



STATE ENVIRONMENTAL PLANNING POLICY (ACTIVATION PRECINCTS)
2020

Amendment No. 1 - Introduction of Wagga Wagga Special Activation Precinct

Discussion Paper

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Have your say

The Department of Planning, Industry and Environment welcomes your feedback on the proposed addition of the Wagga Wagga Special Activation Precinct to State Environmental Planning Policy (Activation Precincts) 2020.

Your feedback is invited on this *Discussion Paper* for the State Environmental Planning Policy (SEPP) (Activation Precincts) 2020 and the Wagga Wagga Special Activation Precinct draft Master Plan.

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Discussion Paper (Explanation of Intended Effects), the Wagga Wagga Special Activation Precinct draft Master Plan and supporting documents at www.planningportal.nsw.gov.au/WaggaWaggaSAP

To make a submission online please follow the steps below:

- 1) Read our Privacy Statement and decide whether to include your personal information in your submission.
- 2) Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a) The name of the proposal (Activation Precincts SEPP, Wagga Wagga Special Activation Precinct draft Master Plan or both)
 - b) A brief statement on whether you support or object to the proposal
 - c) The reasons why you support or object to the proposal
- 3) Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
- 4) Agree to our online statement and lodge your submission.

You may also lodge your submission via post by sending it to:

Executive Director

Regions, Industry and Key Sites

Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name or other personal identifying details published, please state this clearly at the top of your submission.

To find out more, please visit www.planningportal.nsw.gov.au/WaggaWaggaSAP

1. Purpose of this Discussion Paper

The aim of this Discussion Paper is to describe, and provide justification for, a proposed amendment to the *State Environmental Planning Policy (Activation Precincts) 2020* (Activation Precincts SEPP). Specifically, to identify the Wagga Wagga Special Activation Precinct (shown in Figure 1) and to include provisions for land within that Precinct.

The proposed addition to the Activation Precincts SEPP will “turn off” the *Wagga Wagga Local Environmental Plan 2010* (Wagga Wagga LEP 2010) for land within the Wagga Wagga Special Activation Precinct and the Activation Precincts SEPP will become the primary environmental planning instrument for that land. It will establish new land use zones, new controls relating to Exempt, Complying and Designated Development and introduce some new streamlined development application processes for land within the Wagga Wagga Special Activation Precinct.

2. The Special Activation Precinct Program

2.1 Jobs and economic development in Regional NSW

The NSW Government is committed to supporting economic development and job creation in regional NSW. Regional NSW is one of Australia’s largest and most diverse regional economies, with an array of industries including agriculture, energy and resources, and strong tourism, service and manufacturing sectors.

Across NSW, economic or industry specialisations have arisen from locational or competitive advantages, access to a large, skilled workforce, investment, and/or the ability to co-locate supporting or product or value-add industries or activities.

The purpose of the Special Activation Precincts program is to create streamlined planning pathways and secure investment in catalyst infrastructure, to create economic opportunity and growth.

The creation of Special Activation Precincts aligns with the existing Department of Planning, Industry and Environment’s Regional Plans and the Department of Premier and Cabinet’s Regional Economic Development Strategies, which set the strategic vision and economic engines for each Functional Economic Region across NSW.

2.2 The Special Activation Precinct program

2.2.1 What is a Special Activation Precinct?

Special Activation Precincts are existing or proposed employment precincts in regional NSW that have been identified by the NSW Government as having potential for growth, and where the planning and investment will be prioritised.

The Special Activation Precinct program is an important part of the NSW Government’s 20-Year Economic Vision for Regional NSW and will be delivered through the \$4.2 billion Snowy Hydro Legacy Fund.

The Special Activation Precinct consists of five core components:



Government-led studies

The Department of Planning, Industry and Environment conducts technical studies to inform the development of the master plan and to ensure land uses and development occurs in the right locations for each precinct. This up-front planning takes the burden away from investors wanting to grow or start up a business in the precincts.



Fast track planning

Once the master plan and other supporting planning instruments are endorsed, this will provide investors with streamlined planning and environmental approvals. This may include providing for land uses that suit complying development or approval exemptions.



Government-led development

The Regional Growth NSW Development Corporation will lead and coordinate the delivery, through Delivery Plans according to the master plan for each precinct, that supports orderly development, sensitive to market drivers, landowners and infrastructure delivery.



Infrastructure investment

Government will invest in new or upgrade roads, water, power, digital connectivity and social infrastructure for each precinct, removing barriers for investors to establish and grow.



Business Concierge

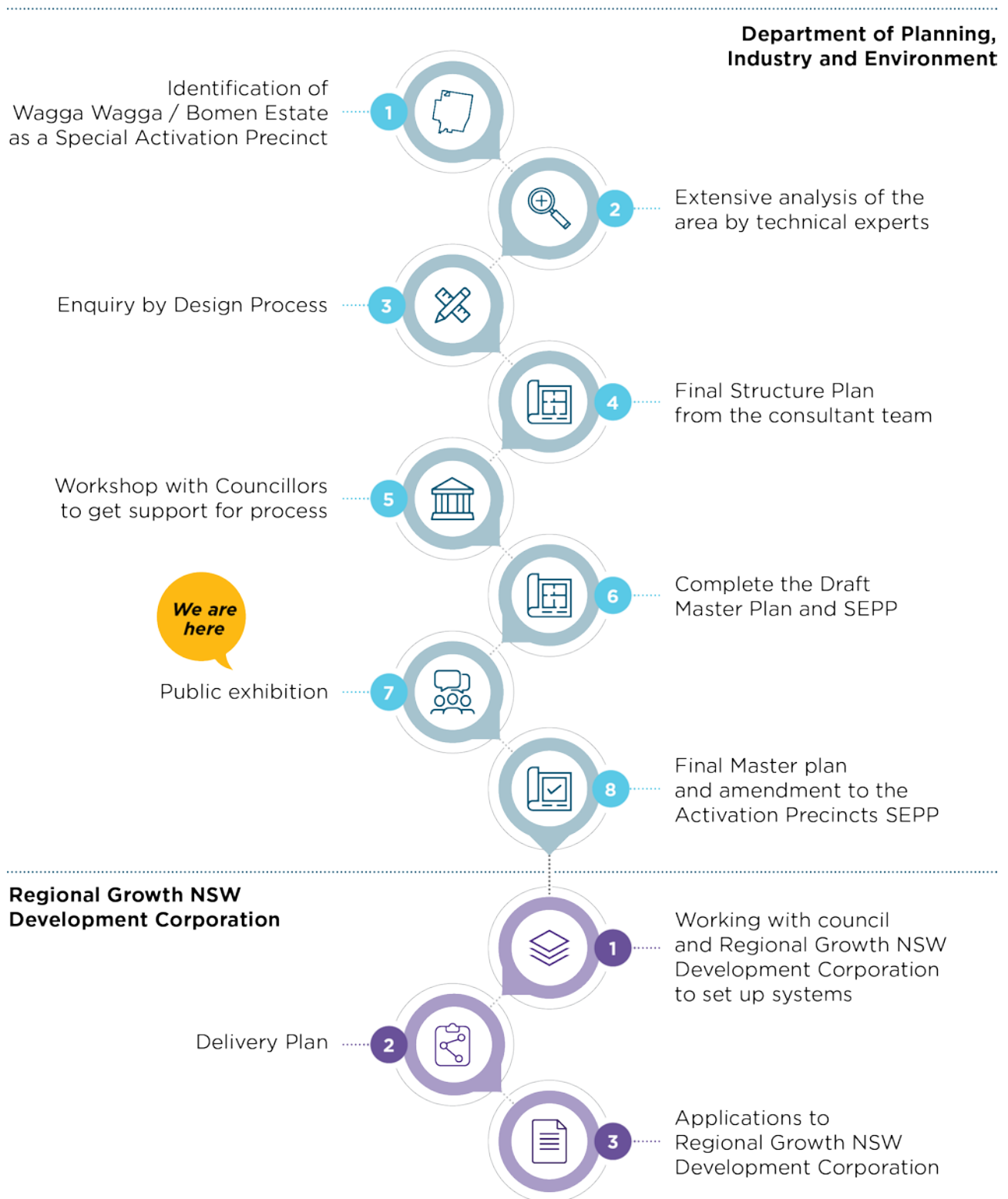
The Regional Growth NSW Development Corporation offers targeted business with concierge services to attract investment and support businesses to establish and grow in each precinct.

