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To: [DPE PS ePlanning Exhibitions Mailbox](#)
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Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

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Submission file:

[200929_property_council_special_activation_precinct_sepp_wagga-wagga.pdf](#)

Submission: Good morning, On behalf of Troy Loveday, NSW Policy Manager, please find attached a submission regarding the Special Activation Precincts SEPP Amendment No 1 & Draft Wagga Wagga Master Plan. If you have any questions, please contact Troy Loveday directly on [REDACTED]. Kind regards Maree Hartnett Executive Assistant Property Council of Australia

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



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Australia's property industry

Creating for Generations

29 September 2020

Ms Anthea Sargeant
Executive Director
Regions, Industry and Key Sites
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Sargeant

Special Activation Precincts SEPP Amendment No 1 & Draft Wagga Wagga Master Plan

The Property Council of Australia welcomes the opportunity to provide comments on the package of materials, including the discussion paper and draft master plan, released for comment in July 2020.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. Our members are located both in the Greater Sydney region and throughout regional NSW.

We are pleased to provide the following comments for your consideration.

1.0 Introduction

The Property Council supports the NSW Government's intention to support economic development and job creation in the regions through its 20-year economic vision for regional NSW. The establishment of the Department of Regional NSW and Regional Growth Development Corporation (RGDC) to lead this process is to be commended.

A unique characteristic of the Special Activation Precincts process is the establishment of a strong partnership between State and local government and industry. This approach is appropriate for resolution of complex development issues and is supported.

2.0 Special Activation Precincts

Since the announcement of the State's first Special Activation Precinct (SAP) in 2018, a further four have been identified. Over the last two years the NSW Government has made commitments to jobs and investment opportunities in the towns of Wagga Wagga, Moree, Snowy Mountains and Williamstown.

The planning framework for the Parkes SAP was finalised with the making of the *State Environmental Planning Policy (Activation Precincts) 2020* on 12 June 2020. We eagerly await the release of draft master plans for other identified SAPs, including Williamstown, which is of great interest to our members in the Hunter region.

Our submission focuses on the Wagga Wagga Special Activation Precinct. Consideration should also be given to the nomination of other activation precincts within regional NSW that meet the criteria for a special activation precinct. Areas of NSW that have suffered significant economic hardship from the 2019/20 bushfires and COVID-19, such as the Shoalhaven Region, should be considered as a potential activation precinct.

3.0 Discussion Paper to Amend Activation Precinct SEPP

The discussion paper proposes the following changes to the *State Environmental Planning Policy (Activation Precincts) 2020* to implement the creation of the Wagga Wagga Special Activation Precinct:

- Insert Schedule 2 into the SEPP that will apply to the Wagga Wagga Special Activation Precinct;
- Provide two new zones for the precinct including a 'Regional Enterprise Zone' and a 'Rural Activity Zone' and adoption of two existing zones "SP2 - Special Purpose Infrastructure", "E2 – Environmental Conservation";
- Identification of zone objectives, permissible land uses and prohibited land uses for each zone;
- Identify appropriate types of development as "Exempt Development";
- Carry over existing local and State heritage protection measures;
- Consideration of natural hazards (flooding and bushfire); and
- Repeal of *Wagga Wagga Local Environmental Plan 2010* as it relates to land situated within the Special Activation Precinct.

These amendments will give effect to the aims of the SEPP as it is intended to apply to the Wagga Wagga SAP.

The two land use zones that will apply to the SAP include:

Regional Enterprise – This zone is intended to accommodate a wide range of industrial and employment uses, including heavy industrial uses, where they can be separated from sensitive uses and impacts managed.

The SEPP has identified 83 land uses that will be permissible with consent and a further 79 prohibited land uses. There is some conflict between several of the identified land uses such as a helipad being permissible but a heliport being prohibited. Also boat building and repair facility is permissible but a boatshed and boat launching ramp is prohibited.

Currently the Schedule 1 of the SEPP which applies to the Parkes SAP has identified only 6 land uses that are permissible as well as any other land use that is not prohibited. A total of 38 land uses are prohibited in the Parkes SAP. The same approach should be followed for the Wagga Wagga SAP.

Rural Activity – This zone provides an appropriate location for agricultural and other supporting uses where they can continue to operate in a high amenity, landscaped setting. Additionally, this zone will provide a transition from the Regional Enterprise zone to more sensitive residential and rural zones nearby. The land use table for the Rural Activity Zone identifies a long list of uses that are permissible with consent and an even longer list of prohibited land uses. The SEPP should take a more flexible use to land use permissibility where possible.

The other proposed amendments that are described in the discussion paper are necessary to integrate the Wagga Wagga SAP into the Activation Precincts SEPP.

4.0 Wagga Wagga Special Activation Precinct Draft Master Plan

The Wagga Wagga SAP comprises 4,506 hectares of land located to the north-east of Wagga Wagga town centre and involves land that is currently used for industrial and rural activities. The SAP will provide for a 1,335 hectare industrial core and a 3,170 hectare rural buffer area. The establishment of the rural buffer zone is intended protect land use conflicts between industry and sensitive land uses, such as homes and schools. This approach is supported.

