



OUT20/10600

Anthea Sargeant  
Executive Director, Regions, Industry and Key Sites  
DPIE  
Parramatta 2124

Dear Anthea

### **Wagga Wagga Special Activation Precinct Master Plan and EIE Discussion Paper**

Thank you for the opportunity to comment on the Wagga Wagga Special Activation Precinct (SAP) Master Plan and EIE Discussion Paper. DPI is charged with building stronger primary industries, with one component of our work focusing on enhancing the productive and sustainable use of NSW's agricultural resources.

As identified in the Master Plan, this development will be supporting one of Australia's richest food and agricultural regions. DPI Agriculture endorses the support for agriculture and agribusiness through innovation and value adding infrastructure and manufacturing opportunities offered by the SAP.

However, clarification is sought on some differences between the Master Plan and the Discussion Paper, as well as specific detail about land uses regarded as exempt, complying, permitted and prohibited in the Rural Activity Zone (see examples in attached table). Separation distances and buffer controls for agricultural practices and biosecurity protection need to be incorporated into the proposed development standards (see <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/buffer-zones-to-reduce-land-use-conflict-with-agriculture-an-interim-guideline>).

It is also recommended that the Master Plan, Delivery Plan and/or development standards have regard to other conditions or controls that may mitigate potential biosecurity risks and limit the possible environmental, economic and social impacts from a development.

DPI Ag would be interested in providing input into the SAP Delivery Plans and development standards to ensure appropriate requirements for agriculture and agribusiness, and biosecurity risk management for all relevant land uses. For further assistance please contact Lilian Parker on 02 69381906 or [lilian.parker@dpi.nsw.gov.au](mailto:lilian.parker@dpi.nsw.gov.au)

Yours sincerely

17/9/20

**Tamara Prentice**  
**Manager Agricultural Land Use Planning**

ATTACHMENT:

DPI Ag has the following positions on land uses within the boundaries of the Wagga SAP such that:

- a) Clarification should be provided as to whether rural industries are permitted in the Rural Activity Zone. The masterplan and discussion paper are different in this regard.
- b) Solar energy generation facilities (except for those already approved/developed) are “prohibited” land uses and small scale energy generating facilities (up to 35ha) should **not** be permissible as Complying Development in the Rural Activity Zone as a mechanism is required to assess cumulative impacts if there are multiple proposals over time.
- c) Aquaculture should be “permitted with consent” in the Rural Activity Zone similar to the Regional Enterprise and Public Recreation zones.
- d) Intensive livestock and intensive plant agriculture are “permitted with consent” in the Regional Enterprise zone (provided suitable biosecurity buffer distances can be met)
- e) Current farmhouses within the Rural Activity Zone can be maintained/replaced if required (currently (dwelling houses are “prohibited”)
- f) Permissibility of pond-based aquaculture should be reconsidered, currently it is proposed to be prohibited in the Rural Activity Zone, and permissible in the Regional Enterprise Zone, this should be reversed.
- g) A full list of Exempt and Complying Developments to be applied in the Rural Activity Zone is required for comment