

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 2:56:12 PM
Attachments: [sap-submission-northridge_0.docx](#)

Submitted on Mon, 28/09/2020 - 14:52

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Chris

Last Name: Egan

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Wagga Wagga

Submission file:

[sap-submission-northridge_0.docx](#)

Submission: Please find attached my submission. Regards Chris Egan

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

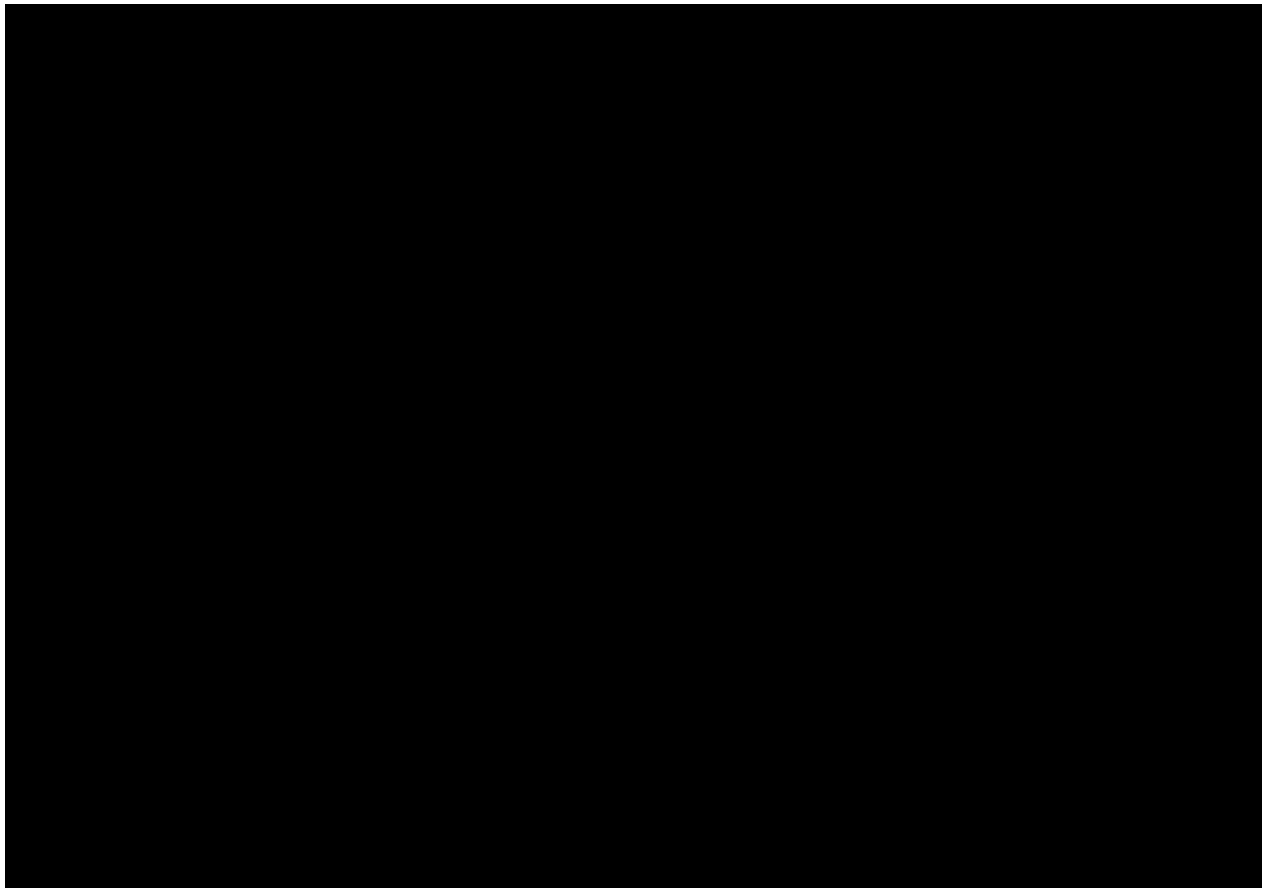
Chris Egan
Riverina Warehousing Solutions Pty Ltd
C/- 1/91 Morgan Street
WAGGA WAGGA NSW 2650

Special Activation Precincts Team
Department of Planning Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam,

RE: RIVERINA SUSTAINABILITY CENTRE HOLDINGS AT BYRNES ROAD, BOMEN

Our holdings comprise of [REDACTED] [REDACTED] and [REDACTED] at Trahairs Road and Byrnes Road, Bomen, as indicated in the map below. Our land is currently zoned IN1 General Industrial under the Wagga Wagga Local Environmental Plan 2010.



