
Special Activation Precinct

WAGGAWAGGA

Draft Master Plan

July 2020





Acknowledgement of Country

We acknowledge the Wiradjuri people who are the traditional land owners of the Wagga Wagga Region. The Wiradjuri is the largest Aboriginal nation in NSW, living in Condobolin, Peak Hill, Narrandera and Griffith. There are significant populations at Leeton and smaller groups at West Wyalong, Parkes, Dubbo, Forbes, Cootamundra, Cowra and Young.

The Wiradjuri lands were signposted with scar trees and these and any other remaining artefacts will be identified and respected in the development of the Special Activation Precinct. We wish to design places where Aboriginal people are socially, culturally and economically included. We also acknowledge all the Aboriginal and Torres Strait Islander families in our community and acknowledge their physical and spiritual connections to their land.



Contents

1		2	
<hr/>		<hr/>	
Introduction	7	Vision	19
1.1 A unique opportunity for the Eastern Riverina	8	2.1 Principles for Wagga Wagga	20
1.2 Planning Framework	11	2.2 Wagga Wagga Structure Plan	22
1.3 About Wagga Wagga	14		
		3	
		<hr/>	
		Provisions	25
		3.1 Economic Development	26
		3.2 Place and Landscape	33
		3.3 Environment and Sustainability	40
		3.4 Community	63
		3.5 Transport and infrastructure	64
		<hr/>	
		Appendices	71

Executive summary

Vision

As NSW's southern gateway supporting Australia's richest food and agricultural region, the Wagga Wagga Special Activation Precinct will be a sustainable hub of high value production and manufacturing supporting advanced industries and businesses which are connected to the world.

Purpose of the draft Master Plan

The Wagga Wagga Special Activation Precinct draft Master Plan is an important part of the planning framework for the delivery of the Special Activation Precinct. Once made, it will be a statutory planning document that supports the new Activation Precincts SEPP.

It provides the Vision and Principles for the Wagga Wagga Special Activation Precinct, a Structure Plan and provisions to ensure that the vision is achieved. It also describes particular matters that should be addressed in more detail as part of the Delivery Plan, to be prepared in the next stages. An overview of the planning framework for Special Activation Precincts and how the Master Plan fits within it is provided in

1.2 Planning Framework on page 11 of the draft Master Plan.



Deliver between

**3,400 and
6,050**
jobs by 2040

What are Special Activation Precincts?

Special Activation Precincts are a new way of planning and delivering industrial and commercial infrastructure projects in certain areas in regional NSW to attract and grow businesses, provide more employment opportunities and stimulate the regional economy.

The NSW Government is supporting this approach by:

- leading the master planning that streamlines the planning pathway
- investing and delivering enabling infrastructure that supports businesses to establish
- facilitating and supporting the establishment of new industries and businesses.

This means that businesses will be able to establish and grow with certainty and confidence knowing that the right planning framework is in place for fast approvals and that infrastructure is in place to start-up quickly and efficiently.

The creation of Special Activation Precincts is part of the NSW Government's 20 Year Economic Vision for Regional NSW and will be delivered as part of the \$4.2 billion Snowy Hydro Legacy Fund.

The Wagga Wagga Special Activation Precinct

The Wagga Wagga Special Activation Precinct is a 4,500 hectare (ha) site, located to the north of the Wagga Wagga central business district, incorporating the existing Bomen Business Park at its centre. The Deputy Premier announced Wagga Wagga as a Special Activation Precinct in January 2019.

The Precinct will leverage the Region's existing strengths in agriculture and the economic opportunities associated with Wagga Wagga's strategic location, midway between Sydney and Melbourne, and just 10 hours' drive to Adelaide. It will also build on the success of the employment hub and major rail and logistics infrastructure investment, which has the potential to generate economic growth and business and employment opportunities for the Riverina region.

SPECIAL ACTIVATION PRECINCT

+ Job creation and economic development



Government-led studies

To create upfront strategic land use and infrastructure planning.



Fast track planning

Streamlined planning and environmental approvals to provide certainty and confidence to business. This may include providing for land uses that suit complying development or approval exemptions.



Government-led development

Tailored master plans for each Precinct with a delivery schedule that supports orderly development, sensitive to market drivers, landowners and infrastructure delivery.



Infrastructure investment

A solid business case for roads, water, power, digital connectivity and social infrastructure required for each functional, vibrant precinct.



Business Concierge

Targeted business concierge services to attract investment and support businesses to establish and grow in each precinct.

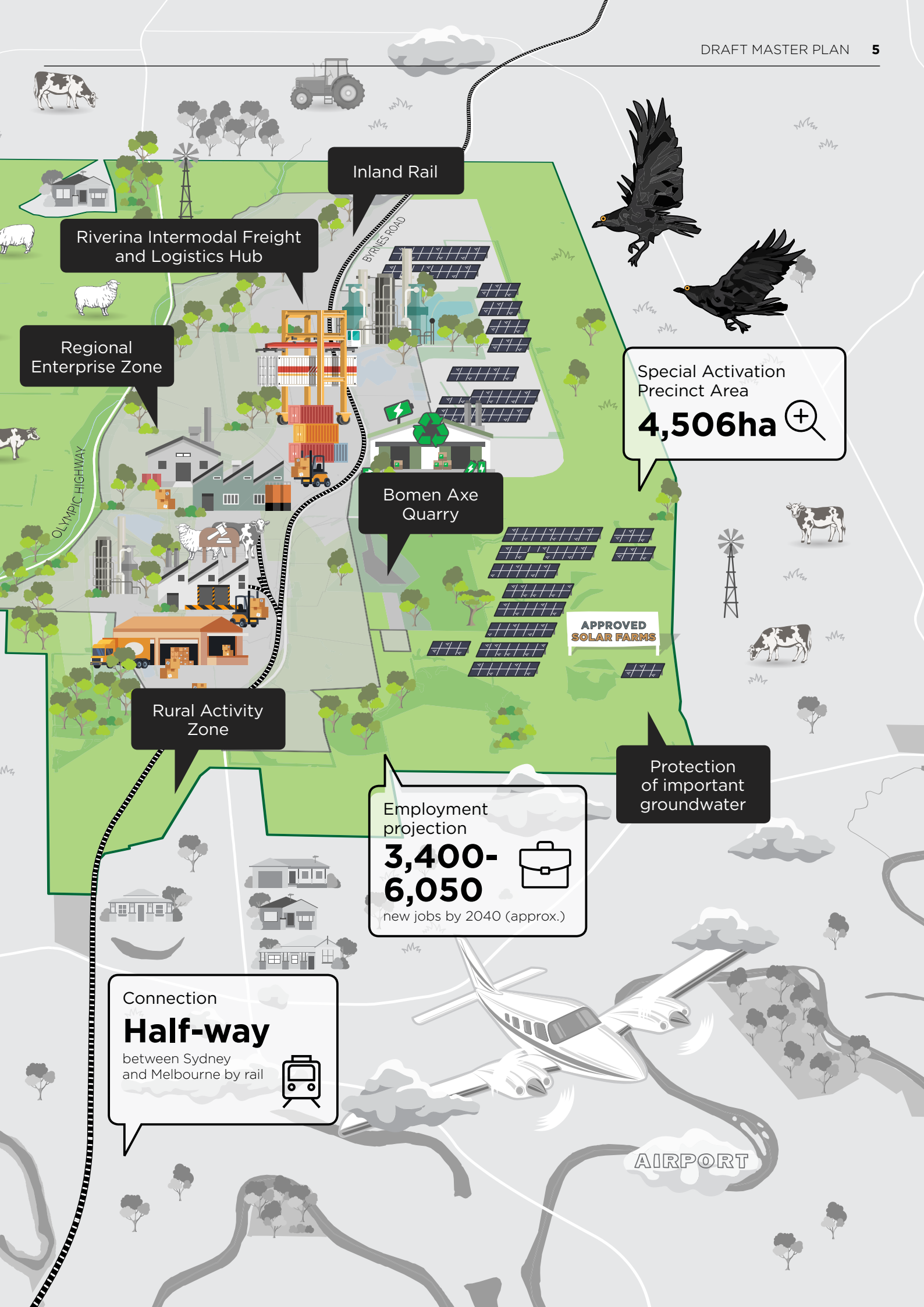
ACTIVATION

The draft Master Plan at a glance

- 1** A consolidated industrial precinct in the valley between the Olympic Highway and Byrnes Road, located to maximise separation between industry and residential communities.
- 2** The 1,335 ha Regional Enterprise Zone will allow for a broad range of industrial and employment uses.
- 3** A 3,170 ha Rural Activity Zone will act as a buffer between industry and denser residential areas, providing a long-term strategy for reducing land use conflict. No additional residential uses, or large-scale solar farms will be permitted in this zone.
- 4** It is estimated that the Precinct will provide for 40 years of demand and will be staged over time with development being concentrated in the southern part of the Precinct, growing towards the north.
- 5** A new planning framework will see most development be Exempt or Complying Development, where it meets the requirements of the *Activation Precincts State Environment Planning Policy* (SEPP) established under the *Environmental Planning and Assessment Act 1979*, Master Plan and the Delivery Plan.
- 6** The Activation Precincts SEPP, which will apply to the Precinct area identified in the structure plan, will replace the *Wagga Wagga Local Environmental Plan 2010*.
- 7** Detailed performance criteria for noise, air quality, odour, water management and protecting biodiversity.
- 8** Strategies for greening the Precinct – revegetation, connecting habitat and greening riparian corridors, roads and private lots.
- 9** Controls for the protection of sensitive sites and strategies for the interpretation and celebration of Wiradjuri culture and history.
- 10** Potential new streets, services and infrastructure to support sustainable growth over time.
- 11** Expected to deliver between 3,400 and 6,050 jobs by 2040 and between 4,150 and 7,550 jobs by 2060.

Figure 1: Draft Wagga Wagga Special Activation Precinct Master Plan at a glance





Inland Rail

Riverina Intermodal Freight
and Logistics Hub

Regional
Enterprise Zone

Special Activation
Precinct Area

4,506ha 

Bomen Axe
Quarry

APPROVED
SOLAR FARMS

Rural Activity
Zone

Protection of
important
groundwater

Employment
projection

**3,400-
6,050**

new jobs by 2040 (approx.)



Connection

Half-way

between Sydney
and Melbourne by rail



AIRPORT



***The beauty of where
Wagga is located,
is that it's a hub for
this part of the world.***

Alan Johnston
CEO, Committee4Wagga



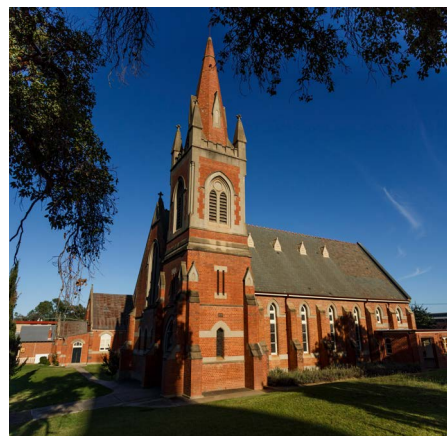
1

Introduction



1.1 A unique opportunity for the Eastern Riverina

Figure 2: Wagga Wagga's strategic location





Expected
population growth
of around

90,000
by 2036

Wagga Wagga is the largest regional city in NSW with access to 50% of Australia's population within a five-hour drive. The city has enjoyed steady population growth for the last two decades and has a current population of around 66,000 people. Wagga Wagga City Council (Council) is predicting a population growth of around 100,000 people within two or three decades. Healthcare and social services are the largest industry sectors of employment, followed by retail, public administration and education and training.

Due to the steady growth in the region and investment in major projects by government and the private sector, Wagga Wagga is poised for planning and investment that will help future focused industries and employment sectors flourish.

The Wagga Wagga Special Activation Precinct, located 8 kilometres north of Wagga Wagga city centre in the area of Bomen, will leverage the city's strategic location, its economic health and skilled workforce to become a thriving centre for economic activity, investment and innovation. As an employment centre for the Riverina region, the Special Activation Precinct will capitalise on the catalyst opportunities associated with Inland Rail. It will attract industries that specialise in agri-business or resource related advanced manufacturing and packaging located close to national freight and logistics, providing more jobs that supports the region's economic development projects.

Businesses already established in the Bomen Business Park will set the foundation to build a world-class sustainable precinct, with the aim of achieving a carbon neutral Precinct. Existing businesses include Teys meat processing plant, Council-run saleyards, ROBE oil and bio-energy plant, Enirgi battery recycling, Austrak sleeper manufacturing, Proway agricultural equipment, Southern Electrical, truck and transport operators and more. The planned Riverina Intermodal Freight and Logistics (RiFL) Hub, a freight precinct that will be located within the Bomen Business Park, will also play an important role in setting the Precinct's foundation.

To attract new innovative businesses and industries to the Precinct, a draft Master Plan has been developed, along with a new statutory planning framework – the Activation Precincts SEPP – that will streamline planning approvals and guide exemplary design outcomes for delivery of the Precinct. Targeted business concierge services will also be provided to attract investment and support businesses to establish and grow in the Special Activation Precinct. The Wagga Wagga Special Activation Precinct will be realised over the next 40 years, providing great outcomes for the community now and for the next generation.

Images courtesy of Wagga Wagga City Council and Matt Beaver



Images courtesy of Wagga Wagga City Council and Matt Beaver



1.1.1 Governance

The NSW Department of Planning, Industry and Environment

The planning of Special Activation Precincts in regional NSW is the responsibility of the Department of Planning, Industry and Environment (the Department). The Department leads the master planning process, including the technical study process and community and stakeholder engagement.

The Regional Growth NSW Development Corporation

The delivery of Special Activation Precincts in regional NSW is the responsibility of the Regional Growth NSW Development Corporation (Regional Growth NSW).

Regional Growth NSW is a one-stop shop to support investors. Guided by the land use and industry types contained in the Master Plan, Regional Growth NSW will attract and facilitate investment in the Precinct, creating jobs in Wagga Wagga and supporting the NSW Government's vision for long-term growth in regional areas.

1.1.2 Land to which the Wagga Wagga Master Plan applies

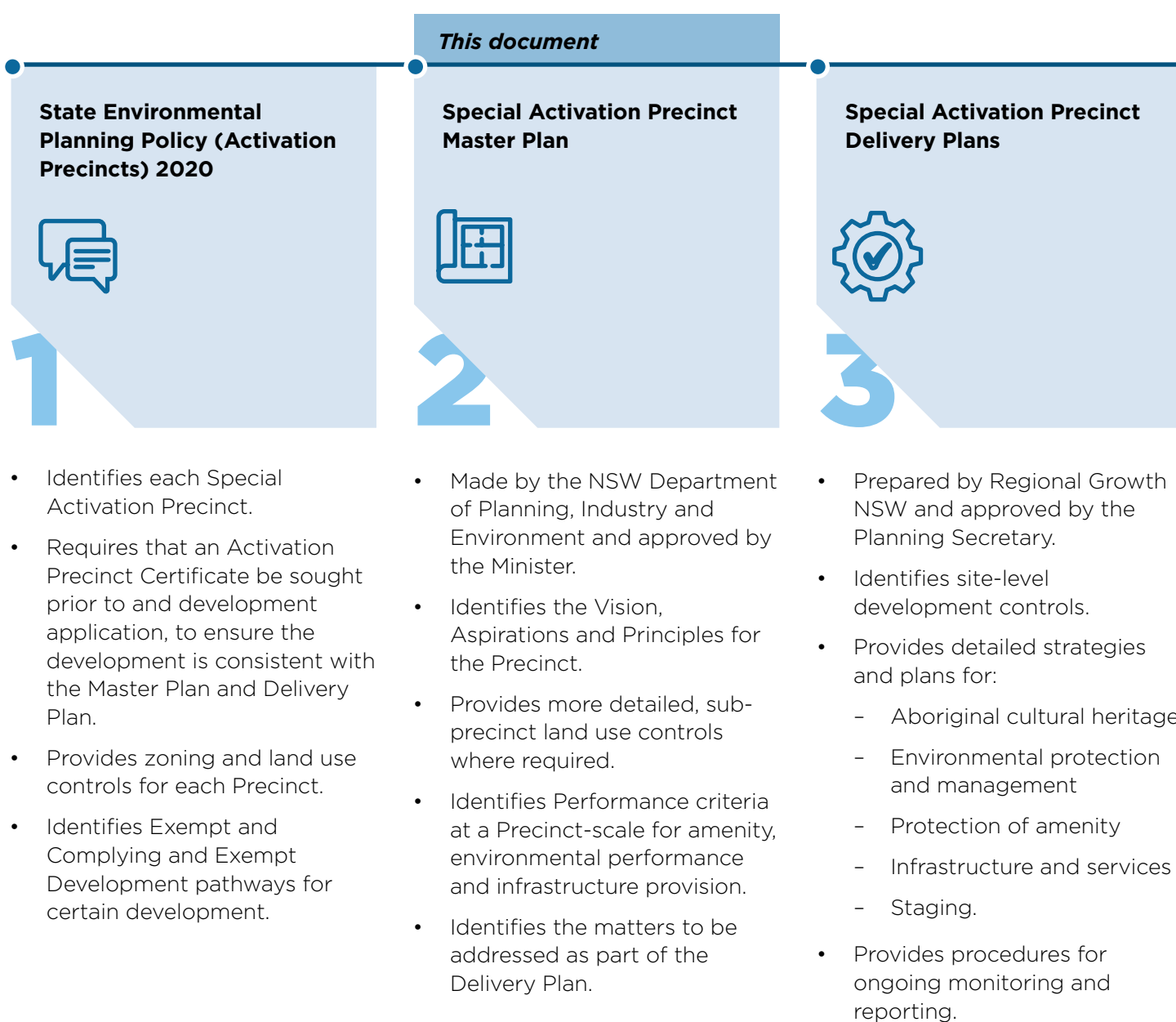
This Master Plan applies to the land identified as the Wagga Wagga Special Activation Precinct in Schedule 2 of the Activation Precincts SEPP. The area is shown in the illustrative Master Plan in **Figure 3: Wagga Wagga Special Activation Precinct Draft Structure Plan**.



