

Department of Planning, Housing and Infrastructure

Our ref: EF20/24691

Regional Growth NSW Development Corporation
PO Box 99
Queanbeyan
NSW 2620

Email: luke.perkins@rgdc.nsw.gov.au

Subject: Wagga Wagga Special Activation Precinct – Consultation under the Master Plan and Delivery Plan and required consultation for Local development

Dear Mr Perkins,

Special Activation Precincts (Precincts) are designated areas in regional NSW that combine planning and investment support services to facilitate industrial and commercial infrastructure development.

Precincts operate under tailored planning controls established by the *State Environmental Planning Policy (Precincts-Regional) 2021* (Precincts-Regional SEPP). This SEPP provides a streamlined planning framework for the Precinct, including front-loading significant environmental and technical assessments, guiding precinct delivery and enabling development.

Most developments within Precincts may be carried out as either exempt or complying development. These categories allow for reduced time and cost for investors due to simplified approval processes. For developments that do not qualify as exempt or complying development, a development application must be submitted under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Approval must be obtained from the consent authority (local council or the Planning Secretary).

Most development applications within a Precinct are local development. They are generally not:

- Regionally significant development (Regionally significant development is turned off in the Precinct)
- State significant development under the *State Environmental Planning Policy (Planning Systems) 2021* (only SSD and SSI at the boundary of the precinct are subject to the SSD and SSI provisions – refer to Chapter 3 Part 3.1 Section 3.4(4) of the Precincts-Regional SEPP)
- Designated development as listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation)

Some developments may require additional approvals from other bodies (e.g., NSW EPA) before consent can be granted i.e. integrated development applications.

Unlike state-significant and designated developments, local developments in Precinct do not require:

- Preparation of an environmental impact statement (EIS)
- Compliance with the secretary's environmental assessment requirements (SEARs)
- Mandatory community engagement

While prior community or agency engagement is not mandatory for local development applications in Precinct, the Department and RGDC have conducted thorough engagement during the master planning and delivery planning phases. Stakeholders consulted include:

Department of Planning, Housing and Infrastructure

- Regional Growth NSW Development Corporation (RGDC)
- NSW Department of Planning, Industry and Environment (DPIE)
- Local councils
- NSW EPA
- Transport for NSW
- Crown Lands
- Department of Primary Industries
- Landowners, businesses, and community members

Development may be referred to government agencies, regulatory bodies, and the council as part of the APC process. The Delivery Plan for each SAP outlines the required referrals and concurrences for obtaining an APC.

When an application is lodged with a current APC, all required referrals or consultations have been completed, and no additional consultation is necessary for the local development application prior to the lodgement of a development application.

When a local development application is lodged concurrently with an APC, consultation and concurrence required for the APC is to be completed as part of this process and the Department cannot determine the application until consultation is completed and RGDC determines the APC.

Yours sincerely,

A handwritten signature in black ink that reads "Elliott Weston".

Elliott Weston

Principal Planning Officer

State Rezoning

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