

Activation Precinct Certificate

State Environmental Planning Policy (Precincts–Regional) 2021



Notice is hereby given of the determination by the issuing authority to issue an Activation Precinct certificate pursuant to Clause 3.10 of the State Environmental Planning Policy (Precincts–Regional) 2021

Application Reference:	APC 285
Applicant:	NGH Consulting
Property Address:	Bulluss Drive, Moree
Legal Property Description:	Lot 82 DP 751780 Lot 144 DP 751780 Lot 1 DP 999486
Special Activation Precinct:	Moree Special Activation Precinct
Description:	Battery Energy Storage System
Determination:	Issue
Reasons:	The development in accordance with Schedule 1 is consistent with the master plan and delivery plan, subject to reasons for determination in Schedule 1.
Date of determination:	2 October 2024
Activation Precinct certificate will lapse on:	2 October 2027
Type of development consent required:	Development Application

On behalf of the Regional Growth NSW Development Corporation, as the issuing authority

Willem Clasie

Executive Director, Regional Growth NSW Development Corporation

Right of review or appeal – There is no right of review or appeal in relation to a determination or, or a failure to determine, an application for an Activation Precinct certificate.

Schedule 1 – Reasons for issue of APC 285

The following reasons are provided for issuing of APC 285 :

1. There is a Master Plan (Moree Special Activation Precinct Master Plan, March 2022) and Delivery Plan (Moree Special Activation Precinct Delivery Plan, July 2022) that apply to the land.
2. The issuing authority is of the opinion that the development is consistent with the Master Plan and Delivery Plan.
3. Potentially hazardous nature of the development will be managed through the relevant Safe Work NSW Legislation and conditions placed on the development consent.
4. Erosion and sediment are controlled through measures implemented and maintained throughout construction.
5. The proponent will obtain Interim Geotechnical Design Advice letter (IGDA) at the Construction Certificate stage.
6. The development will comply with the objectives of the Planning for Bushfire Protection 2019 and fire safety requirements of the National Construction Code 2022 as part of the development application and construction certification process.
7. Potential noise impact of the proposed development will be further assessed at the development application stage.

Schedule 2 – Material that Informed the Determination

The Activation Precinct certificate is issued for the development in accordance with the plans and supporting documents set out in the following table, or as modified:

Document Name	No. / Reference / Version	Prepared by	Dated
Architectural Plans	PS212248 Revision D	WSP	7 June 2024
Landscape Plan	2445 Revision A	Moir Landscape Architecture	18 April 2024
Estimated Development Cost Report		Avenis Energy	14 June 2024
Erosion and Sediment Control Plan	PS212248 Revision A	WSP	28 March 2024
Noise impact assessment	Final 2	NGH Consulting	15 May 2024
Plan of management	230246 Final V1.1	NGH Consulting	4 September 2024
Preliminary Hazards Analysis	Revision 0.3	Pando Consulting	8 May 2024
APC Statement of Consistency and Checklist		NGH Consulting	10 September 2024
Stormwater Drainage Report	Revision A	WSP	8 April 2024
Stormwater Drainage and Earthworks Plan	PS212248 Revision A	WSP	28 March 2024
Summary of utilities demand and consumption	230246	NGH Consulting	4 September 2024
Waste management plan including identification of resource flows	230246 Final V1.1	NGH Consulting	4 September 2024
Windshear Assessment	Final V1.0	NGH Consulting	4 September 2024
Flood Statement		Cumulus Engineering Pty Ltd	2 September 2024