A key feature of the Wagga Wagga SAP is its proximity to freight transport connections such as road and rail infrastructure. The Inland Rail project from Melbourne to Brisbane will pass through Wagga Wagga and this will provide significant freight and logistics opportunities for the City. A new intermodal freight and logistics hub has been identified in the core of the SAP.

Detailed planning provisions for the development of the Wagga Wagga SAP are contained within the draft master plan. A master plan must be prepared, made and given effect in accordance with clause 8 of the Activation Precincts SEPP.

4.1 Structure Plan

A proposed Structure Plan for the Wagga Wagga SAP is provided in figure 3 of the draft Master Plan. The Structure Plan indicates the major planning considerations of the SAP including land use, transport links (road and rail), corridors for future infrastructure upgrades, potential commercial nodes, special uses such as land reserved for heritage, culture and habitat.

Clause 8(2)(a) of the Activation Precincts SEPP prescribes that the Structure Plan must form part of the final Master Plan that is to be approved by the Minister.

We congratulate the Department on the engagement and consultation it has undertaken to develop the Structure Plan with landowners and other key stakeholders.

4.2 Infrastructure Contributions

It is understood that local infrastructure will be funded through contributions levied in accordance with Council's current Section 7.12 Contributions Plan, *Wagga Wagga Local Infrastructure Contributions Plan 2019-2034*. Development will fund the planning, design and delivery of local infrastructure through payment of contributions applied on development consents.

If the State Government or Council will be seeking to use alternative funding mechanisms, such as Planning Agreements or Special Infrastructure Contributions (SIC), notice of this should be given as early as possible so that the development industry can take the costs of those charges into consideration.

4.3 Principles for Wagga Wagga SAP

Section 2.1 of the draft Master Plan sets out the fifteen (15) guiding principles that underpin the planning for the precinct and will be considered in the assessment of applications for Activation Precinct Certificates and all development consents. Each of the 15 guiding principles are considered below:

<u>Guiding Principle</u>	<u>Response</u>
<p><u>Economic Development</u></p> <ol style="list-style-type: none"> 1. A nationally significant economic precinct 2. A future proofed Precinct 3. A strategic approach to managing growth 	<p>The draft Master Plan has focused on economic development which is welcome and supported.</p> <p>The planning framework should be seamless and efficient to give priority to projects that deliver economic benefits for the region. The master plan supports this position.</p>
<p><u>Place and Landscape</u></p> <ol style="list-style-type: none"> 4. Industry in the landscape 5. A good neighbour 6. Quality design 	<p>The draft Master Plan encourages development to adopt these principles. Section 3.2.2 provides specific guidance in respect of landscape character and visual impact. Section 3.2.3 provides guidance for built-form outcomes.</p> <p>Requirements to be satisfied by proponents under these sections of the Master Plan should be clearly understood and achievable.</p>
<p><u>Environment and sustainability</u></p> <ol style="list-style-type: none"> 7. Eco-industrial precinct 8. Circular economy 9. Green energy 10. Water security and quality 	<p>The draft Master Plan encourages development to adopt these principles. Section 3.3.1 provides specific guidance in respect of biodiversity, vegetation and riparian corridors. Other sections address air quality, noise, water resources and flooding.</p> <p>Requirements to be satisfied by proponents under these sections of the Master Plan should be clearly understood and achievable.</p>
<p><u>Community</u></p> <ol style="list-style-type: none"> 11. A connected, green place 12. Connection to Country 	<p>This guiding principle is considered in Section 3.2.1 of the draft Master Plan. Where there are requirements for proponents or others to prepare and submit Aboriginal Cultural Heritage Management Plan with a Delivery Plan, useful guidance materials and assistance to meet these requirements must be provided by the relevant authorities.</p>
<p><u>Infrastructure and transport</u></p> <ol style="list-style-type: none"> 13. Digital connectivity 14. Integrated utilities 15. Great access for all modes 	<p>The draft Master Plan identifies the future infrastructure requirements that will be needed for the SAP to develop in accordance with its vision. The Master Plan should identify who is responsible for the delivery of key infrastructure and how it will be funded.</p>

4.4 Relationship to Other Plans

The proposed amendment to Wagga Wagga Local Environmental Plan 2010 will repeal local provisions applying to land within the Wagga Wagga SAP. This is an appropriate action to ensure that the Activation Precincts SEPP is the only planning instrument in force.

It is appropriate that the provisions of *Riverina Murray Regional Plan 2036* are updated to reflect the establishment of the new SAP when the provisions of that plan are next reviewed by the Department.

Should you have any questions regarding the content of this submission do not hesitate to contact Troy Loveday, NSW Policy Manager, [REDACTED]

Yours sincerely



Belinda Ngo
Acting NSW Executive Director
Property Council of Australia