

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
Date: Tuesday, 29 September 2020 8:41:25 PM
Attachments: [sap-submission.docx](#)

Submitted on Tue, 29/09/2020 - 20:39

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Bill

Last Name: Schulz

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Wagga Wagga

Submission file:

[sap-submission.docx](#)

Submission: see attached

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

Bandywallop Pastoral



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

Dear Sir / Madam

Submission for Wagga Wagga Special Activation Precinct

In summary I welcome and support the direction of the Wagga Wagga Special Activation Precinct (SAP).

The positives are the identification that the Eunony Valley is not suitable for industrial nor large scale solar development due to topography, visual impact, hydrology, sewerage & land contour.

The rural buffer zone around the perimeter of the main development will be paramount to protecting the lifestyle and outlook for our property.

I have 2 queries about the SAP plan:

- Is it necessary to have 35ha solar developments on the western side? If Bomen is to be supplied by “renewables energy” does the source need to be put within the precinct? Can a suitable site be found that does not detract from the long term outlook of the site, create glare issues and possible safety issues for driver’s? The solar site could be 50km away and not impacting on anyone through good site selection.
- The vegetation plan, while in the preliminary stages does appear to lack detail and actionable timelines. For all residents that may be impacted by the short, medium- and long-term development of the whole site I propose that a very robust perimeter planting be undertaken during the next winter period (ideal planting time). The perimeter plantings should be a minimum of 10 rows of native trees and shrubs.

The benefit of trees being planted immediately gives them the opportunity to establish and gain some height before or as developments proceed. The benefit of the trees will be that they **absorb light, absorb noise and absorb dust while creating a soft natural outlook**. This is in keeping with the SAP notes of being an environmentally balanced development.

To wait for developers to plant the trees will see staggered plantings that will struggle when adjacent to established trees. The growth rate of trees is much slower than the speed sheds can be built. I believe SAP (NSW Govt.) are compulsorily acquiring land within the precinct and I believe that the perimeter tree corridor should likewise be acquired so that it can be planted out asap. This approach will go a long to appeasing the residents at Brucedale, Cartwrights Hill, Mary Gilmore Lane and the Eunony Valley.

I thank you for the opportunity to submit my thoughts and offer at any time to assist with the implementation of the plan and the vegetation screening and plantings.

Kind regards

Bill Schulz