1.2 Planning Framework

1.2.1 The planning framework for Special Activation Precincts

The following planning framework ensures the right mechanisms are in place for industry to access and comply with a streamlined planning process for the effective delivery of Special Activation Precincts.



1.2.2 Features of the planning framework

Following the outcomes of the technical studies and community and stakeholder engagement for the Wagga Wagga Special Activation Precinct, a planning framework for its delivery was developed. The planning approach can be summarised as follows:



A NEW REGIONAL ENTERPRISE ZONE

A flexible land use zone allowing a wide range of employment and industrial uses has been formed largely in the existing industrial area (which includes the Bomen Business Park) and provides flexibility for a wide range of businesses.



A NEW RURAL ACTIVITY ZONE

A new zone that surrounds the Regional Enterprise Zone has been formed that provides a transition between the industrial core and the surrounding rural and residential uses, creating a landscaped setting for the Wagga Wagga Special Activation Precinct.



PROTECTION FOR BIODIVERSITY AND SPECIAL PLACES

Areas of high biodiversity value have been mapped and the Activation Precincts SEPP and Master Plan will protect these from removal. New planting in streets and on private lots will increase tree cover and provide habitat. The Bomen Axe Quarry will continue to be protected through land use zoning, and the Master Plan is informed by important views through the site and landscape features.



A GOOD NEIGHBOUR

The new land use zone boundaries and performance criteria for the Wagga Wagga Special Activation Precinct have been informed by detailed modelling of noise, air and view impacts with the aim to protect the current amenity enjoyed by the residents at Cartwrights Hill, Eunony Valley and Brucedale and adjoining rural and residential areas.



A GREEN PLACE TO DO BUSINESS

The Master Plan will set targets for the Wagga Wagga Special Activation Precinct to become an Eco-Industrial precinct (built on the United Nations Industrial Development Organisation (UNIDO) framework) which will include achieving carbon neutrality, 100% energy self-sufficiency, integrating best practice water cycle initiatives and preserving vegetation / creating habitat wherever possible.



AN INDUSTRIAL AREA IN THE VALLEY

The Regional Enterprise Zone is similar in area to the existing General Industrial Zone but the boundary has been reshaped so that it is located in the valley, between Olympic Highway and Byrnes Road. This makes the most of the topography, and trees and vegetation to separate industry from nearby residential communities.

Image courtesy of Wagga Wagga City Council



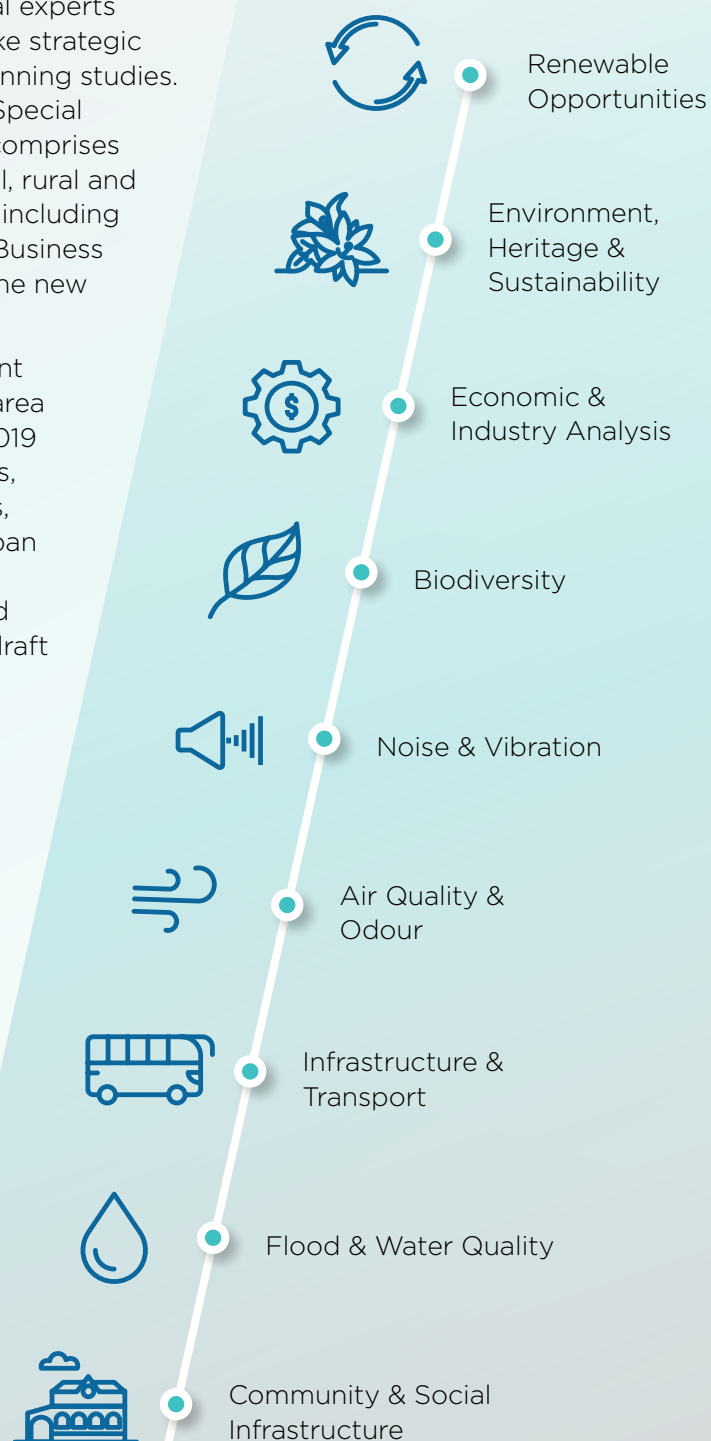
1.2.3 Work undertaken to date

Planning for the Wagga Wagga Special Activation Precinct began in 2019 with technical experts engaged to undertake strategic environment and planning studies. The Wagga Wagga Special Activation Precinct comprises 4,506 ha of industrial, rural and environmental zone, including the existing Bomen Business Park and access to the new Inland Rail.

A detailed assessment of the investigation area was undertaken in 2019 and technical experts, ecologists, engineers, stakeholders and urban planners tested and refined scenarios and ideas to create this draft Master Plan.

Ongoing input and feedback from the community, landowners, businesses, and other key stakeholders has also informed the master planning process.

These technical studies informed the development of the Master Plan



1.3 About Wagga Wagga

1.3.1 Respecting our past

The traditional owners of the Wagga Wagga region are the Wiradjuri people who have lived in the area for more than 40,000 years. The Wiradjuri lands cover approximately one fifth of New South Wales, extending from Albury in the south to Coonabarabran in the north.



Wagga Wagga established

Wagga Wagga was proclaimed a town in 1849 and in the same year surveyor Thomas Townsend marked out the town. In the 1860s the population totalled approximately 700, but by 1881 it had increased to 3,975 (City of Wagga Wagga).

1849



Wagga Wagga Airport established

Established initially as an inland training base for the RAAF, the airport was opened to civilian flights after World War 2. A concrete runway was established in 1954 with a further upgrade in 1992 to accommodate Boeing 737s.

1939

40,000 years ago – present

Traditional owners: Wiradjuri People

The traditional land owners of the Wagga Wagga region are the Wiradjuri people who have lived in these lands for more than 40,000 years. The Wiradjuri tribe was the largest in NSW, ranging from Albury in the south to Coonabarabran in the north, covering approximately one fifth of NSW.



1830s

European exploration and early settlement

Captain Charles Sturt and George Macleay, amongst other early colonists first sighted and explored the Wagga Wagga region as part of their expedition of discovery down the Murrumbidgee and Murray Rivers. Settlement swiftly followed (City of Wagga Wagga).



1879

The railway

The railway arrived in 1879, first in Bomen, then to Wagga Wagga before crossing the Murrumbidgee River a year later. The Main Southern line to Albury and the Western trunk route to Bourke on the Darling River were responses to the threat that wool and other produce from the Riverina and the west of NSW would be diverted to Melbourne.



1942

Kapooka

Army Recruit Training Centre (Kapooka) established on property on the southern slopes of the Pomingalarna Reserve as a direct result of defence needs during the Second World War.





Key uses and Bomen Business Park established

Key uses within the Bomen Business Park are established in Bomen, including Teys, The Wool Combing Facility and the Wagga Wagga Livestock Marketing Centre. This is followed by the remainder of the estate, progressively developed since this period. Industrial zoning was further expended in the 2010 LEP to the current extent.



Inland Rail

The new \$10 billion Inland Rail connecting Melbourne to Brisbane that will pass through Wagga Wagga, opening up new freight and logistics opportunities for Wagga Wagga.



TO THE FUTURE

1949

Wagga Agricultural College (Charles Sturt University)

The Wagga Agricultural College was established from the Wagga Experiment Farm which originally provided vocational farming education. The College progressively expanded, particularly in the 1970s and 1980s to the current campus site. The site is now the tertiary education hub for Riverina Region.



1970s - 80s

2015

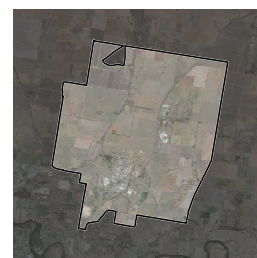
Riverina Intermodal Freight and Logistics Hub Proposed

City of Wagga Wagga partners with Genesee & Wyoming Australia to establish a framework for the RiFL Hub at Bomen. Commercial viability assessments were prepared, concepts developed and obtained a funding commitment from the State Government for the 5.8km master rail siding in 2018.

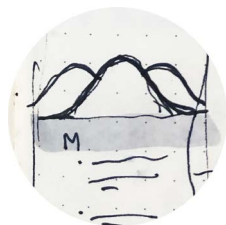


2019

The Wagga Wagga Special Activation Precinct



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.



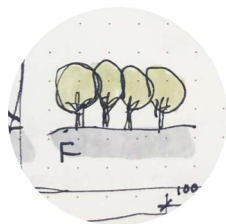
Hills

Hills hold spiritual and practical significance. They are an important place for stone gathering, and other alpine resources, such as moths, plants, etc.



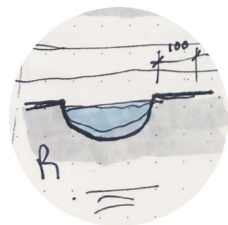
Plains / Parklands

Important hunting grounds and areas that provide for easy access which are kept clear.



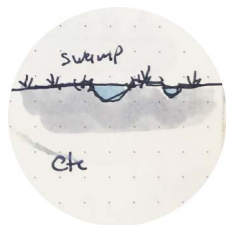
Open forest

A cool place important for giving cover to people and animals as well as resources and food with a diverse range of species.



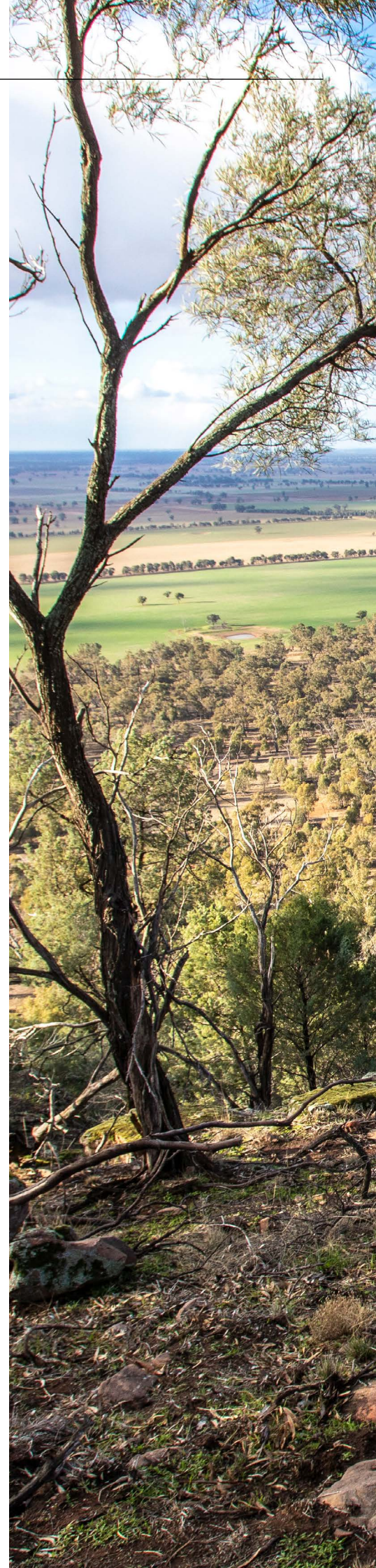
Rivers / Water

Perhaps holds the most significance practically and spiritually, with the life giving qualities of water.



Wetlands / swamp

These important areas filter Country and provide the structure and resources for much life.





The vision for Wagga Wagga

As NSW's Southern gateway supporting Australia's richest food and agricultural region, the Wagga Wagga Special Activation Precinct will be a sustainable hub of high value production and manufacturing supporting advanced industries and businesses which are connected to the world.

2

Vision

Goals for the Special Activation Precinct



CIRCULAR ECONOMY



SUSTAINABILITY



ENVIRONMENTAL AND
HERITAGE PROTECTION

2.1 Principles for Wagga Wagga

The Department has worked in partnership with Wagga Wagga City Council and consulted with relevant State and Federal Government agencies to develop guiding Principles for the Wagga Wagga Special Activation Precinct draft Master Plan. These Principles underpin the planning for the Wagga Wagga Special Activation Precinct and will be considered in the assessment of applications for Activation Precinct Certificates and the issuing of development consents.

Section 3 Provisions of this Master Plan sets out the aims and performance criteria for development within the Precinct, to ensure the Principles are realised. It provides industry, investors and stakeholders with the information and requirements to gain an Activation Precinct Certificate for development.



Economic development

1

A nationally significant economic precinct

With the Bomen Business Park and RiFL Hub at its core, the Wagga Wagga Special Activation Precinct will be a regional economic powerhouse supporting jobs and economic development opportunities across the Riverina through innovative technologies, advanced manufacturing, nationally significant freight connections and pathways for regional jobs of the future.

2

A future-proofed Precinct

The Precinct will have in built capacity to evolve over time to meet the needs of the day with uses and infrastructure sited in locations that reflect a long-term view.

3

A strategic approach to managing growth

Developers and businesses will have certainty about planning outcomes and can expect quick planning approvals for appropriate development. Land use conflict is managed strategically through zoning and the Master Plan to support the stream-lined planning process.



Place and landscape

4

Industry in the landscape

The Precinct's rural setting will be a fundamental part of its character and appeal and creates a green outlook for neighbours looking into the industrial area.

5

A good neighbour

The Precinct will be developed in a way that respects and protects the amenity enjoyed by residents at Cartwrights Hill, Eunson Valley, Brucedale and adjoining rural residential areas.

6

Quality design

The Precinct will be characterised by a high-quality public realm that connects businesses and people through thoughtful design into the natural topography as well as built form that is representative of a high-quality business precinct. Development in the Rural Activity Zone will respect the landscape setting and incorporate new tree and vegetation plantings.



Environment and sustainability

7

Eco-Industrial precinct

The Precinct will set a new benchmark for industrial development in environmental sustainability embracing the principles of UNIDO for Eco-Industrial Precincts.

8

Circular economy

Opportunities for establishing circular economies within the Precinct will be identified and realised to ensure waste is reduced and synergies are realised that can benefit businesses and the community.

9

Green energy

The Precinct will aim to supply 100% of its energy from renewable opportunities.

10

Water security and quality

The Precinct will integrate best practice water cycle management initiatives to deal with both quantity and quality aspects of stormwater management.



Community

11

A connected, green place

Connections for people as well as businesses will be planned for within the Precinct with vegetation preserved and habitat created where possible. The Precinct's landscape character and cultural significance will be celebrated.

12

Connection to Country

Development of the Precinct will acknowledge and value the interdependent relationship of First Australians and their ancestral lands. This connection to Country and the custodian's responsibility of ensuring Country is cared for and sustained by the environment will be respected and the culture and the spirit of the land will be supported.



Infrastructure and transport

13

Digital connectivity

The Precinct will seek to provide quality, innovative digital infrastructure that is able to support high functioning, competitive businesses.

14

Integrated utilities

Utilities within the Precinct will be planned and established to minimise land impacts and maximise efficiency and sustainability.

