

**From:** [noreply@feedback.planningportal.nsw.gov.au](mailto: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:** Tuesday, 29 September 2020 2:59:00 PM

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Submitted on Tue, 29/09/2020 - 14:55

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Mark

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Submission file: [webform\_submission:values:submission\_file]

Submission: NSW Department of Planning, Industry and Environment 120067 Locked Bag 5022 Parramatta NSW 2124 11 September 2020 Attention: Executive Director Dear Officer Re: Wagga Wagga Special Activation Precinct Master Plan We refer to the Item 6 Ecologically Sustainable Development Plan: and in particular the outcomes of this plan : Outcome: Integrate blue and green infrastructure to improve ecological function, and provide amenity through biophilia. Green Infrastructure supports biodiversity, the protection of natural habitats, reduces the heat island effect associated with industrial parks, and improves the health and wellbeing of people via an innate and genetically determined affinity of human beings with the natural world (known as biophilia). Biodiversity and environment studies, along with climate change projections and action plans, prepared during the master plan stage by technical consultants, have identified that high-quality vegetation is typically isolated and spread across the precinct. A number of threatened species of native vegetation are present, with sections of native vegetation (Yellow Box Woodland and Paddock Trees) identified along roadways and scattered around the site. Waterways and water amenity are limited to winter creeks and artificial systems such as settling ponds and dams. Stormwater flow mapping and flood planning has been undertaken to create a precinct design to minimise impact on industry while supporting and aligning with the provision of green infrastructure. Figure 21: Location mapping of existing green and blue infrastructure Green and blue infrastructure is to be integrated into the precinct master plan using the following key principles: The Aboriginal Planning Principles are embedded in planning frameworks with the traditional custodians of Country engaged with to provide design input and advice based on their history and connection to the land. Existing flora is retained and improved from moderate to good condition; Green corridors are developed to connect existing green infrastructure and provide protected areas for fauna; Green infrastructure is aligned with ESD initiatives such as a sustainable transport routes (e.g. cycleways) to improve amenity; Stormwater retention and treatment is maximised within the boundary, balanced against ecological systems, to provide blue infrastructure opportunities (e.g. stormwater harvesting wetlands and bioretention swales) that also provide public amenity (also see Section 4); and Carbon farming (offset re-vegetation) is undertaken in areas that are unlikely to be developed due to a lack of available services (energy and water) or to align with community expectations (in particular to the East of the Eunony Valley Ridge). The design of the green and blue infrastructure will follow the principle espoused by the traditional custodians of the land on which the Wagga Wagga SAP will be located, the Wiradjuri people, which is "Let Country be what it wants to be". I HAVE CONCERNS THAT THIS DEVELOPMENT PLAN OUTCOMES DO NOT ADDRESS CRITICAL PLAN OF MANAGEMENT (POM) ISSUES, I OFFER THE FOLLOWING COMMENTS ON WHAT SHOULD BE MENTIONED IN THE DEVELOPMENT PLAN 1.0 THERE IS NO MENTION ON A PLAN OF MANAGEMENT FOR THE GREEN AND BLUE INFRASTRUCTURE, MY PROBLEM WITH NOT HAVING A (POM) IS YOU GET THE DEVELOPER TO PAY A FEE AT THE TIME OF DEVELOPMENT AND IS NEVER GETS MAINTAINED. 2.0 A BUDGET NEEDS TO BE DEVELOPED ON COSTS INVOLVED IN SETTING UP AND MAINTAINING THE GREEN INFRASTRUCTURE ON AN ANNUAL BASIS, IF THIS DOES NOT HAPPEN THE OUTCOMES WILL BE NEGATIVE. 3.0 I am also concerned that the Ecologically Sustainable Development Plan REMAINS SILENT OF THE IMPACTS ON The GABBAGOMBALIN Lagoon, the Lagoon receives inflows from Dukes Creek and most of its upstream catchment is covered by the SAP footprint. The future development in SAP has potential impacts on the Lagoon through the quantity and quality of the stormwater entering the Lagoon, as well as the groundwater connected to the Lagoon. It is my opinion that in addition to the Draft Master plan a revised Master Plan and associated stormwater and hydrogeology assessment studies with the consideration of the Lagoon to be conducted before we can fully support the proposal. Specifically, I request below items to be conducted/solved: i. further investigation on the impact of stormwater volumes entering the Lagoon to ensure that the stormwater volumes will not be reduced; ii. confirmation on the implementation of "neutral or beneficial effect" requirement on stormwater quality on future development; iii. revised hydrogeological assessment with the consideration of the Lagoon as a high potential GDE; iv. clarification on the plan of using any groundwater related to and aquifers under the proposed footprint of the SAP and the potential impact on the water quality and quantity in the Lagoon; and v. the plan to remediate Dukes Creek to its natural water course to improve the flow volumes entering the Lagoon. I hope my submission will be considered in the Master Plan stage of the SAP and the development turns into a positive outcome for the Environment Yours Truly Mark Fleming [REDACTED] Wagga Wagga

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