2.2.2 The key agencies involved in the Special Activation Precinct program

The Special Activation Precinct Program is a collaboration between the following key agencies:

- The **Department of Regional NSW** assesses potential sites for inclusion in the program, considers government investment for essential infrastructure to service the Special Activation Precincts.
- The **NSW Department of Planning, Industry and Environment** (the Department) is responsible for the planning of Special Activation Precincts in regional NSW. The Department leads the master planning process, including community and stakeholder engagement, the technical studies required to inform the preparation of a structure plan and development of the simplified planning framework for each Precinct.
- The **Regional Growth NSW Development Corporation** (Regional Growth NSW) is the agency responsible for delivering and implementing Special Activation Precincts. Regional Growth NSW is working with all levels of Government, the private sector and the community to secure economic development and investment attraction opportunities to these unique areas. Regional Growth NSW is a one-stop shop to support investors and will develop catalyst, enabling infrastructure, support the attraction and facilitation of investment in the Precinct, providing support on planning and environmental approval processes, and creating strategic partnerships to foster education, training and collaboration opportunities.

2.2.3 Key milestones in the Wagga Wagga Special Activation Precinct process



2.3 The Special Activation Precinct planning framework

There are three key parts to the Special Activation Precinct planning framework:



State Environmental Planning Policy (Activation Precincts) 2020

- Identifies each Special Activation Precinct.
- Requires that an Activation Precinct Certificate be sought prior to an application for a development, to ensure the development is consistent with the Master Plan and Delivery Plan.
- Provides zoning and land use controls for each Precinct.
- Identifies Exempt and Complying Development pathways for certain development.

Special Activation Precinct Master Plans

- Made by the NSW Department of Planning, Industry and Environment and approved by the Minister.
- Identifies the Vision, Aspirations and Principles for the Precinct.
- Provides more detailed, sub-precinct land use controls where required.
- Identifies Performance criteria at a Precinct-scale for amenity, environmental performance and infrastructure provision.
- Identifies the matters to be addressed as part of the Delivery Plan.

Special Activation Precinct Delivery Plans

- Prepared by the Regional Growth NSW Development Corporation and approved by the Planning Secretary.
- Identifies development controls.
- Provides detailed strategies and plans for:
 - Aboriginal cultural heritage
 - Environmental protection and management
 - Protection of amenity
 - Infrastructure and services
 - Staging
- Provides procedures for ongoing monitoring and reporting.

2.4 The application process

The Activation Precincts SEPP provides for many uses to be Complying Development in each Special Activation Precinct.

Any application for development in a Special Activation Precinct must be accompanied by an Activation Precinct Certificate. Certificates are issued in 30 days or less by Regional Growth NSW (or the Planning Secretary in certain situations) if development is consistent with the Master Plan and Delivery Plan. This process creates a strategic gateway to ensure that development is consistent with the provisions and intent of the Master Plan and Delivery Plan, before a development proceeds as an application for Complying Development.

Exempt Development will not require an Activation Precinct Certificate.

Development by public authorities will not require an Activation Precinct Certificate.

Development undertaken by Regional Growth NSW will need to obtain an Activation Precinct Certificate. Where Regional Growth NSW is the applicant, the issuing authority is the Planning Secretary.

3. Proposed addition to the Activation Precincts SEPP – Schedule 2 – Wagga Wagga

3.1 Area to which the Activation Precincts SEPP applies

It is proposed to amend the Activation Precincts SEPP to introduce Schedule 2 for the Wagga Wagga Special Activation Precinct. This schedule will set out controls that are specific to the Wagga Wagga Special Activation Precinct.

The Activation Precincts SEPP will “turn off” the *Wagga Wagga Local Environmental Plan 2010* (Wagga Wagga LEP 2010) for land within the Wagga Wagga Special Activation Precinct and the Activation Precincts SEPP will be the primary environmental planning instrument for that land.

The land identified as the Wagga Wagga Special Activation Precinct and the subject of Schedule 2 of the Activation Precincts SEPP is shown in **Figure 1**. The Precinct covers an area of 4,506 ha and is located to the north of the Wagga Wagga city centre.

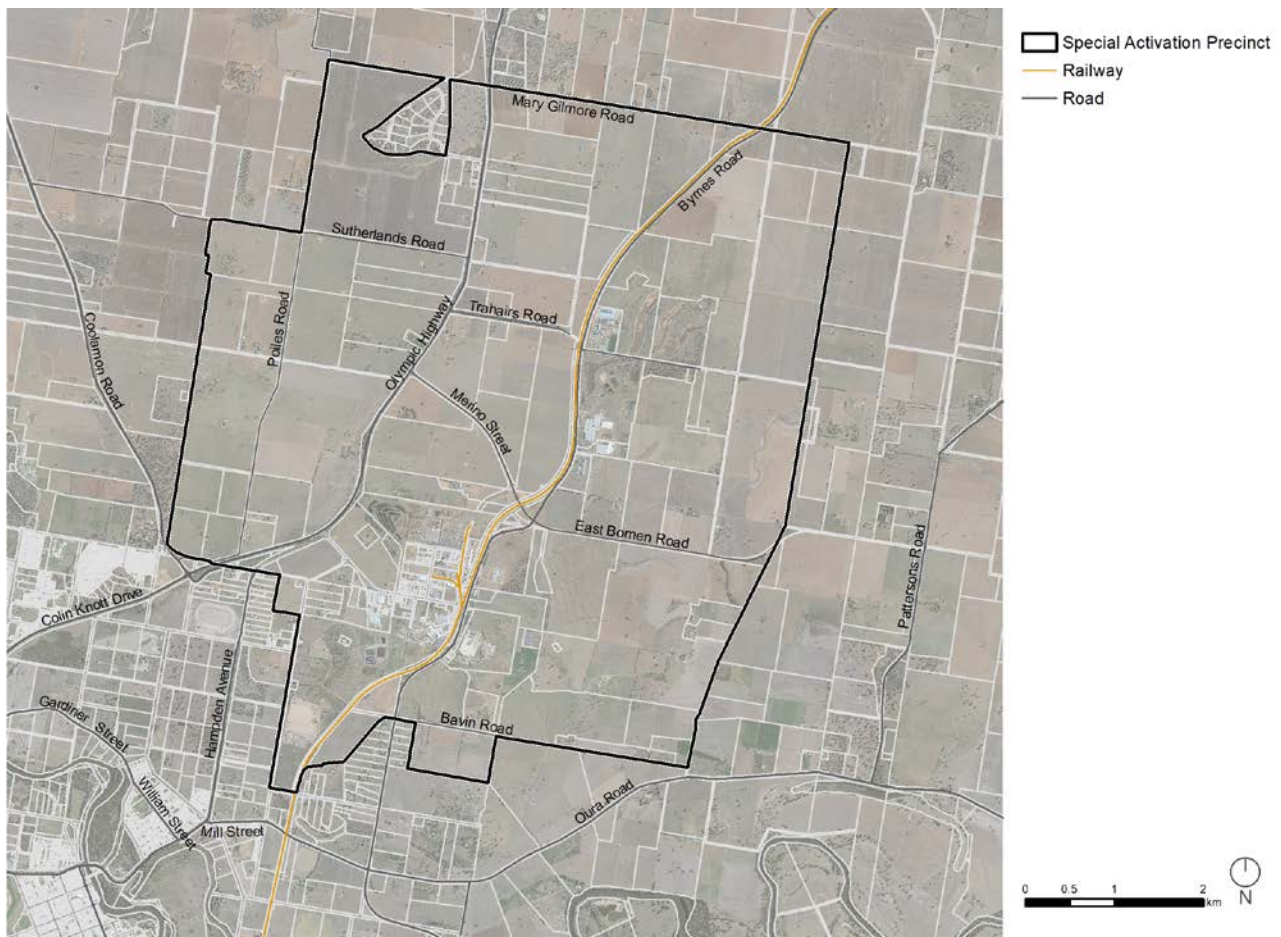


Figure 1 – Land application map –Wagga Wagga Special Activation Precinct

3.2 Land use and zoning

3.2.1 Intent of the land use zoning strategy

Currently, land within the Wagga Wagga Special Activation Precinct is primarily used for industrial and low impact agricultural purposes and is zoned for a mix of Industrial, Rural, Infrastructure, Recreation, Environmental and Residential land uses (refer **Figure 2**).