Riverina Warehousing Solutions purchased the former Riverina Wool Combing facility in October 2014. Since that time, the warehouses have been let to various tenants for storage of wool, cotton, and equipment, additional uses on site include food production.

We are opposed to the proposed zone change [REDACTED] from IN1 General Industrial to the Rural Activity zone as outlined in the Wagga Wagga Special Activation Precinct Master Plan for the following broad reasons:

- Strategically, it is senseless to zone land that is within the established industrial area and that is positioned on the inside of the solar farm corridor to Rural Activity. Industrial development on the subject land would likely have no identifiable impacts for surrounding residents given the immediate environment. This is discussed further below.
- Additionally, there is no ability to utilise the land for any of the permitted purposes in the Rural Activity zone. This is discussed further below.
- There is no incentive to remediate and rehabilitate the former wool combing ponds, given the land could not be used for any viable development once rehabilitated.
- As one of the largest landholders in the Bomen area, we have not been consulted by DPIE.

The proposal would substantially adversely affect our business and financial security. As a qualified property valuer, I would consider the land value would be reduced by 90%.

We request that DPIE zone the entirety of our land Regional Enterprise, consistent with the location of the holdings within the established area of Bomen and recognising the location of the land within respect to the solar farm corridor as a buffer to farmland located further east.

Should this not be accommodated, it will be necessary for us to seek our land to be acquired by the Regional Growth Development Corporation, as compensation for the sterilisation of this land and the significant adverse impact on its feasible redevelopment and land value.

Given our landholding is one of the largest in the Bomen area, it is unacceptable that DPIE has not directly consulted with us. We have not received any written or email correspondence regarding the Master Plan or been invited to meetings or presentations.

We have since learnt that other landholders have been updated throughout the process and invited to attend briefings or meetings and DPIE has visited their properties. We have not been party to any of this consultation; even though we stand to be one of the few landholders affected by “back-zoning” and adversely affected.

We would never have expected that part of our land would be back zoned. It was understood the SAP Master Plan was to stimulate and unlock industrial development in the area. It seems that land acquired by Council in the area has been prioritised in the development of the Master Plan and outcomes created to expand public sector intervention and influence.

We are of the understanding that consultation conducted by DPIE has been quite vague. There was no meaningful detail provided, not even the investigation area was disclosed to the general public. We believe there was no indication given that the industrial zone would be substantially modified until a map was shown at a briefing in March 2020. There was also no indication or any meaningful information provided that the surrounding “buffer” zone would be significantly constrained compared to the standard RU1 zoning. We consider the draft Master Plan has been progressed by DPIE with no meaningful comment or input provided by stakeholders.

The Structure Plan appears to have cherry picked certain “constraints” to curate a desired outcome. The constraints as mapped generally equally affect the area to the west of Byrnes Road and to the east of Byrnes Road; however, the Structure Plan has determined the area east of Byrnes Road is majorly constrained (p.44) with no real basis.

The conclusions appear to rely on the fact that land east of Byrnes Road is not able to be readily serviced by sewer; however, this was always known to be the case when the land was rezoned. Land west of Byrnes Road was intended to be large lot industrial development and “dry industries” that would use on-site sewerage management systems. The Bomen Strategic Master Plan indicates no concern regarding OSSM in Section 4.4.5 and 6.5.2. We understand this is relatively common in regional industrial areas. We also note that the OSSM requirements are identified in the Bomen chapter of the Wagga Wagga Development Control Plan 2010.

The Structure Plan appears to consider that the existing extent of industrial land is an oversupply. It references that few proposals have been pursued in the wider Bomen precinct and built form as a percentage is low. However, the wider industrial zoning has only been in place since the implementation of the WWLEP 2010, and the Bomen Strategic Master Plan indicates a 30 year vision for the precinct.

The SAP Structure Plan (p.77) indicates the following in relation to our property specifically:

_ The former wool combing facility on the corner of Byrnes and Trahairs Roads is a large site with two large buildings, repurposed to accommodate a variety of smaller businesses and storage. Again, land surrounding these buildings is only partly developed, suggesting further development opportunities.