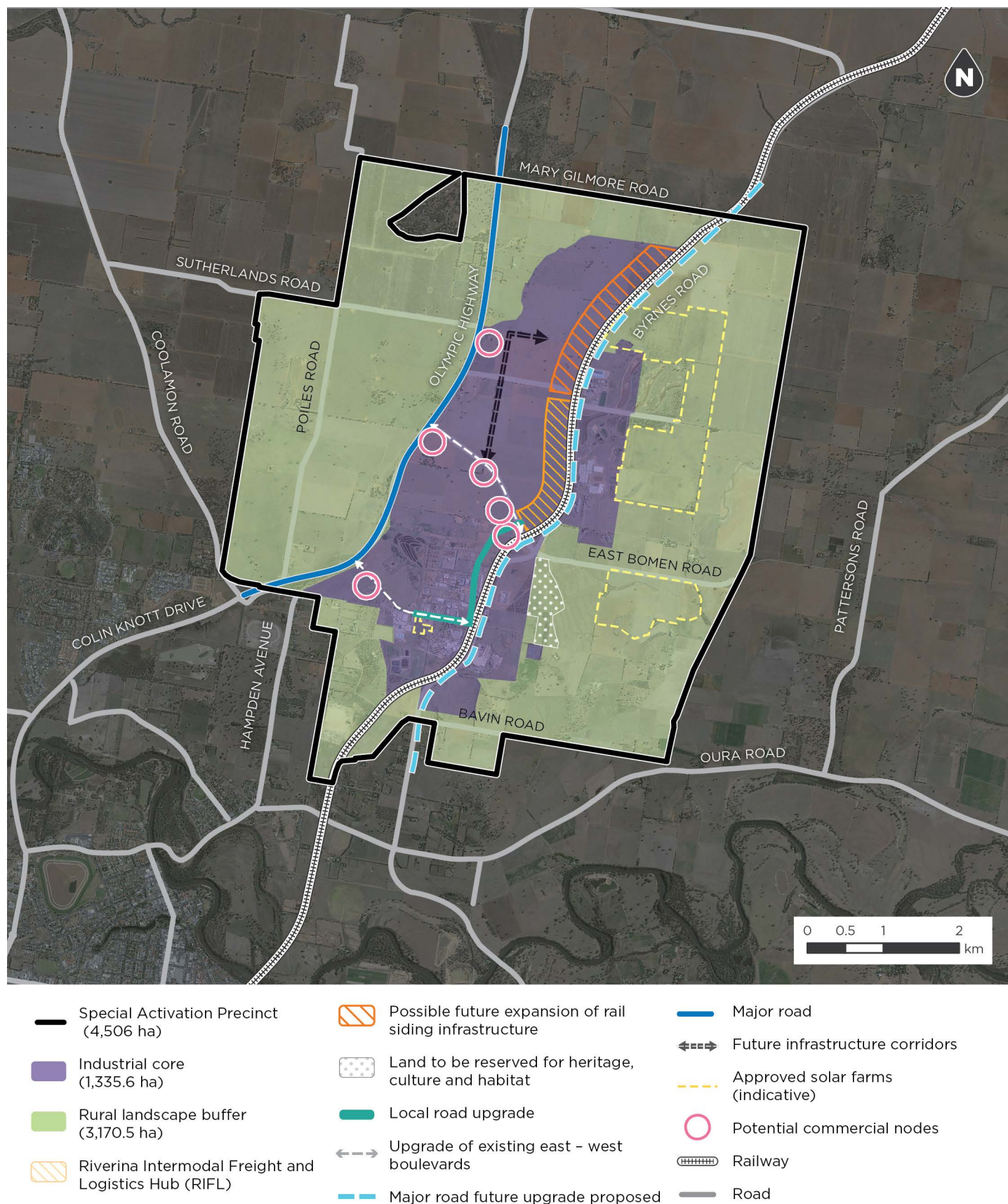
15

Great access for all modes

A street and walking network will be established that ensures safe access for pedestrians and cyclists, good heavy vehicle access taking advantage of the rail infrastructure, and supports increased public and active transport movements over time.

2.2 Wagga Wagga Structure Plan

Figure 3: Wagga Wagga Special Activation Precinct Draft Structure Plan





The master plan presents a long term vision for the precinct over the next 40 years.

The area being zoned for regional enterprise will be delivered in stages. Staging will be detailed in the Delivery Plans which will be prepared by the Regional Growth NSW Development Corporation, after the master plan has been finalised. The staging will be in accordance with the staged delivery of infrastructure as the precinct grows. Initial work is likely to be focused around existing Bomen Estate and Riverina Intermodal Freight and Logistics Hub. Land north of Trahairs Road is expected to be serviced in a later stage.





The Special Activation Precinct is of regional importance, not only for Wagga Wagga but for Junee, Coolamon and Lockhart Shire Councils areas.

Cr Greg Conkey
Wagga Wagga City Council Mayor



3

Provisions

3.1 Economic Development

3.1.1 Land use

Currently land within the Precinct is primarily used for industrial and agricultural purposes.

The proposed new zoning for the Wagga Wagga Special Activation Precinct (shown on **Figure 4: Special Activation Precinct Zoning**) focusses industrial and employment activity around the existing businesses within the Bomen Business Park and extending along the valley to the north. The land use controls in the Activation Precincts SEPP permit a wide range of employment and industrial uses in the Regional Enterprise Zone.

Land use conflict between industry and sensitive uses, like dwellings, will be minimised through the creation of the Rural Activity Zone, which will prohibit the intensification of this area for residential uses on land closest to the Regional Enterprise Zone. The zone boundaries were informed by iterative testing and modelling of industry and noise and air quality.

Solar energy generating facilities will be an important part of the Wagga Wagga Special Activation Precinct's green energy strategy however there is a need to ensure that new solar energy generating works are appropriately located. Specific performance criteria has been developed for future solar energy generating works in the Wagga Wagga Special Activation Precinct to protect sensitive view corridors and to ensure the Rural Activity Zone continues to present as buildings and structures in a landscape setting.

Hydrogen development has the potential to deliver a more sustainable form of energy for the future and has attracted strong interest internationally. Hydrogen development represents a significant opportunity for the Precinct. Depending on the scale and nature of the development, a hydrogen facility would currently be classified as State Significant Development or State Significant Infrastructure under the State Environmental Planning Policy (State and Regional Development) 2011. As hydrogen is

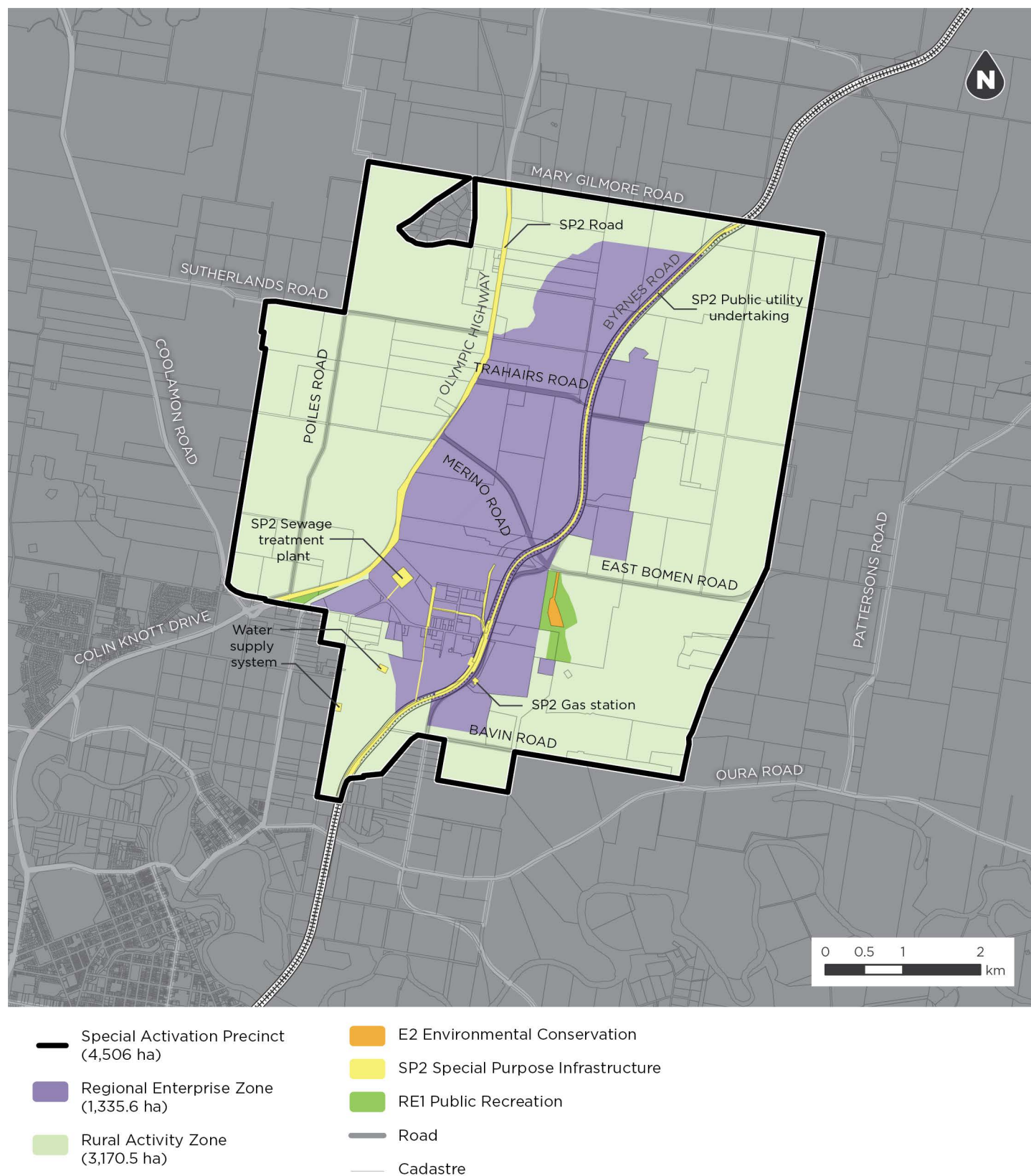
a new and emerging technology, the Department is undertaking additional studies to learn more about the potential risks associated with this type of development. If appropriate, and taking into consideration community feedback, the Activation Precincts SEPP will identify this use as Complying Development,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

Note: The Activation Precincts SEPP will comprise a land use table and objectives for the zone. Refer to the Wagga Wagga Special Activation Precinct Discussion Paper for more information.

Note: The following land use controls must be read in conjunction with other controls in the Master Plan, including 3.3.4 Water Resources (Stormwater and Groundwater), which prohibits development for certain uses in the groundwater protection zones.

Aims

- To ensure development is consistent with the vision and strategic planning for the Wagga Wagga Special Activation Precinct.
- To ensure stream-lined planning pathways for appropriate development.
- To minimise land use conflict.
- To ensure appropriate amenity and outlook for the neighboring residential and rural areas.
- To ensure development supports the delivery of an innovative precinct of enterprise and productivity, supporting the creation of new jobs and economic development opportunities.
- To provide a central green infrastructure easement for utilities.
- To ensure there is valuable rail-side land available into the future.
- To ensure efficient connection for all modes of freight within the precinct and to external markets.

Figure 4: Special Activation Precinct Zoning

Performance criteria

Consistency with the visions and intent for the Wagga Wagga Special Activation Precinct

- A An Activation Precinct Certificate and development consent can only be issued for development that is consistent with the intent of the zone, as described in **Table 1: Intent of the Special Activation Precinct zones on page 32**, and is compatible with the vision for Wagga Wagga Special Activation Precinct.
- B In considering the suitability of the uses, and consistency with the intent for each zone, the Consent Authority must be satisfied that the development meets the performance criteria and development controls in this Master Plan and in the Delivery Plan.

Appropriate locations for retail, business services

- C An Activation Precinct Certificate should only be issued for neighborhood shops, food and drink premises and business premises where:
 - i. The uses are required to service the needs of the Special Activation Precinct business 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.
 - iii. The uses would not be better located in other places, such as the Wagga Wagga Town 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 identified on **Figure 3: Wagga Wagga Special Activation Precinct Draft Structure Plan**. *Note that the Delivery Plan may refine the approximate locations of these centres.*

Protecting rail frontage for future infrastructure

- D The land identified for the RiFL on the Structure Plan is to be preserved for rail-related logistics and transport facilities.
- E Development in the areas shown as “Possible areas for future expansion of rail siding infrastructure” on the Structure Plan 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 comprise long term opportunities and subdivision of large strategic lots should be avoided.


Hydrogen development


- F Hydrogen development must be sited and designed to mitigate risks, in accordance with State Environmental Planning Policy No 33—Hazardous and Offensive Development.
- G Consultation with the Safe Work NSW, the Department's Industry Assessments and the EPA is required prior to the issue of an Activation Precinct Certificate for hydrogen development.





Appropriate locations for solar

- H Solar energy generating facilities will be permissible as per **Figure 5: Permissibility of solar energy generating facilities** and the below:

 Small scale energy generating facilities (up to 35 hectares in size) will be permissible as Complying Development in these 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.

 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.

 *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. These locations represent existing approved solar farms.

Heavy vehicle fatigue management

- I Large scale freight transport facilities, transport depots or truck depots are encouraged to include heavy vehicle driver accommodation to manage heavy vehicle driver work health and safety consistent with the National Heavy Vehicle Regulator fatigue management framework.

Supporting provisions to be developed as part of the delivery plan

- Identify where the commercial nodes are to be located.
- Provide greater detail as to the width and design of the infrastructure easement.
- Water and energy availability for hydrogen development should be considered in the Delivery Plan.

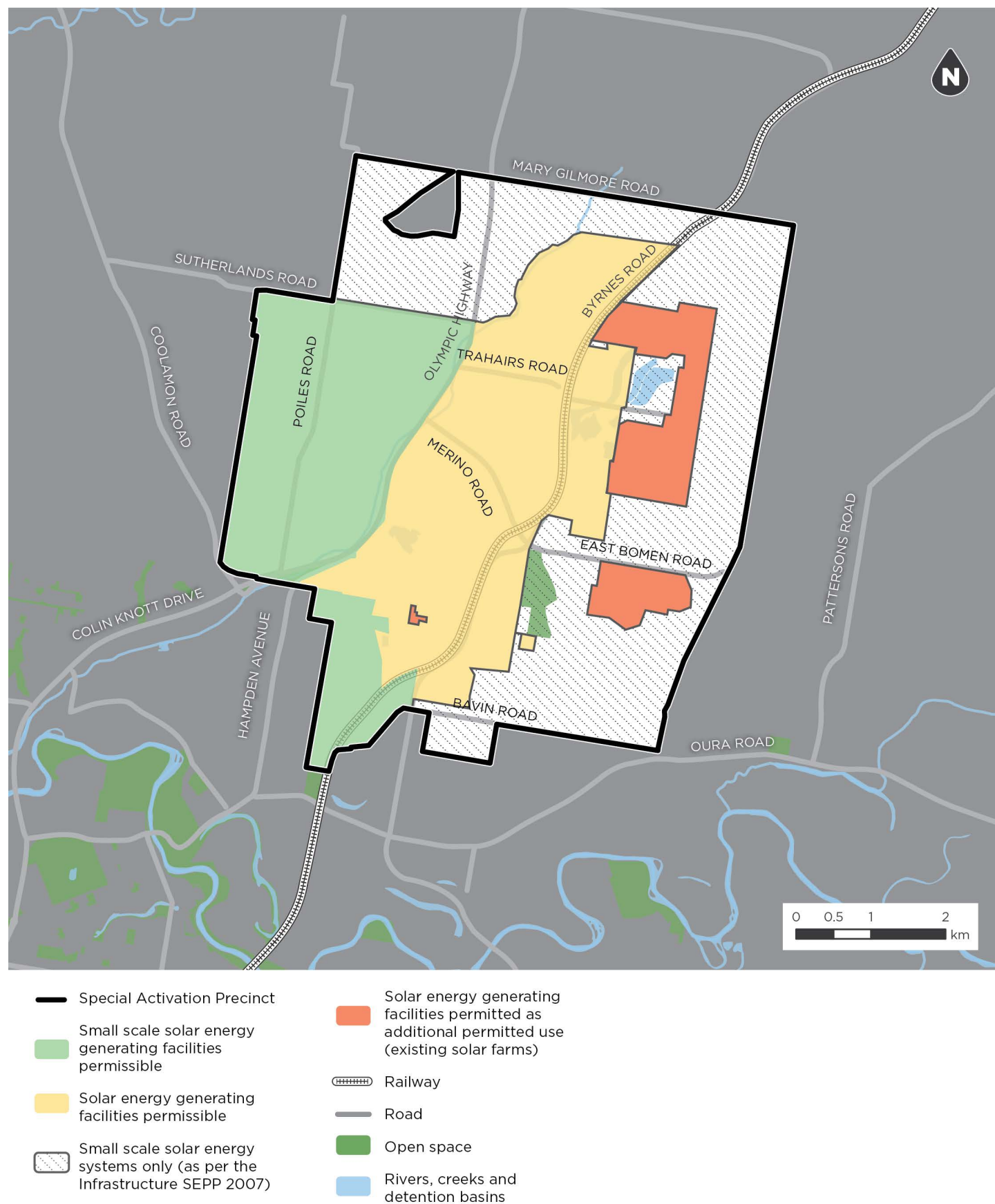
Figure 5: Permissibility of solar energy generating facilities

Table 1: Intent of the Special Activation Precinct zones

Zone	Intent of the zone	Permissible land uses*
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. 	Agriculture, Commercial Premises, Electricity Generating Works, Heavy Industrial Storage Establishment, Industry, Rural Industry, Sewerage System, Signage, Waste or Resource Management Facility, Water Supply System; ancillary uses and supporting infrastructure
Rural Activity Zone	<ul style="list-style-type: none"> To provide an appropriate location for agricultural, light industrial uses and other supporting uses where they can continue to operate in a high amenity, landscape 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. 	Agriculture, Rural Industry, Educational facilities; ancillary uses and supporting utilities and infrastructure.
Special Purpose Zone	<ul style="list-style-type: none"> To complement the provisions of the Infrastructure SEPP 2007 and continue flexible and adaptive management of public infrastructure land. To provide general land use map annotations to fit broad infrastructure categories. 	Transport infrastructure, Waste or resource management, Water supply system.
Public Recreation Zone	<ul style="list-style-type: none"> 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. 	Recreational and cultural activities, Environmental management works.
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. 	Environmental facilities, Environmental protection works, Flood mitigation works, Information and education facilities, Roads, and low impact ancillary uses.

*These land uses are included for information only. The land use table will be located in the Activation Precincts SEPP.

3.2 Place and Landscape

3.2.1 Wiradjuri cultural heritage

The traditional owners of the Wagga Wagga region are the Wiradjuri people who have lived in the area for more than 40,000 years. Aboriginal Cultural Heritage sites within the Precinct, such as the Bomen Axe Quarry, 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 provisions have been developed to incorporate Aboriginal planning and design considerations to ensure the Precinct has a 'sense of place', history and spirit when we pass it onto the next generation.

Note: The Activation Precincts SEPP will provide identification and protection for places of significance.

Aims

- To ensure the Wagga Wagga Special Activation Precinct celebrates and protects its history and landscape values, particularly its occupation by First Australians and their connection to the land.
- To ensure Aboriginal culturally significant places and artefacts are protected, maintained and enhanced. To promote development and Precinct design that recognises its Connection to Country.

