><b>A54.2</b> Development within 50 metres of grassland must comply with the requirements of:</p> <ol style="list-style-type: none"> <li>the latest version of PBP; and</li> <li><i>Rural Fires Act 1997</i> (including requirements for bushfire safety authority for development for a ‘special fire protection purpose’).</li> </ol>	Not applicable.	Not applicable.



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

**PC55** Development on Vegetation Category 3 (excluding grasslands) as shown in Map 8.4 includes asset protection from the bushfire hazard.

- A55.1** Where development is not within 100 metres of Vegetation Category 3 (excluding grasslands), no further assessment is required.
- A55.2** Development within 100 metres of Vegetation Category 3 (excluding grasslands) as well as land identified as access constrained must comply with the requirements of:
- the latest version of PBP and
  - Rural Fires Act 1997* (including requirements for bushfire safety authority for development for a 'special fire protection purpose').
- Note: A certificate will be required to be provided by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment stating that the development conforms to the relevant bushfire specifications and requirements.
- Note: Fire access trails may be considered in certain circumstances for land management purposes, but not as a substitute for perimeter roads or where sealed roads can be provided.
- A55.3** Outdoor storage of hazardous materials is more than 30 metres from any identified Vegetation Category 3 (excluding grasslands).
- A55.4** Vegetation Category 3 (excluding grasslands) should be reserved for low value activities such as hardstand areas, which also contribute to the separation of built form from hazard sources.
- A55.5** Buildings and facilities are separated from each other to minimise potential for building-to-building ignition.

Not applicable.

Not applicable.

**PC56** Development for a special fire protection purpose minimises risk to life and property from bushfire

- A56.1** Development for a special fire protection purpose must comply with the requirements of:
- the latest version of PBP and
  - 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 bushfire safety authority will be required in accordance with section 100B of the *Rural Fires Act 1997* for development of bushfire prone land for a special fire protection purpose.




Not applicable.

**U56.1** Development of a special fire protection purpose that compromises existing or future envisaged industrial development within the Regional Enterprise Zone.



### 6.3.2.3 Managing development on contaminated land

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

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Managing development on contaminated land</b>			
<b>PC57</b> Development adequately addresses contaminated land.	<b>A57.1</b> The site is suitable, or can be made suitable, for the proposed development having regard to land contamination in accordance with section 4.6 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Resilience and Hazards SEPP) and recorded on the Wagga Wagga City 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 Resilience and Hazards SEPP. 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 Resilience and Hazards SEPP, 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 potentially 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 industry and potentially offensive industry

The following section applies to development considered as a potentially hazardous industry or potentially offensive industry in accordance with the Resilience and Hazards SEPP. It also relates to any applications for the expansion or modification to a potentially hazardous industry or potentially offensive industry.

Performance criteria	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Potentially hazardous industry and potentially offensive industry</b>			
<b>PC58</b> Potentially hazardous industry and potentially offensive industry are appropriately managed to protect human health, property and the biophysical environment.	<p><b>A58.1</b> A preliminary hazard analysis is undertaken in accordance with sections 3.11 and 3.12 of the Resilience and Hazards SEPP.</p> <p>Note: Sections 3.11 and 3.12 of the Resilience and Hazards SEPP 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.</p> <p><b>A58.2</b> Development that is a potentially hazardous industry and potentially offensive industry:</p> <ol style="list-style-type: none"> <li>has been identified as either low, medium or high risk by the Department of Planning and Environment and</li> <li>complies with the Resilience and Hazards SEPP.</li> </ol> <p>Note: Any development that is determined to be hazardous or offensive, is prohibited in the precinct.</p> <p>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.</p> <p>The Department of Planning and Environment should be consulted, and written advice sought on whether a proposed development that is a potentially hazardous industry or a potentially offensive industry is low, medium or high risk prior to making an application for an Activation Precinct certificate.</p> <p>The corporation will require the Planning Secretary's approval to issue an Activation Precinct certificate.</p>	Not applicable.	<p><b>A58.1</b> Development that is determined to be hazardous or offensive.</p>

### 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	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Air quality</b>			
<p><b>PC59</b> 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 harmless levels.</p> <p>Note: The Environment Protection Authority should be consulted with early in the Activation Precinct Certification process to determine whether an assessment is required.</p>	<p><b>A59.1</b> Development that requires an environment protection licence under the POEO Act for a scheduled activity:</p> <ul style="list-style-type: none"> <li>a. 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);</li> <li>b. complies with the prescribed discharge concentration contained in the Protection of the Environment Operations (Clean Air) Regulation 2021 (the Clean Air Regulation); and</li> <li>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.</li> </ul> <p>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. The assessment must demonstrate that the performance criteria are achieved.</p> <p><b>A59.2</b> Development 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.</p>	<p>Not applicable.</p>	<p><b>U59.1</b> Development is not designed to achieve the impact assessment criteria in the Approved Methods.</p> <p><b>U59.2</b> Development is not designed to achieve the prescribed discharge concentrations contained in the Clean Air Regulation.</p> <p><b>U59.3</b> Toxic air pollutants and particles are not minimised through the implementation of best practice process design and/or emission control.</p>



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

##### PC59 Continued

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 by the proponent 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 A60.2.

**PC60** Non-scheduled activities reduce the risks to human health and the environment by reducing the discharge of substances into the air to harmless levels.

**A60.1** Development that involves stacks as a means of managing air emissions are located in accordance with Map 8.7 and incorporates the following:

- treatment of air emissions before release (e.g. bag filter, carbon filter)
- compliance with the prescribed discharge concentration contained in the Clean Air Regulation
- 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
- increased stack height and velocity to allow for additional dispersion of emissions and
- 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.

