

6 December 2019

Mr Peter Thompson
General Manager
Wagga Wagga City Council
PO BOX 20
Wagga Wagga NSW 2650

Dear Mr Thompson

Wagga Wagga Special Activation Precinct – development applications in proximity to Special Activation Precinct

The Department of Planning, Industry and Environment (DPIE) is currently preparing an Activation Precincts State Environmental Planning Policy (SEPP) to provide streamlined planning processes for development in Special Activation Precincts. DPIE is also currently undertaking the master planning of the Wagga Wagga Special Activation Precinct, with the investigation area positioned in and around the Bomen Industrial Estate.

Prior to the Activation Precincts SEPP being made, the Wagga Wagga Local Environmental Plan (LEP) 2010 will continue to operate. It is noted that the Wagga Wagga LEP includes a clause that requires odour and noise impacts from the Bomen Industrial Estate to be considered when determining the suitability of development in the Cartwrights Hill Precinct.

The land being investigated for the Wagga Wagga Special Activation Precinct is currently zoned IN1, IN2 and RU1 which allows for a range of land uses. There are currently several development applications lodged in or in proximity to the Wagga Wagga Special Activation Precinct investigation area. These include:

- DA18/0510 – Eleven lot subdivision at 42 Old Bomen Road, Cartwrights Hill,
- DA19/0412 – 2 lot subdivision at 411 Hampden Avenue, and

The Regional Growth NSW Development Corporation (RGDC) will be the entity responsible for delivering and implementing Special Activation Precincts, including the Wagga Wagga SAP. As you are aware, the NSW Government has committed to make a substantial investment in the Wagga Wagga Special Activation Precinct aimed at stimulating economic activity and jobs growth.

Any planning decisions that would potentially limit or constrain the ongoing operation of the Precinct is likely to have a detrimental impact on industry and may jeopardise the Governments' investment. To ensure the successful delivery of the Wagga Wagga Special Activation Precinct, any current or future development applications located within or in proximity to the investigation area should have due consideration for the (draft) master plan and development of the Special Activation Precinct.

Given the risk stated above, the RGDC requests Wagga Wagga City Council take these matters into consideration in the assessment of these development applications to protect the future growth and successful delivery of the Special Activation Precinct. It is considered that any current or future development applications should be consistent with the outcomes of the (draft) master plan and should not compromise the economic development potential and infrastructure investment decision for the Special Activation Precinct.

We also note that DA19/0036 for a waste disposal facility (Riverina Sustainability Centre) is pending. Whilst it is not a residential use that may impact the outcomes or objectives of the Special Activation Precinct, it is a use that should be considered against the (draft) master plan.

Please let me know if you would like to discuss any aspects of this letter.

Yours faithfully



Brendan Nelson RPIA (Fellow)
Chief Executive Officer