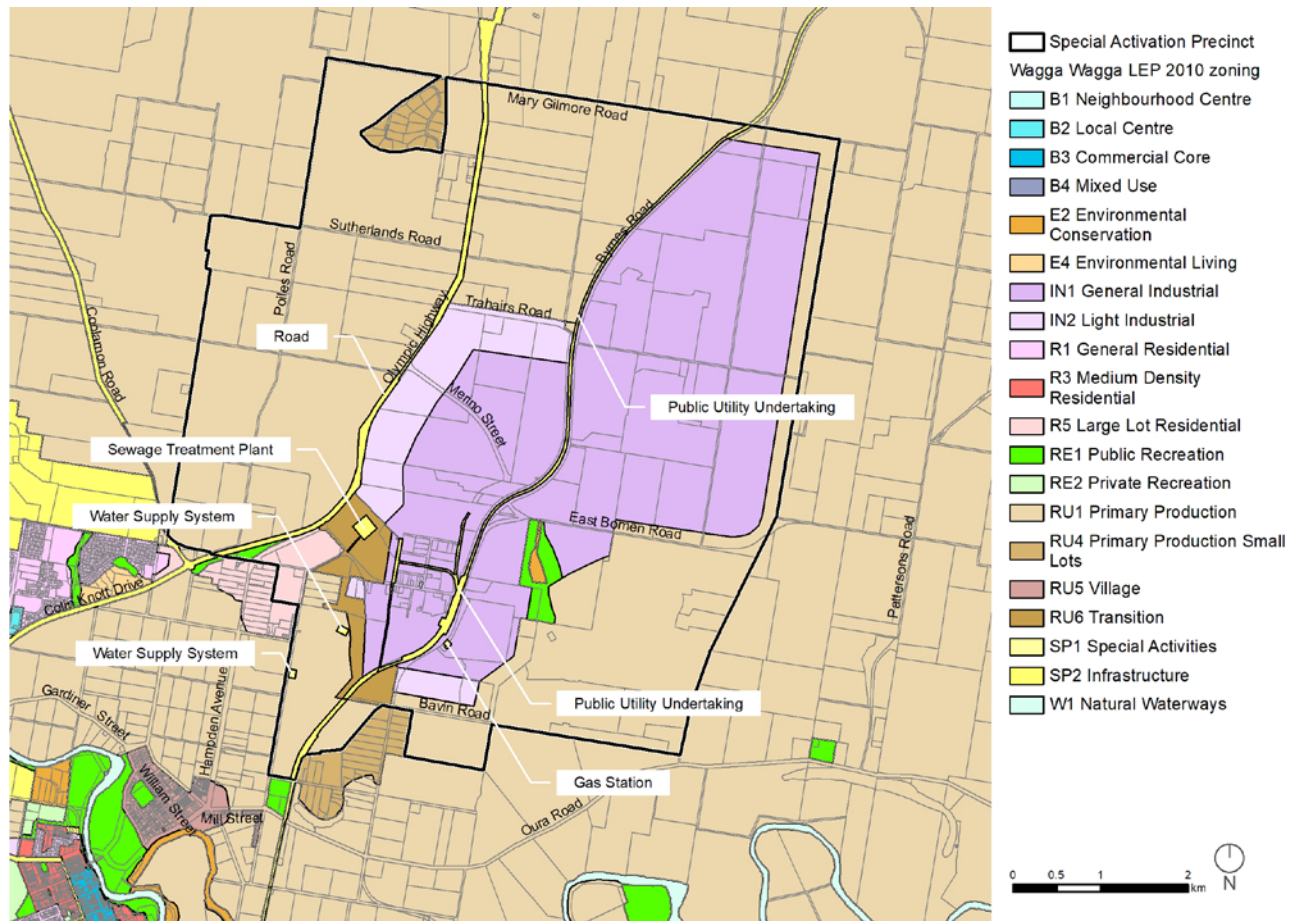


Figure 2 – Current land use zoning

The land use strategy for the Wagga Wagga Special Activation Precinct (refer **Figure 3**) comprises:

- The new Regional Enterprise Zone which focusses industrial and employment activity around the existing businesses within the Bomen Business Park and extending along the valley to the north. The Regional Enterprise Zone is a flexible land use zone allowing a wide range of employment and industrial uses. The Regional Enterprise Zone is approximately the same area as the existing General Industrial Zone under the Wagga Wagga LEP 2010 but has been reconfigured to maximise separation between industry and nearby residential communities.
- The proposed Rural Activity Zone creates a strategic buffer for the core industrial area, to mitigate land use conflict into the future. The intent of the Rural Activity Zone is to protect the rural scenic landscaped setting for the Precinct and the surrounds, prohibit the intensification of residential uses in this zone, while ensuring the zone allows for suitable agricultural and rural uses. The zone boundaries were informed by iterative testing and modelling of industry, noise and air quality and visual amenity to identify adequate buffers between the Regional Enterprise Zone and nearby residential precincts.

- Existing infrastructure zones under the Wagga Wagga LEP 2012 (SP2 Special Purposes Infrastructure (roads, rail, substation), RE1 Public Recreation and E2 Environmental Protection) are retained to protect important places and infrastructure in perpetuity. Some rationalisation of the SP2 Zone may occur following exhibition should relevant feedback be received from land owners (e.g. to reflect built roads, or to remove this zone where roads are no longer required).

The intent of each zone is described in **Table 1**.

