

Statement of consistency for a Battery Energy Storage System located at Lot 2 DP 1115229, Bavin Road Bomen

PROPERTY DETAILS	
Property Address	116 Bavin Road Bomen
Legal Property Description	Lot 2 DP 1115229 Lot 1 DP 1115229
Special Activation Precinct	Schedule 1A Wagga Wagga Activation Precinct
Land Use Zoning	Rural Activity Zone
Sub-precinct	Rural
Site constraints	Bushfire Prone Land Environmentally Sensitive Land Aboriginal cultural heritage Potentially hazardous industry
APPLICATION DETAILS	
Development type	Electricity generating works
Description of proposal	Battery Energy Storage System
Permissibility	Permissible in the Rural Activity Zone and consistent with the desired land uses in Rural Sub-precinct. Consistent with land use objectives of the Rural Activity Zone and consistent with the desired land uses in Rural Sub-precinct.
RELEVANT EVALUATION DOCUMENTS	
Legislation	State Environmental Planning Policy (Precincts - Regional) 2021 (SEPP Precincts - Regional) State Environmental Planning Policy (Resilience and Hazards) 2021
Master Plan	Wagga Wagga Special Activation Precinct Master Plan, May 2021 (Wagga Wagga Master Plan)
Delivery Plan	Wagga Wagga Special Activation Precinct Delivery Plan (Stage 1) (Wagga Wagga

RELEVANT EVALUATION DOCUMENTS

Delivery Plan)

It is noted that the Wagga Wagga Delivery Plan seeks to deliver the principles and aims and performance criteria set out in the Wagga Wagga Master Plan, and in accordance with clause 3.10(3)(b) of SEPP Precincts – Regional is consistent with the Wagga Wagga Master Plan. As such, the evaluation of the proposed development against the Wagga Wagga Delivery Plan is considered sufficient to also ensure consistency with the Wagga Wagga Master Plan.

Executive summary

This Statement of Consistency (SOC) has been prepared by NGH on behalf of ib vogt Development Australia Pty Ltd (ib vogt) to support the proposed development of a 120-megawatt (MW) battery energy storage system (BESS), referred to as Wagga North BESS, at Bavin Road, Bomen.

The SOC has been prepared to support an application to the Regional Growth New South Wales (NSW) Development Corporation (RGDC) for an Activation Precinct Certificate (APC) application for the proposed development. The subject land is identified at Lot 1 Deposited Plan (DP) 1115229.

The BESS would connect to the National Energy Market (NEM) via an underground transmission line to the neighbouring TransGrid Wagga North substation (Lot 2 DP1115229).

There is no existing dwelling present on the land, though there are farm structures (livestock yards). The land is currently used for livestock grazing. It is largely devoid of vegetation, with only limited boundary plantings/windbreaks present. The property is bisected by a minor crest that generally separates the northern half from the southern.

Given the nature of the proposed development as potentially hazardous development, a Preliminary Hazard Analysis (PHA), has been prepared by Pando Consulting.

The subject land is mapped as Category 3 bushfire prone land. The proposed development would comply with all relevant aspects of Planning for Bushfire Protection (RFS, 2019), the *Rural Fires Act 1997* and management measures identified in the accompanying PHA and Bushfire Assessment Report (BAR) prepared by Ember Consulting.

The land is around 600m south of the Bomen Axe Quarry, a declared Aboriginal Place. An Aboriginal Cultural Heritage Assessment (ACHA) has been prepared in support of the proposed development. The ACHA determined works can proceed with caution, observing certain exclusion areas. The proposed development would not be located within the culturally significant view corridor from the Bomen Axe Quarry to Kangal.

The proposal has been reviewed against the design requirements and performance objectives of the Wagga Wagga SAP Master Plan and Delivery Plan. It is considered that the proposal is generally consistent with these requirements and objectives.

Site and surrounds

The subject land comprises of Lot 2 DP1115229 and Lot 1 DP1115229, approximately 31.04 hectares (ha), including the TransGrid substation. The development footprint relating to the BESS is located off 116 Bavin Road, Bomen, and comprises of approximately 4 ha, refer to Figure 2.

The proposed development sits within the Wagga Wagga Special Activation Precinct (SAP). The Wagga Wagga SAP currently comprises of mostly industrial and agri-industrial development. The subject land is zoned Rural Activity under the provisions of the Regional Precincts State Environmental Planning Policy

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(SEPP). It is noted the proposed development has been the subject of a site-specific amendment to the SEPP to permit electricity generating works on this site.

The TransGrid zone substation is zoned SP2 infrastructure. There is no existing dwelling present on the land. The land is currently used for livestock grazing. Several major easements encumber the site.

Land to the north and west comprise of industrial land including logistics, manufacturing, and vehicle related industry. Land to the south and east is rural land used for livestock grazing predominantly. Wagga Wagga North Solar Farm is approximately 420 metres (m) east of the subject land. The closest existing dwelling is approximately 650 m south-west of the proposed BESS footprint.

The proposed development site is mapped as Category 3 Bushfire Prone Land. It is identified on the Biodiversity Map of the Delivery Plan (also considered Environmentally Sensitive Land under the Master Plan/Delivery Plan) as comprising areas of high biodiversity; however, the proposed development has been designed to avoid any impacts on these values. The site is free of other constraints.

Proposal

Ib vogt intends to construct and operate a 120 MW / 480 MWh BESS on the subject land. An underground transmission line would connect the BESS to the neighbouring TransGrid Wagga North zone substation.

The proposed development would generally include the following elements. Refer to the accompanying plans and details.

- Approximately 126 containerised battery systems, each consisting of around 40 battery modules, which themselves contain lithium iron phosphate (LFP) cells, and other ancillary equipment such as the liquid cooling system and control systems. The approximate dimensions would be 6.05m long x 2.44m wide x 2.90m high.
- Approximately 42 skid-mounted Power Conversion Systems (PCS) comprising of; the inverters, which convert direct current (DC) to alternating current (AC); the medium-voltage transformer, which converts the inverter output voltage to the medium-voltage of the system (33 kilovolt); and the medium voltage switchgear, which contains the medium voltage circuit breakers and disconnectors for the PCS. The approximate dimensions for the PCS would be similar to the containerised batteries.
- A 33kV switch room, which collects all the individual medium voltage cables from the PCS units in one location, before connection to the high-voltage transformer. Auxiliary power is supplied from a low-voltage room, which is connected to the medium-voltage switch room. Underground cables would connect the switch room, power conversion units and batteries, to allow for easy access and minimal disruption.
- An internal HV substation including 33kV/132kV step up transformer and associated components to enable underground transmission line connection to a new 132 kV bay within the Wagga North zone substation.
- An Operations and Maintenance (O&M) building.
- A 20,000L water tank for static firefighting water supply.
- Bulk earthworks (cut and fill generally balanced with batters not retaining walls) and stormwater management infrastructure such as diversion banks and a detention basin.
- Security fencing around the BESS perimeter and around the internal substation perimeter.
- Landscape buffers around the BESS area.
- Temporary and/or permanent laydown area.

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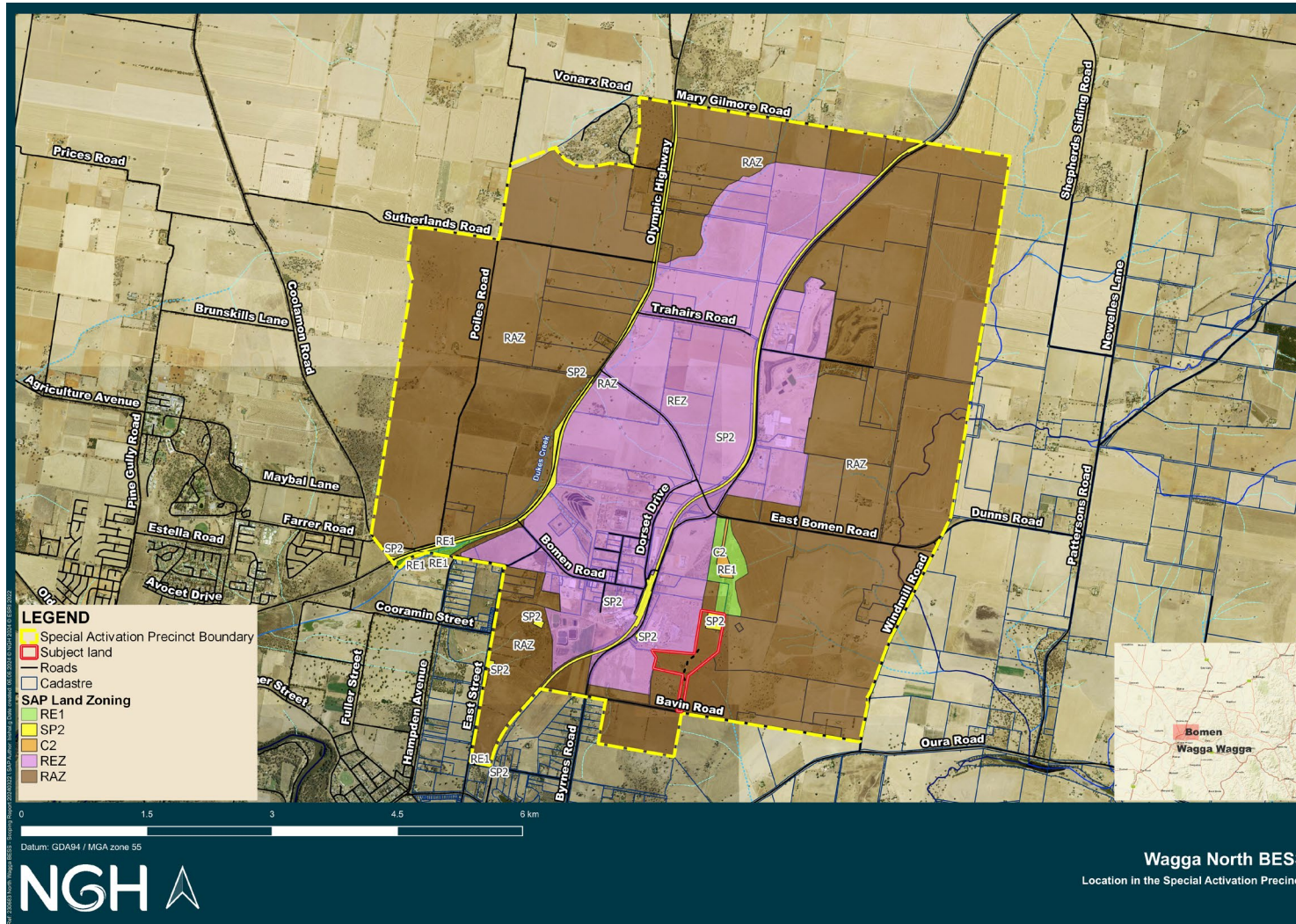


Figure 1 Location of the site within the Special Activation Precinct

Wagga Wagga Special Activation Precinct

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Figure 2 Subject land and surrounds

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Figure 3 Indicative development layout

Compliance with relevant parts of the SEPP Precincts – Regional

Refer to Appendix 1.