**B60.1** Where the issuing authority considers 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:

- is designed to achieve the impact assessment criteria contained in the Approved Methods (or as updated)
- complies with the prescribed discharge concentration contained in the Clean Air Regulation
- 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 and

**U60.1** 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.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

##### PC60 Continued

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.

- 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.

#### Odour

**PC61** Development is designed to not cause offensive odour to receivers.

**A61.1** Development that the issuing authority considers to involve odour emissions is located in accordance with the maximum odour emission rate per hectare (OU/s/ha) of the site of the development as shown in Map 8.8 and 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 2017 (or as updated) including details of any on-site odour mitigation measures to be incorporated as part of the development.

**B61.1** Development:

- a. that may cause odour emissions in excess of the maximum odour emission rate per hectare (OU/s/ha) of the site of the development as shown in Map 8.8 or
- b. that is considered to involve odour emissions and is of a nature and character that was not considered as part of the determination of the maximum odour emission rate per hectare (OU/s/ha) of the site of the development as shown in Map 8.8

**U61.1** Development that involves odour emissions results in offensive odour impacts at the nearest sensitive receiver.



### Acceptable solutions

#### How to achieve it



### Merit assessment

#### Objectives for considering alternate solutions



### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

PC61 Continued

**A61.2** Odour emitting uses as defined in the NSW EPA's Technical framework -assessment and management of odour from stationary sources in NSW 2017 (or as updated) are not located in the 1 kilometre buffer as shown in Map 8.8 unless otherwise approved by the EPA.

c. 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 2017 (or as updated) including details of any on-site odour mitigation measures to be incorporated as part of the development.

**B61.2** 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.




Note: An operational environmental management plan should identify the environmental impacts, management activities and controls related to managing and minimising offensive odour 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 the site-based odour monitoring and reporting regime has been complied with may be provided to the corporation to satisfy B62.2.



### 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	 <b>Acceptable solutions</b> How to achieve it	 <b>Merit assessment</b> Objectives for considering alternate solutions	 <b>Unacceptable solutions</b> What we do not want to see
<b>Noise</b>			
<p><b>PC62</b> To minimise acoustic impacts on the amenity of existing noise-sensitive receivers arising from scheduled activities listed in Schedule 1 of the POEO Act within the precinct.</p> <p>Note: The Environment Protection Authority should be consulted with early in the Activation Precinct Certification process to determine whether an assessment is required.</p>	<p><b>A62.1</b> Development that requires an environment protection licence under the POEO Act for a scheduled activity must:</p> <ol style="list-style-type: none"> <li>provide 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) and</li> <li>once a development is operational, where noise compliance measurements are required under an environment protection licence, commit to providing the corporation an annual statement setting out how the site-based noise monitoring and reporting regime has been complied with.</li> </ol> <p>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.</p> <p>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 the site-based noise monitoring and reporting regime has been complied with may be provided to the corporation to satisfy A63.1(b).</p>	<p>Not applicable.</p>	<p><b>U62.1</b> Development proposals that are not accompanied by a noise impact assessment prepared in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI).</p>



### Acceptable solutions

### Merit assessment

### Unacceptable solutions

#### Performance criteria

#### How to achieve it

#### Objectives for considering alternate solutions

#### What we do not want to see

**PC63** To ensure that the acoustic impact on the amenity of existing noise-sensitive receivers is minimised.

**A63.1** Development that does not require an environment protection licence and 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. The noise impact assessment will need to demonstrate that the proposed development will not create an adverse impact at the nearest existing noise-sensitive receiver including details of any on-site noise mitigation measures to be incorporated as part of the development.

**A63.2** 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: Development that has the potential to significantly impact sensitive receivers may include equipment that has a sound power level of a significant enough level to impact the nearest sensitive receivers. This equipment includes but is not limited to large fans, external pumps, energy generation equipment, truck movements, rooftop condensers and chillers.

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.

Note: Where the issuing authority determines that on-site noise monitoring is required, 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.

Not applicable.

**U63.1** Development that has a significant impact on sensitive receivers.

### 6.3.3.4 Biosecurity

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



#### Acceptable solutions

#### How to achieve it



#### Merit assessment

#### Objectives for considering alternate solutions



#### Unacceptable solutions

#### What we do not want to see

#### Performance criteria

#### Biosecurity

**PC64** Development addresses biosecurity requirements to protect the environment and community from the negative impacts of pests and diseases, weeds and contaminants.

**A64.1** 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, waste disposal or resource management facilities and any other development that may impact on biosecurity.

The issuing authority may require an emergency disposal and biosecurity protocol prepared by a suitably qualified person.




Not applicable.

**U64.1** 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			
	<b>Acceptable solutions</b> How to achieve it	<b>Merit assessment</b> Objectives for considering alternate solutions	<b>Unacceptable solutions</b> What we do not want to see
<b>Existing and transitional land uses</b>			
<b>PC65</b> Expansion of existing and transitional development occurs where it does not compromise the development of the precinct.	<b>A65.1</b> 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: <ol style="list-style-type: none"> <li>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; and</li> <li>Wagga Wagga Development Control Plan.</li> </ol> Note: The expansion of existing land uses may include: <ul style="list-style-type: none"> <li>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</li> <li>minor extensions, additions or alterations to existing habitable buildings within the precinct such as:               <ol style="list-style-type: none"> <li>verandahs;</li> <li>decks;</li> <li>carports and garages; or</li> <li>living areas.</li> </ol> </li> </ul>	Not applicable.	<b>U65.1</b> 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 child care facilities, educational establishment, emergency services facilities, sewerage systems, water supply systems.  <b>U65.2</b> 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.