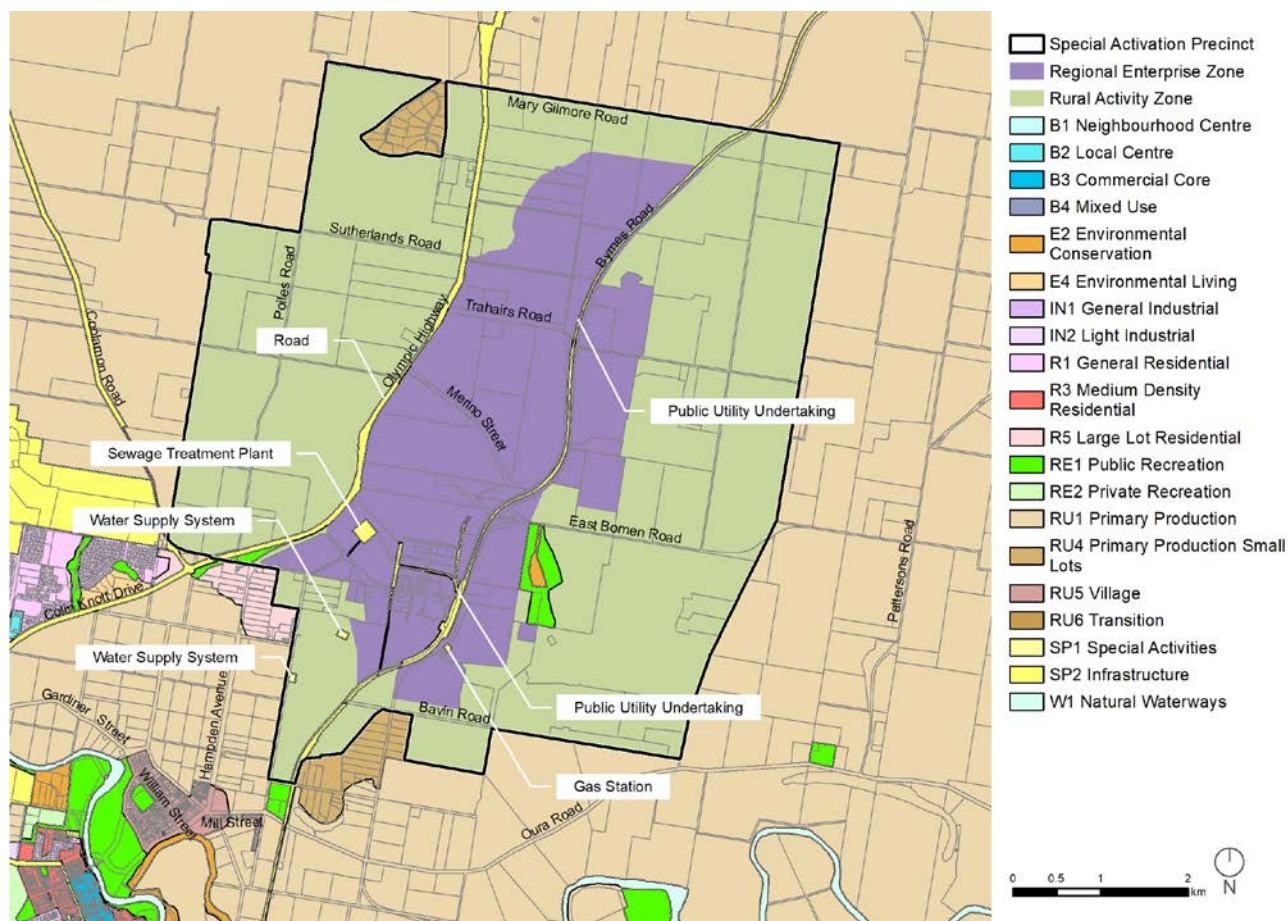


Figure 3 – Proposed land use zoning

Table 1 – Intent of the zones within the Special Activation Precinct

Zone	Intent of the zone
Regional Enterprise Zone	<ul style="list-style-type: none"> - To accommodate a wide range of industry and employment uses - To provide a suitable location for heavier industries where they can be separated from sensitive uses and impacts can be attenuated. - To give stakeholders certainty about the location of environmental impact-generating activities. - To ensure that the services and infrastructure required to support these uses can be delivered in an orderly way. - To ensure the intended uses are located to optimise access and connectivity to the road and rail - To provide for recreation opportunities and some appropriate businesses services and amenities in suitable locations.
Rural Activity Zone	<ul style="list-style-type: none"> - To provide an appropriate location for agricultural and other supporting uses where they can continue to operate in a high amenity, landscaped setting. - To provide a transition from the Regional Enterprise Zone to more sensitive residential and rural zones in the vicinity. - To ensure the protection of the Wagga Wagga Special Activation Precinct landscape setting and to celebrate its topography and outlooks to and from the Precinct.
Special Purpose Zone	<ul style="list-style-type: none"> - To complement the provisions of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) and continue flexible and adaptive management of public infrastructure land. - To provide general land use map annotations to fit broad infrastructure categories.
Public Recreation zone	<ul style="list-style-type: none"> - To protect and enhance the natural environment and enable land to be used for public enjoyment. - To assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.
Environmental Conservation zone	<ul style="list-style-type: none"> - To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. - To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

3.2.2 New land use terms and definitions

Two new land use terms have been developed for the Wagga Wagga Special Activation Precinct to allow for the creation of provisions or pathways for specific types of development:

- Solar energy generating facilities
- Hydrogen energy generating facilities

3.2.3 Land Use Tables

The following are draft objectives and permitted and prohibited uses for each of the zones within the Wagga Wagga Special Activation Precinct.

Regional Enterprise

1. Objectives of the zone

- To encourage regional enterprise and innovation in industry, environmental management and performance and in urban and industrial design.
- To effectively manage land uses of varying intensities or environmental sensitivities, and to minimise the risk of conflict associated with incompatible land uses.
- To provide opportunities for regional economic development and employment.
- To attract industries that would contribute to and benefit from being close to major freight transport networks.
- To protect and enhance the local character of the precinct and contribute to the surrounding environment and its amenity.
- To encourage the development of industry leading renewable energy generation and resource and waste management.

2. Permitted without consent

Environmental protection works.

3. Permitted with consent

Agricultural produce industries; agriculture; aquaculture; artisan food and drink industry; biosolids treatment facilities; boat building and repair facilities; business premises [e.g. banks, post offices, hairdressers, etc]; car parks; centre-based child care facilities; commercial premises; community facilities; depots; educational establishments [e.g. TAFE establishment etc]; electricity generating works; emergency services facilities; environmental facilities; farm buildings; flood mitigation works; food & drink premises; freight transport facilities; function centres; general industries; health consulting rooms; health services facilities; heavy industrial storage establishments; heavy industries; helipad; high technology industries; highway service centres; industrial retail outlets; industrial training facilities; industries; information and education facilities; kiosks; liquid fuel depots; livestock processing industries; local distribution premises; medical centres; mortuaries; neighbourhood shops; Oyster aquaculture; passenger transport facilities; plant nurseries; public administration building; pubs; recreation areas; recreation facilities (indoor); research stations; resource recovery facilities; restaurants or cafes; retail premises; roads; rural industries [e.g. use of composting facilities and works]; rural supplies; sawmill or log processing industries; service stations; sewage reticulation systems; sewage treatment plants; sewerage systems; shops; signage; solar energy generating facility; specialised retail premises; stock & sale yards; storage premises; take-away food & drink premises; Tank-based aquaculture; timber yards; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; vehicle sales or hire premises; veterinary hospitals; warehouse or distribution centres; waste disposal facilities; waste or resource management facilities; waste or resource transfer stations ; water recycling facilities; water reticulation systems; water storage facilities; water supply systems; water treatment facilities; wholesale supplies; Any item not specified in 2 or 4

4. Prohibited

Air transport facilities ; airport; airstrip; amusement centres; animal boarding or training establishments; attached dwellings; backpackers' accommodation; bed & breakfast accommodation; bee keeping; boarding houses; boat launching ramps; boat sheds; camping grounds; caravan parks; cellar door premises; cemetery; charter & tourism boating facilities; dairies (restricted); dairy (pasture-based); dual occupancies; dual occupancies (attached); dual occupancies (detached); dwelling houses; early education & care facilities; eco-tourist facilities; entertainment facilities; exhibition homes; exhibition villages; extractive industries; farm stay accommodation; forestry; garden centres; group homes; group homes (permanent); group homes (transitional); hazardous industry; hazardous storage establishments; heliport; home industry; home occupation (sex services); home occupations; home-based child care; hospitals; hostels; hotel or motel accommodation; jetties; marinas; markets; mooring; mooring pens; multi dwelling housing; neighbourhood supermarkets; offensive industry; offensive storage establishments; office premises; open cut mining; places of public worship; port facilities; recreation facilities (major); recreation facilities (outdoor); registered clubs; residential accommodation; residential care facilities; residential flat buildings; respite day care centres; restricted premises; roadside stalls; rural worker's dwellings; school-based child care; schools; secondary dwellings; semi-detached dwellings ; seniors housing; serviced apartments; sex services premises; shop top housing; small bars; tourist and visitor accommodation; water recreation structures

Rural Activity

1. Objectives of the zone

- To provide a rural interface between surrounding land uses.
- To protect and enhance the rural character of the precinct and contribute to the surrounding environment and its amenity.
- To provide an inter-urban break between future residential and employment growth areas supporting the long-term growth of Wagga Wagga.
- To support small scale, low impact agricultural /rural uses.

2. Permitted without consent

Environmental protection works; extensive agriculture [e.g. grazing of livestock etc]; home business; home occupations

3. Permitted with consent

Advertising structure; agriculture; bee keeping; biosolids treatment facilities; building identification sign; business identification sign; car parks; community facilities; dairy (pasture-based); educational establishments [e.g. TAFE establishment etc]; emergency services facilities; environmental facilities; farm buildings; flood mitigation works; industrial training facilities; information and education facilities; recreation areas; research stations; roads; sewage reticulation systems; sewage treatment plants; sewerage systems; signage; water recycling facilities; water reticulation systems; water storage facilities; water supply systems; water treatment facilities; Any item not specified in 2 or 4

4. Prohibited

Agricultural produce industries; air transport facilities ; airport; airstrip; amusement centres; animal boarding or training establishments; aquaculture; attached dwellings; backpackers' accommodation; bed & breakfast accommodation; biosolids treatment facilities; boarding houses; boat building and repair facilities; boat launching ramps; boat sheds; business premises [e.g. banks, post offices, hairdressers, etc]; camping grounds; caravan parks; cellar door premises; cemetery; centre-based child care facilities; charter & tourism boating facilities; commercial premises; correctional centres; crematorium; dairies (restricted); depots; dual occupancies; dual occupancies (attached); dual occupancies (detached); dwelling houses; early education & care facilities; eco-tourist facilities; electricity generating works; entertainment facilities; exhibition homes; exhibition villages; extractive industries; farm stay accommodation; feedlots; food & drink premises; forestry; freight transport facilities; funeral homes; function centres; garden centres; general industries; group homes;

group homes (permanent); group homes (transitional); hardware & building supplies; hazardous industry; hazardous storage establishments; health consulting rooms; health services facilities; heavy industrial storage establishments; heavy industries; helipad; heliport; highway service centres; home occupation (sex services); home-based child care; horticulture; hospitals; hostels; hotel or motel accommodation; industrial retail outlets; industries; intensive livestock agriculture(eg poultry farms etc); intensive plant agriculture [e.g. cultivation of irrigated crops]; jetties; landscaping material supplies; liquid fuel depots; livestock processing industries; local distribution premises; marinas; markets; medical centres; mooring; mooring pens; mortuaries; multi dwelling housing; neighbourhood shops; neighbourhood supermarkets; offensive industry; offensive storage establishments; office premises; open cut mining; passenger transport facilities; oyster aquaculture; places of public worship; plant nurseries; pond-based aquaculture; port facilities; pubs; public administration building; recreation facilities (indoor); recreation facilities (major); recreation facilities (outdoor); registered clubs; residential accommodation; residential care facilities; residential flat buildings; resource recovery facilities; respite day care centres; restaurants or cafes; restricted premises; retail premises; roadside stalls; rural industries [e.g. use of composting facilities and works]; rural worker's dwellings; sawmill or log processing industries; school-based child care; schools; secondary dwellings; self storage units; semi-detached dwellings ; seniors housing; serviced apartments; service stations; sex services premises; shop top housing; shops; small bars; solar energy generating facility; specialised retail premises; stock & sale yards; storage premises; take-away food & drink premises; tank-based aquaculture; timber yards; tourist and visitor accommodation; transport depots; truck depots; turf farming vehicle body repair workshops; vehicle repair stations; vehicle sales or hire premises; veterinary hospitals; viticulture warehouse or distribution centres; waste disposal facilities; waste or resource management facilities; waste or resource transfer stations ; water recreation structures; wharf or boating facilities; wholesale supplies

SP2 Special Purpose Infrastructure

1. Objectives of the zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2. Permitted without consent

Roads

3. Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4. Prohibited

Any development not specified in item 2 or 3.