Compliance with the Master Plan

Refer to Appendix 2.

Compliance with the Delivery Plan

Refer to Appendix 3.

Development Specific Checklist

Refer to Appendix 4.

Documents that informed the evaluation

Refer to Appendix 5.

Appendix 1 – SEPP (Precincts - Regional)

Clause 3.9 Applications for Activation Precinct applications	Proposal	RGDC Comment
(1) An application for an Activation Precinct certificate in respect of proposed development on land within an Activation Precinct may be made to the issuing authority.	This Statement of Consistency accompanies an application for an Activation Precinct Certificate.	
(2) An application may be made only by the person who proposes to carry out the proposed development with the consent of the owner of the land to which the Activation Precinct certificate relates.	Noted. The applicant for the development is the proponent, ib vogt Development Australia Pty Ltd and landholder consent accompanies the APC application.	
(3) An application must be in the form approved by the Development Corporation and include the following information— (a) the name and address of the applicant, (b) the address, and particulars of title, of the subject land, (c) a description of the proposed development.	Noted.	

Clause 3.10 Determination of applications for Activation Precinct certificates	Proposal	RGDC Comment)
(3) The issuing authority may issue an Activation Precinct certificate for development on land only if— (a) there is a master plan and delivery plan that apply to the land concerned, and (b) the issuing authority is of the opinion that the development is consistent with the master plan and delivery plan.	There is an adopted Master Plan and Delivery Plan in place for the Wagga Wagga SAP.	
(4) If the issuing authority is of the opinion that the development is not consistent with the master plan and delivery plan for the land, the issuing authority is to give the applicant an opportunity to modify the application to ensure that it is consistent.	Noted	

Clause 3.10 Determination of applications for Activation Precinct certificates	Proposal	RGDC Comment)
(6) Clauses 3.11, 3.12 and 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to an application for an Activation Precinct certificate that relates to complying development in the same way as they apply to an application for development consent. Note— State Environmental Planning Policy (Resilience and Hazards) 2021 apply to development within an Activation Precinct that is not complying development. (7) For the purposes of subclause (6), any reference in those clauses to a development application, development consent or a consent authority is to be read as a reference to an application for an Activation Precinct certificate, the issuing of an Activation Precinct certificate or the issuing authority, respectively.	Noted.	
Clause 3.11 Activation Precinct certificates for complying development involving potentially hazardous or offensive industry	Proposal	RGDC Comment
(2) If the Development Corporation is the issuing authority in relation to an application to which this clause applies, the Development Corporation must not issue an Activation Precinct certificate without the approval of the Planning Secretary.	Not applicable. The proposed development requires DA consent.	
(3) The Planning Secretary may grant approval for the purposes of subclause (2) only if satisfied that the development does not pose an unacceptable risk in the locality to human health, life, property or the biophysical environment.	As above, not applicable.	

Clause 3.11 Activation Precinct certificates for complying development involving potentially hazardous or offensive industry	Proposal	RGDC Comment
(4) This clause does not affect the issue of an Activation Precinct certificate that relates to development proposed to be carried out with development consent. (5) In this clause— potentially hazardous industry and potentially offensive industry have the same meanings as in State Environmental Planning Policy (Resilience and Hazards) 2021.	Not applicable.	
Clause 3.13 Development near electricity transmission and distribution networks	Proposal	RGDC Comment
(1) The issuing authority must not issue an Activation Precinct certificate for the following development unless the issuing authority has consulted the electricity supply authority for the area in which the development is to be carried out— (a) development that involves the penetration of ground within 10 metres of— (i) an underground electricity power line, or (ii) an electricity distribution pole, or (iii) any part of an electricity tower, (b) development on land— (i) within or immediately adjacent to an easement for electricity purposes, or (ii) immediately adjacent to an electricity substation, or (iii) within 5 metres of an exposed overhead electricity power line. (2) In this clause— electricity supply authority has the same meaning as in Part 3, Division 5 of State Environmental Planning Policy (Infrastructure) 2007.	Noted, the electricity supply authority TransGrid would be formally consulted as part of the APC assessment.	

Clause 3.14 Development in pipeline areas	Proposal	RGDC Comments
(1) The issuing authority must not issue an Activation Precinct certificate for development on land within the measurement length of a relevant pipeline unless the issuing authority— (a) has consulted the operator of the relevant pipeline, and (b) is satisfied that the development will adequately deal with potential risks to the integrity of the pipeline. (2) In this clause— measurement length has the same meaning as in Australian and New Zealand Standard AS/NZS 2885.1:2018, Pipelines—Gas and liquid petroleum, Part 1: Design and construction.	Not applicable, the subject land is not within the measurement length of a relevant pipeline according to Figure 21 of the Master Plan.	
Clause 3.15 Development in rail corridors	Proposal	RGDC Comments
(1) The issuing authority must not issue an Activation Precinct certificate for the following development unless the issuing authority has consulted the rail authority for the rail corridor— (a) development that involves— (i) a new level crossing, or (ii) the conversion into a public road of a private access road across a level crossing, or (iii) a likely significant increase in the total number of vehicles or the number of trucks using a level crossing, (b) development on land that is in or adjacent to a rail corridor if the development— (i) is likely to have an adverse effect on rail safety, or (ii) involves the placing of a metal finish on a structure in a rail corridor used by electric trains, or (iii) involves the use of a crane in air space above a rail corridor, or	Not applicable, the proposed development is not within or adjoining a rail corridor.	

Clause 3.15 Development in rail corridors	Proposal	RGDC Comments
(iv) is located within 5 metres of an exposed overhead electricity power line that is used for railways or rail infrastructure facilities, (c) development that involves the penetration of ground to a depth of at least 2 metres below ground level (existing) on land— (i) within, below or above a rail corridor, or (ii) within 25 metres, measured horizontally, of a rail corridor, or (iii) within 25 metres, measured horizontally, of the ground directly below a rail corridor, or (iv) within 25 metres, measured horizontally, of the ground directly above an underground rail corridor. (2) Land is adjacent to a rail corridor for the purpose of subclause (1)(b) even if it is separated from the rail corridor by a road or road related area. (3) In this clause— level crossing means a level crossing over railway lines. rail authority for a rail corridor has the same meaning as in State Environmental Planning Policy (Infrastructure) 2007, Part 3, Division 15. rail corridor has the same meaning as in State Environmental Planning Policy (Infrastructure) 2007, Part 3, Division 15. road related area has the same meaning as in the Road Transport Act 2013.		

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Clause 3.16 Consultation procedure	Proposal	RGDC Comments
An issuing authority that is required to consult with a person or body under this Division must— (a) within 2 days of receiving an application for an Activation Precinct Certificate, give written notice of the application to the person or body, and (b) consider any submissions received from the person or body within 14 days of giving the written notice to the person or body.	Noted.	

Schedule 1A Wagga Wagga Activation Precinct

Clause 14 Application of Wagga Wagga Local Environmental Plan 2010	Proposal	RGDC Comments
Clauses 2.6 - 2.8 of Wagga Wagga Local Environmental Plan 2010 apply to land within the Wagga Wagga Activation Precinct in the same way as they apply to land to which that Plan applies.	Noted.	
(1) State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 applies to land in the Wagga Wagga Activation Precinct, subject to the modifications set out in this section. (2) The following zones in the Wagga Wagga Activation Precinct are taken to be a prescribed zone for the purposes of the specified provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021— a) the Regional Enterprise Zone for sections 2.31, 2.92, 2.94(1)(a) and 2.126, b) the Regional Enterprise and Rural Activity Zones for sections 2.52(1), 2.105 and 2.106(1), c) all zones for sections 2.110(2) and 2.112. (3) State Environmental Planning Policy (Transport and Infrastructure) 2021, section 2.41(1), (3) and (4)(f)(ii) and (iii) does not apply to land in the Wagga Wagga Activation Precinct.	Noted.	

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Clause 14 Application of Wagga Wagga Local Environmental Plan 2010	Proposal	RGDC Comments
(4) For the purposes of State Environmental Planning Policy (Transport and Infrastructure) 2021, section 2.159(2)(a), the Regional Enterprise and Rural Activity Zones are taken to be an equivalent land use zone.		

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Appendix 2 – Wagga Wagga Master Plan

Compliance with the Wagga Wagga Master Plan

Item	Response	Compliance (Yes/ No/ N/A)
3.1.1 Land Use		
Protecting rail frontage for future infrastructure		
A. The land identified for the 'Riverina Intermodal Freight and Logistics Hub (RiFL Hub)' is to be preserved for rail-related logistics and transport facilities.	Not relevant.	
B. The area shown as 'Possible future expansion of rail siding infrastructure' is strategically important and may be a good location for the expansion of rail-related freight and logistics facilities in the future as demand increases. The potential location, design and expansion of this area would be detailed as part of a Delivery Plan for the land. These lots have the same development potential as the land in the remainder of the Regional Enterprise Zone, however, an Activation Precinct Certificate should not be issued for development that might compromise long term opportunities and subdivision of large strategic lots should be avoided.	Not relevant.	
Appropriate locations for retail and business services		
C. An Activation Precinct Certificate should only be issued for neighbourhood shops, food and drink premises and business premises where: i. The uses are required to service the needs of the Special Activation Precinct employment population. ii. The uses will not compromise the intent of the zone and the Special Activation Precinct by introducing more sensitive uses and generating pedestrian or vehicle traffic in areas otherwise identified for a broad range of industrial uses.	Not applicable.	

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Item	Response	Compliance (Yes/ No/ N/A)
iii. The uses would not be better located in other places, such as the Wagga Wagga City Centre.		
iv. 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.		
v. The use is located in, or very close to, one of the Commercial Nodes as identified in the Delivery Plan.		
Office uses		
D. Office uses must only be ancillary to a principal use.	Not applicable.	
Hydrogen development		
E. Consultation with Safe Work NSW, Fire and Rescue NSW, the Department of Planning, Industry and Environment's Industry Assessments and the EPA is required prior to the issue of an Activation Precinct Certificate for hydrogen development.	Not applicable.	
Appropriate locations for solar		
F. Solar energy farms will be permissible as per Schedule 2 of the Activation Precincts SEPP.	Not applicable.	
Development on easements		
G. To avoid public safety risks, where developments cannot avoid transmission line easements, uses that do not encourage people to congregate under transmission lines or close to electricity infrastructure should be given preference over other land uses.	The subject land is encumbered by several transmission line easements. The proposed development is best suited to the subject site as it is a development type that would now allow people to congregate under transmission lines or close to electricity infrastructure.	
Heavy vehicle fatigue management		
H. Large scale freight transport facilities, transport depots or truck depots are encouraged to	Not applicable.	