Performance criteria

Protecting the place and sites

- A Significant places and artefact sites, shown at **Figure 3: Wagga Wagga Special Activation Precinct Draft Structure Plan** are to be retained.
- B Aboriginal culturally significant places and sites should be integrated with areas of environmental significance and green space (where appropriate) across the Precinct.

Protecting landscape value

- C The Bomen Axe Quarry should incorporate story-telling and memory. It should incorporate important artefacts and significant existing trees.
- D Development in the Precinct should have regard for the natural topography and views and vistas to and from the Precinct.

Protecting important corridors

- E The view from Bomen Axe Quarry to Kangal 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.
- F The physical connection between the Quarry and the lagoon is also important. Consider how this connection could be reinstated as part of the public domain.

Supporting provisions to be developed as part of the delivery plan

- An Aboriginal Cultural Heritage Management Plan will be required to be developed as part of the Delivery Plan.
- Design guidance for buildings should consider how building design, siting and materials could form part of a broader interpretation strategy.
- The Delivery Plan is to demonstrate incorporation of the following principles:
 - i. **Aboriginal Led**
All aspects that relate to Wiradjuri Country should be led or co-led by Aboriginal people including traditional owners, elders, artists etc.
 - ii. **Value hierarchy**
Highlighting spiritual and practical significant elements of the land such as rivers, mountains, swamp lands, forest and plains.
 - iii. **Promote biodiversity**
Cultivating the land to promote a diverse range of native plants, fruits and nuts.
 - iv. **Connect people to country**
Building and designing the environment to be localised and specific in context to the connection to the country.
 - v. **Let Country be what it wants to be**
Design, plan and work with Country, respect topography and natural processes.
 - vi. **Orientation**
The old folk knew where the prevailing winds would come, and where the sun would go over the sky and thus plan for this in the placement of their settlement areas, farms and other engineering projects.

vii. **Share the Country**

Keep the important places open for all to use and benefit from.

viii. **Promote Culture**

The way we design Country can enhance our sense of culture, of our diverse and rich differences, but also for our common needs such as wellbeing or healing. Wiradjuri design can be reflected through the landscape or building design.

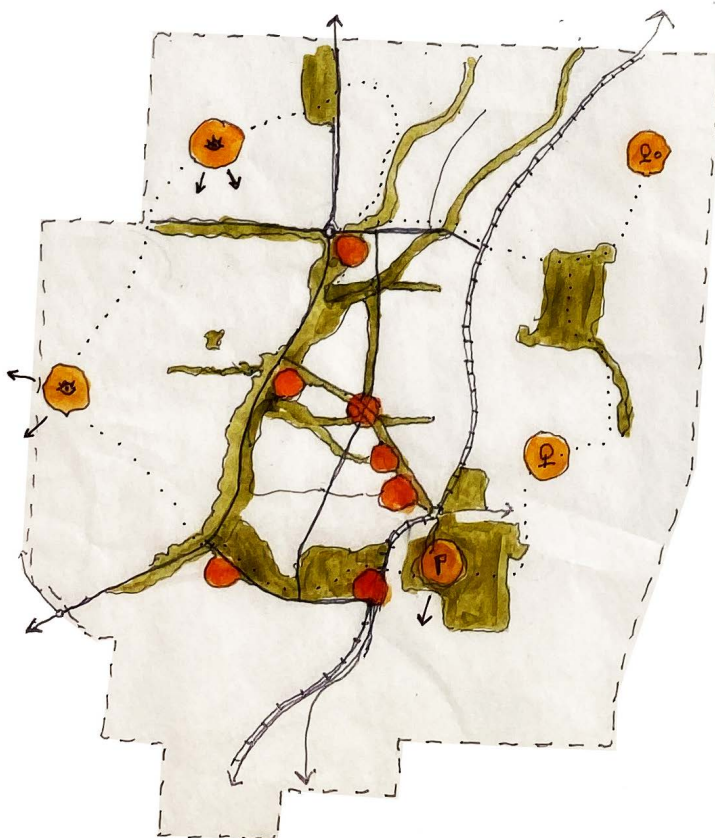
ix. **View Points**

High View Points are important to establish and understanding of Country and your place in it. Maintaining the integrity and quality of high points is important.

x. **Topography**

Topographical features are important wayfinding devices in the landscape, as seen in the nearby Bomen Lagoon and provide identity and distinction to a place. Design around these features.

Figure 6: Important considerations for the planning of Wiradjuri Country



Bomen Axe Quarry



High point with a view



Scar tree and artifact scatter



Potential trail linking the sites



Potential site to use Wiradjuri Design

3.2.2. Landscape character and visual impact

The Bomen Business Park and the broader Wagga Wagga Special Activation Precinct enjoys a beautiful landscape setting, with rolling hills and fertile valleys. The proposed planning framework seeks to ensure that nearby residents continue to enjoy a rural outlook and that the Precinct's rural setting continues to be a large part of the area's character and competitive advantage in two ways:

- The Activation Precincts SEPP will amend the boundary of the industrial area to concentrate new development within the valley, and out of the line of site from residents where possible.
- The draft Master Plan will identify areas for revegetation and tree planting in the Precinct to minimise the visual impact associated with development.

Aims

- To ensure that the Wagga Wagga Special Activation Precinct is an industrial park in a landscape setting.
- To minimise the visual impact of new industries and development, and provide the areas of Brucedale, Cartwrights Hill and Eunony Valley with an outlook to trees and landscape.
- Where possible, position development below ridges and hillsides to protect the natural skyline.
- To use plantings to create a pleasant environment for walking and cycling, for workers, the visitors and the community.
- To minimise the removal of remnant vegetation wherever possible.
- To ensure that the Precinct delivers excellent amenity for workers and businesses.



Performance criteria

- A New planting in the road reserves, the ridge line and in riparian corridors (waterways), in the locations indicated at **Figure 7: Landscape strategy for minimising visual impact**, will minimise the visual impacts of new development on existing residences and views into the Precinct from the roads.
- B 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.
- C 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.
- D Where possible, buildings will be located to minimise how visible development is above ridgelines and against escarpments and from watercourses. Any visual intrusion will be mitigated through the choice of design, colours, materials and landscaping with local native flora.

Solar

Over the next few months, the Department will be undertaking additional visual impact analysis and testing to inform design controls for solar energy generating facilities. The aim is to ensure that any solar farms are well-designed and minimise impact, and to identify highly visible or sensitive areas where solar energy generating facilities may not be appropriate.

Views from the residential communities and the role of the Rural Activity Zone to buffer dwellings from the Regional Enterprise Zone will be a key consideration in this work. The analysis will also study views to and from heritage items and significant places and public views.

The recommendations will form development standards for Complying Development and controls and performance criteria in the Master Plan. The controls are likely to include:

- Setback and vegetation requirements.
- Requirements for visual impact assessment as part of an application for Activation Precinct Certificate or Complying Development Certificate.
- Siting requirements, including maximum site slope and distance from ridgelines.

Supporting provisions to be developed as part of the Delivery Plan

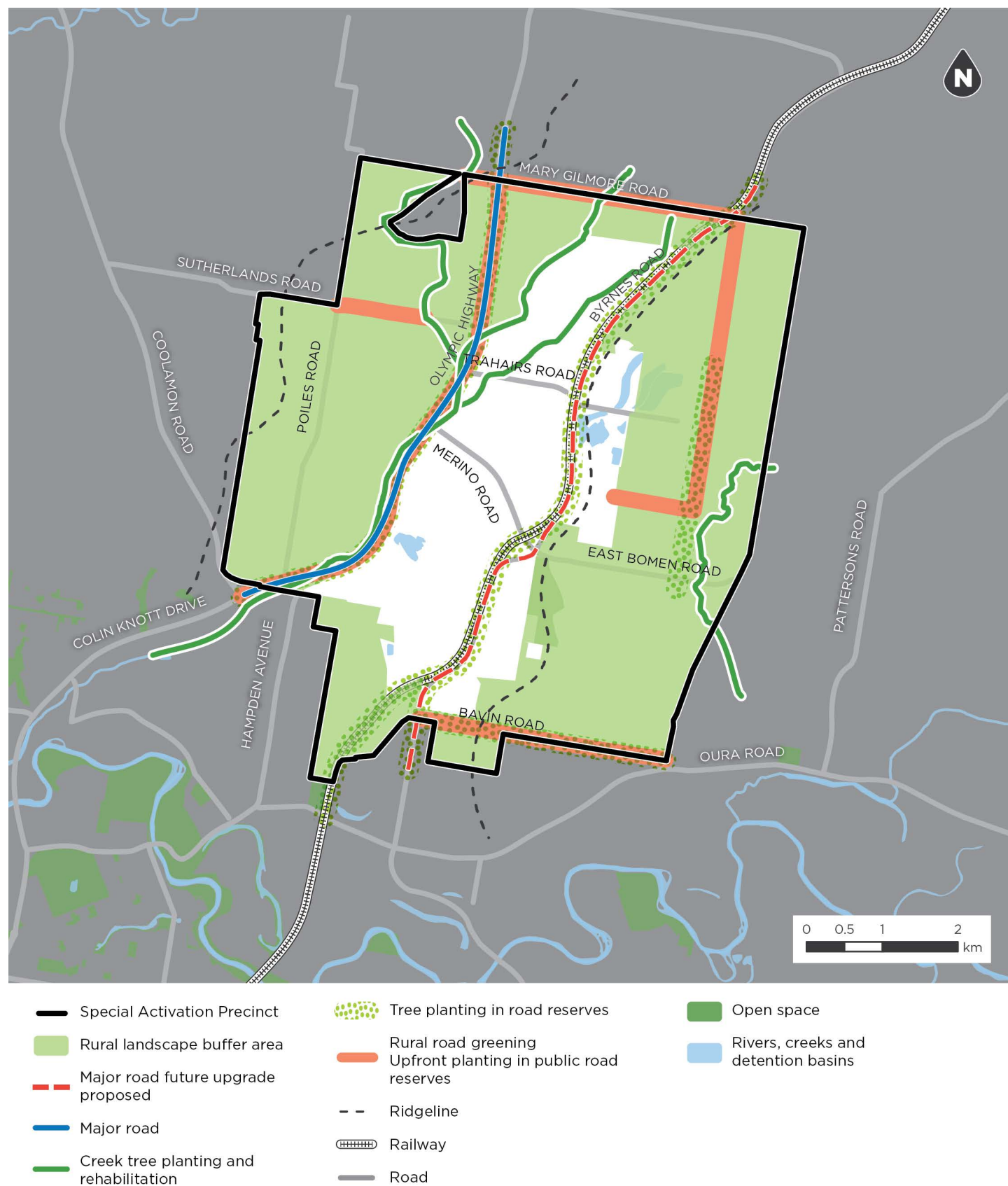
- A landscape and vegetation plan is to be developed as part of the Delivery Plan. Refer to **3.3.1 Biodiversity, vegetation and riparian corridors** for the requirements for this plan.
- The Delivery Plan should be consistent with **Figure 8: High value biodiversity areas to be retained** of the Bomen Master Plan or justify any departure.

3.2.3 Built form

The Special Activation Precinct will build upon the success of the existing Bomen Business Park. New industrial development will be focussed in the valley, between the Olympic Highway and the Main Southern Railway. This strategy concentrates large industrial built form to the middle of the Special Activation Precinct, which also then improves infrastructure servicing delivery. Aesthetically, whilst the built form is driven by functionality, good urban design principles must be applied to ensure buildings respond positively to their context.

The following built form provisions seek to support the Wagga Wagga Special Activation Precincts ongoing development as a high-quality business precinct at its core, with a surrounding rural landscape setting. The provisions aim to ensure the siting and presentation of buildings and infrastructure will contribute to the Precinct's character as well as performance.

Figure 7: Landscape strategy for minimising visual impact



Aims

- To ensure built form has suitable bulk, scale, proportions and detailing.
- To retain non-aboriginal heritage items and encourage changes to occur away from significant elements or sections of heritage items.
- To minimise the impact of the built form within the Rural Activity Zone on the Precinct's landscape character.
- To promote street activation in key locations.

Performance criteria

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:
- Retail or office components should be oriented towards the primary street frontage and provide entries to the street where appropriate.
 - Front setbacks should provide generous planting, including canopy trees.
 - Car parking areas, hard stand areas and loading docks in the front setback should be minimised.
 - Multiple car entries should be avoided where possible.
 - Buildings should be designed to present to the street.
- B All buildings should be accessible by pedestrians via a safe, clear walkway.
- C Buildings are efficient, well-designed and incorporate generous landscaping. This will be achieved by:
- Ensuring building bulk, orientation and design contributes to the energy efficiency of buildings.
 - Careful building siting to minimise impact on existing vegetation and provide opportunities for landscaping on-site, minimise hard

hardstand areas and mitigate impacts on neighbours.

- Vegetated side and rear boundaries, where appropriate will connect habitat corridors, minimise visual impact and increase tree canopy.
- Considering how the building could be designed to a flexible space for other uses in the future.
- preparedness for natural hazards and climate change.

- D Development in the Rural Activity Zone should have the appearance of buildings and structures in the landscape.
- E Site earthworks must ensure balance and fill with a maximum batter height of 1.5m. Batters should have a maximum slope of 1 in 3.

For heritage-listed sites

- F 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 create community nodes within the Precinct and ensure the ongoing enjoyment and maintenance of these buildings.

Note: It is proposed to list an additional two items as locally significant heritage items through the Activation Precincts SEPP. Refer to the Discussion Paper for more information.

Supporting provisions to be developed as part of the Delivery Plan

- The Delivery Plan should include strategies for the reuse of heritage listed buildings, and principles for the design of the heritage curtilage.
- A design guide, referencing preferred building materials.
- Controls for landscaping on private lots.
- Front setback controls, with a view to creating diverse streets and improving walkability and activation of primary streets.
- Side and rear boundary planting controls.
- Controls for maximum cut and fill.



3.3 Environment and Sustainability

3.3.1. Biodiversity, vegetation and riparian corridors

Aims

- To preserve the Precinct's landscape, cultural, heritage and biodiversity values.
- To minimise the removal of remnant vegetation wherever possible.
- To increase the number of trees in the Precinct, including strategic revegetation to connect existing habitat.
- To preserve and rehabilitate natural waterways, which contribute to the area's character and biodiversity.
- To improve water quality and reduce stormwater run-off through passive landscape design.

Trahairs Road comprises mature trees and habitat, protected under federal legislation. The structure plan requires that this be protected as a green corridor.



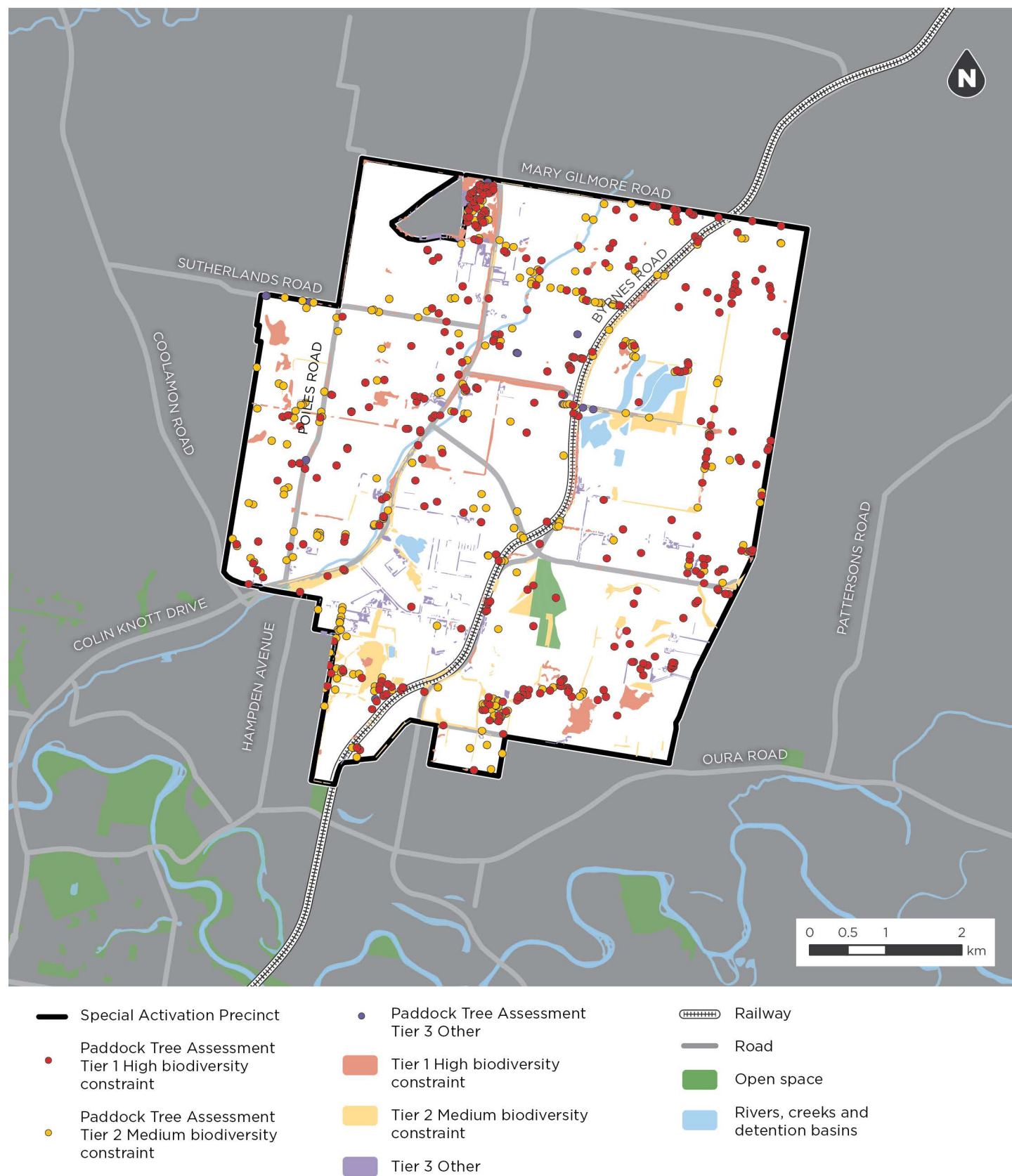
The Precinct comprises long tracks of public road reserves that provide opportunity for revegetation and significant tree planting.