RE1 Public Recreation

1. Objectives of the zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.

2. Permitted without consent

Environmental facilities; environmental protection works; roads

3. Permitted with consent

Aquaculture; centre-based child care facilities; community facilities; depots; entertainment facilities; flood mitigation works; function centres; helipad; information and education facilities; kiosks; markets; recreation areas; recreation facilities (indoor); recreation facilities (major); recreation facilities (outdoor); sewerage systems; signage; water supply systems

4. Prohibited

Advertising structure; agricultural produce industries; agriculture; air transport facilities ; airport; airstrip; amusement centres; animal boarding or training establishments; artisan food and drink industry; attached dwellings; backpackers' accommodation; bed & breakfast accommodation; bee keeping; biosolids treatment facilities; boarding houses; boat building and repair facilities; building identification sign; business identification sign; business premises [e.g. banks, post offices, hairdressers, etc]; camping grounds; caravan parks; car parks; cellar door premises; cemetery; commercial premises; correctional centres; crematorium; dairies (restricted); dairy (pasture-based); dual occupancies; dual occupancies (attached); dual occupancies (detached); dwelling houses; early education & care facilities; eco-tourist facilities; educational establishments [e.g. TAFE establishment etc]; electricity generating works; emergency services facilities; exhibition homes; exhibition villages; extensive agriculture [e.g. grazing of livestock etc]; extractive industries; farm buildings; farm stay accommodation; feedlots; food & drink premises; forestry; freight transport facilities; funeral homes; garden centres; general industries; group homes; group homes (permanent); group homes (transitional); hardware & building supplies; hazardous industry; hazardous storage establishments; health consulting rooms; health services facilities; heavy industrial storage establishments; heavy industries; heliport; high technology industries; highway service centres; home business; home industry; home occupation (sex services); home occupations; home-based child care; horticulture; hospitals; hostels; hotel or motel accommodation; industrial retail outlets; industrial training facilities; industries; intensive livestock agriculture [e.g. poultry farms etc]; intensive plant agriculture [e.g. cultivation of irrigated crops]; landscaping material supplies; light industries; liquid fuel depots; livestock processing industries; local distribution premises; medical centres; mortuaries; multi dwelling housing; neighbourhood shops; neighbourhood supermarkets; offensive industry; offensive storage establishments; office premises; open cut mining; Oyster aquaculture; passenger transport facilities; places of public worship; plant nurseries; Pond-based aquaculture; port facilities; public administration building; pubs; registered clubs; research stations; residential accommodation; residential care facilities; residential flat buildings; resource recovery facilities; respite day care centres; restaurants or cafes; restricted premises; retail premises; roadside stalls; rural industries [e.g. use of composting facilities and works]; rural supplies; rural worker's dwellings; sawmill or log processing industries; school-based child care; schools; secondary dwellings; self storage units; semi-detached dwellings ; seniors housing; service stations; serviced apartments; sewage reticulation systems; sewage treatment plants; sex services premises; shop top housing; shops; small bars; solar energy generating facility; specialised retail premises; stock & sale yards; storage premises; take-away food & drink premises; Tank-based aquaculture; timber yards; tourist and visitor accommodation; transport depots; truck depots; turf farming; vehicle body repair workshops; vehicle repair stations; vehicle sales or hire premises; veterinary hospitals; viticulture; warehouse or distribution centres; waste disposal facilities; waste or resource management facilities; waste or resource transfer stations ; water recycling facilities; water reticulation systems; wholesale supplies; any other development not specified in item 2 or 3

E2 Environmental Conservation

1. Objectives of the zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To provide for cultural activities that promote recognition of country and appreciation of the natural environment, consistent with the protection of these values.

2. Permitted without consent

Environmental protection works; Home businesses; Home occupations

3. Permitted with consent

Community facilities; environmental facilities; extensive agriculture; farm buildings; flood mitigation works; home-based childcare; information and education facilities; oyster aquaculture; recreation areas; recreation facilities (outdoor); research stations; roads; sewerage systems; signage; water supply systems

4. Prohibited

Advertising structure; agricultural produce industries; agriculture; air transport facilities ; airport; airstrip; amusement centres; animal boarding or training establishments; aquaculture; artisan food and drink industry; attached dwellings; backpackers' accommodation; bed & breakfast accommodation; bee keeping; biosolids treatment facilities; boarding houses; boat building and repair facilities; boat sheds; building identification sign; business identification sign; business premises [e.g. banks, post offices, hairdressers, etc]; camping grounds; car parks; caravan parks; cellar door premises; cemetery; centre-based child care facilities; charter & tourism boating facilities; commercial premises; correctional centres; crematorium; dairies (restricted); dairy (pasture-based); depots; dual occupancies; dual occupancies (attached); dual occupancies (detached); dwelling houses; early education & care facilities; eco-tourist facilities; educational establishments [e.g. TAFE establishment etc]; electricity generating works; emergency services facilities; entertainment facilities; exhibition homes; exhibition villages; extractive industries; farm stay accommodation; feedlots; food & drink premises; forestry; freight transport facilities; function centres; funeral homes; garden centres; general industries; group homes; group homes (permanent); group homes (transitional); hardware & building supplies; hazardous industry; hazardous storage establishments; health consulting rooms; health services facilities; heavy industrial storage establishments; heavy industries; helipad; heliport; high technology industries; highway service centres; home industry; home occupation (sex services); horticulture; hospitals; hostels; hotel or motel accommodation; industrial retail outlets; industrial training facilities; industries; intensive livestock agriculture [e.g. poultry farms etc]; intensive plant agriculture [e.g. cultivation of irrigated crops]; kiosks; landscaping material supplies; light industries; liquid fuel depots; livestock processing industries; local distribution premises; marinas; markets; medical centres; mooring; mooring pens; mortuaries; multi dwelling housing; neighbourhood shops; neighbourhood supermarkets; offensive industry; offensive storage establishments; office premises; open cut mining; passenger transport facilities; places of public worship; plant nurseries; Pond-based aquaculture; port facilities; public administration building; pubs; recreation facilities (indoor); recreation facilities (major); registered clubs; residential accommodation; residential care facilities; residential flat buildings; resource recovery facilities; respite day care centres; restaurants or cafes; restricted premises; retail premises; roadside stalls; rural industries [eg use of composting facilities and works]; rural supplies; rural worker's dwellings; sawmill or log processing industries; school-based child care; schools; secondary dwellings; self storage units; semi-detached dwellings ; seniors housing; service stations; serviced apartments; sewage reticulation systems; sewage treatment plants; sex services premises; shop top housing; shops; small bars; solar energy generating facility; specialised retail premises; stock & sale yards; storage premises; take-away food & drink premises; Tank-based aquaculture; timber yards; tourist and visitor accommodation; transport depots; truck depots; turf farming; vehicle body repair workshops; vehicle repair stations; vehicle sales or hire premises; veterinary hospitals; viticulture; warehouse or distribution centres; waste disposal facilities; waste or resource management facilities; waste or resource transfer stations ; water recreation structures; water recycling facilities; water reticulation systems; water storage facilities; water treatment facilities; wholesale supplies; any other development not specified in item 2 or 3

3.2.4 Explanation of certain inclusions and exclusions in the Regional Enterprise Zone and Rural Activity Zone

Regional Enterprise Zone

The focus of the Regional Enterprise Zone is to provide for uses that will create a high performing enterprise precinct that leverages the region's existing strengths in agriculture, its strategic location and its access to existing and planned freight infrastructure including Inland Rail. Key uses that will be permitted in the zone in line with this vision include **industrial, manufacturing, freight and logistics and rural industries**.