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Item	Response	Compliance (Yes/ No/ N/A)
include heavy vehicle driver accommodation to manage heavy vehicle driver work health and safety consistent with the National Heavy Vehicle Regulator fatigue management framework.		
3.2.1 Wiradjuri Cultural Heritage		
Protecting the place and sites		
A. The land indicated as land to be reserved for heritage, culture and habitat is to be retained as a place of significance.	The place of significance relates to the Bomen Axe Quarry, which is located around 600m north of the subject land. The proposed development would not impact the place of significance.	
B. Aboriginal culturally significant places and sites should be integrated with areas of environmental significance and green space (where appropriate) across the Precinct.	Not applicable to or affected by the proposed development.	
C. Further Aboriginal cultural heritage assessment must be undertaken in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW</i> (as modified from time to time) prior to any development on the land indicated as further assessment areas. This further assessment must include a visual survey. Once suitably assessed, any land identified as having Aboriginal cultural heritage significance should be included on the Environmentally Sensitive Areas (ESA) map contained in Schedule 2 of the Activation Precincts SEPP. The ESA map indicates locations where complying development cannot occur.	An ACHA has been prepared for the proposed development as requested by RGDC. No Aboriginal objects were identified on the site as part of the assessment. The proposed development is not eligible for a complying development certificate due to other applicable provisions.	
D. Prior to any development occurring on the land indicated as 'Dukes Creek Potential Archaeological Deposit' a test excavation program is required to determine the presence and extent of archaeological deposits to inform future management.	Not applicable.	

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Item	Response	Compliance (Yes/ No/ N/A)
Protecting landscape value		
E. The Bomen Axe Quarry should incorporate storytelling and memory. It should incorporate important artefacts and significant existing trees.	The proposed development would not involve or affect the Bomen Axe Quarry.	
F. Development in the Precinct should have regard for the natural topography and views and vistas to and from the Precinct.	The proposed development would be located within the Rural Activity zone, which aims to provide a transition between the industrial core of the SAP and the surrounding area. Four dwellings are within 1km of the subject land, due to intervening topography, do not have a direct line of sight to the proposed BESS footprint. Planted native vegetation occurs along the eastern boundary of the subject land as well as along the northern property boundary of the nearest receiver identified in the figure on the following page. This provides a natural visual screen for the development. Additional landscape buffers would be provided around the BESS area in consideration of the Delivery Plan controls. The TransGrid Wagga North Substation adjoins the northern boundary of the subject land; therefore, the proposed development would be in keeping with the adjoining land use. Consistent with the supporting technical study (Jensen, 2020) recommendations, the proposed development would be no more than 10m in height.	

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Protecting important corridors.

G. The view from Bomen Axe Quarry to Kungal is important, and the protection of this view should be considered in the design of the public domain and the design of buildings in that view line.	The proposed development would not be located within the view corridor as identified by Map 8.2 of the Delivery Plan. The land is around 500m south of the Bomen Axe Quarry; however, Kungal is located in a south-westerly direction.	
H. The physical connection between the Quarry and the Bomen lagoon is also important. Consideration should be given as to how this	The proposed development is approximately 3km north-east of the Bomen Lagoon. It would be a matter for RGDC to consider and implement a	

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Item	Response	Compliance (Yes/ No/ N/A)
connection could be reinstated as part of the public domain.	public domain connection if possible.	
3.2.2 Landscape Character and Visual Impact		
Protecting the place and sites		
A. New planting in the road reserves, the ridge line and in riparian corridors (waterways), in the locations indicated are encouraged to minimise the visual impacts of new development on existing residences and views into the Precinct from the roads.	Where related to the subject land, existing plantings already follow the extent of the ridgeline, as indicated in Figure 7 of the Master Plan.	
B. Planting should reflect the landscape character of the area.	Noted.	
C. Development must ensure that on-site landscaping, careful building siting and high-quality building design makes a positive contribution to the views into the Precinct.	Refer to further details in response to the Delivery Plan controls.	
D. Significant planting on private lots is encouraged to improve the quality of streets and contribute to the Precinct's landscape character. Planting along boundary lines is encouraged.	Refer to further details in response to the Delivery Plan controls.	
E. Where possible, buildings will be located to minimise how visible development is above ridgelines and against escarpments and from watercourses. Any visual intrusion must be mitigated through the choice of design, colours, materials and landscaping with local native flora.	The proposed development is not located in a visually sensitive area according to the relevant maps of the Delivery Plan.	
F. Solar energy farms must not be developed on land with a slope >10%.	Not applicable.	
G. Landscape buffer treatments to the boundaries of any new solar farms must be provided on site, with particular consideration given to boundaries that have a visual interface with surrounding residential areas.	Not applicable.	
H. Early tree planting (within the first phase of delivery) must occur to mitigate view impacts	Not applicable, it is understood this relate to the Delivery Plan.	

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Item	Response	Compliance (Yes/ No/ N/A)
as development takes place over time. Prioritisation of planting should occur based on stages of development.		
I. Tree planting must occur in the early stages of delivery along the Dukes Creek tributary.	Not applicable, it is understood this relate to the Delivery Plan.	
J. A landscape and vegetation management plan must be completed prior to delivery.	Not applicable, it is understood this relate to the Delivery Plan.	
K. The Secretary or their delegate must endorse the landscape and vegetation management plan prior to delivery.	Not applicable, it is understood this relate to the Delivery Plan.	
L. For the land indicated as the former wool combing ponds site: i. Vegetation buffers must be provided on the southern, northern and eastern boundaries and layered across the different bench levels of the site to maintain a vegetated site appearance up the hill. ii. Vegetation buffer plantings between bench levels should run north-south across the site (aligned to the contours). iii. Vegetation to the eastern boundary of the site should maintain the depth of the established planting and extend this depth to the northern boundary. iv. Vegetation should be planted close enough to provide a continuous canopy and layered to provide coverage at both lower and higher levels.	Not applicable.	
M. For the land indicated as the Byrnes Road site: i. Planting along the southern part of the site must occur early, so that vegetation can grow sufficiently to be an effective screen earlier in the life of any development in this location. ii. Vegetation should be planted close enough to provide a continuous canopy	Not applicable, located off East Bomen Road further north.	

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Item	Response	Compliance (Yes/ No/ N/A)
and layered to provide coverage at both lower and higher levels		
3.2.3 Built Form		
General criteria for all development in the Precinct		
A. Streets, particularly where pedestrian and cycling activity is planned, should be as active, and green as possible to improve human comfort, amenity and walkability. This can be achieved by considering the following design principles, particularly for development fronting active transport links: i. Retail or office components should be oriented towards the primary street frontage and provide entries to the street where appropriate. ii. Front setbacks should provide generous planting, including canopy trees. iii. Car parking areas, hard stand areas and loading docks in the front setback should be minimised. iv. Multiple car entries should be avoided where possible. v. Buildings should be designed to present to the street.	The proposed development is an infrastructure use located in the Rural Activity zone. Pedestrians and the general public would be excluded from the site for safety reasons. The proposed development would not be visible from the Bavin Road frontage.	
B. All buildings should be accessible by pedestrians via a safe, clear walkway.	Not as relevant, as per above.	
C. Buildings should be efficient, well-designed and incorporate generous landscaping. This can be achieved by: i. Ensuring building bulk, orientation and design contributes to the energy efficiency of buildings. ii. Careful building siting to minimise impact on existing vegetation, providing opportunities for landscaping on-site, minimising hardstand areas wherever possible	Refer to further details in response to the Delivery Plan controls.	

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and mitigating impacts on neighbours. iii. Providing vegetated side and rear boundaries, where appropriate, to connect habitat corridors, minimise visual impact and increase tree canopy. iv. Considering how the building could be designed to a flexible space for other uses in the future. v. Incorporating preparedness for natural hazards and climate change into design. vi. the use of low-emissions building products and integrated renewable energy generation systems. vii. the use of building materials that minimise urban heat impacts		
D. Site earthworks must work with the topography of the Precinct and be appropriate for the intended land use.	The proposed bulk earthworks have been carefully designed to generally balance cut and fill requirements on the site and avoid importing of significant quantities of fill or disposal of significant quantities of excess spoil. Retaining walls would be avoided, in order to complement the rural character of the site and instead be managed via stabilised batters. The proposed bulk earthworks are also compatible with the approach taken to the neighbouring substation and would be most compatible with the terrain of the land. The proposed bulk earthworks also support the intended use of the site and meet stormwater management requirements under the Delivery Plan.	
For heritage listed sites		
E. Where appropriate, and subject to approvals, heritage-listed items in the Precinct should be considered for re-use as community, cultural,	The proposed development would not affect heritage listed items.	

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Item	Response	Compliance (Yes/ No/ N/A)
education or retail uses to create community nodes within the Precinct and ensure the ongoing enjoyment and maintenance of these buildings		
F. Building height must not obstruct the Obstacle Limitation Surfaces to ensure adequate access to the Wagga Wagga Airport is maintained	The subject land is not affected by the Obstacle Limitation Surface in respect of the Wagga Wagga Airport.	

Development of land indicated as the former wool combing ponds site

G. Buildings and structures on this land must have a maximum height of 15 metres	Not relevant. .	
H. Bench levels for this site should aim to cut into the site more than fill, to make landscape buffers between the bench levels more effective in screening the built form		

Development of land indicated as the Byrnes Road site

I. Buildings and structures on this land must have a maximum height of 15 metres	Not relevant.	
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3.3.1 Biodiversity, Vegetation and Riparian Corridors

A. All trees and grasslands to be retained where possible, and incorporated into landscape areas, vegetated setbacks, into car park design or into the public domain.	The proposed development would not result in the removal of any trees.	
B. Areas of high-ecological value and Tier 1 and 2 trees should not be removed. The only exception is for unavoidable tree loss as part of the delivery of streets, utilities or stormwater infrastructure by Regional Growth NSW.	The proposed development would not result in the removal of any trees.	
C. Significant planting of climate ready species on private lots is encouraged to create new habitat, provide connections between habitat and mitigate urban heat island impacts. These species are those from a genetic source (usually seed) that have been assessed as being able to grow comfortably in the	Refer to further details in response to the Delivery Plan controls.	

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Item	Response	Compliance (Yes/ No/ N/A)
conditions projected from the present day to the end of the life of the tree		
D. Tree planting should occur in the Rural Activity Zone to contribute to the improvement of biodiversity.	Refer to further details in response to the Delivery Plan controls.	
E. Riparian corridors must be preserved and revegetated where possible. Setbacks to the corridors are to be provided in accordance with the Water Management Act 2000, which requires the following setbacks, amongst other controls: i. 1st order streams 10m setback each side of the watercourse, measured from the bank edge ii. 2nd order streams 20m setback each side of the watercourse, measured from the bank edge iii. 3rd order streams 30m setback each side of the watercourse, measured from the bank edge iv. 4th order streams 40m setback each side of the watercourse, measured from the bank edge	There are no riparian corridors in proximity to the proposed development site.	
F. Over time, opportunities to redesign streets where they intersect with 3rd and 4th order riparian corridors should be investigated, with a view to separating the two, promoting uninterrupted flow, and providing road crossings with culverts and bridges	Not relevant, there are no riparian corridors in proximity to the proposed development site.	