The Precinct comprises high value vegetation, such as pockets of Blakely's Red Gum – Yellow Box grassy tall woodland and vulnerable fauna like Superb Parrot, as well as hollow bearing trees.



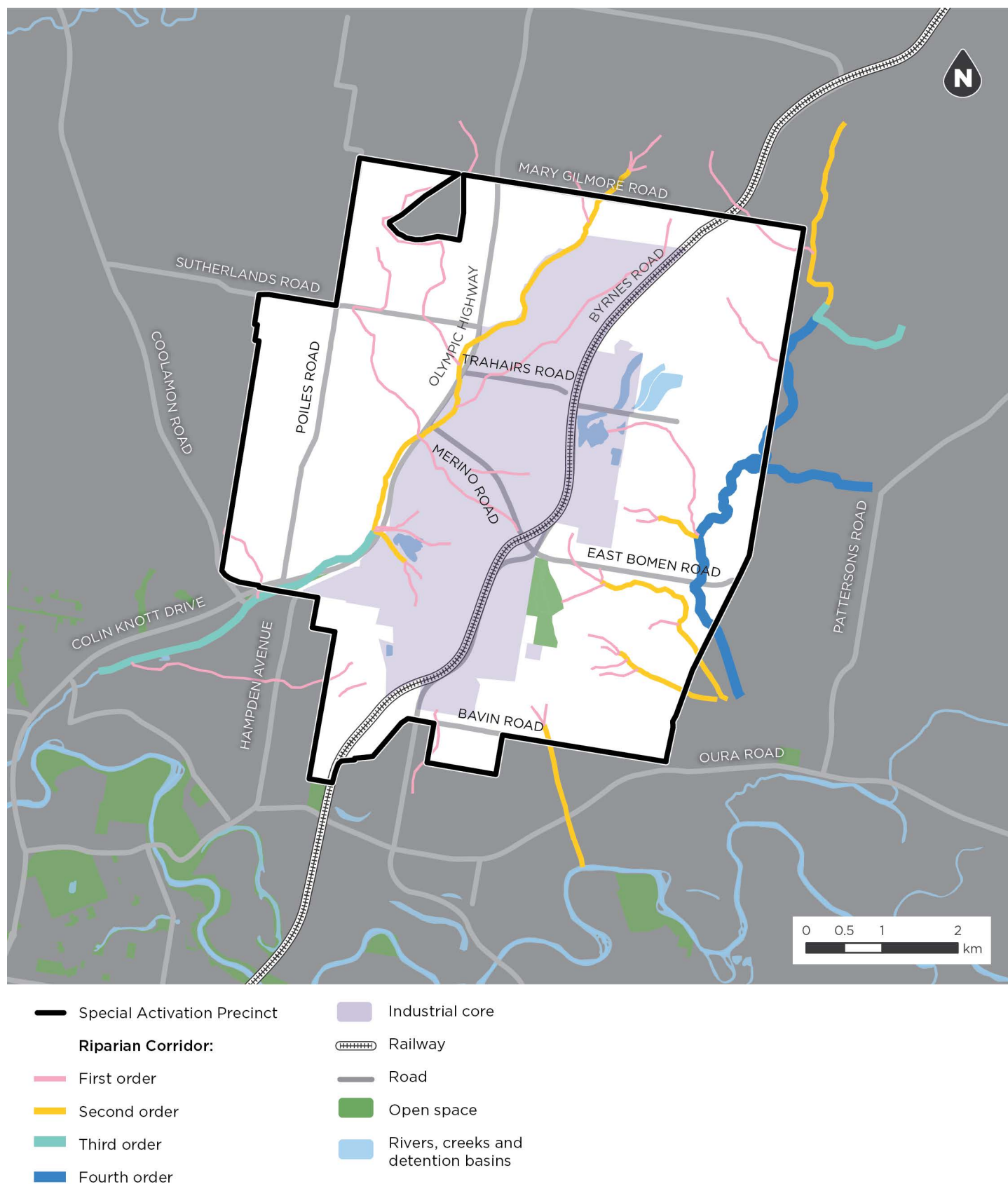
Recent tree planting on the boundaries of private lots, and by the Eunony Valley Association will make the place greener overtime. The Master Plan will build on this approach.

Figure 8: High value biodiversity areas to be retained



Performance criteria

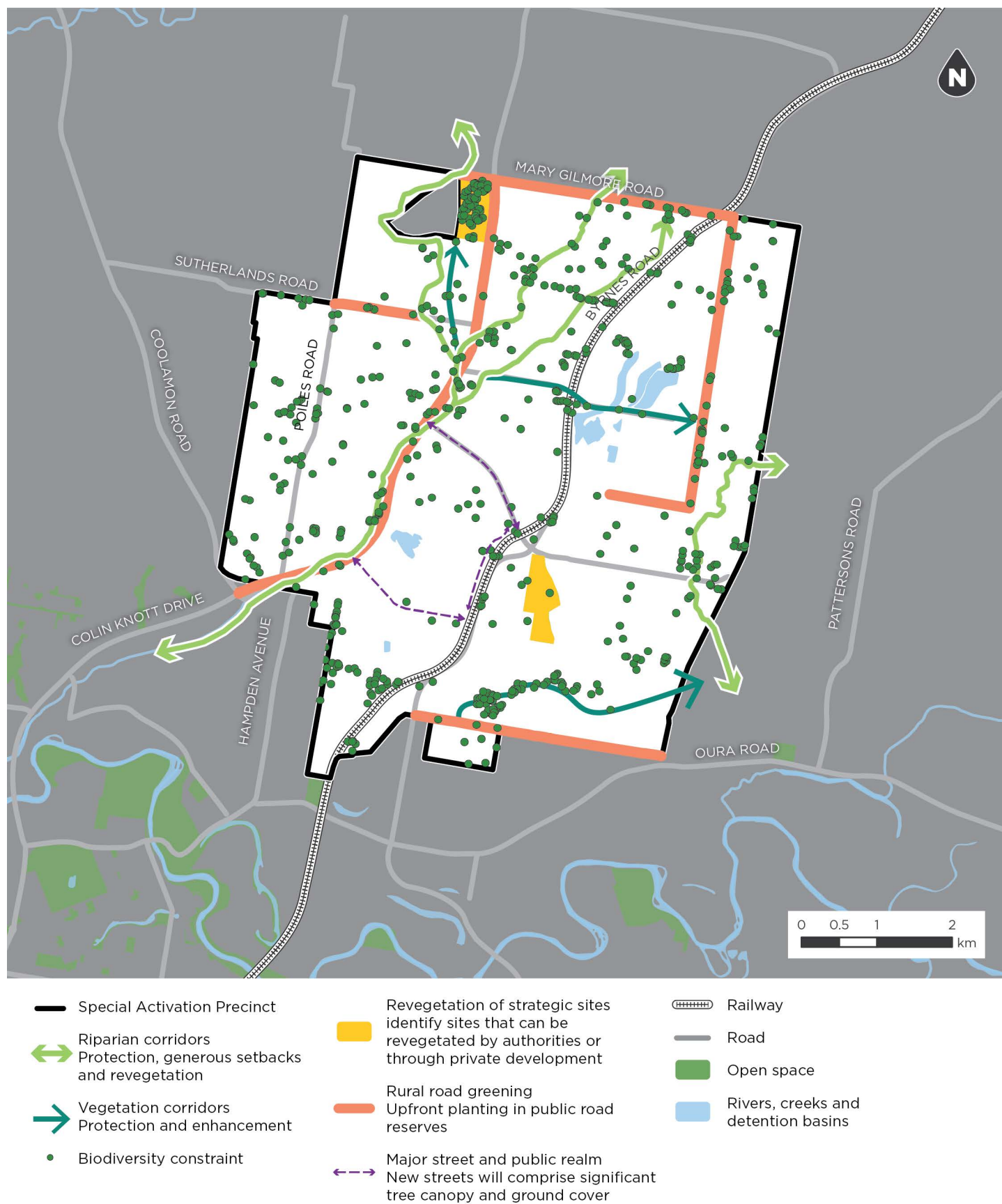
- A All trees and grasslands to be retained where possible, and incorporated into landscape areas, vegetated setbacks, into car park design or into the public domain.
- B Areas of high-ecological value and Tier 1 and 2 trees, shown at **Figure 8: High value biodiversity areas to be retained**, are not to 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.
- C Significant planting on private lots is encouraged to create new habitat and provide connections between habitat.
- D Riparian corridors, as shown in **Figure 9: Classification of riparian corridors** are 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
- E Over time, investigate opportunities to redesign streets where they intersect with 3rd and 4th order riparian corridors, with a view to separating the two, promoting uninterrupted flow, and proving road crossings with culverts and bridges.

Figure 9: Classification of riparian corridors

Source: Rhelm 2019

Supporting information to be provided as part of the Delivery Plan

- A landscape and vegetation plan that incorporates the principles from **Figure 10: Vegetation and biodiversity principles** and at **Figure 7: Landscape strategy for minimising visual impact** is to be provided and address:
 - i. Strategies for the retention and maintenance of remnant vegetation.
 - ii. Strategies for additional planting, and creation of connections between habitat where possible.
 - iii. Site-level setback and landscape controls.
 - iv. Planting and maintenance strategy
 - v. If any new public open space, or publicly accessible areas or paths are proposed, a strategy for the long-term ownership and management.
 - vi. Specific areas of public land to be planted by public authorities.
 - vii. Front, rear and side setback controls and planting requirements for private lots.
 - viii. Riparian corridors, setbacks and potential design objectives for development interfacing with watercourses.
- The vegetation and landscape plan should demonstrate how the landscape can be designed to provide Connection to Country.

Figure 10: Vegetation and biodiversity principles

3.3.2. Air quality and odour

To mitigate dust and odour impacts from the proposed industrial uses, a set of performance criteria has been developed to ensure amenity for people who work and live near the Precinct is maintained.

Aims

- To maintain air quality and amenity for people who work and live in the precinct and its surrounds.
- To ensure that development minimises impacts on air quality and amenity.
- To ensure the ongoing monitoring of the air quality in the precinct.

Performance criteria

- A An individual odour emitting operation must not result in exceedance of the cumulative Received 2 Odour Unit Limit Contour for any receiver shown at **Figure 11: Maximum received odour limits and maximum odour emission rates.**
- B Development must not exceed the odour emission rate per hectare from the site in accordance with the Maximum Odour Emission Rate shown at **Figure 11: Maximum received odour limits and maximum odour emission rates.**
- C Development must not exceed the air quality emission rate per hectare from the site in accordance with the Maximum NO_x Emission Rate shown at **Figure 12: Air quality impact.**

- D An individual air quality impacting operation must not result in exceedance of the cumulative Extent of Impact 95ug/m³ Contour shown at **Figure 12: Air quality impact**
- E Development with stacks should be in the preferred location in **Figure 13: Preferred locations for stacks.** Development for any stacks outside of this location will need to be subject to additional impact assessment as part of any application for development.
- F The technical study 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.

Supporting provisions to be developed as part of the delivery plan

- The Delivery plan must outline the mitigation and management measures that will be adopted to minimise air quality (including dust) and odour impacts of the Precinct.
- The Delivery Plan must set out the monitoring and reporting process for air quality and odour.

