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To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
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Attachments: [wwcc-sap-22092020.pdf](#)

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Submission file:

[wwcc-sap-22092020.pdf](#)

Submission: Please find attached submission from the Housing Industry Association, ACT and Southern NSW region, for the Wagga Wagga SAP.

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



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22 September 2020

Executive Director Regions, Industry and Key Sites
NSW Department of Planning, Industry and Environment
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Parramatta NSW 2124

RE: Wagga Wagga Special Activation Precinct

The Housing Industry Association (HIA) welcomes the opportunity to provide comment on the Wagga Wagga Special Activation Precinct (SAP). The Wagga Branch Committee of HIA has reviewed the draft master plan for the SAP.

Following are a range of comments with regard to the draft.

General comments on the SAP:

- Extremely positive step forward for Wagga and surrounding districts.
- This project has great capacity to create jobs, which will in turn support the Wagga Wagga City Council (WWCC) push to meet its projected population target of 100,000 by 2038.
- With the upgrade of inland rail route and RIFL project, the SAP plan caters for expansion in the corridors for growth in many industrial applications.
- By shortening and fast tracking applications for all industries and vast tracks of land pre zoned, it offers growth opportunities to bring new industries to the Riverina and supports the Riverina Murray Regional plan.
- This is in no doubt Wagga's most progressive planning proposal in its history.

Questions and concerns with regard to specific elements of the proposal:

SOLAR ENERGY

The ability for solar energy providers to take up large tracks of green belt areas and also the ability to have immediate approval in developing within the protected industrial core zones, are a concern.

The industrial core should be kept available only for industries that have high employment options, not taken up by static solar panel developers who don't employ large numbers of staff to operate, or invest further in value adding end products.

The solar areas marked on the eastern side of the plan appears to cater for major expansion and on undulating land, to push other industrial sites in this area may struggle with the cost of civil works, due to the topography in this zone and seems to be the most practical areas for development of solar energy industries to be positioned.

Questions have been raised on the amount of solar energy required for this industrial area. Is it a requirement to produce enough energy for expected demand to make this a green industrial suburb - or is it a commercial business decision in producing energy on/near the grid with short connections to major substation and transmission lines for private investment companies to optimise returns.

GREEN ZONES

The perimeter of the green zones should have a broader designated area for native plantings, which will support a higher level of absorption of noise and odour to assist in industrial impacts on future residential areas.

There are concerns in building out green zone areas with solar energy farms, which would have a negative effect on mitigating sound, due to acres of hard surfaces. This adds weight to the argument of leaving the solar farm areas on the eastern side of the rail line as shown on page 22.

BRUCEDALE

The area zoned behind Brucedale Hill seems to be at odds with the overall protection green zone. HIA argues that this area should be removed from the plan and an opportunity provided to rezone as rural residential to further expand the Brucedale community on the opposite side of the industrial SAP plan.

This will also offer the chance for current households to consider the options to move to the proposed new zone facing away from the industrial area and give them the same opportunity to live in the community of Brucedale without the industrial vista that will encroach on their lifestyle. Future purchases of properties then will be aware of the expected growth and won't feel that they have been disadvantaged by change in zonings and surrounds from previous council decisions.

Comments in regards to residential housing sector and the SAP master plan:

A major negative impact of this plan is the loss of identified future residential lots on the parcel of land known as the Elmos site. There is an estimated loss of up to 4,000 lots, which needs to be reallocated to future zonings in the Local Strategic Planning Statements (LSPS) proposal.

The HIA has concerns that the SAP plan should have been released in conjunction with the equally important LSPS plan, the development of which has been stagnant for 4 years. Combined with no LEP and spatial plan reviews for over 6 years, this is an opportunity to invest the required time and resources towards developing a residential plan that can cater for the city cater for the next 40 years.

Employment and housing go hand in hand and the efforts in creating a document that has the same vision for residential and housing in Wagga as the SAP should be high priority.

The most recent release of the HIA Land Monitor Report (LMR), which is attached, shows that at the end of 2019 we had 3.75 years of land available for the residential housing sector. With the recent stimulus package provided by the Federal and NSW governments we have seen an immediate take up of available blocks of land in Wagga which is welcomed.

The uptake of this has provided pressure on local council to identify areas to take up the loss of residential sites that has resulted from the SAP plan.

As has been stated over many years, Wagga needs to expand on a number of fronts, with 70% of residential land between 600m² and 900m² being the product that drives Wagga's building

economy. The push for high density housing has hit several stumbling blocks in recent months and years and whilst it's important to offer all streams of housing the LSPS should be weighted to what the market prefers in Wagga and that is continuing to supply to the market 600 to 800m2 blocks of land as the point of difference to metro areas.

The HIA Wagga Branch are committed in continuing to provide councils state governments and federal governments current and accurate information so that informed decisions regarding the future of development in Wagga can be made. We are anticipating releasing the LMR for 2020 as a joint initiative between HIA and the C4W by late October this year and will be circulating to all in the decision-making process.

Overall we commend the state government and local council in the foresight demonstrated in SAP process, which will support decentralization and growth in our region.

Yours sincerely

Anthony Balding
Chair, Wagga Branch

Greg Weller
Executive Director
ACT & Southern NSW