3.3.2 Air Quality and odour

A. An individual odour emitting operation must not result in exceedance of the cumulative Received 2 Odour Unit Limit Contour for any receiver	Not applicable, the proposed development would not emit odours.	
B. Development must not exceed the odour emission rate per hectare from the site in	Not applicable as above.	

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Item	Response	Compliance (Yes/ No/ N/A)
accordance with the Maximum Odour Emission Rate		
C. Development must not exceed the air quality emission rate per hectare from the site in accordance with the Maximum NOx Emission Rate	Not applicable, the proposed development would not emit nitrogen oxides. .	
D. An individual air quality impacting operation must not result in exceedance of the cumulative Extent of Impact 95ug/m3 Contour	Not applicable, the proposed development would not emit particulates and cause air quality impacts.	
E. Development with stacks should be in the preferred stack locations. Development for any stacks outside of this area will need to be subject to additional impact assessment as part of any application for development.	Not applicable, the proposed development would not involve a stack.	
F. The technical study that informed the Master Plan modelled environmental impacts of existing industries and technology in Australia. As such, proposals involving new technology or emerging industries in NSW must be accompanied by an air quality assessment and odour modelling to demonstrate compliance can be achieved.	Not relevant as per above.	
G. The Development Corporation must establish appropriate monitoring facilities early in the Precinct's development as part of the enabling works. A minimum of four unattended monitoring stations at locations along the Precinct boundary that are representative of receiver locations and areas between industrial activity and receivers should be provided or any alternative approach must demonstrate that it will achieve equal or better outcomes.	Not relevant, this would be a matter for the Delivery Plan.	

3.3.3 Noise

A. Development must demonstrate noise generated is consistent with the sound power allowance per hectare as set out by Figure 14:	The proposed development would comply with relevant criteria under the Noise Policy for Industry (NPI).	
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Item	Response	Compliance (Yes/ No/ N/A)
Maximum attenuate sound power level (receiver) from the source site.		
B. An individual noise impacting operation must be not result in exceedance of the cumulative Extent of Impact 35dBA Contour shown at Figure 14: Maximum attenuate sound power level (receiver).	The proposed development would comply with relevant criteria under the Noise Policy for Industry (NPfI).	
C. The Development Corporation is responsible for ensuring that the cumulative impacts of development are consistent with this precinct-scale target, through the issue of individual Activation Precinct Certificates.	Not relevant, this would be a matter for the Delivery Plan.	
D. The Development Corporation must establish appropriate monitoring facilities early in the Precinct's development as part of the enabling works. A minimum of four unattended monitoring stations at locations along the Precinct boundary that are representative of receiver locations and areas between industrial activity and receivers should be provided or any alternative approach must demonstrate that it will achieve equal or better outcomes	Not relevant, this would be a matter for the Delivery Plan.	

3.3.4 Water resources

A. Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term.	The proposed development site is not in proximity to any riparian areas and would be unlikely to have any impacts on their ecological condition. The stormwater management plan will comply with the water quantity and quality objectives of the Delivery Plan.	
B. The stormwater run-off at the Precinct boundary must not be altered in terms of Pre-development flow and water quality (except where an improvement in water quality can be demonstrated). The following must be achieved: i. Less than a 10% change in the modelled annual runoff from each site and in the	A stormwater management plan has been prepared for the proposed development to meet the Delivery Plan requirements.	

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Item	Response	Compliance (Yes/ No/ N/A)
aggregate in wet, dry and average rainfall conditions (being 90th percentile, 10th percentile and 50th percentile rainfall years for the nearest relevant rainfall gauge with at least 50 years of rainfall records). ii. A neutral or beneficial effect on water quality (in terms of annual pollutant loads for the same rainfall conditions considered as in B(i)).		
C. The quality of water leaving the Precinct at its edges must be pre-development quality or better in terms of: i. pH ii. total suspended solids iii. Total phosphorous iv. Total nitrogen v. Gross pollutants	A stormwater management plan has been prepared for the proposed development to meet the Delivery Plan requirements.	
D. Discharge of wastewater and/or contaminated storm water to watercourses or waterways is not permitted unless otherwise specified in an environmental protection licence issued under the <i>Protection of the Environment Operations Act 1997</i>	The proposed development would not discharge wastewater or contaminated stormwater to watercourses or waterways.	
E. Development must: i. obtain the appropriate water licenses in accordance with the Water Management Act 2000 and consider the relevant Water Sharing Plan; ii. ensure that waste and resource management facilities manage wastewater, firewater, leachate and stormwater separately; iii. be designed to prevent adverse environmental impacts including the risk of contamination to groundwater sources and the town water supply; and iv. consider the potential for water reuse.	The proposed development does not trigger a requirement for water licences under the WM Act. The proposed development does not involve a water or resource management facility. The proposed development is not a type that would interact with groundwater sources. The stormwater management plan will comply with the surface water quantity and quality objectives of the Delivery Plan. The proposed development would have minimal requirement for water resources.	

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Item	Response	Compliance (Yes/ No/ N/A)
F. Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban Stormwater: Soils and Construction prepared by Landcom dated March 2004. Consideration should be given to limiting the amount of exposed excavated soil to a particular area during construction	An erosion and sediment control plan has been prepared for the proposed development in accordance with the Managing Urban Stormwater: Soils and Construction guideline.	
G. The following land uses are not permitted within the groundwater protection zone unless the Issuing Authority is satisfied that the development is unlikely to adversely impact on existing groundwater sources, is unlikely to adversely impact on 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 on- site storage or disposal facilities: i. industries ii. intensive livestock agriculture iii. rural industries iv. sewerage systems v. turf farming vi. waste or resource management facilities vii. water supply systems viii. works comprising waterbodies (artificial).	Not relevant.	

3.3.5 Flood Risk Management

A. The performance criteria for peak flow is detention of post development flows to match the pre-development peak flow up to and including the 1 in 100 AEP flood event with climate change.	Not relevant, the subject land is not in the flood planning area.	
B. Development must generally, occur outside of the FPA unless it can be demonstrated that	Not relevant, the subject land is not in the flood planning area.	

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Item	Response	Compliance (Yes/ No/ N/A)
risks can be suitably managed. This allows for the maintenance of flood function and to avoid adverse effects on flood behaviour to the detriment of other properties or the environment of the floodplain		
C. The 1 in 100 AEP with climate change event must be managed within the Precinct boundary by: i. Development is to provide on-site detention to control flood flows up to the 1 in 100 AEP event. ii. Precinct-wide infrastructure will generally use regional detention basins to manage flooding events for the incremental flows between the 1 in 100 AEP and up to the 1 in 100 AEP event with climate change.	As above.	
D. Development must be sited, designed and located to avoid or mitigate the flood risk to people, property and infrastructure such that: i. Flood risk is managed through site-specific built form and design. ii. Sensitive, vulnerable, and critical uses are avoided in the floodplain.	As above.	
E. Development and uses which involve the storage or disposal of hazardous materials must not be located in the floodplain (FPA or SPC) unless the materials are totally isolated from floodwaters	Not relevant, the subject land is not in the flood planning area.	
F. The following land uses are not permitted within the land mapped within the FPA unless it can be demonstrated that risks can be suitably managed (e.g. through freeboard levels): i. aquaculture ii. industries iii. intensive livestock agriculture iv. liquid fuel depots v. highway service centres	As above.	

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Item	Response	Compliance (Yes/ No/ N/A)
vi. rural industries vii. service stations viii. sewerage systems ix. heavy industrial storage establishments x. turf farming xi. waste or resource management facilities xii. water supply systems xiii. freight transport facilities		
G. The following sensitive, vulnerable and critical land uses are not permitted within the land mapped within the Flood Planning Area (FPA) or the Special Flood Considerations (SPC) area i. centre-based child care facilities ii. educational establishments iii. emergency services facilities <i>Note: Some types of uses may be appropriate in the SPC area providing a suitable evacuation management plan is provided when applying for an Activation Precinct Certificate.</i>	As above.	
H. Despite (I) above, tertiary institution uses may be appropriate in the SPC area where it can be demonstrated that the site can be safely evacuated in a flood event. An evacuation plan must be submitted as part of the application for an Activation Precinct Certificate for this type of development, and the Issuing Authority must form the opinion that the site can be safely evacuated before an Activation Precinct Certificate can be issued	As above.	
3.3.6 Sustainability		
A. Development must be inclusive and sustainable and demonstrate alignment with	The proponent will commit to contributing data, in accordance with the precinct EMS framework (once made publicly available for	

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Item	Response	Compliance (Yes/ No/ N/A)
the principles in the UNIDO Eco-Industrial Park framework.	review by proponents) or if not relevant or suitable, would develop an EMS framework for the proposed development specifically, in consultation with RGDC prior to the commencement of works.	
B. Green and blue infrastructure must be embedded into the Precinct wherever possible to create circular economy opportunities	It is understood this is a matter for the Delivery Plan.	
C. The Precinct is to be net zero emissions consistent with the Climate Active Carbon Neutral Standard for Precincts.	It is understood this is a matter for the Delivery Plan.	
D. Consideration must be given to climate responsiveness and resilience. Climate change risks, hazards and opportunities must be considered in the design, construction and operation of the precinct.	It is understood this is a matter for the Delivery Plan.	
E. Development should support a closed water cycle network, sustainable and active transport opportunities and the integration of green and blue infrastructure.	It is understood this is a matter for the Delivery Plan.	

3.3.7 Assessing potentially hazardous and offensive development

A. Prior to the Activation Precinct Certificate being issued, potentially hazardous development must be identified as either low, medium or high risk by the Department.	The Department will identify the risk level of the proposed development.	
B. Potentially hazardous development that is high risk is not to be complying development and will require a development application.	The proposed development is not eligible for complying development.	
C. Hazard audits must be conducted every 12 months after the commencement of operation and every three years thereafter.	To be advised if relevant.	

3.3.8 Managing development on contaminated land

A. Sensitive uses are not permitted to be located on contaminated lands.	The proposed development is not considered to be a sensitive use.	
B. Prior to issuing an Activation Precinct Certificate, the Issuing Authority must:	The PSI conducted for the Wagga Wagga SAP identified several AECs	

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Item	Response	Compliance (Yes/ No/ N/A)
i. consider whether the land is contaminated (in considering whether land is contaminated (but not limited to) ii. consider whether the land on which the development is to be carried out: - is used, or was formerly used, for a purpose listed in Table 1 to clause 3.2.1 of the document entitled Managing Land Contamination Planning Guidelines, SEPP 55—Remediation of Land and published in 1998 by the Department of Urban Affairs and Planning and the Environment Protection Authority (as modified from time to time), or - is on the list of sites notified under section 60 of the Contaminated Land Management Act 1997. - if the land is contaminated, be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and - if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, be satisfied that the land will be remediated before the land is used for that purpose. - consult with the EPA on the matters outlined in B i.-iv. <i>Note: Detailed site investigations are required to further understand potential contamination risks in the priority areas. For the residual areas of environmental interest indicated, further assessment is required including as a minimum a detailed site inspection and where possible, an interview of previous occupants to ascertain whether a detailed site investigation is required.</i>	in the area including the adjoining TransGrid zone substation. The consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. In terms of proposed development on potentially contaminated land, the activities to be conducted are a continuation of the existing activities (i.e. installation of underground and overhead electricity lines within the TransGrid zone substation). A PSI has been prepared for the proposed development.	

