

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: Monday, 28 September 2020 8:39:22 PM
Attachments: [sap-submission.docx](#)

Submitted on Mon, 28/09/2020 - 20:36

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

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Submission file:

[sap-submission.docx](#)

Submission: SAP WAGGA WAGGA

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

[REDACTED]
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Draft Master Plan 2020

Special Activation Plan Wagga Wagga NSW

Having studied the draft master plan for the Wagga Wagga SAP we would like to make the following objection and suggestion.

Firstly Objection

Solar Generating Plants.

Have not the lessons been learnt from the existence of the Spark Bomen Solar Plant and its visual and psychological effects on the residents of the Eunony Valley? Solar Plants DO reflect and create glare when built on other than flat land, and there is a lot of sloping land within the precinct

Hopefully this new planning and approval Authority will be more transparent and aware in its processors than current Authorities. Developers /Investors /Proponents lie. Also why build additional Solar Plants when one already exists and a second is under construction just over the ridge. Your Master Plan refers to self sufficiency, why then, is what is nearby being exported rather than incorporated. Is Sydney a better deal than Bomen?

At least if we have to suffer the consequences of these installations, knowing that the output will be used locally could ease the burden.

Secondly Suggestion

Landscaping

Page 37 Fig.7

Your map is in correct in displaying a public road to the East of the ridge line, and in fact a planting along this area would do little to minimise visual impact as it is on low lying ground. Would not a dense planting along the ridge line provide appropriate screening of the Wool Combing building and ROBE.?

There is some doubt as to whether ROBE have fulfilled there obligation to attempt screening plantings or not.

There is no mention of the controlling of luminous glow (refer to Webster's Dictionary) from the SAP area.

This question has been asked twice previously with no satisfactory response.

As a foot note page 35 Section 3.2.2 Landscape Character and Visual Impact.

Regarding the opening paragraph how Ironic that the Image portraying rolling hills overlooking fertile valleys, is the site of yet another flat land Solar Plant. This puts doubt on the credibility of the whole process.

Yours Sincerely

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