



Peter Thompson
General Manager
Wagga Wagga City Council
PO Box 20, Wagga Wagga, NSW 2650

4 December 2019

Dear Mr Thompson *Peter*

Subject: Proposed 9 Lot Residential Subdivision DA18/0510

I am writing to you regarding the Wagga Wagga Special Activation Precinct announced by the Deputy Premier in March 2019 and the application to Council DA18/0510 for the development of an 11 Lot Residential Subdivision. The proposed development is located at Bomen within the investigation area for the Wagga Wagga Special Activation Precinct.

Special Activation Precincts are a priority of the NSW Government's 20-year vision for Regional NSW and are intended to provide a place-based solution to economic development and to simplify the planning process, providing certainty and confidence to businesses and the community.

The planning framework for Special Activation Precincts are supported by a new State Environmental Planning Policy (SEPP). The SEPP will require detailed upfront strategic planning and environmental studies are undertaken to inform the Master Plan for each Special Activation Precinct. The draft SEPP will need to be given due consideration in accordance with the Act for all proposed development within Special Activation Precincts.

The Department has significantly progressed the draft master plan for the Wagga Wagga Special Activation Precinct and is well advanced in its engagement with stakeholders and the community. The master planning process for Wagga Wagga Special Activation Precinct will deliver strategic and coordinated land-use within the precinct, including aspiring to the principles of the circular economy and leading Australia in Eco-Industrial design. Specifically, the draft Wagga Wagga Master Plan has identified industrial processing as well as rail freight and logistics land-use opportunities that will attract international investment in leading practice and new technologies.

The Department has reviewed the application for the residential subdivision at 42 Old Bomen Road and has formed the view that the proposed development is not aligned with the aspirations of the Wagga Wagga Special Activation Precinct. The proposal creates conflict between residential dwellings that are sensitive to the current industrial operations within the Special Activation Precinct. The location of the proposal will likely subject future residents' lifestyle to poorer environmental amenity levels, and consequentially, impact the industrial potential and operation of the Precinct.

The Department believes that the proposal in its current form poses a significant risk to optimising master planning outcomes for the Wagga Wagga Special Activation Precinct and may negatively impact the ability to attract investors and deliver the full potential of the precinct over the 40-year investment cycle.



In the context of the NSW Government's 20-year vision and the long-term strategic regional plan for Wagga Wagga, the Department requests that Council take into consideration the inconsistency between the aspirations of the Wagga Wagga Special Activation Precinct and the proposal for the residential subdivision.

If you would like to discuss any of the above, please contact me on (02) 9274 6522 or anthea.sargeant@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Anthea Sargeant".

Anthea Sargeant

Executive Director

Compliance, Industry and Key Sites