_ This site, along with two neighbouring properties on the north side of Trahairs Road, also contain a total of four, large ponds associated with the discontinued wool combing use. The ponds are understood to be contaminated, and the three northern ponds are proposed to be rehabilitated and used for landfill of non-recyclable commercial waste.

_ Noting the emphasis on circular economy activity at the Special Activation Precinct, a rehabilitation and filling solution could be sought for all ponds. A preferred outcome may be to fill to a flat level that may allow the further re-use of the land. The easternmost ponds are outside of the Regional Enterprise Sub Precinct, and are closer to and adjoining a groundwater protection zone, suggesting that revegetation is preferred for these ponds.

The development application relates to one of the northern ponds, not three, proposed to be used for a non-putrescible waste landfill to fill the land and facilitate rehabilitation and redevelopment. The Structure Plan notes that the filling and rehabilitation solution could be applied to the remaining ponds; however, this would not be permitted according to the Land Use Table for the Rural Activity Zone. We request the DPIE reconsider the RAZ proposed to apply to part of our property so that a feasible rehabilitation and redevelopment solution for the ponds can be implemented.

We request DPIE clarify what is meant by revegetation is preferred for these ponds? We have future plans for this land and there is no intention to revegetate the land. The Structure Plan indicates this area adjoins a groundwater protection zone; however, revegetation is not the only viable and suitable use for the land.

The draft Land Use Table for the RAZ concerns us. Typical rural uses are prohibited in the zone, such as intensive plant agriculture (irrigated crops), viticulture, livestock related agriculture, plant nurseries, rural industries (including composting) are prohibited. Other typically permitted uses such as solar farms, cellar door premises, stock and sale yards, roadside stalls, markets, etc. are also prohibited in the Rural Activity Zone.

In consultation sessions and as referenced in part of the Discussion Paper, it is indicated the uses in the RAZ should not generate acoustic or odour impacts; thereby ensuring development within the Regional Enterprise Zone will have an opportunity to meet the acoustic and odour standards at the SAP boundary. However, there are several typical rural uses indicated above that would not generate any identifiable acoustic or odour impacts.

Conversely, many of the permitted uses such as industrial training facilities, biosolids treatment facilities, dairy (pasture-based), emergency services facilities, sewage treatment plants, water recycling and/or treatment facilities would be considered likely to generate acoustic and odour impacts.

Additionally, there is no ability to utilise the land for any of the permitted purposes in the Rural Activity zone. The affected lot is only 45 hectares in size and is constrained by the existing ponds. It could not support agricultural activity. There is no reasonable land use available for this land according to the proposed RAZ. It is senseless to zone land that is within the established industrial area and that is positioned on the inside of the solar farm corridor to Rural Activity. We request that DPIE reconsider this and zone the affected lot to Regional Enterprise as well.

The Structure Plan and Master Plan indicate that Brucedale receptors are potentially the greatest affected, and determines that a 1 km separation to the proposed boundary of the Regional Enterprise Zone would be adequate. However, the residents of the Eunony Valley are generally 2-3 km from the boundary of the existing IN1 General Industrial zone and this separation is proposed to be increased by a further 1.5 km, through back-zoning of the intervening land. Why are the Eunony Valley receptors afforded such significant protection when they are located at a greater distance and less elevated in the landscape, when compared to Brucedale residents?

It appears the most vocal complainants in the development of the SAP Master Plan are not the most affected residents. Eunony Valley residents have had a disproportionate effect on the draft Master Plan through the significant shifting of the industrial zone boundary. The minor benefit to a small residents group has disproportionately outweighed the potential outcomes of the SAP and detrimentally affected many businesses and landholders financial security.

We request that DPIE zone the entirety of our land Regional Enterprise, consistent with the location of the holdings within the established area of Bomen and recognising the location of the land within respect to the solar farm corridor as a buffer to farmland located further east. It is unreasonable to significantly modify the industrial zone boundary to back-zone land and to further hamper the land through the application of the excessively constrained RAZ.

Should this not be accommodated, it will be necessary for us to seek our land to be acquired by the Regional Growth Development Corporation, as compensation for the sterilisation of this land and the significant adverse impact on its feasible redevelopment and land value.