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Item	Response	Compliance (Yes/ No/ N/A)
C. An application for a Complying Development Certificate for development on contaminated land must be accompanied by a statement issued by an Accredited Site Auditor certifying that: i. the land is suitable for the intended purpose of the development having regard to the contamination status of the land; or ii. the land would be so suitable if the remediation works specified in the statement were carried out.	The proposed development is not eligible for complying development.	

3.3.9 Fire, Safety, Human Health and Biosecurity

A. Development must conform to the specifications and requirements of the current version of Planning for Bush Fire Protection published by the NSW Rural Fire Service. Bushfire requirements will only apply where land is located within a bushfire prone area. As clearing and development occur (and the risk changes), areas identified as bushfire prone will be adjusted over time.	The proposed development incorporates a 10m Asset Protection Zone (APZ) in accordance with the requirements of Planning for Bushfire Prevention (PBP) (RFS, 2019) and the Rural Fires Act 1997. An on-site firefighting water supply of up to 20,000L would be provided. The accompanying Preliminary Hazard Analysis and Bushfire Assessment Report details relevant bushfire protection matters.	
B. Development's that receive combustible waste material must consider Fire and Rescue NSW's Fire Safety Guideline - Fire Safety in Waste Facilities.	Not relevant.	
C. New intensive agriculture development must consider biosecurity risks.	Not relevant.	

3.4 Community

A. Prior to issuing an Activation Precinct Certificate for development within the commercial nodes, the Issuing Authority should consider how it will contribute to the	Not relevant, the development is not proposed in the commercial nodes of the precinct.	
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Item	Response	Compliance (Yes/ No/ N/A)
social and community infrastructure needs of the Precinct and surrounding areas.		
B. Public shared spaces within the Precinct should be designed to facilitate and encourage connections between people as well as businesses wherever possible.	Not relevant.	

3.5.1 Streets and Movement

A. The street network will be augmented over time to ensure effective servicing, active transport opportunities and orderly operation of the Precinct.	The development would involve direct access to Bavin Road, which intersects with Byrnes Road. The masterplan notes Byrnes Road will be upgraded in the short to medium term to a higher standard and to two lanes each way in the long term. <i>Byrnes Road</i> <i>Short to medium term upgrades required to Byrnes Road between Merino Road and Oura Road to accommodate growth in traffic, including the movement of heavy vehicles to the precinct. The road reserve should be able to accommodate two lanes in each direction, should further upgrades be required in the long-term.</i>	
B. Development must provide operational access and egress for emergency services and occupants.	The proposed development would allow for emergency access and egress for emergency services.	

3.5.2 Active and Public Transport

A. Maximise the number of people that can access their workplace by public transport and active transport.	Not relevant, operational staff would be tradespersons and contractors that would require a utility vehicle to transport parts, tools and equipment.	
B. Maximise opportunities for recreation for people working in and visiting the Precinct.	It is understood this would be a matter for the Delivery Plan.	

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Item	Response	Compliance (Yes/ No/ N/A)
C. Pedestrian and cycle connections should be provided. Active transport opportunities. These connections should be provided as early as possible in the development of each stage of the Precinct.	It is understood this would be a matter for the Delivery Plan.	
The detailed design of the road network and landscape strategy must be integrated with the proposed public transport strategy by: i. Ensuring public transport stops are complimented with high quality landscape and shade from trees. ii. Minimising vehicle conflict with active travel and public transport routes. D. Considering rear lane access and loading for high density areas adjoining primary pedestrian streets.	It is understood this would be a matter for the Delivery Plan.	

3.5.3 Utilities and Services

A. Utilities and services must be integrated with existing infrastructure and where possible, integrated or aligned with road or public/active transport networks or green infrastructure corridors.	It is understood this would be a matter for the Delivery Plan.	
B. Precinct-wide utility infrastructure and services must be designed to provide for the ultimate growth and development of the Precinct.	It is understood this would be a matter for the Delivery Plan.	
C. Development within the Precinct should have access to water, waste water, recycled water, gas, telecommunications (including fibre), stormwater drainage, electricity and hydrogen.	It is understood this would be a matter for the Delivery Plan.	
D. Precinct-scale utility infrastructure and services should incorporate renewable energy supply and generation within the precinct to achieve sustainability and circular economy principles.	It is understood this would be a matter for the Delivery Plan.	
E. Development which is proposed within or adjacent to high voltage transmission line easements must comply with the	The proposed development has been designed to avoid existing easements or comply with the	

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Item	Response	Compliance (Yes/ No/ N/A)
terms of the easement and any electricity supply authority guidelines.	electricity authority requirements for any activity within easements.	

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Appendix 3 – Wagga Wagga Delivery Plan

Chapter 3 – Precinct Revegetation Strategy

Where related to the subject land, existing plantings already follow the extent of the ridgeline, as indicated in Figure 4 of Chapter 3 Precinct Revegetation Strategy. For the subject land, it is considered no further plantings are necessary to achieve the landscaping.

Chapter 4 – Infrastructure

Chapter 4 relates to precinct enabling infrastructure and other infrastructure development. It is considered there are no relevant matters for the proposed development.



Chapter 6 – Assessment Criteria

6.1.2 General Controls

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
6.1.2.2 Building Design					
Building height					
PC5 Buildings: a. respond to the natural topography of the site and b. minimise any impacts on surrounding areas.	A5.1 Where sites are more highly visible from surrounding rural and residential areas as shown in Map 8.2, development ensures: a. building heights prevent skylining of the building above the horizon when viewed from important views such as Eunony Valley or Brucedale 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 c. cut instead of fill is utilised so that buildings sit within the landscape, where feasible d. buildings do not obstruct or detract from views between the Bomen Axe Quarry site and The Rock Nature Reserve and 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). 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: a. parapets of sufficient height to screen visibility and b. positioning solar PV on a part of the roof structure that is not visible from sensitive vantage points.	B5.1 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.	U5.1 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.	The proposed development site is not identified as a highly visible site according to Map 8.2. No roof mounted solar PV would form part of the proposed development.	
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. 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	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	Based on the nature of the proposed development, these controls are not considered to be relevant.	
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	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.				
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: a. provide façade variation using different materials b. are broken into smaller elements c. use modulation and/or d. 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: a. passive surveillance of street and public areas b. visibility of parking areas from adjacent properties and the public street c. building design which limits the ability for unauthorized entry d. clear demarcation between the public and private realm e. eliminating public areas with minimal or no surveillance and f. 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	All proposed structures would be of simple shape and reflective of intended function without ornamentation or irregular shapes.	
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	A8.1 The primary street frontage incorporates: a. the main building entry b. simple and bold elements to create visual interest and an	B8.1 Facades along the primary street frontage: a. express the intended function of the building and its component uses	Not applicable	Based on the nature of the proposed development, these controls are not considered to be relevant.	



c. express the intended function of the development.	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. A8.5 Long expanses of uninterrupted walling is avoided by using a combination of the following: a. articulating the façade b. regular openings (doors or windows) c. integrating a variety of materials, textures and finishes (at least three) along the length of the facade or d. 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:	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.			
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	a. highlight colours used in strategic locations and b. 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.				
6.1.2.3 Car parking and access					
Note: The issuing authority may require a traffic and parking study prepared by a suitably qualified person.					
PC9 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.	A9.1 Provide suitable staff, visitor and service access/es to the site. A9.2 Ensure vehicular access/es have a suitable separation distance to all other access drives (including those on adjacent properties) and do not adversely impact on the safety and efficiency of the surrounding road network. A9.3 Ensure the primary vehicle access provides access to the main visitor car park and the main building/s. A9.4 Design for the maximum design vehicle expected to access the site. A9.5 Design all vehicle accesses in accordance with the relevant Council standards and guidelines and Australian Standards 2890.1:2004. A9.6 All vehicles must enter and exit the development site in a forward direction. Note: The Roads Authority should be consulted on access and egress requirements and approval	Not applicable	Not applicable	The design of the proposed development has specifically considered heavy vehicle movements, which will be required during the construction process. All vehicle access arrangements has been designed in accordance with the relevant Council standards and guidelines and Australian Standards 2890.1:2004 and 2890.2:2018. All vehicles will access and exit the site in a forward direction. Once operational, it is likely that the development will only need to be accessed by light vehicles for repairs and maintenance. Visitor carparking is not required given the nature of the proposed development; however, parking would be provided for staff, contractors and others who would visit the site. A Traffic Impact Assessment and OSOM Haulage Assessment have been prepared for the site.	

		<i>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.</i>			
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. <i>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.</i> <i>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.</i>	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. <i>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.</i>	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.	The proposed development would be accessed from Bavin Road, which is not 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. 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.	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. 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. <i>Note: The issuing authority may require a traffic and parking study to be prepared by a suitably</i>	U11.1 Development that does not provide adequate parking. U11.2 Large, uninterrupted areas of car parking visible from streets without any landscaping.	Once operational, it is likely that the development will only need to be accessed by light vehicles for repairs and maintenance. One space would be provided for people with a disability in accordance with the Access to Premises Standards, the Building Code of Australia and Australian Standard 2890.6:2009. Electrical vehicle parking is not proposed at this stage due to the operational nature of the site requiring less staff and involving tradesperson vehicles rather than passenger vehicles, which would be more likely electric vehicles. Noting that security fencing and surveillance measures are already proposed for the development, additional security controls are not considered necessary.	



	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.	<i>qualified person to demonstrate the reduced rate of parking is appropriate.</i> B11.3 Large expanses of car parking can be considered where it can be demonstrated that the visual impact is reduced through: a. 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 b. 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.			
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: a. integrated into the design of developments b. separated from staff/visitor car parking areas and waste storage and collection areas c. located away from the circulation path of other vehicles d. located at the rear or sides of the buildings behind the front building line and e. 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. <i>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.</i>	U12.1 Loading, unloading or servicing within the public right of way.	The design of the proposed development has specifically considered heavy vehicle movements, which will be required during the construction process. All vehicle access arrangements has been designed in accordance with the relevant Council standards and guidelines and Australian Standards 2890.1:2004 and 2890.2:2018.	
6.1.2.4 Transport infrastructure and utilities					
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: a. Water b. Wastewater c. Electrical d. telecommunications and e. other utilities and services as required such as gas, hydrogen reticulation (including future hydrogen), recycled water etc. <i>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:</i> • electricity supply – Essential Energy • gas supply – APA Group and • water supply – Riverina Water. <i>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.</i> <i>Note: Information will be required on the proposed sewer outflow requirements including general sewer and trade waste.</i> <i>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.</i>	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: a. capacity and loads for all utilities and services is known for future connection to infrastructure and b. the development is a catalyst project that cannot be accommodated within existing land areas currently able to be serviced by existing infrastructure or c. the applicant contributes to the provision of infrastructure, at a rate commensurate to the bringing forward of such infrastructure. 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.	Given the nature of the proposed development, it is desirable the BESS is in place in the earliest phases of the SAP precinct development. Adequate arrangements are in place, funded by the developer, for utilities required to support the development. Refer to the accompanying Utilities Demand summary. The proposed development would not compromise the planned and orderly delivery of infrastructure throughout the precinct. The proposed development would not compromise existing easements affecting the land. The proposed development is supported by TransGrid through a connection agreement.	
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	Not applicable.	U17.1 Development that impacts on existing and proposed utilities and services corridors.	The proposed development would not compromise existing easements affecting the land. The proposed development is supported by TransGrid through a connection agreement.	



