

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
Date: Sunday, 27 September 2020 1:29:33 PM

Submitted on Sun, 27/09/2020 - 13:28

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Paul

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Submission file: [webform_submission:values:submission_file]

Submission: The SAP concept is an exciting and progressive idea, which will greatly benefit the Wagga Wagga (and surrounding) communities. I support the concept. That said, I believe that by choosing the 'think big' scenario, there is a very real danger of creating unintended impacts and consequences from industry developments. These could range from planning conundrum to unexpected noise or odour impacts, or possible satellite developments. A more compact scenario (such as scenario 5) will deliver the same results and benefits but allow a controlled roll out of the complying development concept. Any glitches or unforeseen issues or problems will be easier to manage and solve because of the confined area. The Master Plans Impact studies all supported a more compact SAP area, so it is 'surprising' the decision was made to exhibit the least favored scenario? The SAP (Master Plan) will replace the Bomen Strategic Master Plan 2009 which was intended to be a 30 year plan for industry development in Bomen. This is an excellent example of how planning is consistently changing. Why go the bigger picture, when a smaller variant will meet industry needs in the short to midterm (20 years). The RIFL has enough 'track room' now. There is no need to extend past Trahairs Road for it to operate successfully. Please consider reducing the SAP boundary back to the already zoned (IN1/IN2) industrial land.

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