Figure 11: Maximum received odour limits and maximum odour emission rates

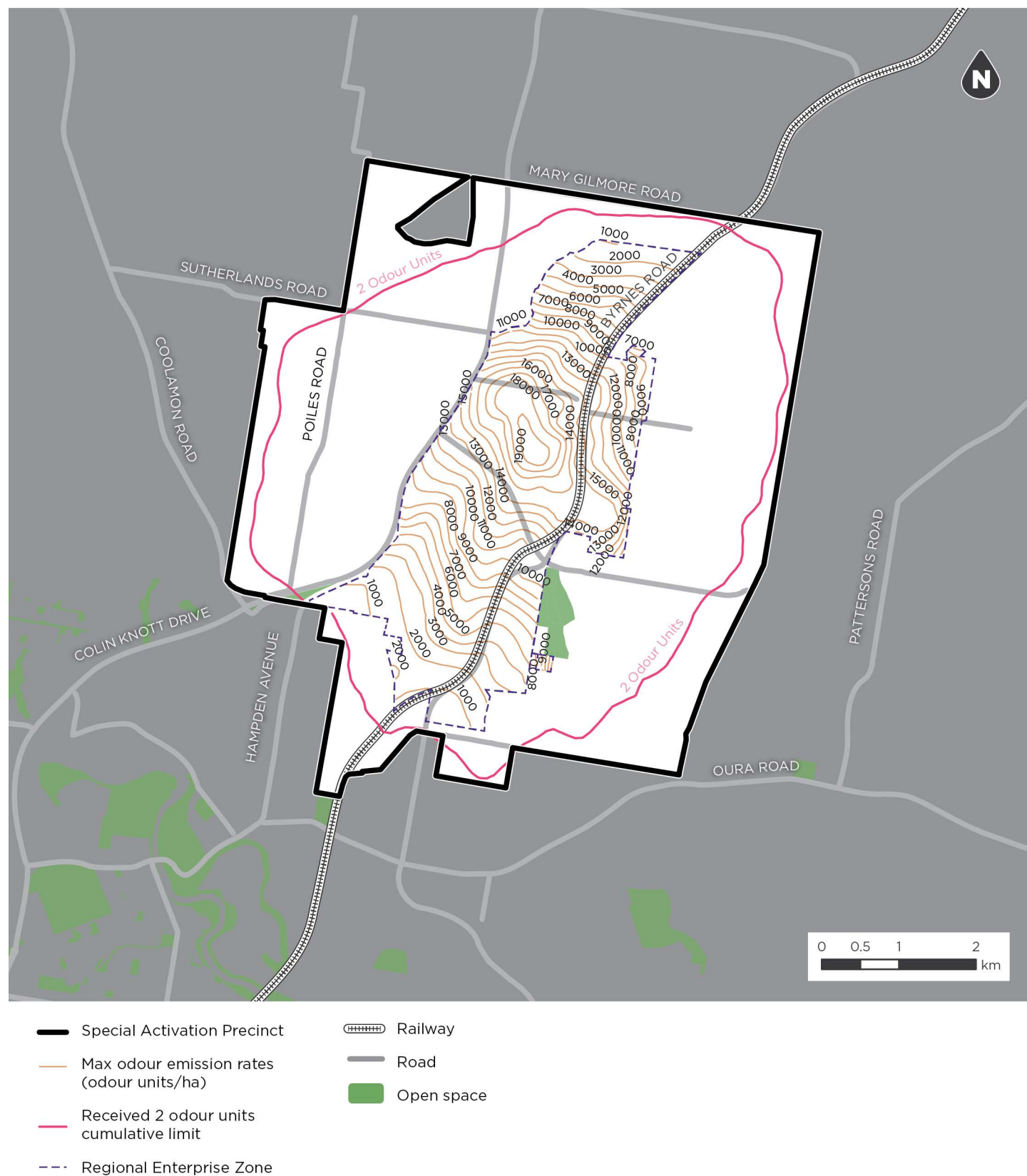


Figure 12: Air quality impact

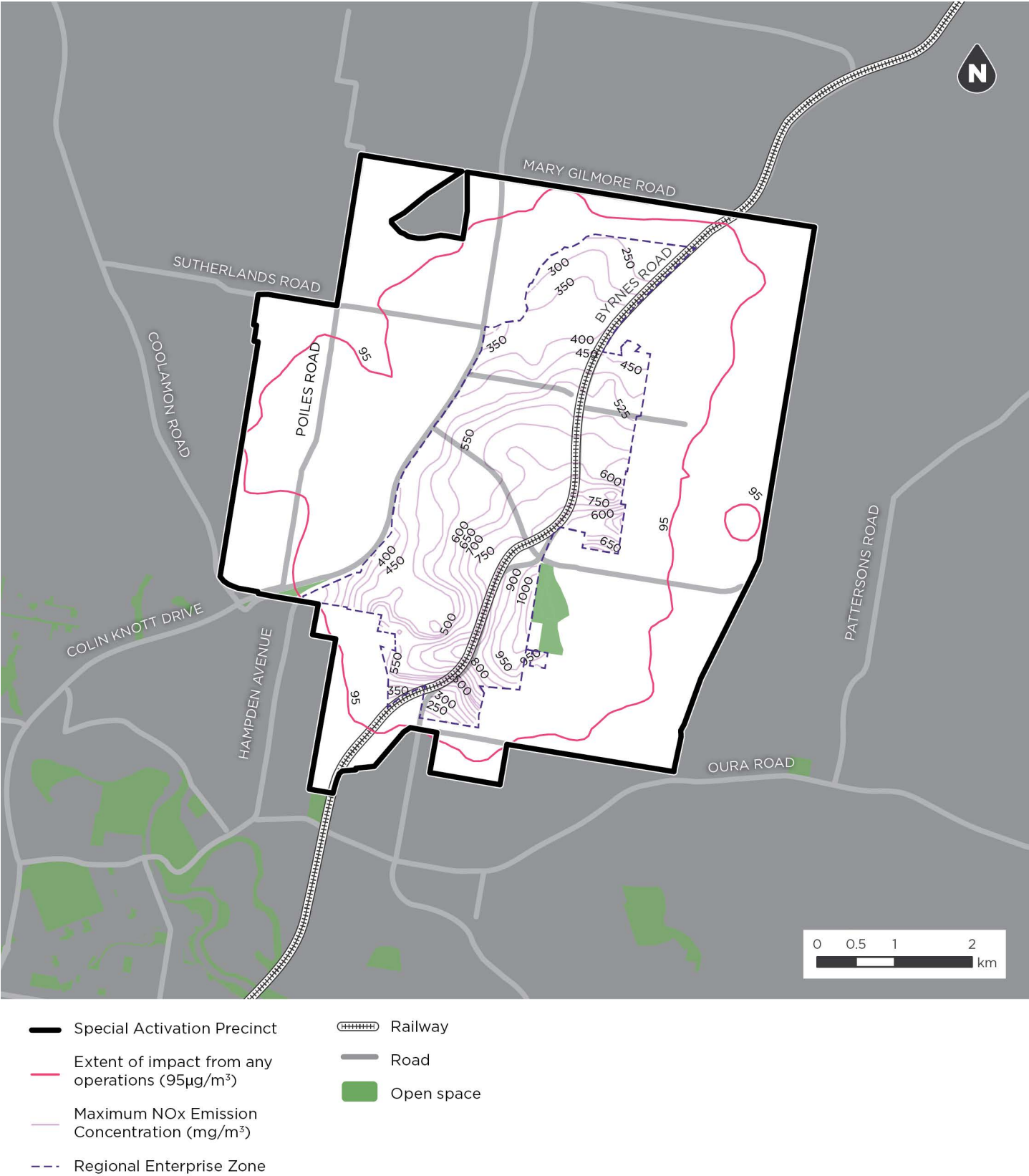
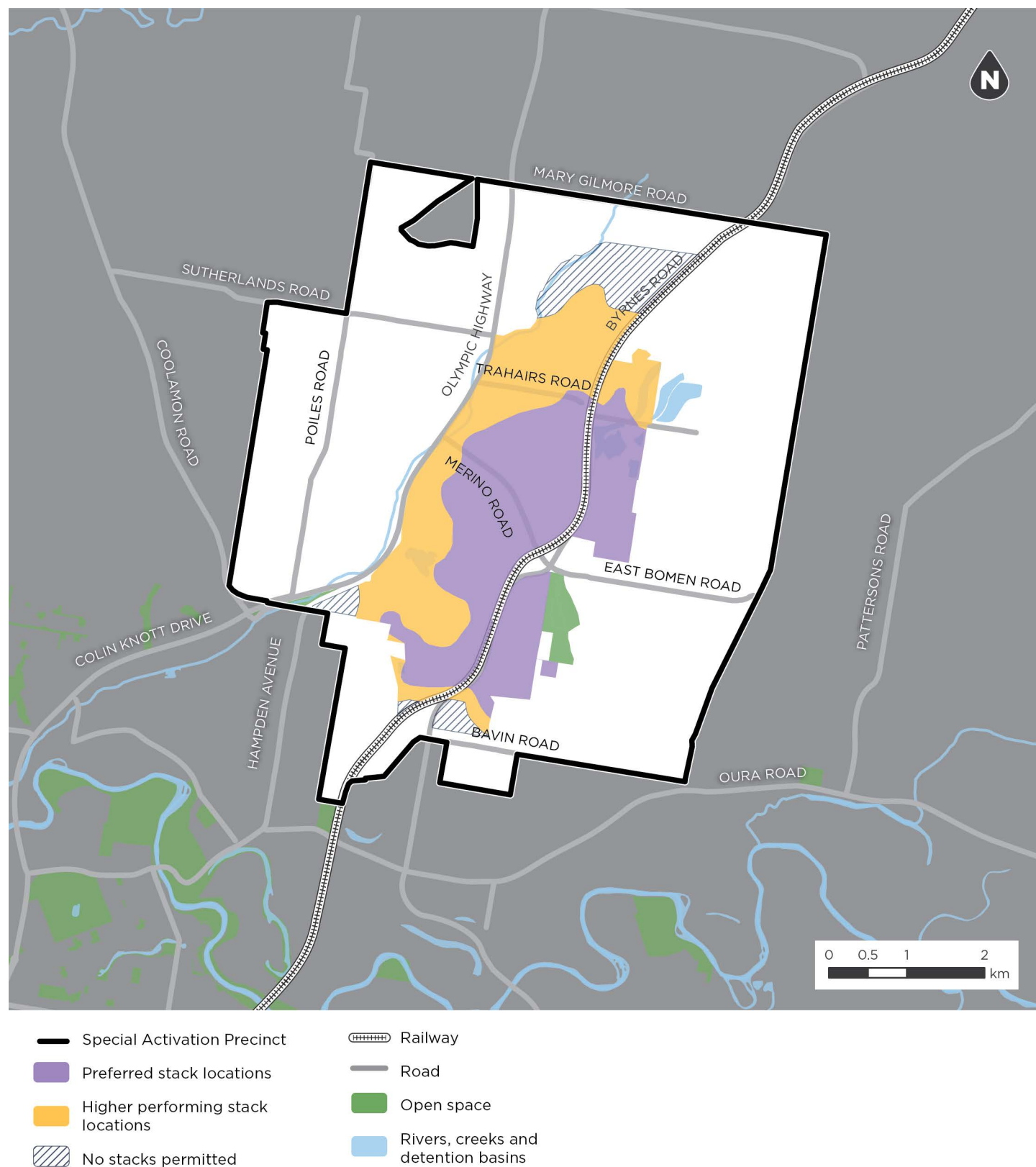


Figure 13: Preferred locations for stacks

3.3.3 Noise

Industrial uses have the potential to generate noise from construction, operation and transportation, a set of performance criteria has been developed to mitigate noise impacts from the Precinct. This will ensure the amenity for people who work and live near Precinct is maintained.

Aims

- To manage the emission of noise for people who work and live in the precinct and its surrounds.
- To ensure that development minimises noise impacts.
- To ensure the ongoing monitoring of the Precinct for noise performance.

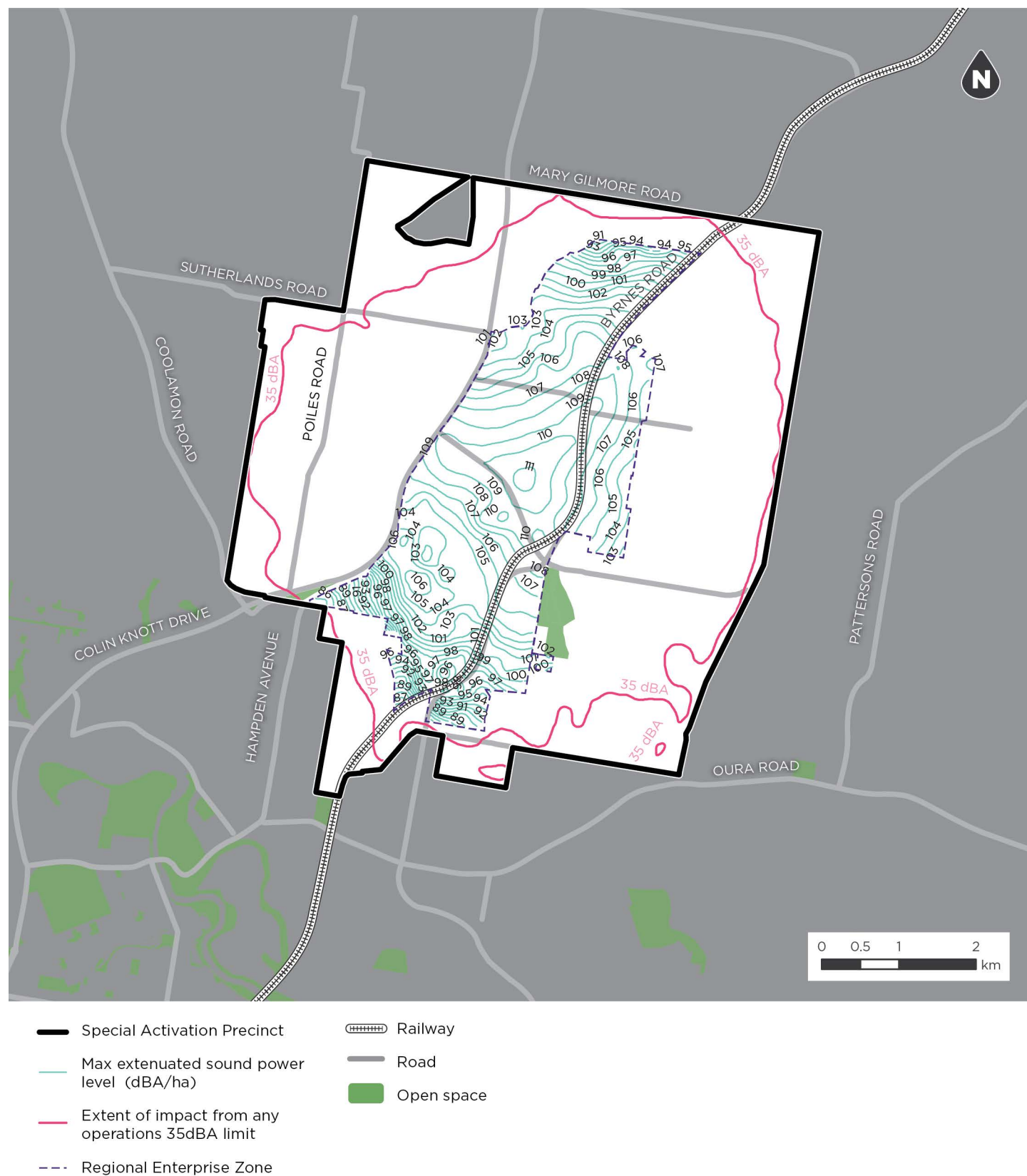
Performance criteria

- A Development must demonstrate noise generated is consistent with the sound power allowance per hectare as set out by **Figure 14: 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)**.
- C The Delivery 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.

Supporting provisions to be developed as part of the delivery plan

- Any construction or operational management plan must include noise and vibration considerations.
- The Delivery Plan must set out the monitoring and reporting process for noise generated from within the Precinct including an outline of how the cumulative noise impacts from the Precinct will be managed to ensure the noise criteria is met.

Figure 14: Maximum Attenuate Sound Power Level (receiver)



3.3.4 Water Resources (Stormwater and Groundwater)

The Wagga Wagga Special Activation Precinct is located within the City of Wagga Wagga, where there is a high dependency on groundwater for town water supply. The following provisions have been developed to protect Wagga Wagga's water resources. The Murrumbidgee River flows through the township of Wagga Wagga and its tributaries Wheel of Fortune Creek and Dukes Creek, traverse the Precinct. Flow within these tributaries is largely intermittent except for some pool areas and flow is generally dependent on rainfall conditions, with infiltration to groundwater occurring often before flow is conveyed to the Murrumbidgee River. Historical land use has altered creek morphology and flow patterns. The protection of the creek systems forms part of the protection of both groundwater resources and surface water resources.

Note: The proposed groundwater map and controls will ultimately be in the Activation Precincts SEPP, but have been included here for clarity, for the purposes of public exhibition.

Aims

- To protect the highly productive groundwater resources and to minimise the impacts of development on the quality, quantity and levels of groundwater. Total use of groundwater must be managed within the sustainable yield so that the groundwater is available for future generations and groundwater dependent ecosystems are safeguarded.
- To ensure regular stormwater flows are maintained across the Precinct for environmental flow purposes for Precinct and downstream waterways.
- To ensure stormwater runoff quality is appropriately managed across the Precinct.
- To ensure the condition of waterbodies and their riparian zones are protected.

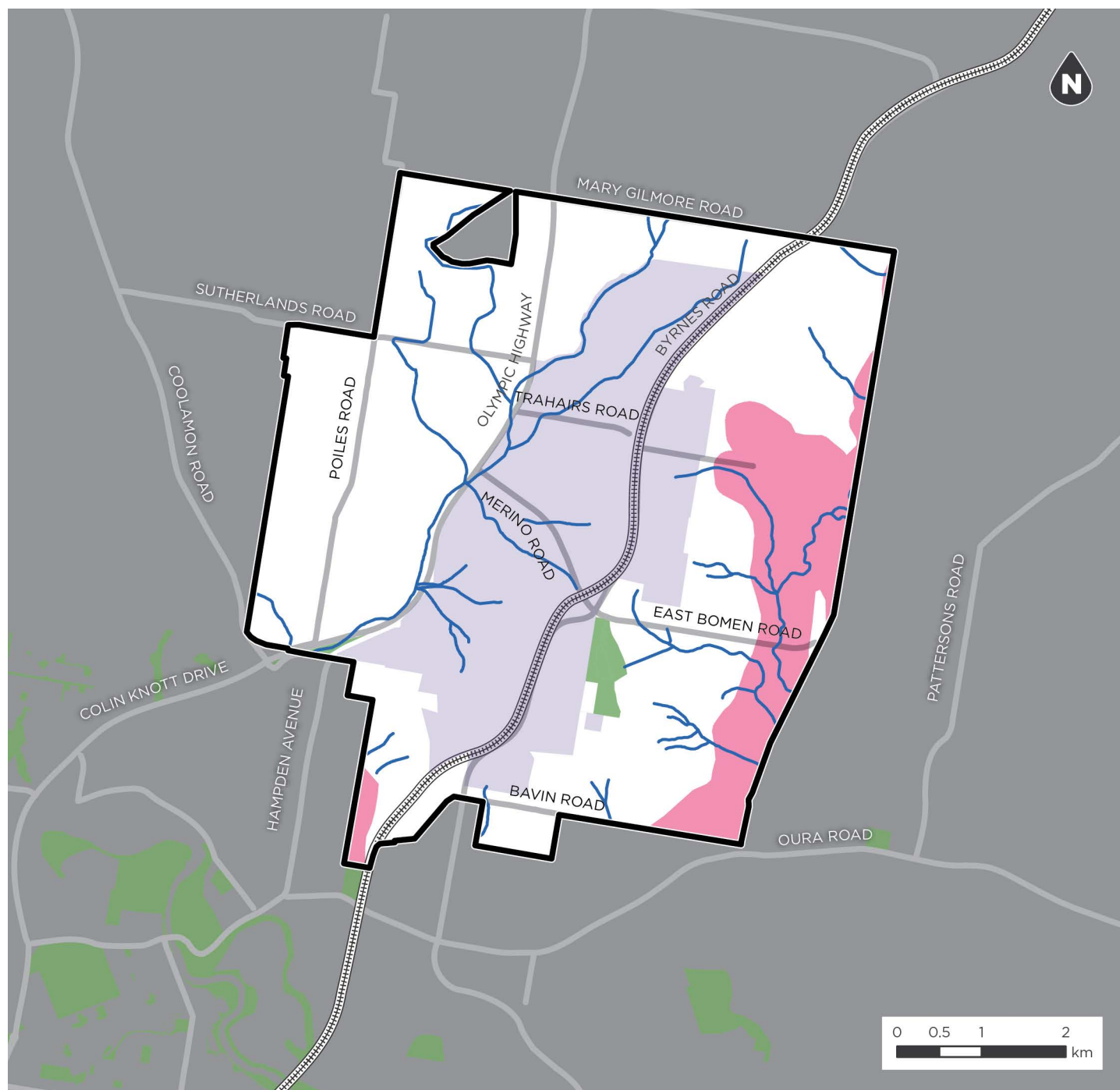
Performance criteria

- A Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term.
- B The stormwater run-off at the Precinct boundary must not be altered in terms of re-development flow and water quality (except where an improvement in water quality can be demonstrated). The Delivery Plan will provide site specific controls for how the following will be achieved:
 - i. The performance criteria for stormwater flow is for less than a 10% change in the modelled annual runoff from each site and in the 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. The criteria for water quality is 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
- 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 Protection of the *Environment Operations Act 1997*.

- 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, 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
- F Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimized 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.
- G The following land uses are not permitted within the groundwater protection zone (shown at **Figure 15: Groundwater protection zone**)
- i. highway service centres
 - ii. service stations
 - iii. sewerage treatment systems
 - iv. water treatment systems
 - v. works comprising waterbodies

Supporting provisions to be developed as part of the delivery plan

- The Delivery Plan must provide a strategy for the ongoing and monitoring of the quality and quantity of groundwater, to ensure that development in the Precinct is not impacting the town's drinking water supply. It is recommended that strategy comprise three new monitoring bores and annual reporting.
- An erosion and sediment management plan that will help to inform Construction Management Plans for individual developments.

Figure 15: Groundwater protection zone

- Special Activation Precinct
- Groundwater Protection Zone
- Industrial core
- Watercourses and waterbodies
- Railway
- Road
- Open space

3.3.5 Flood Risk Management

The Murrumbidgee River flows through the township of Wagga Wagga and its floodplain is extensive and affects the southern extent of the Wagga Wagga Special Activation Precinct. Tributaries of the Murrumbidgee River, being Wheel of Fortune Creek and Dukes Creek, are located within the Precinct. Their floodplains, while less extensive than the Murrumbidgee River, are areas of both environmental value (**3.3.1. Biodiversity, vegetation and riparian corridors**) and are natural hazards in times of flood.

There are aspects of flood risk management that can inter-relate with the water resources provisions (**3.3.4 Water Resources (Stormwater and Groundwater)**) and consideration should be made of any inter-relationships (for example, flood detention schemes can often be co-located with water quality treatment facilities).

Note: The Activation Precincts SEPP will include the new flooding map and standard provisions for design and development in the floodplain.

Aims

- To minimise the flood risk to life, property and the environment associated with the use of the land in the Precinct.
- To allow development on land that is compatible with the flood hazard and flood function of that land considering projected changes as a result of climate change.
- To maintain the existing flood behaviour, flood function and the environment.
- To ensure safe and appropriate uses of the land.
- To enable safe evacuation from the land.