Light, general and heavy industrial uses will be permitted in the zone.

Hazardous and offensive industries are prohibited land uses within the Special Activation Precincts. These are types of industries that cannot comply with the conditions of their EPA licence, and present a risk to life and the environment. Hazardous industrial developments generally aren't approved in NSW.

Potentially hazardous development and potentially offensive industries are developments that can comply with their license and conditions of consent, to appropriately manage any risks. These uses are permissible in Wagga Wagga SAP. The State Environmental Planning Policy No 33 – Hazardous and Offensive Development continues to apply to potentially hazardous development within Special Activation Precincts and together with the Activation Precincts SEPP and the Wagga Wagga Master Plan provides the processes for identifying and managing risk.

Business, commercial and retail uses will also be permitted within the zone, however the intention is for these types of uses to be located primarily within identified 'nodes' so that they complement and support the primary uses listed above. These nodes will be hubs for the people who work in the precinct to utilise and may contain services like childcare facilities, health services, cafes and supporting amenities and services.

Educational establishments and training facilities will be permitted within this zone to serve as complimentary uses to the primary uses previously described. The Precinct aims to house and support the operation of businesses at the forefront of adopting digital technologies, agribusinesses and advanced manufacturing. Providing the opportunity for associated education and training facilities to ensure the right skills can be developed locally to achieve this is therefore important. Schools will not be permitted in either zone as they are better suited to other zones and centres in the local government area.

Solar energy generating facilities will be permissible as Complying Development in the Regional Enterprise Zone. Design standards and controls will be developed to ensure visual impacts can be managed, particularly in the northern part of the zone which will be visible from the Brucedale residential area.

Sensitive uses such as hospitals, residences and hotel and motel accommodation will not be permitted within this zone as they are not considered to be compatible with some of the permissible industrial uses in the zone and potentially better located in other zones in the local government area.

Heavy vehicle driver accommodation should be encouraged as ancillary development for large scale freight transport facilities and truck depots to manage heavy vehicle driver work health and safety consistent with the National Heavy Vehicle Regulator fatigue management framework. To avoid doubt, heavy vehicle driver accommodation for fatigue management is ancillary and complementary to freight transport facility, transport depot or truck depot. Small scale driver fatigue accommodation and services can also be ancillary to highway service stations and service stations. There is a demand for these important facilities in the area which serve to support the safety of drivers.

Rural Activity Zone

The Rural Activity Zone will play an important role in ensuring there is suitable separation between the industrial uses in the Special Activation Precinct and the adjoining residential communities.

The key uses within this zone are **low impact types of agricultural uses** (e.g. grazing livestock, bee keeping, farm buildings).

Uses that have a medium to high potential for amenity impacts, through things like odour and noise generation or visual impacts, are not permitted in the Rural Activity Zone. This includes more intensive agricultural uses such as poultry farms, feedlots and the cultivation of irrigated crops. It also includes uses such as biosolid treatment facilities, animal boarding and training establishments, highway service centres and other commercial uses that would generate high levels of traffic.

Other uses such as **environmental facilities, water supply systems, sewerage systems, community facilities, emergency service facilities and educational establishments** (but not schools) will also be permitted to assist in providing essential facilities in the area.

Solar energy generating facilities will be an important part of the Wagga Wagga Special Activation Precincts green energy strategy. A strategy has been developed to permit these facilities only in parts of the Rural Activity Zone to protect sensitive view corridors and to ensure land in the zone continues to present as buildings and structures in a landscape setting. This strategy is explained in further detail in the following section of this discussion paper.

3.2.5 Activation Precinct Certificates

Most development will follow a streamlined process that involves, obtaining an Activation Precinct Certificate. Activation Precinct Certificates are required to be obtained for all development with the exception of uses that have been identified as Exempt Development (see section 3.2.7 of this discussion paper) or where the development is to be carried out by a Public authority.

The purpose of an Activation Precinct Certificate is to ensure development is consistent with the Activation Precincts SEPP, the Master Plan provisions and the Delivery Plan. Regional Growth NSW will be responsible for issuing Activation Precinct Certificates, unless they are the applicant, and then the Planning Secretary will be the Issuing Authority.

Once a Certificate has been issued, relevant approvals must still be obtained. The pathways for consent to be granted are:

- Complying Development under the *Environmental Planning and Assessment Act 1979* through the issuing of a Complying Development Certificate (from the relevant council or an accredited certifier)
- Development Application or State Significant Development application under Part 4 of the *Environmental Planning and Assessment Act 1979*.
- Consent under Part 5 of the *Environmental Planning and Assessment Act 1979*, by a Public Authority.

3.2.6 Complying Development

A key objective for all Special Activation Precincts is to create a streamlined planning pathway for types of uses, where the planning and environmental risks can be managed strategically through the Master Plan. The Department needs to be satisfied that any Complying Development pathway provides the same protections as a development application process would.

Many industrial and employment uses, that would require a development application under the current planning framework, can be undertaken as Complying Development in the Wagga Wagga Special Activation Precinct. Complying Development will not be advertised and will not require an Environmental Impacts Statement or Statement of Environmental Effects.

The planning framework seeks to provide a comparable level of impact assessment through the following:

- Upfront strategic environmental and planning studies that informs the Master Plan to include measurable criteria for environmental performance and land use controls designed to minimise land use conflict.
- Development standards for Complying Development, including compliance with the National Construction Code of Australia.
- Maps high value areas of vegetation and aboriginal cultural heritage and exclude exempt and complying development in these areas.
- Processes, approvals and licenses required under other legislation, such as the *Protection of the Environment Operations Act 1997*, *Biodiversity Conservation Act 2016*, the *Roads Act 1993* and the *Environment Protection and Biodiversity Conservation Act 1999* will continue to be required.
- The Activation Precincts SEPP and the master plan include provisions that replicate the processes in *SEPP 33 (Hazardous and Offensive Development)* and *SEPP 55 (Remediation of Land)* for Complying Development.

Some of the uses that can be undertaken as Complying Development include agriculture; business premises, commercial premises; freight transport facilities; general industries; highway service centres; industries, resource recovery, rural industries as well as, warehouse or distribution centres.

Environmentally sensitive areas

Environmentally sensitive areas (comprising high value vegetation, historical heritage and areas of Aboriginal cultural heritage significance) are to be mapped in the Activation Precincts SEPP. Development in these areas will not be Complying Development, recognising that development assessment in these areas should be subject to a site-specific impact assessment and that the application should be publicly-notified prior to determination.

Hydrogen energy generating facilities

Hydrogen energy generating facilities (an emerging type of energy generating works in Australia) represents a significant opportunity for the Wagga Wagga Special Activation Precinct. Depending on the scale and nature of the development, a hydrogen facility would typically be classified as State Significant Development or State Significant Infrastructure under the *State Environmental Planning Policy (State and Regional Development) 2011*.

The Department is undertaking additional studies to learn more about any potential risks associated with this use. If appropriate, and taking into consideration community feedback, the Activation Precincts SEPP will identify this use as Complying Development, with development standards provided in the SEPP and performance criteria in the master plan to support that pathway.

Solar energy generating facilities

Solar energy generating facilities (a type of electricity generating works) will be defined and will be identified as a type of development that could be undertaken as Complying Development in the Regional Enterprise Zone, and in some parts of the Rural Activity Zone, where it meets the relevant development standards. Performance criteria in the Master Plan will ensure that the design and siting of solar energy generating facilities will have an acceptable level of impact. See **Figure 5** for more detail regarding appropriate locations for different types of solar uses.

3.2.7 Exempt Development

Some types of low impact land uses will be identified as Exempt Development, and will not require any planning or building approval, where they meet the development standards outlined in the Activation Precincts SEPP. A few examples of development that can be exempt development are: farm buildings, car ports and rainwater tanks.

The list of proposed exempt development for the Wagga Wagga Special Activation Precinct is contained in **Appendix 1** to this Discussion Paper.

3.2.8 Solar in the Rural Activity Zone

The following strategy for future solar energy generating works in the Rural Activity Zone has been developed to protect sensitive view corridors and to ensure land in the zone continues to present as buildings and structures in a landscape setting (refer **Figure 4**):

- Southern, eastern and northern parts of the Rural Activity Zone (shown hatched in **Figure 4**) – *State Environmental Planning Policy (Infrastructure) 2007* currently allows for low-impact, small scale solar energy systems to be exempt development in all zones. It is proposed that any development for solar energy systems in this sensitive area continue to be undertaken under the *State Environmental Planning Policy (Infrastructure) 2007* and be required to meet the design and siting criteria set out in the Infrastructure SEPP. These provisions provide a maximum cumulative area of solar panels and plant of 150sqm per lot and provisions for design on lots that comprise heritage items, amongst other things.

