

September 20<sup>th</sup>, 2020

Attention: Executive Director Regions, Industry and Key Sites  
NSW Department of Planning, Industry and Environment  
Locked Bag 5022,  
Parramatta NSW 2124

To Whom It May Concern

I am a resident of Mt Pleasant, Brucedale and I am writing to express my concerns over the proposed Special Activation Precinct (SAP) in Wagga Wagga.

My family and I are deeply concerned about the noise, odour, environmental and visual impacts that some of the permitted development in this section of land will have.

I grew up at Brucedale and lived here when 'Mt Pleasant' was developed into the small acreages that now exist. The community has flourished and Brucedale is home to families who love being outdoors enjoying nature, native wildlife and the country side.

I moved into Central Wagga and was fortunate enough to purchase the property from my parents, and move back to Mt Pleasant with my own family. I am hoping that my children will get to enjoy the Brucedale lifestyle as much as I did as a child.

As one of the earliest established homes at Mt Pleasant we have the benefit of 30 + years of landscape growth, with a matured and densely planted property, containing a lot of evergreen native trees, shrubs and gumtrees. From viewing the SAP documentation, I note that there are provisions to plant out a lot of boundaries and areas to mitigate the visual, sound and odour impact on residents. Our home faces east across the SAP zone and the views are already impacted. The lights from Bomen and the Riverina Oils & Bio Energy Facility (ROBE) penetrate into our house at nighttime and the sound from the PA system at the sale yards is easily heard at our home.

The sale yards and ROBE are a distance away from our home and bringing industry closer will impact us and our environment even more so, regardless of our mature landscaping.

The sound of truck air brakes as they drive south, down the hill near Mary Gilmour Road carries up the hill and an increase in traffic along the Olympic Way will only see this intensify.

The smell from ROBE impacts us and our neighbours. If you walk up the road around the hill when the smell around it just intensifies. This makes me wonder, if ROBE was built to satisfy EPA regulations and it has this kind of impact on us, how can the proposed types of industries not compound the issue further?

The proposed scenario of SAP development from Trahairs Road to Mary Gilmore Road is very concerning. This spread to the north was not in the first draft plan that was presented to residents of Brucedale.

Please consider if it is necessary for the area north of Trahairs Road through to Mary Gilmour Road be included in the SAP.

If deemed absolutely necessary, I ask that you consider the following –

- Reconsider the permitted developments within this area of the regional enterprise zone to only include those that would have the least impact on residents in the area. Removing industries such as waste disposal facilities, transfer stations, sewage treatment plants etc. These type of developments should be restricted to the area closer to Bomen Park that is already zoned for industrial use.

- This area was designated as the final stage of the precinct, which is slated as being a 40 year development. Any development in this area should be restricted until later and only once the land up to Trahairs Road has been fully developed and tenanted. This will also allow time for the mitigation measures to develop, trees to grow etc which is intended to reduce the visual impacts.

### Visual Analysis Report

I have read the visual analysis report which was conducted by Jensen Plus. A key area mentioned in their report which I believe should be incorporated is their recommendation on page 7 –

*Small scale solar farms in the Northern parts of the area where they are proposed to be permitted in the Rural Activity Zone (closest to Brucedale's Western boundary and adjacent Sutherlands Road) should be reconsidered. This has been reflected in the testing of the alternate location further South and boundary indicated. A development control that reflects the intended extents of new solar farms should limit development within this area and exclude this type of development in close proximity to Brucedale.*

I strongly support this recommendation. The rural activity zone directly around Brucedale/Mt Pleasant estate from Sutherlands Road, Poiles Road to Vonarx Rd, should be maintained as farmland and protected from Solar or other development. There is already sufficient land available within the Regional Enterprise zone and within the other Rural activity zone areas where these types developments can be permitted.

I understand the enormous economic advantages this SAP will have for Wagga Wagga and am not opposed to the development outright. My choice to move my family from Central Wagga to Brucedale was a lifestyle decision and I have great concerns that this lifestyle will be seriously affected if the SAP development is allowed to proceed as currently proposed. I just ask that greater thought and consideration be given to the residents in the Brucedale area to ensure that our lifestyle and environment is protected.

Yours faithfully

*Allira Myers*

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