Performance criteria

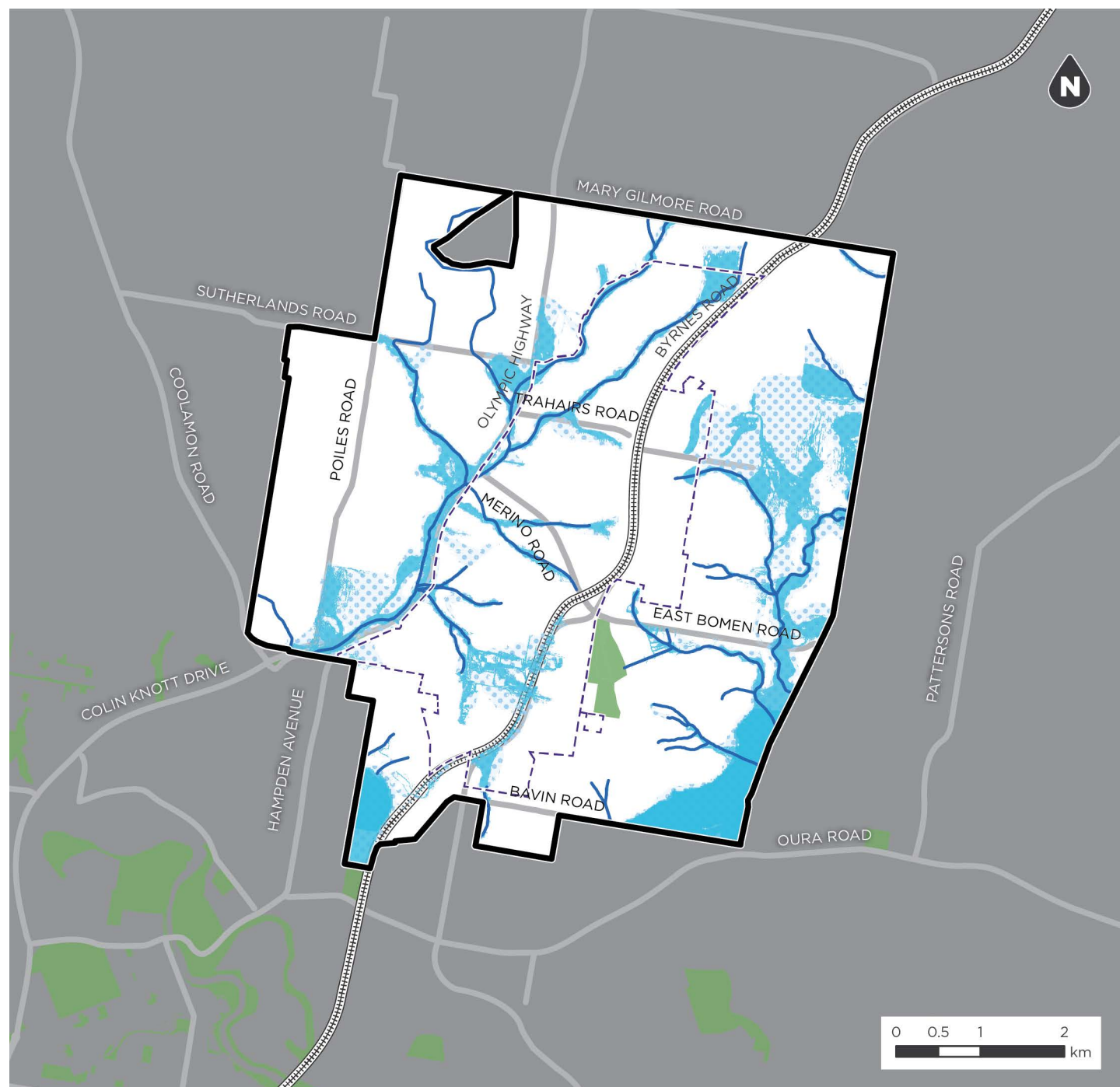
- A The Flood Planning Area (FPA) is the 1 in 100 AEP with climate change flood extent to ensure land is set aside for the managing of the existing and future flood risk associated with climate change. The FPA is shown in **Figure 16: Flood prone land**.
- B The Special Flood Consideration (SPC) area is the area between the FPA and the Probable Maximum Flood extent. The SPC area is shown in **Figure 16: Flood prone land**.

- C 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.
- D Development must generally, occur outside of the flood planning area (shown at **Figure 16: Flood prone land**). 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.
- E 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.

Note: Further details can be found in Detention Basin Investigation, Wagga Wagga SAP prepared by Rhelm dated March 2020.

- F 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.
- G 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.
- H The following land uses are not permitted within the land mapped within the flood planning area (FPA) (shown at **Figure 16: Flood prone land**)
 - i. aquaculture
 - ii. industries
 - iii. intensive livestock agriculture
 - iv. liquid fuel depots
 - v. highway service centres
 - 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
- I 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 (shown at **Figure 16: Flood prone land**). Some types of uses may be appropriate in the SPC area providing a suitable evacuation strategy is provided when applying for an Activation Precinct Certificate.
- i. centre-based child care facilities,
 - ii. correctional centres,
 - iii. educational establishments,
 - iv. emergency services facilities,
 - v. hospitals,
- J Despite (I) above, tertiary institution uses may be appropriate in Special Flood Considerations (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 Activation Precinct Certificate, and the Issuing Authority must form the opinion that the site can be safely evacuated before an Activation Precinct Certificate can be issued.
- Supporting provisions to be developed as part of the delivery plan**
- A flood risk strategy that outlines the evacuation and emergency strategies in flood events up to and including the Probable Maximum Flood. The strategy must be in accordance with the Technical flood risk management guideline prepared by Australian Institute for Disaster Resilience H1-H6 classification system to determine the design for any buildings that are to be used for shelter in place provisions located within the floodplain.
 - A stormwater management strategy that demonstrates:
 - i. The strategy for precinct-wide infrastructure, such as detention basins
 - ii. Site level controls for stormwater detention and reuse
 - iii. the flood planning levels and design requirements (including emergency response) for development within the flood planning area (FPA) and the special flood consideration (SPC) area (shown on **Figure 16: Flood prone land**).
 - iv. Development controls for flood detention on development lots.
 - v. The monitoring and reporting process for ensuring that the stormwater will not have an adverse impact on the environment, including the health of the waterways.
 - vi. how the development sites meet the requirements and objectives of the Regional Water Quality and Quantity network as identified in *Detention Basin Investigation, Wagga Wagga Special Activation Precinct* prepared by Rhelm dated March 2020; and
 - vii. How the required flood conveyance and detention infrastructure (such as earthworks to reinstate waterways to convey flows and their associated riparian corridors (**Figure 9: Classification of riparian corridors**)) has been designed to be consistent with the Landscape and Vegetation Management Plan described in **3.3.1. Biodiversity, vegetation and riparian corridors**), formalises flow paths where those paths are informal or poorly defined and the provision of detention basins to attenuate runoff due to the change in imperviousness of the land surface.

Figure 16: Flood prone land

- | | |
|---|--|
| Special Activation Precinct | Regional Enterprise Zone |
| Extent of flood-related controls: | Railway |
| Flood Planning Area
(1 in 100 AEP with climate change
Flood Extent) | Road |
| Special Floodplain Considerations
(Probable Maximum Flood
Extent) | Open space |
| Watercourses and waterbodies | |

3.3.6 Sustainability

The Master Plan has been prepared to ensure development maximises sustainability opportunities to achieve 'Eco-Industrial Park' recognition in accordance with the United Nations Industrial Development Organisation (UNIDO) framework. 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.

A number of industries currently operating within the Special Activation Precinct area (located in the Bomen Business Park) have already made some connections to the national and global circular economies, recycling products such as oils and batteries to create new products which are used in Australia or exported overseas. The Master Plan aims to build on this base and grow and expand sustainability initiatives to ensure that the Precinct is future proofed and minimises its impacts.

Aims

- To establish the precinct as an Eco-Industrial Park and set a new standard for environmental performance for industrial precincts.
- To establish a robust framework for ongoing monitoring and reporting.
- To ensure industries maximise efficiencies, reduce emissions and collaborate to deliver a carbon neutral precinct.
- To establish a circular economy framework with closed looped systems that maximise resource efficiency.
- To integrate blue and green infrastructure in a way that supports ecological function and provides amenity through biophilia.

Performance criteria

- A The Wagga Wagga Special Activation Precinct will promote inclusive and sustainable industrial development to achieve the principles in the UNIDO Eco- Industrial Park framework.
- B The Precinct will embed green and blue infrastructure wherever possible to create circular economy opportunities.
- C The Precinct is to be carbon-neutral or positive consistent with the National Carbon Offset Scheme.
- D The Precinct will be climate responsive and resilient through a closed water cycle network, the promotion of sustainable and active transport opportunities and the integration of green and blue infrastructure.

Supporting provisions to be developed as part of the delivery plan

The delivery plan will consider how environmental management strategies can be adopted across the Precinct to meet environmental targets.

3.3.7 Assessing hazardous and offensive development

Explanation of Intent

For any potentially hazardous and offensive development that is also local development, integrated designated development or State significant development, *State Environmental Planning Policy No 33—Hazardous and Offensive Development* (SEPP 33) applies and provides the framework for assessing and managing risks.

For any potentially hazardous and offensive development that is proposed to be undertaken as complying development under the Activation Precincts SEPP, SEPP 33 still provides the framework for identifying and managing risks. The process for managing risks under the Activation Precincts SEPP is summarised in the below development controls.

Aims

To ensure sufficient information is provided to assess whether a development is a potentially hazardous or potentially offensive industry when applying for an Activation Precinct Certificate.

To ensure that potentially hazardous and potentially offensive industries are appropriately managed to protect human health and the biophysical environment.

Development controls

The following controls apply to any proposal for potentially hazardous or offensive development that is proposed to be undertaken as complying development:

- A Prior to the application for an Activation Precinct Certificate, a preliminary risk analysis must be prepared by a qualified person approved by the Planning Secretary. In determining whether a development is a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or an offensive storage establishment, offensive industry or other potentially offensive industry, consideration must be given to current circulars or guidelines published by the Department of Planning, Industry and Environment relating to hazardous or offensive development.
- B The following must be provided as part of any application for an Activation Precinct Certificate for development for the purposes of a potentially hazardous or potentially offensive industry:
 - i. A preliminary risk analysis as identified in Item A;
 - ii. If the development is identified as potentially hazardous then a preliminary hazard analysis must be provided that:
 - Is prepared by a qualified person (approved by the Planning Secretary);
 - Is prepared in accordance with the *Hazardous Industry Planning Advisory Paper No 6, Hazard Analysis* dated January 2011, and *Multi-level Risk Assessment* dated May 2011 and published by the Department of Planning, Industry and Environment on its website;
 - Demonstrates compliance with the risk criteria as set out in the *Hazardous Industry Planning Advisory Paper No 4, Risk Criteria for Land Use Safety Planning*, dated January 2011 and published by the Department of Planning, Industry and Environment on its website;
 - is prepared having regard to the most hazardous substance proposed to be stored at the development site;
 - considers cumulative risk levels of the Precinct;
 - iii. The preliminary hazard analysis must be reviewed and approved by the Department of Planning, Industry and Environment and the approval must form part of the Activation Precinct Certificate application; and
 - iv. Written evidence of consultation with relevant public authorities and agencies (including but not limited to Safe Work NSW) in relation to the proposed development.
- C Any Activation Precinct Certificate cannot be issued for potentially hazardous development unless it is accompanied by a Preliminary Hazards Analysis which has been reviewed and approved in writing by the Department of Planning, Industry and Environment.

- D Any specific recommendations made by the Department of Planning, Industry and Environment in Item C must be included as conditions to be within the Activation Precinct Certificate.
- E Any Complying Development Certificate must adopt the any conditions of consent recommended by the Issuing Authority as part of the Activation Precinct Certificate.
- F Any preliminary hazard analysis must be appended to the Activation Precinct Certificate when issued.

Definitions:

Potentially hazardous industry and potentially offensive industries are defined within SEPP 33 and include:

potentially hazardous industry means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- to human health, life or property; or
- to the biophysical environment;
- and includes a hazardous industry and a hazardous storage establishment

potentially offensive industry means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.

qualified person approved by the Planning

Secretary means the same as a hazards specialists approved under the *State Environmental Planning Policy (Three Ports) 2013* as identified in www.planning.nsw.gov.au/-/media/Files/DPE/Other/approved-hazard-specialists-under-sepp-three-ports-2019-03-26.pdf

3.3.8 Managing development on contaminated land

Explanation of Intent

For development on contaminated lands that is also local development, integrated designated development or State significant development, *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)* applies.

For development on contaminated lands that is to be undertaken as complying development, SEPP 55 provides the framework for assessment and management. The Activation Precincts SEPP requires that an Activation Precinct Certificate cannot be issued unless the Issuing Authority has considered whether the land is contaminated, and whether the subject land is suitable for the proposed development.

Category 1 and 2 remediation works are required to be undertaken in accordance with SEPP 55. Category 2 works will need to be undertaken separately as development without consent under SEPP 55, and not as part of an application for Complying Development under the Activation Precincts SEPP.

Aims

- To ensure the remediation of contaminated land is adequately managed for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Development controls

- A Prior to issuing an Activation Precinct Certificate, the Issuing Authority must:
- i. consider whether the land is contaminated;
 - ii. if the land is contaminated, it is 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
 - iii. if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Note: In considering whether land is contaminated, the Issuing Authority should consider (but not limited to) the Biodiversity, Heritage, Contamination and Hydrogeology, *Wagga Wagga Special Activation Precinct Draft Master Plan Report* prepared by WSP dated November 2019. However, this document should not be solely relied upon due to the report limitations outlined in Section 6 of that document.

- B 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, and
 - iii. 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, or
 - is on the list of sites notified under section 60 of the *Contaminated Land Management Act 1997*.

- C The complying development certificate must be issued subject to a condition that any requirements specified in the statement identified in Item B must be complied with.

Definitions:

Category 1 remediation works (remediation work requiring consent) is work that presents elevated risk, either during execution or in the event of unsuccessful or incomplete remediation. The full definition of Category 1 works is found SEPP 55.

Category 2 works (remediation work without consent) is remediation work that is not Category 1 and considered to be low risk. The full definition Category 2 works is found in SEPP 55.



3.4 Community

The development of the Wagga Wagga Special Activation Precinct will provide additional employment opportunities which will result in more people living and working in the area. This will inevitably place additional demand on existing community facilities. Council's existing Section 7.12 plan, made in 2019 under the *Environmental Planning and Assessment Act 1979*, requires that development with a capital investment value greater than \$100,000 and up to and including \$200,000 pay a contribution of 0.5% of the development value to Council for the purposes of civic and community facilities and other infrastructure. Development with a capital investment value greater than \$200,000 is required to pay a contribution of 1% of the development value. This contribution will continue to be payable for development in the Wagga Wagga Special Activation Precinct, unless otherwise agreed to by Council and Regional Growth NSW.

The Master Plan for the Precinct has been prepared with the aim of ensuring that development of the Wagga Wagga Special Activation Precinct contributes to the development of social and community infrastructure and cultural connections. This aim is supported by provisions contained in the plan and includes:

- Provision of a range of land uses within the Precinct that can facilitate the expansion of community facilities, educational and training facilities, health facilities, emergency service facilities, childcare facilities, recreation facilities and public open space.
- Provisions encouraging the establishment of connected green corridors and active transport connections.
- Provisions encouraging the establishment of high-quality digital infrastructure.
- A requirement that an Aboriginal Management Plan be developed as part of the Delivery Plan.
- A requirement that a vegetation and landscape plan be prepared that incorporates Designing with Country principles.

3.5 Transport and infrastructure

Wagga Wagga is highly accessible by road, rail and air infrastructure to Australia's major cities and sea ports, as shown in **Figure 17: Transport context**.

The area's centralised location and strong transport connections mean that it is within a 5 hour drive of 50% of Australia's population. Investigations, such as the work undertaken for the *Wagga Wagga Integrated Transport Strategy and Implementation Plan 2040* (City of Wagga Wagga, 2017), have identified some areas for improvement for the area.

A number of projects are in planning or underway that will further strengthen the transport network. The proposed transport infrastructure within the Special Activation Precinct has been developed to leverage and build on the existing and planned connections in the Wagga Wagga region. It seeks to provide both high levels of access from the Precinct to national and international markets as well as improved, all mode access across the Precinct itself.