In this area, solar energy generating facilities will be permitted as an additional permitted use where they have already been approved/developed (shown in orange in **Figure 4**).

- Western parts of the Rural Activity Zone (shown in green in **Figure 4**) - Small scale energy generating facilities (up to 35 hectares in size) will be permissible as Complying Development in parts of the Rural Activity Zone. Design standards and controls will be developed to ensure visual impact is mitigated through siting and landscape. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* for solar energy systems will continue to apply to this land.

In this area, small scale solar energy generating facilities (up to 35 hectares) will be an additional permitted use.

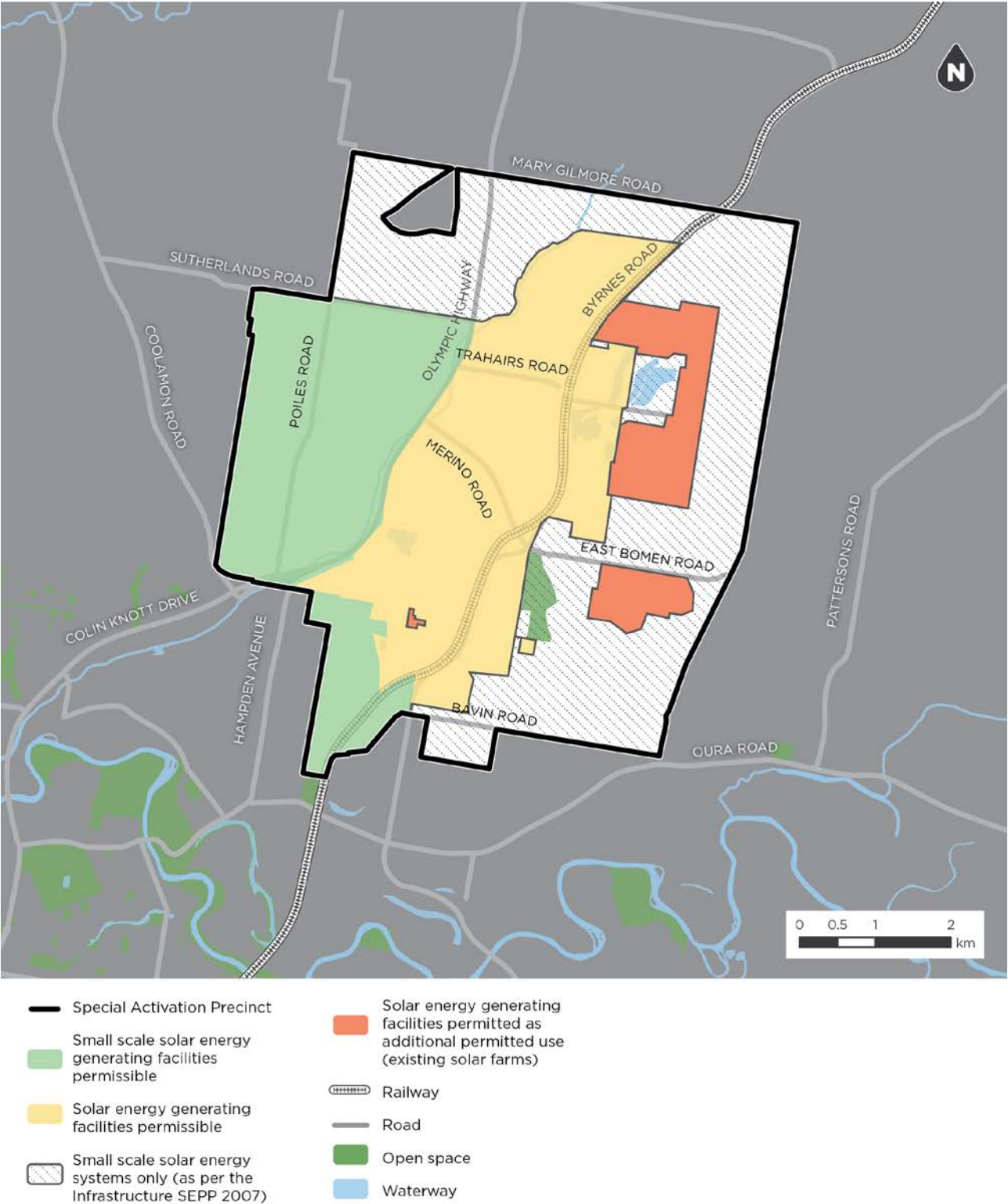


Figure 4 – Permissibility of solar energy generating facilities

3.2.9 Designated Development

The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) identifies certain high-impact development (e.g. likely to generate pollution) or development that is located in or near an environmentally sensitive area (e.g. a wetland) as 'designated development'. This development is required to be the subject of an Environmental Impact Statement and public exhibited for a minimum of 28 days.

The potential impacts associated with these high impact development uses were identified and assessed upfront in the Wagga Wagga Special Activation Precinct technical studies. The impacts have been addressed in the structure plan and/or can be mitigated through relevant performance criteria in the Master Plan for the Wagga Wagga Special Activation Precinct.

Identified high impact development uses that were assessed in the technical studies include, artificial waterbodies; breweries and distilleries, ceramic and glass industries, composting facilities; crushing grinding or separating works, intensive livestock agriculture, livestock processing industries, paper pulp or pulp product industries, and railway freight terminals. It is proposed to amend the EP&A Regulation to identify that some of these uses will no longer be designated development, so that they can be undertaken as Complying Development. The proposed amendment to the EP&A Regulation will only apply to land located within the Special Activation Precinct boundary.

The nominated developments will continue to require an EPA licence to operate under the *Protection of the Environment Operations Act 1997* and be subject to the relevant controls under *State Environmental Planning Policy No 33 – Hazardous and Offensive Development* and *State Environmental Planning Policy No 55 – Remediation of Land*.

3.2.10 Other licences and approvals

Processes, approvals and licenses required under other legislation, such as the *Protection of the Environment Operations Act 1997*, *Biodiversity Conservation Act 2016*, the *Roads Act* and the *Environment Protection and Biodiversity Conservation Act 1999* will continue to be required. Provisions under *SEPP 33 (Hazardous and Offensive Development)* and *SEPP 55 (Remediation of Land)* will continue to apply.

3.2.11 Environmentally sensitive areas

Environmentally sensitive areas within the Wagga Wagga Special Activation Precinct comprises high value vegetation, historical heritage and areas of Aboriginal cultural heritage. These locations have been mapped and exempt and complying development provisions will not apply to these areas.

3.2.12 Protection of Aboriginal cultural heritage

Aboriginal Cultural Heritage sites within the Precinct will be managed in consultation with local Aboriginal representatives. They will be protected, maintained and enhanced to preserve the significance of Wiradjuri sites, culturally significant vegetation and artefacts. The Master Plan incorporates Aboriginal planning and design considerations ensuring the Precinct has a sense of place, history and spirit when we pass it onto the next generation.

The Bomen Axe Quarry and the area immediately surrounding it is proposed to be retained as E2 Environmental Protection and RE1 Public Recreation Zones under the Activation Precincts SEPP.

Retaining the existing zoning maintains the high level of protection for this site. The area surrounding the site has also be retained to provide a buffer to the adjoining Regional Enterprise land.

In addition, other registered sites, relics and artefacts of cultural significance also form part of the Environmentally Sensitive Areas Map. Any proposed development located within the identified areas will not be able to be undertaken as exempt or complying development.

3.2.13 Biodiversity and vegetation

The approach to the protection of biodiversity and vegetation in the Wagga Wagga Special Activation Precinct has been to survey and map the high value vegetation, and then avoid development in these areas. The only development that will take place in these sensitive areas is for essential infrastructure, like roads and services, and only where it cannot be otherwise avoided.

The Environmentally Sensitive Areas Map in the Activation Precincts SEPP will identify high value vegetation. The function of this plan in the Activation Precincts SEPP is to trigger the need for a permit for tree removal in these areas. Processes, approvals and licenses required under Biodiversity Conservation Act 2016 continue to be required. The Department are currently investigating ways that a permit to remove these trees could be required outside of a development application process, to allow for some uses to be undertaken as Complying Development in these areas.