	Transport and Infrastructure SEPP.				
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. <i>Note: The Measurement Length is 463 metres measured radially either side of the pipe.</i> 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	Not applicable.	Not applicable.	The proposed development is not located within the relevant measurement distance of the high-pressure gas pipeline and it is considered to have no likely impact.	



	written confirmation from the relevant pipeline operator. 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					
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. <i>Note: pervious surfaces may include:</i> • 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. <i>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</i>	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.	The proposed development would maintain more than 30 percent pervious surfaces. A Stormwater Management Plan has been prepared for the proposed development to provide on-site stormwater detention infrastructure to capture rainwater and surface runoff and maintain pre-flow rates for all events up to, and including, the 1% AEP at a capacity. The proposed detention basin would meet the requirements of the Delivery Plan and WWCC.	

	subdivision which provides subregional stormwater detention infrastructure, site specific detention is not required.				
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: a. for development with a building footprint less than 6,000 square metres a rainwater tank with a minimum of 10,000 litres or b. for development with a building footprint greater than 6,000 square metres onsite rainwater storage tanks equivalent to a minimum of 1.65 litres storage per square metre of gross floor area. <i>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.</i>	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.	The development would have a building footprint substantially less than 6,000 square metres. A water tank with a volume of minimum 20,000L would be provided for the proposed development as a static firefighting supply.	
PC21 Protect, maintain and restore: a. water quality and waterway health through the design and management of the stormwater and wastewater management systems b. the ecological condition of aquatic systems (including but not limited to wetlands and riparian lands) over time and c. 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: a. ensure water pollution is avoided and b. 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%. <i>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.</i> A21.3 All stormwater treatment measures are designed having consideration for ongoing operation and maintenance. <i>Note: A maintenance plan for stormwater treatment measures will be required for all</i>	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: a. predict the expected frequency and volume of discharges b. characterise the quality of any discharges in terms of the concentrations of all pollutants present at non-trivial levels c. 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)	U21.1 Any discharge of wastewater and/or contaminated stormwater to watercourses or waterways.	Stormwater Management Plan has been prepared for the proposed development to address water quality requirements.	



	development proposals that include stormwater treatment measures.	d. demonstrate that all practical and reasonable measures to avoid or minimise water pollution are considered and implemented and e. propose appropriate discharge criteria based on the potential water quality impacts and the practical measures available to minimise pollution (e.g. treatment performance). <i>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.</i> <i>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.</i> <i>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.</i>			
6.1.2.6 Earthworks					
Earthworks and retaining walls					
PC22 To: a. protect and minimise disturbance to natural landforms and design buildings and siteworks that respond sensitively to the natural topography b. take into account the stability of land having regard to its topography, geology and soils as part of site planning principles c. minimise disturbance of vegetation that stabilises land, particularly on sloping sites and d. encourage reuse of fill material from within the precinct.	A22.1 Design and site layout minimises the need for cut and fill. <i>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.</i> A22.2 Development ensures vegetation is protected on the site, particularly where it is important to site stability. A22.3 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). A22.4 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.	Not applicable.	U22.1 Larger retaining walls located in areas identified as being of high visual amenity as shown in Map 8.2. U22.2 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. U22.3 Filling, excavation or retaining walls located within easements.	The proposed earthworks would be carried out in accordance with the relevant requirements of AS3798. The height of the cut and fill exceeds the 1 metre identified in control A22.4. However, the accompanying plans demonstrate that cut and fill has been balanced to avoid the need for importation of fill material or disposal of excess material. No retaining walls are proposed; this would be managed by stabilised batters. The proposed development would not affect any existing vegetation.	



	A22.5 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. A22.6 More than two rows of retaining walls may be acceptable where it can be demonstrated that the retaining walls are: a. integrated into the landscape through a terraced edge separated by a planted area of no less than 3 metres to accommodate landscaping or b. suitably screened from views beyond the site by other buildings, structures or landscaping and c. 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. <i>Note: All retaining walls proposed for the site are to be identified in the application for the proposed Activation Precinct certificate.</i>				
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. <i>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.</i> <i>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.</i>	Not applicable.	Not applicable.	An ESCP has been prepared by a suitably qualified environmental consultant in accordance with Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004). With the implementation of the ESCP, the risk of the proposed development impacting nearby waterways, drainage systems and/or groundwater quality is considered low.	
Fencing					

PC26 Fencing is integrated with the development and is suitable for its intended purpose.	A26.1 Primary street frontage fences: - 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 - are a maximum of 2.1 metres in height - incorporate complementary gates - are integrated with the main entrance and - 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: - be recessive and use corrugated, powder coated metal panels with a matte finish, in dark grey - be minimised to areas adjacent to the proposed building or service areas - be softened and screened by low and medium height landscaping within a bed of at least one metre in depth and - 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.	The proposed development would not require any fencing to the primary street frontage (Bavin Road). Security fencing would surround the proposed BESS footprint as indicated by the accompanying plans and would not be visible from the public domain.	
Lighting					
PC27 Ensure lighting: - is energy efficient and maximises on site comfort, safety and security and - 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: - solar lit bollards or pole top lights along the main building entrance path - controlled uplighting (timer) to selected trees along the primary vehicle access - appropriately illuminated (backlighting, uplighting)	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.	Lighting for the proposed development would comply with the Australian Standard 4282:2019 for outdoor lighting. Security lighting would be required around the perimeter of the site and for the HV substation compound to ensure site and user safety and security. Residential receivers are located minimum 600m away and obscured from the proposed BESS by existing topography. The proposed development would not create light spill that adversely affects such receivers.	



	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.				
6.1.2.8 Service and storage areas					
PC28 Service and storage areas: a. are functional and practical and b. do not detract from the visual amenity or operational efficiency of the precinct or surrounding areas.	A28.1 Service and storage areas are: a. located behind the main building line and to the rear or side of buildings, where possible; b. appropriately sealed or treated; and c. screened from view so that they are not visible or prominent from public vantage points. 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. A28.2 Service and storage areas include a dedicated area set aside for waste storage and collection based on calculated waste and recycled material generation rates for the particular business, building size, and potential future expansion. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during operation of the premises / development. 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	Not applicable.	U28.1 Waste collection within the public right of way. U28.2 Waste collection within the site's car parking and pedestrian movement areas where user safety is at risk or compromised. U28.3 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.	The service and storage area would not be located forward of the main building line and not be visible from the public domain. The area would be appropriately surfaced as indicated by the accompanying plans and details.	



	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.				
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6.1.3 Specific Development Requirements

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
6.1.3.1 Development on large lots (minimum 1 hectare)					
Large lots (minimum 1 hectare)					
PC30 Side and rear setbacks provide appropriate spacing between lots.	A30.1 A minimum five metre setback is provided to side and rear boundaries. A30.2 A minimum three metre width of landscaping: a. is provided from side and rear fences and b. comprises locally sourced, minimum 100L (formal) sized native trees with middle level strata shrubs native to the area	B30.1 Reduced setbacks may be considered where good public domain outcomes are achieved through the provision of landscaping in accordance with Chapter 2 – Precinct design principles.	Not applicable.	All buildings/structures would be minimum 5 metres from side and rear boundaries. The proposed buildings and structures are not visible from the property frontage or public domain; therefore, landscaping is not considered to be required along the side and rear fences. Existing easements are also located along the side boundaries.	



	in accordance with Section 3.4 – Planting palette between the trees.			
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6.1.4 Sustainability

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don’t want to see	Proposal	Compliance (Yes/ No/ N/A)
Sustainability					
PC35 Development supports and contributes to the principles of the UNIDO for Eco-Industrial Park framework and a carbon neutral precinct.	A35.1 Development demonstrates a commitment to contributing towards the Wagga Wagga Special Activation Precinct accredited ISO14001 EMS framework. A35.2 If required, the applicant commits to contributing data in accordance with the precinct EMS framework. <i>Note: Access to the Wagga Wagga Special Activation Precinct accredited ISO14001 EMS framework can be obtained from the corporation.</i>	B30.1 The applicant: a. commits to developing an ISO14001 EMS framework within 12 months from the date of approval or provides a copy of an existing ISO14001 EMS accreditation for the development and b. commits to contributing data in accordance with the precinct EMS framework.	U35.1 Development does not demonstrate a commitment to the principles of the UNIDO Eco-Industrial Park framework and a carbon neutral precinct.	The proponent will commit to contributing data, in accordance with the precinct EMS framework (once made publicly available for review by proponents) or if not relevant or suitable, would develop an EMS framework for the proposed development specifically, in consultation with RGDC, prior to the commencement of works.	
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.					
PC36 Development supports energy efficiency through the use of renewable energy.	A36.1 Development: a. maximises energy capture and reuse through roof top mounted solar PV b. utilises an equivalent or better alternative onsite renewable energy generation system and/orc. utilises / connects to an offsite renewable energy resource. <i>Note: Information on the proposed electricity demand and consumption and percentage proposed to be delivered via renewables (onsite and offsite) will be required.</i> <i>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.</i>	Not applicable.	Not applicable.	The proposed development would inherently support energy efficiency by making more effective use of existing energy in the grid.	
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	Not applicable.	Not applicable.	The proposed development site has been specifically selected for the purpose of clustering together with the existing TransGrid substation and minimising the necessary transmission line connection. The proposed development also protects the existing service corridors that relate to the existing TransGrid substation and make use of an existing site that is heavily constrained in this regard.	



