

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
Date: Monday, 28 September 2020 1:24:34 PM
Attachments: [c4w-submission-on-draft-sap-master-plan-sept-2020_1.pdf](#)

Submitted on Mon, 28/09/2020 - 11:30

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

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Submission file:

[c4w-submission-on-draft-sap-master-plan-sept-2020_1.pdf](#)

Submission: Refer attached document. Also sent via email due to file exceeding 256Mb.

URL: <https://pp.planningportal.nsw.gov.au/WaggaWaggaSAP>

28 September 2020

NSW Department of Planning, Industry and Environment
Locked Bag 5022, Parramatta NSW 2124

Attention: Executive Director Regions, Industry and Key Sites

Lodged via NSW Govt Portal

Submission – draft Master Plan Wagga Wagga Special Activation Precinct

Committee for Wagga is a not-for-profit, member funded network that is open to private, public and not-for profit organisations, businesses and individuals in the Wagga Wagga region.

Key partnerships have been established between Committee for Wagga, the community, local businesses and all levels of government to achieve positive change by:-

- Supporting and promoting the city to ensure accelerated population growth
- Identifying and implementing opportunities that will enhance our cultural, social, business and economic prosperity
- Providing a platform for community, business and government collaboration to effect positive change

In doing so, we seek to:-

- Enhance the quality of life within Wagga Wagga
- Enable the community to initiate and effect positive change
- Develop and expand a leadership base
- Facilitate the interaction of community, business and government
- Support a flexible and creative business culture
- Partner to develop city infrastructure
- Position Wagga Wagga internationally

The State Government in the 20Yr Economic Vision for Regional NSW released in July 2018 identified the City of Wagga Wagga as a Growth Centre in the Eastern Riverina Functional Economic Region. The Vision document has a population target for Wagga Wagga of 100,000 residents by the year 2038.

The State and Federal Governments are already investing considerable resource, planning and infrastructure into Wagga Wagga to facilitate this accelerated growth.

Realisation of the Vision is not only contingent on strategic State & Local Government policy and planning, but also on the ability of the private sector to deliver jobs and growth, which is necessarily underpinned by the Special Activation Precinct being adopted. It is vital that the NSW Government provides an environment that enables rapid utilisation of these significant infrastructure assets by the business sector.

The Special Activation Precinct is consistent with Committee for Wagga's Four Pillars Strategic Plan to deliver the Vision for Wagga Wagga to be a vibrant, growing and welcoming City.

This project will effectively leverage Wagga Wagga's strategic location, existing infrastructure and services and accelerate continued growth of the transport and logistics sector in the region, significantly increase direct & indirect job opportunities in the short & long term and further enhance the City as a more than viable alternative to the capital cities, therefore enabling the realisation of the NSW Government's strategy for Regional NSW and the City.

Through the streamlined planning process, we expect that the Special Activation Precinct will remove unnecessary 'road-blocks' and provide critical momentum in attracting new employers and drive expansion of existing businesses through new opportunities. Over the life of the project, we look forward to the realisation of 6,000 new jobs being generated in the freight and logistics, circular economy and agricultural production industries within the Special Activation Precinct.

Areas of comment:-

1. It is essential that there is alignment with Wagga Wagga City Council's Local Strategic Planning Statement & associated Community Strategic Plans & plans for the northern growth area; as well as alignment with Transport for NSW's Wagga Wagga Place Plan for road infrastructure for the City
2. Permissible uses identified in the Plan for the Rural Activity Zone (buffer) area to the west of the Olympic Way – currently used for rural purposes but potential future residential areas as northern growth continues is seen as an area of concern.
 - a. The Plan indicates various land uses permitted in this area – we submit that any land-use in this area needs to be:-
 - i. consistent with and amicable to adjoining current & future residential areas
 - ii. Recognising of the fact that the Olympic Way and Coolamon Rd are both gateways to the city from the North / North West and that any development adjacent to these corridors needs to be in keeping with presenting the city in the best light to users of these road corridors
 - b. Solar panel (small farms – 35 hectare lots) are identified as permissible in this area, however we do not believe that they are an appropriate use in this particular area of the Rural Activity Zone
 - c. We would consider the following permissible uses – listed as Permissible with consent, being more appropriate and aligned with the northern growth area of the city:-
 - i. Emergency Services
 - ii. Community Facilities
 - iii. Education Establishments
 - iv. Industrial Training Facilities
 - v. Recreation Areas
3. With reference to Section 4 of the Renewable Energy Opportunity and Constraints Analysis, to compensate for any loss of power generation as a consequent of point 2(b) above, we see that it should be regarded as a priority (rather than an option) to acquire the energy output from the adjacent significant solar farms at the earliest possible commercial opportunity for use within the Special Activation Precinct, with any excess output being made available to the City of Wagga Wagga as a whole. It is envisaged that this would negate the need for small solar farms in the western area of the rural buffer zone and secure sourcing of the energy supply to meet the ongoing demands of the Special Activation Precinct.
4. Provision is made in planning and delivery of telecommunications / internet service within the Special Activation Precinct to ensure the capability to connect to a Data Centre that may not be situated within the Special Activation Precinct ie situated elsewhere in the City of Wagga Wagga.

5. The Master Plan identifies the following key industries as the focus to attract new business into the Special Activation Precinct:-
- a. Resource related Advanced Manufacturing & Packaging
 - b. Transport & Logistics
 - c. Agribusiness
 - d. Recycling & Renewable Energy

Whilst we support the identification of these key industries, we encourage the State Government, through the Master Plan & the application of the Plan by the Regional Growth NSW Development Corporation, to have an 'open mind' in identifying new industries / businesses that may evolve in the future, that would be potentially outside the key industry segments identified above, but relevant to the economic & community landscape as it evolves in the future.

The Committee for Wagga sees the adoption of the Master Plan, taking to account resolution of the above issues, as an 'absolute must' to ensure the delivery of population and economic growth through domestic and international trade and provision of jobs throughout the Wagga Wagga Local Government Area and the Riverina. As such we respectfully ask the State Government to approve the implementation of this catalyst to growth without delay.

Yours faithfully,

For and On Behalf of the Board of Management



Alan Johnston
Chief Executive Officer
Committee 4 Wagga
[Redacted]