The Master Plan and Delivery Plan aim to avoid significant vegetation and seek to increase tree and vegetation cover across the Special Activation Precinct.

3.2.14 European heritage

The Wagga Wagga LEP 2010 currently identifies five local heritage items and one State-listed item. Refer to **Table 2**. The items will continue to have similar protection under the Activation Precincts SEPP. These items are also to be included on the Environmentally Sensitive Areas Map to be identified as locations that Exempt and Complying development provisions would not apply, to facilitate a process for other approvals required under the *Heritage Act 1977*.

The Activation Precincts SEPP will include aims to conserve the heritage significance of heritage items, including associated fabric, settings and views. Where appropriate, and subject to approvals, heritage-listed items in the Precinct should be considered for re-use as community, cultural, education or retail uses to support local community and identity to ensure the ongoing appreciation and maintenance of these buildings.

The Activation Precincts SEPP is intended to retain and protect non-aboriginal heritage items and avoid development near these significant elements or clusters of heritage items.

Table 2 – Heritage items

Suburb	Item Name	Address	Property Description	Significance	Item No.
Bomen	Bomen Railway Station	46 Dampier Street	Lot 3, DP 852602	State	I8
Bomen	Bomen Stationmaster's Residence	58 Dampier Street	Lot 1, DP 830096	Local	I9
Brucedale	Brucedale Hall and Tennis Courts	Olympic Highway	Lot 12, DP 751422; Lot 7003, DP 1068668	Local	I23
Brucedale	Hopevale	1365 Olympic Highway	Lot 1, DP 747583	Local	I26
Brucedale	Holy Family Chapel	1555 Olympic Highway	Lot 431, DP 751422	Local	I25
Brucedale	Brucedale Public School (former)	1563 Olympic Highway	Lot 433, DP 751422	Local	I24

The technical studies have identified two additional local heritage items. It is proposed that these items are listed in the Activation Precinct SEPP. They are:

- 1430 Olympic Highway, Bomen, 2WG Transmission building (**Figure 5**)
- 1444 Olympic Highway, Bomen (**Figure 6**)



Figure 5 – 1430 Olympic Highway, Bomen



Figure 6 – 1444 Olympic Highway, Bomen

3.2.15 Flooding and groundwater

The Wagga Wagga Special Activation and the city of Wagga Wagga rely on groundwater for water supply, including drinking water. To ensure Wagga Wagga's water resources are protected a new flood map and groundwater protection zone map will be adopted for the Wagga Wagga Special Activation Precinct. Particular land uses, as identified in the technical studies, such as liquid fuel depots, mines, rural industries and heavy industrial storage establishments will not be permitted on flood prone areas or within the groundwater protection area.

3.2.16 Bushfire

Wagga Wagga Council maintains a map identifying areas of bushfire prone land in the local government area. The bushfire prone land map is the trigger for the consideration of bush fire protection measures for new development, consistent with Planning for Bush Fire Protection 2019 (NSW Rural Fire Service) and Australian Standard 3959-2009 – Construction of buildings in bush fire prone areas).

It is proposed to continue to rely on the existing map for the identification of bushfire risk and application of relevant policies, and not replicate this work in the Activation Precincts SEPP for the Wagga Wagga Special Activation Precinct.

3.2.17 Controls for uses ancillary to other industrial and employment uses

Wagga Wagga LEP 2010 provides controls for the maximum size of the retail and office components of other uses. It is proposed to retain the following standards in the Wagga Wagga Special Activation Precinct, to ensure that these uses are ancillary to industrial and other employment uses, which is the primary intent of the Wagga Wagga Special Activation Precinct:

- Industrial retail outlets - 30% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or 400 square metres (whichever is the lesser).
- Artisan food and drink industry - the floor area used for retail sales (not including any cafe or restaurant area) - 30% of the gross floor area of the industry, or 400 square metres (whichever is the lesser).
- Kiosks - 20 square metres.
- Neighbourhood shops - 100 square metres.
- Office premises - 30% of the gross floor area of any development, or 400 square metres (whichever is the lesser).

3.3 Infrastructure contributions

Some infrastructure in the Wagga Wagga Special Activation Precinct will be funded through NSW Government's the Snowy Hydro Legacy Fund.

Infrastructure will be funded through a combination of NSW Government funding, the proceeds of land sales by the Development Corporation and through other potential funding mechanisms, such as a Special Infrastructure Contribution.

The *Wagga Wagga Local Infrastructure Contributions Plan 2019-2034* (Wagga Wagga City Council) requires that development make the following contributions:

- Development with a capital investment value greater than \$100,000 and up to and including \$200,000 - 0.5% of the development value
- Development with a capital investment value greater than \$200,000 - 1% of the development value.

Payments are made to Council for the purposes of civic and community facilities and other infrastructure.

This contribution will continue to be payable for development in the Wagga Wagga Special Activation Precinct unless otherwise agreed to by Council and the Development Corporation.

Contributions for Stormwater, Potable Water and Sewer will be collected through Riverina Water and Council as per Chapter 6, Part 2, Division 5 of the *Water Management Act 2000*.

3.4 Delivery Plans

Currently the Planning Secretary may decide to exhibit Delivery Plans prior to making them, but the Activation Precincts SEPP does expressly require the public exhibition of Delivery Plans.

It is proposed to amend Clause 9 of the Activation Precincts SEPP to require that Delivery Plans are placed on public exhibition prior to finalisation, to allow for the community and agencies to make formal submissions on the details of the Delivery Plan.

4. Other NSW legislation

The intent is that the following key legislation will continue to apply to the Wagga Wagga Special Activation Precinct, amongst others:

- *Biodiversity Conservation Act 2016 No 63*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Heritage Act 1977 No 136*
- *National Parks and Wildlife Act 1974*
- *Protection of the Environment Operations Act 1997 No 156 Protection of the Environment Operations Act 1997 No 156*
- *Water Act 1912 No 44*
- *State Environmental Planning Policy No 33—Hazardous and Offensive Development*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *State Environmental Planning Policy No 64—Advertising and Signage*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019*
- *State Environmental Planning Policy (State and Regional Development) 2011*

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* will not apply to Activation Precincts, allowing for the creation of Precinct specific exempt and complying development provisions.

5. Effect on the Wagga Wagga Local Environment Plan 2010

5.1 Relationship between the Activation Precincts SEPP and the Wagga Wagga Local Environment Plan 2010

As previously outlined in this Discussion Paper, the Activation Precincts SEPP will “turn off” the *Wagga Wagga LEP 2010* for land within the Wagga Wagga Special Activation Precinct boundary (refer **Figure 1**) and the Activation Precincts SEPP will be the primary environmental planning instrument for that land.

5.3 Proposed Amendment to Wagga Wagga Local Environment Plan 2010

It is noted that on 29 June 2020, Wagga Wagga City Council agreed to request a Gateway Determination from the Department for a planning proposal which aims to increase flexibility for boundary adjustments in certain rural zones. Depending on the outcomes of exhibition of this planning proposal, it may be appropriate to apply these proposed changes to the Rural Activity Zone.

Appendix 1 – Exempt Development

Development purpose

Access ramps

Aerials, antenna and communication dishes

Air conditioning units

Bollards

Carport

Demolition of development that would be exempt development under this Division if it were being constructed or installed

Emergency work and repairs, consisting of the repair of any damage to a building or structure caused by an event that constitutes a significant and widespread danger to life or property in land within the Wagga Wagga Special Activation Precinct in an area declared by an order under section 33 of the *State Emergency and Rescue Management Act 1989* to be an area where a state of emergency exists

Farm building (within the meaning of the Standard Instrument) (other than a stock holding yard, grain silo or grain bunker)

Fences

Fuel tanks and gas storage (above ground)

Grain silo or grain bunker

Letter boxes

Minor external non-structural building alteration, such as the following—

- painting, plastering, cement rendering, cladding, attaching fittings or decorative work,
- the replacement of an external window, glazing areas or a door (other than those on bush fire prone land),
- the repair to or replacement of a non-structural wall or roof cladding,
- the installation of a security screen or grill to a door or window or a security door,
- the repair to or replacement of a balustrade,
- restumping or repairing structure foundations without increasing the height of the structure.

Mobile food and premises

Scaffolding, hoardings and temporary construction site fences

Sculptures and artworks

Signage

Stages or platforms for private functions

Development purpose

Stages or platforms for community events

Stairways

Stock holding yard

Temporary builders' structures

Tents or marquees for filming purposes and private functions

Tents or marquees for community events

Rainwater tanks (above and below ground)

Waste storage containers