	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.				
PC38 To minimise the overall environmental impacts of waste by: a. encouraging development to facilitate ongoing waste avoidance b. encouraging development to embed circular economy principles into its planning and operations c. requiring on-site waste separation and other design and siting standards which assist waste collection and management d. encouraging building designs and construction techniques that minimise waste generation e. maximising opportunities to reuse and recycle building and construction materials as well as other waste in the ongoing use of a premise and f. reducing the demand for waste disposal.	A38.1 Development has: a. identified basic resource flows within and outside the precinct that will contribute to reducing waste to landfill and promote the use of recycled and reclaimed materials or b. waste and resource management systems in place which aim to reduce waste to landfill and maximise the use of recycled and reclaimed materials. Note: The identification of resource flows is scalable depending on the size and nature of the business i.e. may be simply demonstrated through a diagram. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during operation of the premises / development. A38.2 Development incorporates the use of recycled or reclaimed materials in construction where possible. Note: The issuing authority may require a waste management plan to be prepared which details the waste management and minimisation activities to be carried out during demolition and/or construction of the development.	Not applicable.	U38.1 Development that maximises waste to landfill.	Wastes would be managed in accordance with the accompanying Waste Management Plan developed for the proposed development. Resource flows are also identified in the Waste Management Plan; however, it is noted that prefabricated equipment and infrastructure components have been selected from CATL which employ sustainability measures such as use of reclaimed and recycled materials as inputs, reducing the weight of components to save materials and transport costs and the reuse and recycling of byproducts. Prefabrication also assists in more consolidated management of waste products, which is undertaken by the manufacturer in a more sophisticated and efficient manner than is likely to be achieved with on-site fabrication.	



6.2 Rural Activity Zone

6.2.1 Controls that apply to development in rural areas

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
Development in rural areas					
PC39 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.	A39.1 Provide a minimum 10 metre privately owned and maintained landscaped buffer to site boundaries. <i>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.</i> A39.2 Use landscaping and other screening options to help integrate new uses and developments into the rural landscape. A39.3 Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties. A39.4 Uses must be capable of operating within capacities of available existing utilities and services and/or provide appropriate onsite utilities and services where required. 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.	Not applicable	Not applicable	A 10-metre-wide landscape buffer will be established on the northern and western boundary of the BESS area, to supplement existing landscape screening. Due to electrical easements, existing vegetation to the east and south of the project site (within the associated lot) will be enhanced and maintained to achieve a 10-meter wide landscaping buffer. The proposed development would not require any fencing to the primary street frontage (Bavin Road). Security fencing would surround the proposed BESS footprint as indicated by the accompanying plans and would not be visible from the public domain or the closest receivers. The proposed BESS would be capable of operating within capacities of available existing utilities and services and/or provide appropriate onsite utilities and services where required, refer to accompanying summary of Utilities Demand. Adequate on-site facilities for traffic movement and parking would be provided as outlined earlier in this report. Bavin Road would be made suitable for the vehicles associated with the proposed development, if not currently meeting the required condition. Refer to the accompanying Waste Management Plan which details suitable arrangements for the storage and disposal of waste streams.	



6.2.3 Business identification signage

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
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. 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.	Business identification signage is not required. The proposed development would not be accessible to the general public.	
U41.3 Provision of third-party advertisements within the precinct.					

6.3 Precinct-wide

6.3.1 Environment

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
6.3.1.1 Landscape character and visual impact					
Landscape character					
PC42 Protect the rural landscape character and natural topography and features such as drainage lines and waterways of the precinct.	A42.1 Development is designed and sited to: 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 b. maintain significant landscape features such as the rocky outcrops c. maintain existing mature trees where possible or provide a reasonable strategy for replanting mature trees d. identify Indigenous heritage features which should be retained in place on site and	Not applicable.	U42.1 Development that does not integrate site specific solutions.	The proposed development would not affect any remnant vegetation, vegetation corridors, riparian corridors, rocky outcrops or areas of Indigenous heritage.	



	e. avoid or minimise alteration to natural features such as drainage lines and waterways, hill tops and ridgelines.				
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. <i>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.</i>	Not applicable.	Not applicable.	Not applicable, the land is not adjacent to the Olympic Highway nor Byrnes Road.	
6.3.1.2 Heritage					
Wiradjuri cultural heritage					
PC45 Aboriginal culturally significant places, sites and objects are protected.	A45.1 Development avoids impacts to Aboriginal cultural heritage and is undertaken in accordance with the precinct's Aboriginal Cultural Heritage Management Plan. <i>Note: Access to the precinct's Aboriginal Cultural Heritage Management Plan can be obtained from the corporation.</i> A45.2 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. A45.3 Development promotes the history and landscape values of the site by considering story-telling and memory through site layout, building design and/or interpretative signage. <i>Note: The Aboriginal Cultural Heritage Management Plan provides further guidance on how development may promote the history and landscape values of the precinct.</i> A45.4 Development avoids indirect impacts to Bomen Axe Quarry by ensuring: a. development to the north, east and southeast of Bomen Axe Quarry does not exceed existing building heights b. development along the outside western boundary of the	B45.1 Where development cannot avoid impacts to Aboriginal cultural heritage, development undertakes an Aboriginal cultural heritage assessment. <i>Note: Part 6 of the National Parks and Wildlife Act 1974 (NPW Act) provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Harm is defined to mean destroying, defacing or damaging an Aboriginal object or declared Aboriginal place, or moving an object from the land. Anyone proposing to carry out an activity that may harm an Aboriginal object or a declared Aboriginal place must investigate, assess and report on the harm that may be caused by the activity they propose. The Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW provides guidance on the process to follow when investigating and assessing whether Aboriginal cultural heritage values and objects are present and the harm a proposed activity may cause to them. It also includes the requirements for an Aboriginal cultural heritage assessment report. Where necessary an Aboriginal Heritage Impact Permit will be required after development consent is granted. The application for an Aboriginal Heritage Impact Permit may be commenced before development consent is granted.</i>	U45.1 Aboriginal culturally significant places and sites are harmed, except where an Aboriginal Heritage Impact Permit has been issued.	Not applicable, the proposed development avoids culturally significant places, sites and objects are protected.	



	Bomen Axe Quarry incorporates native tree plantings to block views of the regional enterprise zone west of Byrnes Road and c. development protects views from Bomen Axe Quarry to Kangal.				
6.3.1.3 Biodiversity, vegetation and riparian corridors					
Biodiversity					
PC47 Protect and enhance native vegetation and areas of high value biodiversity through landscaping and open spaces.	A47.1 Development is to be sited, designed and managed to: a. avoid and minimise impacts on threatened species by avoiding and minimising the clearing of native vegetation and b. protect and enhance areas of high value biodiversity as shown in Map 8.3. A47.2 Development retains trees and grasslands where possible, and incorporates them into site landscaped areas. 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. <i>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.</i> <i>Note: A landscape plan will be required for all development proposals.</i> <i>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.</i> <i>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.</i>	B47.1 Where development is likely to impact native vegetation and areas of high value biodiversity, it demonstrates: a. there is no feasible alternative and b. planting of additional native species in other locations on the site will be undertaken at a rate of 10:1 in accordance with Section 3.4.1 – Biodiversity focused revegetation. <i>Note: A suitably qualified person must prepare a report that identifies any potential adverse impact the proposed development may have on the following:</i> a. a native vegetation community b. the habitat of any threatened species, population or ecological community c. a regionally, state or nationally significant species of plant, animal or habitat d. a habitat corridor e. a wetland f. the biodiversity values within a reserve, including a road reserve or a stock route and g. a description of any proposed measures to be undertaken to ameliorate any such potential adverse impacts.	U47.1 Avoidable removal of areas of high value biodiversity or Tier 1 and Tier 2 trees.	The proposed development has been designed to avoid impacts to native vegetation and protect areas of high biodiversity value in accordance with the relevant map.	

6.3.2 Environmental hazards

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
6.3.2.2 Bushfire protection					



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: a) the latest version of PBP and b) Rural Fires Act 1997 (including requirements for bushfire safety authority for development for a 'special fire protection purpose'). <i>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.</i> <i>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.</i> 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.	The subject land is mapped as occurring on Category 3 bushfire prone land, as per the ePlanning Spatial Viewer- 'Bushfire Prone Land (Non-EPI) map'. The proposed development incorporates a 10m Asset Protection Zone (APZ) in accordance with the requirements of Planning for Bushfire Prevention (PBP) (RFS, 2019) and the Rural Fires Act 1997. An on-site firefighting water supply of 20,000L would be provided. The accompanying Preliminary Hazard Analysis details all of the credible potential fire hazards associated with the development and the extensive fire protection and suppression systems involved. The accompanying Bushfire Assessment Report confirms the requirements of the Planning for Bushfire Prevention (PBP) (RFS, 2019) have been met.	
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6.3.3 Environmental impact management

Performance criteria	Acceptable solutions How to achieve it	Alternative solutions What could be negotiated	Unacceptable solutions What we don't want to see	Proposal	Compliance (Yes/ No/ N/A)
6.3.3.1 Potentially hazardous industry and potentially offensive industry					
PC58 Potentially hazardous industry and potentially offensive industry are appropriately managed to protect human health, property and the biophysical environment.	A58.1 A preliminary hazard analysis is undertaken in accordance with sections 3.11 and 3.12 of the Resilience and Hazards SEPP. 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	Not applicable.	U58.1 Development that is determined to be hazardous or offensive.	A Preliminary Hazard Analysis (PHA) has been prepared for the proposal.	



	complying development in the same way as they apply to an application for development consent. A58.2 Development that is a potentially hazardous industry and potentially offensive industry: a) has been identified as either low, medium or high risk by the Department of Planning and Environment and b) complies with the Resilience and Hazards SEPP. <i>Note: Any development that is determined to be hazardous or offensive, is prohibited in the precinct.</i> <i>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.</i> <i>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.</i> <i>The corporation will require the Planning Secretary's approval to issue an Activation Precinct certificate.</i>				
6.3.3.3 Noise					
PC62 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. <i>Note: The Environment Protection Authority should be consulted with early in the Activation Precinct Certification process to determine whether an assessment is required.</i>	A62.1 Development that requires an environment protection licence under the POEO Act for a scheduled activity must: a. 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 b. 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.	Not applicable.	U62.1 Development proposals that are not accompanied by a noise impact assessment prepared in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI).	A Noise Impact Assessment (NIA) has been prepared in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI) for operations and the Interim Construction Noise Guideline (ICNG) and Assessing Vibration A Technical Guideline (AVATG) for construction	



	<i>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. 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).</i>				
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 sitebased noise monitoring and reporting regime has been complied with. <i>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.</i> <i>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.</i> <i>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</i>	Not applicable.	U63.1 Development that has a significant impact on sensitive receivers.	A Noise Impact Assessment (NIA) has been prepared in accordance with the NSW EPA Noise Policy for Industry (2017) (NPfI) for operations and the Interim Construction Noise Guideline (ICNG) and Assessing Vibration A Technical Guideline (AVATG) for construction. The SAP Assessment Framework for Noise is not currently available.	



