



Mr Peter Thompson
General Manager
Wagga Wagga City Council

Dear Peter,

Re: Proposed amendment to Wagga Wagga LEP 2010, Cartwrights Hill and North Wagga Wagga

The NSW Department of Planning, Industry and Environment has been working with Council and agencies to develop the planning framework for the Wagga Wagga Special Activation Precinct. On 21 July 2020, the draft Master Plan and proposed SEPP provisions were placed on public exhibition.

Technical studies were undertaken to support the draft master plan, including the development of detailed noise, air and odour models that were prepared to inform the proposed land use zones and create adequate separation between industry and residential uses. This study identified two areas to the south of the Wagga Wagga Special Activation Precinct (Cartwrights Hill and North Wagga Wagga) that are within the buffer area where residential uses should not be intensified in the future.

The Department's Special Activation Precinct Team supports the review of the planning controls in this area to limit future residential development. The objective is to provide protection for businesses and residents going forward, and certainty and clarity in the planning controls.

We note that the Planning Proposal will need to be submitted to the Department's regional team for assessment and Gateway Determination. We look forward to working together with the regional team and Wagga Wagga City Council to resolve this important issue.

Yours sincerely

21/07/2020

**Anthea Sargeant
Executive Director
Regions, Industry and Key Sites**