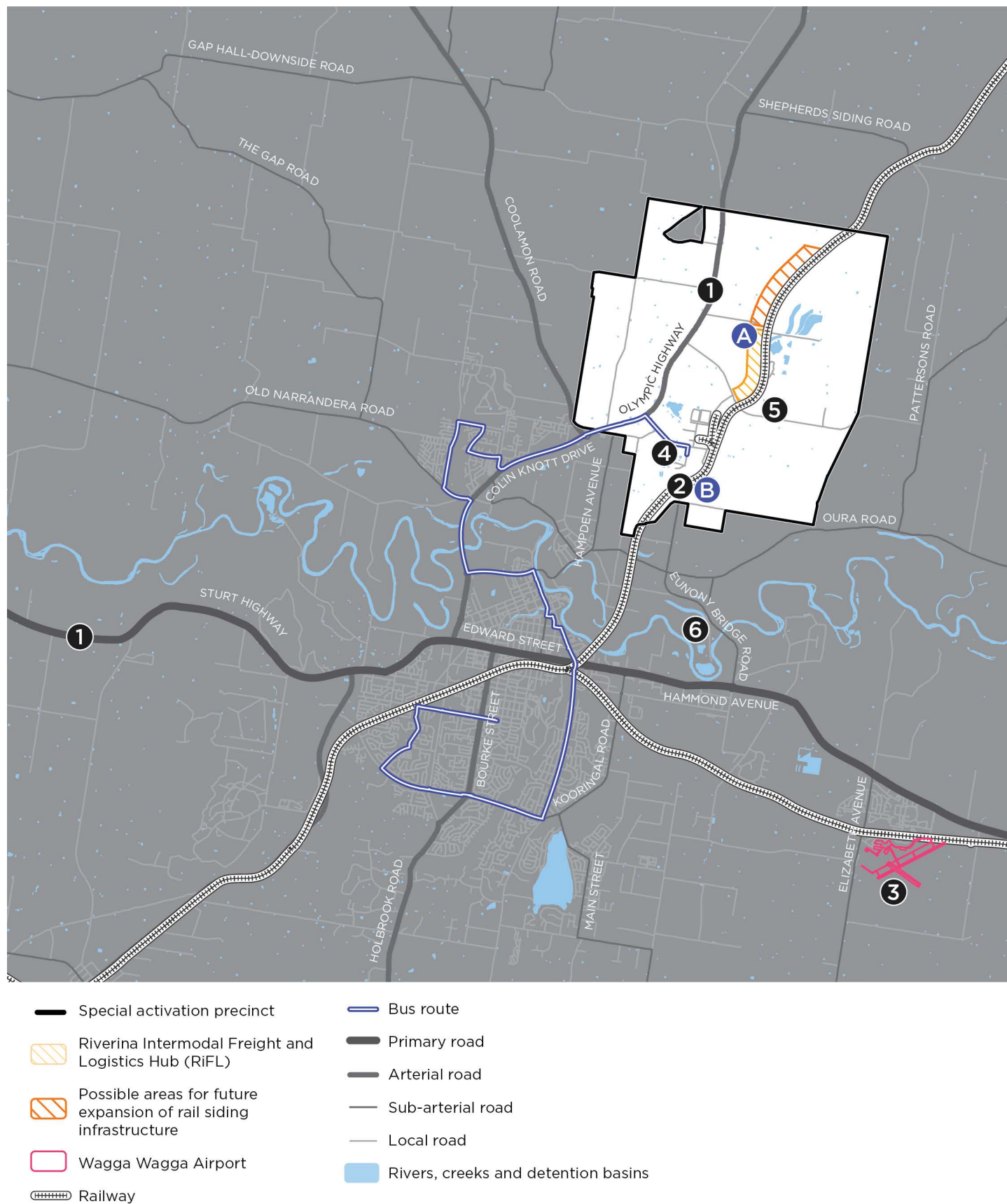
Enabling Infrastructure

- 1 Two major arterial roads, the Sturt Highway and the Olympic Highway, intersect Wagga Wagga running roughly east to west and north to south respectively.
- 2 The Main South Rail line connects Sydney to Albury and onwards to Melbourne.
- 3 Wagga Wagga Regional Airport is one of the busiest regional airports in NSW, with over 120 flights between Wagga Wagga, Sydney and Melbourne each week.
- 4 A new on demand bus service has been established that connects Bomen to the Wagga Wagga CBD area and with the surrounding suburbs.

- 5 The Bomen Enabling Roads project to provide an improved, Higher Mass Limit (HML) capable road network, will connect to the new RiFL and help facilitate the effective and efficient movement of freight to and from markets in Sydney, Melbourne and in the future, Brisbane.
- 6 The Eunony bridge upgrade will provide better access to the Bomen Business Park and connections to the Olympic Highway for road freight.

Planned Infrastructure

- A The RiFL Hub is a proposed freight precinct including an intermodal terminal that will allow the transfer of containers between road and rail, provide a complementary and adjacent industrial development and a rail siding and terminal loading tracks.
- B Inland Rail will be a 1,700 km rail line between Melbourne and Brisbane via regional Victoria, New South Wales and Queensland. It will provide freight producers and regional centres with efficient rail access to domestic and international trade gateways. The Inland Rail corridor is expected to be fully operational by 2025. The Wagga Wagga Special Activation Precinct lies within the Albury to Illabo section which uses 185 km of the Main Southern Railway line.

Figure 17: Transport context

3.5.1 Streets and movement

Aims

- To ensure the timely and orderly delivery of access to sites in the Precinct.
- To ensure safe and efficient freight movements which also address local amenity issues, network impacts and infrastructure constraints.
- To provide safe access for all users throughout the precinct.
- To provide active transport linkages to key nodes and locations.



Performance criteria

- A The street network will be augmented over time to ensure the effective servicing, active transport opportunities and orderly operation of the Precinct, and in accordance with **Figure 18: Proposed street network**.
- B Development must provide operational access and egress for emergency services and occupants, and ensure all roads are through roads.

Supporting provisions to be developed as part of the delivery plan

- A street plan is to be developed as part of the Delivery Plan, and should include:
 - Street hierarchy
 - Street types, sections and reserve widths
 - Staging
 - Methodology / triggers for upgrades
 - Long-term ownership and management

Infrastructure Overview

-  **Olympic Highway**
Ongoing role as primary vehicular access to the Precinct. Future upgrades may be required, and any upgrades should consider options to engineer Dukes Creek to be a continuous, planted riparian zone with buffers on one side of the highway only.
-  **Byrnes Road**
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.








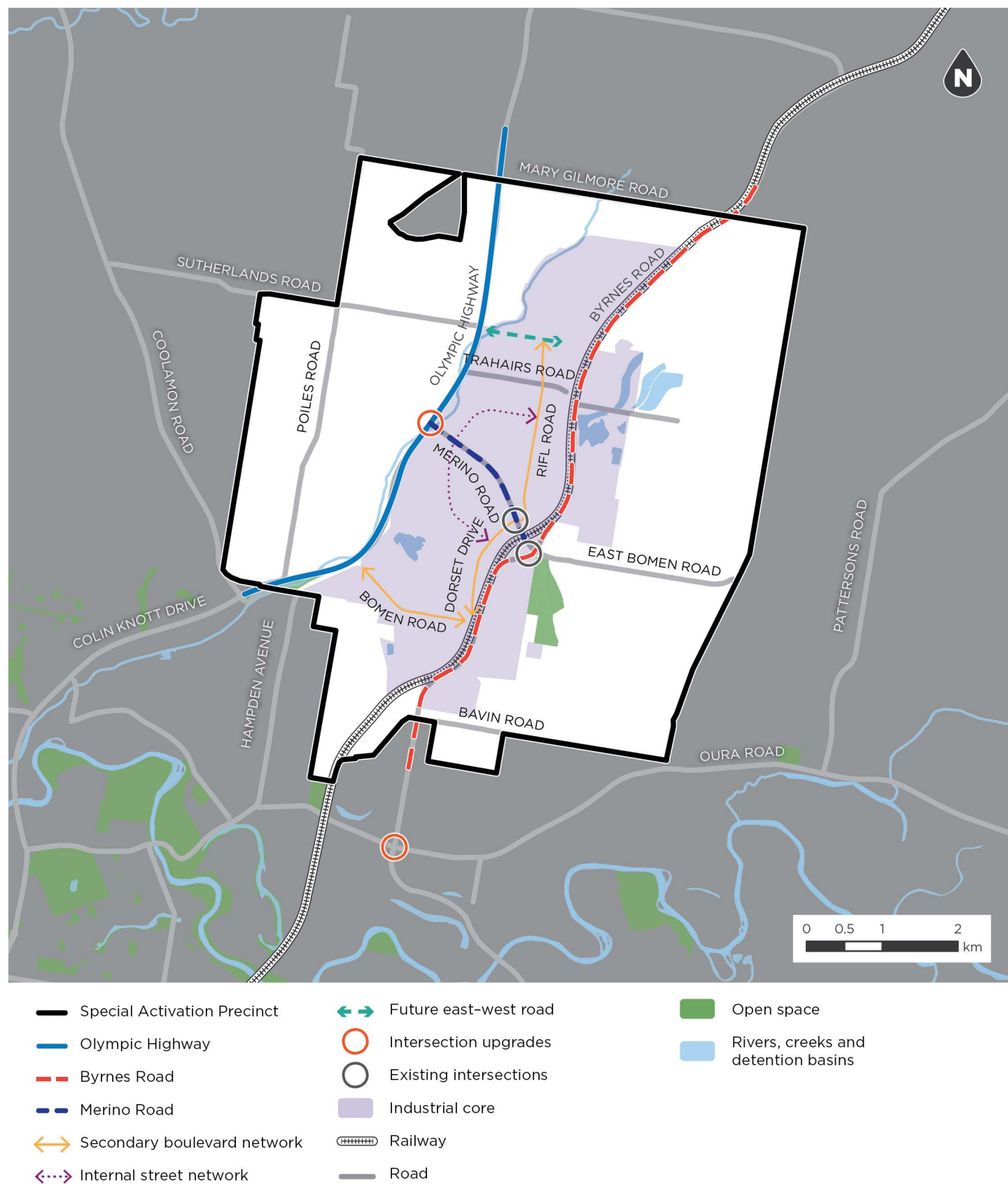
-  **Merino Road – the primary east-west boulevard**
Widen Merino Drive between Olympic Highway and Byrnes Road to allow for large trucks. Significant tree planting should be incorporated into the design to create a good environment for people and a sense of address. Provide a continuous shared path and consider the need for any pedestrian crossings.
-  **Secondary boulevard network**
 - Bomen Road*
Widen Bomen Road between Olympic Highway and Byrnes Road to allow for growth in traffic, including the movement of heavy vehicles to the precinct. Provide significant tree planting and a shared pathway within the road reserve.
 - RiFL Road*
Complete and allow for future widening on this road if required.
 - Dorset Drive*
Complete and allow for future widening on this road if required
-  **Internal street network**
A new internal street network will connect properties to the broader street network
-  **Future east-west road**
In the longer term, when later development stages are being planned, an east west street may be required in the location indicated.
-  **Intersection Upgrades**
At the appropriate time, the following intersections will require upgrades:
 - Intersection of Olympic Highway and Merino Road
 - Intersection of Oura Road, Byrnes Road and Eunony Bridge Road
-  **Existing intersections**
-  **Rail corridor**

Figure 18: Proposed street network

3.5.2 Active and Public Transport

Aims

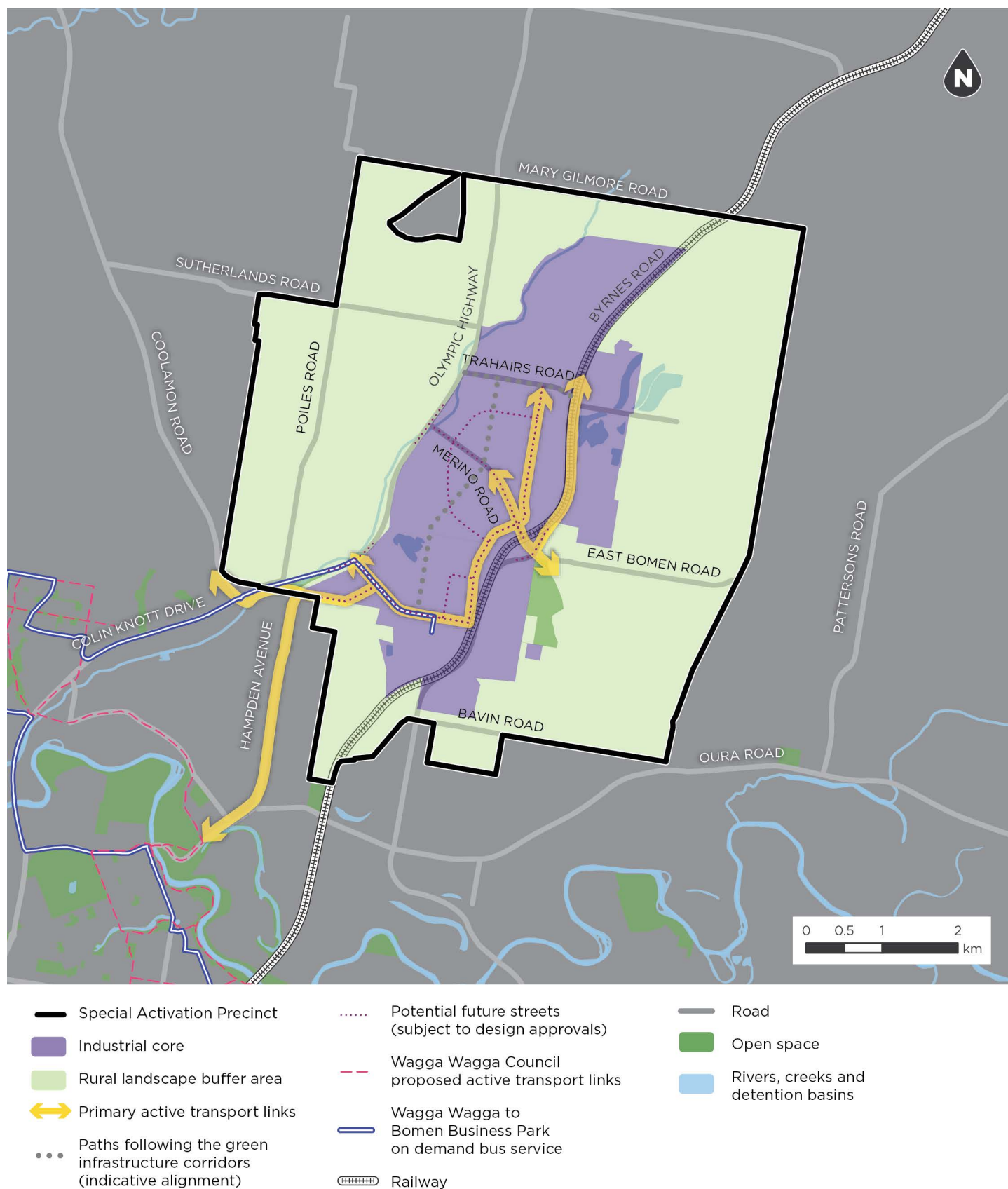
- To provide a continuous pedestrian and cycle network connecting the Wagga Wagga Special Activation Precinct to the Wagga Wagga Town Centre.
- To ensure that as many streets as possible are walkable and safe and attractive for pedestrians and cyclists.
- To promote trips to work by modes other than private vehicle.
- To ensure that planning for active transport, public transport and the location of future commercial nodes is integrated.
- To promote the use of the Precinct for recreation uses, where appropriate and particularly on weekends.

Performance criteria

- A Maximise the number of people that can access their workplace by public transport and active transport.
- B Maximise opportunities for recreation by workers and visitors to the Precinct.
- C Provide pedestrian and cycle connections in the general locations shown in **Figure 19: Active transport opportunities**. These connections should be provided as early as possible in the development of each stage of the Precinct.
- D Ensure that the detailed design of the road network and landscape strategy is 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.
 - iii. Considering rear lane access and loading for high density areas adjoining primary pedestrian streets.

Supporting provisions to be developed as part of the delivery plan

- The Delivery Plan must include:
 - i. A plan showing a walking and cycling network that has been refined in consultation with Council and Transport for NSW.
 - ii. Concept designs for pathways.

Figure 19: Active transport opportunities

3.5.3 Utilities and Services

The Precinct is relatively well serviced by enabling utilities and services. Current connectivity to regional NSW means there are some constraints with regard to digital infrastructure, however, a project known as the NSW Digital Connectivity Improvement program which aims to bring faster, more reliable, widespread digital coverage to regional NSW may assist in remedying this. Funded by the NSW State Government's Snowy Hydro Legacy Fund, the program aims to close the gap between metropolitan and regional internet speeds and reliability, eliminate blackspots and enable farmers to adopt agricultural technology.

The Master Plan leverages and builds on the good existing enabling infrastructure in the Precinct and sets out provisions to improve digital infrastructure.

Aim

- To provide precinct-scale utility and services infrastructure to align with the sustainability objectives of the precinct and the growth of industries and businesses in the precinct.
- To support the delivery of innovative renewable energy solutions to reduce carbon emissions and energy costs across the precinct.
- To establish full water cycle management and re-use within the precinct.
- To ensure digital infrastructure supports advanced communications, automated distribution, virtual networks, and resource sharing and coordination.
- To ensure the timely and orderly delivery of utilities

Performance criteria

- A Utilities and services are to be integrated with existing infrastructure and where possible integrated or align with road or public/active transport networks or green infrastructure corridors.
- B Precinct-wide utility infrastructure and services must be designed to provide for the ultimate growth and development of the precinct.
- C Development within the precinct should have access to water, waste water, recycled water, gas, telecommunications (including fibre), stormwater drainage, electricity and hydrogen.
- D Precinct-scale utility infrastructure and services incorporate renewable energy supply and generation within the precinct to achieve sustainability and circular economy principles.

Supporting provisions to be developed as part of the delivery plan

- Details of the provision, design and function of new utilities may be included in the Delivery Plan.
- Details of the sequencing of utilities should be included in the Delivery Plan.



Appendices

Supporting documents

The Wagga Wagga draft Master Plan process relied on the following technical studies to understand the environmental impact of development scenarios, and test the rigour and risk of upfront strategic environmental and planning assessment

A1 Wagga Wagga Special Activation Precinct Structure Plan

B1 Infrastructure and Services Plan

B2 Transport and Traffic Plan

B3 Renewable Energy Opportunity and Constraints Analysis

C1 Air Quality, Noise and Odour Assessment

C2 Environmentally Sustainable Development Plan

C3 Biodiversity, Heritage, Contamination and Hydrogeology

C4 Flooding and Water Quality Management

D1 Community and Social Infrastructure

D2 Economic and Employment Assessment





Have your say

The Department of Planning, Industry and Environment welcomes your feedback during public exhibition of the Discussion Paper for the *Activation Precincts State Environmental Planning Policy* (Activation Precincts SEPP) and *draft Wagga Wagga Special Activation Precinct Master Plan*.

Your feedback will help us better understand the views of the community, which then informs the development of the Activation Precincts SEPP amendment and the Wagga Wagga Special Activation Precinct Master Plan.

The Department will publish all individual submissions shortly after the exhibition period has ended and will prepare a submissions report once submissions have been analysed and considered.



To make a submission online, please follow the steps below:

View the Explanation of Intended Effects, Wagga Wagga Special Activation Precinct Master Plan and supporting documents at

www.planning.nsw.gov.au/WaggaWaggaSAP

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 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 personal details published, please state this clearly at the top of your submission.

To find out more, please visit

www.planning.nsw.gov.au/WaggaWaggaSAP

**Wagga Wagga Draft Special
Activation Precinct Master Plan**

© State of New South Wales through Department of Planning, Industry and Environment 2020. This publication is copyright. You may download, display, print and reproduce this material provided that the wording is reproduced exactly, the source is acknowledged, and the copyright, update address and disclaimer notice are retained.

Disclaimer

The information contained in this publication is based on knowledge and understanding at the time of writing (July 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.



planning.nsw.gov.au