	<i>managing and minimising noise emissions, including how the environmental management activities and controls will be monitored and reviewed.</i>				
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Appendix 4 – Development specific checklist

Document Type	Description	NGH comment
Development Specific Checklist	The issuing authority will prepare a Development Specific Checklist which sets out what supporting documents are required to be submitted with the application for an Activation Precinct certificate for the proposed development. The Development Specific Checklist is required to be completed and submitted with the application for an Activation Precinct certificate.	Noted.
Architectural Plans		
Elevations and sections	Elevations and sections clearly document the proposed building/s or works. Elevations and sections must be drawn to 1:100 scale (or other appropriate scale), be viewed from each direction and include the following details: Date, plan number, amendment number Building facade, windows, roof profile External finishes (e.g. wall, roof, window, door and fence materials, paint colours, etc) Window and door schedule (showing all dimensions) Existing and finished ground levels, floor levels, ceiling levels and roofline levels (show driveway grade) Chimneys, flues, exhaust vents and ducts (show height in relation to adjoining roof levels); Retaining walls and fences (indicate height); and Extent of excavation or filling of the site.	Refer to accompanying typical elevations and sections of the proposed buildings and structures.
Floor plans	Floor plans clearly document the proposed building/s or works. Plans must be drawn to 1:100 scale (or other appropriate standard scale) and include the following details: North point (true north) and scale (show ratio and bar scale) Title block indicating name of architect/designer, date of preparation, plan number, amendment number (where relevant) and client's name and address of subject property Location of proposed new buildings, alterations or works (show setback distances from boundaries and adjoining buildings) Room layout, partitioning, location of windows and doors Room dimensions, areas and proposed use of each room Courtyard dimensions and areas Walls and fences Total floor area and floor space ratio Disabled persons access (if required) Vehicle entrance and exit driveways Car parking and loading areas (show dimensions); and Waste bin storage and collection facilities.	Refer to accompanying typical layout plans for proposed buildings and structures. Further details can be provided post-approval once further detailed design has been conducted.
Landscape plan	A landscape plan prepared by a qualified landscape architect or consultant that illustrates the proposed landscape design for the development proposal. The landscape plan should demonstrate an understanding of the site and its context. The scale of the plan should match the scale of the architectural and survey plans and show the following details: North point (true north) and scale (show ratio and bar scale);	Refer to accompanying landscape plan.

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Document Type	Description	NGH comment
	Name of the landscape designer or company, their contact details and professional qualifications; Date, plan number, amendment number (where relevant); Finished surface levels, embankments and grades (indicate extent of cut and fill); Location, species and canopy spread of all existing trees to be retained or removed, including any affected trees on adjoining properties or adjoining land; Arboricultural advice detailing the protection or removal of trees; Proposed tree and shrub planting, including number of each species, their location, massing and mature height, and any proposed edging and mulching; Proposed surface treatments and restoration e.g. turf, paving, bank stabilisation, mounds; Reduced levels at the base of trees and their height and canopy spread; Driveways and carparking areas; Location of letter boxes, drying areas and garbage receptacles; Finished surface levels, including embankments, grades and contours; Location of stormwater pipes and pits, including any onsite detention; Proposed fences and retaining walls (indicate height and material); Erosion and sediment control measures; and Maintenance program.	
Site plans	Site plans show the exact location of buildings and other features on the site drawn to 1:100 scale (or at the same scale as the plans and elevations). The plan must include the following details: North point (true north) Scale (show ratio and bar scale), lot dimensions and areas Date, plan number, amendment number Position of all existing structures, contours and spot levels Position of structures, including trees on adjoining land (including the street and adjoining parks or open space), especially window locations in adjoining buildings with top and bottom of sill heights; Position of existing trees on both the site and adjoining sites (including the street and adjoining parks or open space), and reduced level at the base of such trees, and their height and canopy spread; and The location and levels of any solar panels on adjoining lots.	Refer to accompanying site plan.
Any other plans that demonstrate how the proposal addresses the assessment criteria		Not envisaged.
General		
Plan of management	A plan of management demonstrates how a proposal will be managed to minimise adverse amenity impacts. A plan of management may include details about how the establishment will operate, including: Type of business Number of staff Expected number of customers or clients Hours and days of operation Number of patrons and building safety (for entertainment venues) Plant, machinery and production processes Type and quantity of goods handled	Refer to accompanying Plan of Management.

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Document Type	Description	NGH comment
	Arrangements for transport, loading and unloading of goods Hazardous materials and processes Noise controls Complaints management; and Servicing arrangements.	
Statement of consistency	A written statement demonstrating the compliance of the proposal with the relevant provisions of the applicable Master Plan and Delivery Plan.	This report.
All development		
Erosion and sediment control plan	An erosion and sediment control plan provides details of how the site will be managed to prevent stormwater pollution, erosion and sedimentation. It should show the following details: Basic site information North point (true north) Scale (show ratio and bar scale) Date, plan number and name of person who has prepared the plan Contours – initial and final; and Existing and proposed boundaries. Construction details ‘Site’ or ‘disturbed area’; Location of stockpiles and secure chemical storage area; Location of temporary and permanent Soil and Water Management Controls; and Vehicle access point/s. Stormwater management Location of drains, downpipes, pits and watercourses; Proposed integration with on-site detention/infiltration; and Stormwater discharge point (if proposed). Major projects Details on staging of works; Location of any vegetation to be removed; and Proposed re-vegetation program.	Refer to accompanying ESCP.
Proposed potable water and non-potable water demand and percentage to be delivered via onsite water systems	Best practice water cycle management initiatives are encouraged to be incorporated into the design of the development to reduce onsite potable water usage. 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.	Refer to accompanying summary of Utility Demands.
Proposed Sewer outflow requirements	Information will be required on the proposed sewer outflow requirements including general sewer and trade waste. Council should be consulted on connections to utility services including for sewerage, drainage and approval under section 68 of the Local Government Act 1993. For trade waste, the expected material/chemical composition is to be nominated. Depending on the trade waste, a separate approval may be required from Council or the Department of Planning, Industry and Environment.	Refer to accompanying summary of Utility Demands.

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Document Type	Description	NGH comment
Stormwater drainage plan	The stormwater and drainage plan will illustrate how stormwater runoff from the site will be managed. It is essential to incorporate the proposed drainage design in the initial design process as problems with discharging stormwater runoff from the site may require a redesign. Sites that fall away from the street frontage may have difficulty discharging stormwater runoff to the street, requiring a drainage easement to be negotiated through a neighbouring property to discharge the stormwater. The drainage design must be prepared by a registered civil engineer and include provision for on-site detention (OSD) where necessary.	Refer to accompanying Stormwater Management Plan.
Waste management plan	A waste management plan details waste management and minimisation activities to be carried out during demolition, construction and operation of the premises/development. The waste management plan will need to: Specify waste by type and volume and nominate reuse and recycling potential Nominate siting of waste storage and recycling facilities for demolition, construction and final use Detail how and where residual wastes will be disposed of; and Explain how ongoing waste management of the site will operate.	Refer to accompanying Waste Management Plan.
Sustainability		
Confirmation of proposed building rating/certification (e.g. Green Star), if applicable	A Green Star rating provides independent verification that a building is sustainable. Green Star is Australia's only national, voluntary and holistic rating system to provide independent third-party assurance for sustainable building, infrastructure and master-planned communities. Green Star is an internationally recognised built environment rating system delivering a common language for standards of sustainability in the built environment.	Not applicable. Not a building type that would typically be assessed.
Identification of resource flows	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 inputs. The identification of resource flows includes information on the basic resource flows for a business within and outside a Special Activation Precinct that will contribute to reducing waste to landfill and promote the use of recycled and reclaimed materials. 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.	Refer to accompanying Waste Management Plan.
Proposed electricity demand and consumption	Information is required on the proposed electricity demand and consumption for the proposed development, including the percentage proposed to be delivered via renewable energy (onsite and/or offsite).	Refer to accompanying summary of Utility Demands.
Proposed gas demand and percentage to be delivered via hydrogen, if applicable	Developments that proposes to utilise hydrogen as a renewable energy resource will need to provide information on the proposed gas demand and percentage to be delivered via hydrogen.	Nil/not applicable. Refer to accompanying summary of Utility Demands.
Statement demonstrating alignment with the	Special Activation Precinct master plans have been prepared to ensure development maximises sustainability opportunities to achieve 'Eco-Industrial Park' recognition in accordance with the United Nations Industrial	To be determined once the precinct's accredited ISO14001

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Document Type	Description	NGH comment
UNIDO Eco-Industrial Park Framework	Development Organisation (UNIDO) framework. To ensure the precincts can achieve its goals and fully embed these frameworks and principles, an ISO 14001 Environmental Management System (EMS) has been developed for each precinct which incorporates an Environmental Management Framework and an Environmental Management Register. The EMS contains targets, actions objectives and outcomes to achieve environmental protection, sustainability and circular economy outcomes. The aim is to ensure the long-term protection and improvement of the precinct's health and resilience, while integrating economic development with ecologically sustainable principles. A statement is required that demonstrates how the proposed development will align with the UNIDO Eco-Industrial Park Framework. This may include: - a statement demonstrating a commitment to contributing to the precinct's accredited ISO14001 EMS framework (including targets); - providing a copy of an existing ISO14001 EMS accreditation for the development; or - a statement that an EMS framework for the proposed development will be developed within 12 months of the date of approval of the development. 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.	EMS framework is publicly available.
Aboriginal cultural heritage assessment	An aboriginal cultural heritage impact assessment is required for development that cannot avoid impacts to Aboriginal cultural heritage. Part 6 of the National Parks and Wildlife Act 1974 (NPW Act) provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Harm is defined to mean destroying, defacing or damaging an Aboriginal object or declared Aboriginal place, or moving an object from the land. Anyone proposing to carry out an activity that may harm an Aboriginal object or a declared Aboriginal place must investigate, assess and report on the harm that may be caused by the activity they propose. The Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW provides guidance on the process to follow when investigating and assessing whether Aboriginal cultural heritage values and objects are present and the harm a proposed activity may cause to them. It also includes the requirements for an Aboriginal cultural heritage assessment report. Where necessary an Aboriginal Heritage Impact Permit will be required after development consent is granted. The application for an Aboriginal Heritage Impact Permit may be commenced before development consent is granted.	Refer to accompanying ACHA.
Environmental impact management		
Noise impact assessment	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). 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.	Refer to accompanying Noise Impact Assessment.
Preliminary hazard analysis	SEPP (Resilience and Hazards) requires the preparation of a preliminary hazard analysis (PHA) for potentially hazardous industry. For development proposals classified as 'potentially hazardous industry' the policy establishes a comprehensive test by way of a preliminary hazard analysis (PHA) to determine the risk to people, property and the environment at the proposed location and in the presence of controls.	Refer to accompanying Preliminary Hazard Analysis.

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Document Type	Description	NGH comment
	A preliminary hazard analysis is undertaken in accordance with clause 12 and 13 of State Environmental Planning Policy (Resilience and Hazards) 2021.	

Appendix 5 – Supporting assessments

Refer to following list of supporting assessments that accompany the application for an APC:

- Development design plans including
 - Site plan
 - Floor plans
 - Elevations and sections
 - Landscape plan
 - Plan of management
 - Waste management plan including identification of resource flows
 - Statement of Consistency
 - Erosion and sediment control plan
 - Stormwater design plan
 - Summary of utilities demand and consumption
 - Statement regarding UNIDO Eco-Industrial Park Framework
 - Aboriginal Cultural Heritage Assessment
 - Noise impact assessment
 - Preliminary hazard analysis
 - Bushfire assessment report
 - Preliminary site investigation
 - Traffic impact assessment.
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