

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [NSW Planning Portal - Department of Planning, Industry and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
Date: Friday, 25 September 2020 12:50:00 PM
Attachments: [submission-via-portal--wagga-wagga-sap.pdf](#)

Submitted on Fri, 25/09/2020 - 11:50

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Dr Joe

Last Name: McGirr MP, Member for Wagga Wagga

Name Withheld: No

Email: w

Suburb/Town & Postcode: Wagga Wagga NSW 2650

Submission file:

[submission-via-portal--wagga-wagga-sap.pdf](#)

Submission: The attachment is a letter from Dr Joe McGirr MP, Member for Wagga Wagga, enclosing submissions received from several constituents in relation to the Wagga Wagga Special Activation Precinct.

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

Dr Joe McGirr MP

Independent Member for Wagga Wagga



JM6183

16 September 2020

Executive Director
Regions, Industry and Key Sites
Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Executive Director

I have been contacted by a number of constituents regarding their concerns with the proposed Wagga Wagga Special Activation Precinct (SAP).

My impression is that residents of Brucedale recognise the opportunity for regional development and growth that the precinct will generate; and the comprehensive nature and consultation of the SAP planning process. However a substantial number of residents have concerns relating to the environmental, physical and cultural impact of the precinct on the surrounding community.

The main concerns centre on the visual impact of the development; the possible exposure to noise and odour pollution; and the development of solar farms nearby. Please find attached a number of submissions I have received from Brucedale residents in response to the draft plan for the proposed SAP.

I would be grateful if you could take into serious consideration the concerns raised by these residents in the further development of the plan for the Wagga Wagga Special Activation Precinct.

I look forward to your reply.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joe McGirr'.

Dr Joe McGirr, MP
Member for Wagga Wagga

Attachments

64 Baylis Street, Wagga Wagga NSW 2650

P (02) 6921 1622 F (02) 6921 4424
E waggawagga@parliament.nsw.gov.au
www.joemcgirr.com.au



215 Brucedale Drive
Brucedale, NSW 2650
30 August 2020

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

Dear Sir

I am writing on behalf of Brucedale residents. We, the residents of Brucedale, request a delay in the due date for submissions on the draft plan for the Bomen SAP. The present date is 15 September 2020. We request that the date be postponed for three months to 15 December 2020.

The list of 58 residents supporting this request is appended to this letter.

We make this request because the draft plan and the many supplementary documents require considerable time for study. Several residents have already noted major differences between statements in the draft plan and the relevant supplementary documents. We have noted that the draft varies from the understanding we gained at the very well presented public meetings that many of us attended while the draft was being prepared. Most welcomed the proposed detailed planning to establish the SAP as a model industrial area. We now feel let down with the draft plan that is so different from our expectations.

These differences cause us to fear that this plan could be signed off while we remain ignorant of its implications. We know that once signed, we and Wagga Wagga City Council will have no right of appeal against any developments that are approved by the state planning authority. As the plan is for forty years, this inability to appeal removes our fundamental democratic rights.

The draft plan was originally to be presented before Christmas 2019 but was not available for comment till July 2020. As stated above, it is taking considerable time to understand the details so we believe it is not unreasonable to request an extension of time for submissions.

Our specific issues after initial scrutiny of the plan and supplemental documents are:

- We need more detailed information before we can feel satisfied about what is planned.
- The Department of Planning, Industry and Environment has not explained the reports properly.
- It is unreasonable to expect lay people to understand the complex reports.
- We want further consultation to explain issues so that we can make informed comments.
- We want to know why they have chosen a 'refined' version of Option 7 when all the reports stated that it would deliver the worst outcomes for Brucedale residents.
- The desktop report has scared everyone – people can't sleep at night because they are so worried.
- We have concerns about Dukes Creek and implications for the Gobbagombalin Lagoon.
- We want a Baseline about what the levels are regarding pollution, noise, smells now so that we have something to measure against in future in case offsets/ compensation are required in future because of detrimental impacts of the industry development. The supplementary report on air, noise and odour shows that Scenario 7 will result in high risk levels for houses along

the Olympic Highway and Mary Gilmore Road, and for medium risk to portions of the Mt Pleasant Estate.

- We need to know what types of industries are likely to be approved.
- There is no indication of projected traffic movements, particularly those to the north. The Olympic Highway/Merino Road intersection has been well designed for southern traffic but already shows serious and dangerous deficiencies for north bound traffic. We do not want to see this rectified only after a serious or fatal accident.
- What was presented as a buffer zone around the industrial area with present farming operations is now to allow solar farms up to 35 ha per lot. The cadastral maps show that most of the lots south of Sutherlands Road are in fact less than 35 ha so is all the area to be covered? The FAQ document states that no solar installations will be placed in “sensitive view areas”. All the area south of Sutherlands Road is a sensitive view area.

We look forward to receiving a favourable response to our request for postponement of the date for receipt of submissions.

Yours faithfully,

(Dr) Gordon M. Murray

on behalf of the Brucedale residents listed on the next page

[REDACTED]

cc.

Cr Greg Conkey, Mayor, City of Wagga Wagga

The Hon. Joe McGirr, State Member for Wagga Wagga

The Hon. Michael McCormack, Federal Member for Riverina

Appendix — The residents of Brucedale, Cartwrights Hill, Boorooma and Eunony Valley who have indicated support for this request by email

Name	Address
Roger Allen	
Sue Allen	
Lima Andreatta	
Jill Artemiou	
Peter Artemiou	
Karen Arthur	
Mark Arthur	
Trevor Bruce	
Kevin Burgess	
Rebecca Burgess	
Cheryl Cartwright	
David Crouch	
Kylie Crouch	
Delwyn Dyall-Smith	
Mike Dyall-Smith	
Joanne Eady	
Paul Eady	
Genevieve Fleming	
John Fleming	
Mark Fleming	
Lara Granger	
Lisa Granger	
Miriam Granger	
Rose Granger	
Steve Granger	
Anthony Gray	
Ian Hamilton	
Melanie Hamilton	
Will Hamilton	
Belinda Kotzur	
Corie Kotzur	
Chris Lashbrook	
Mari Lashbrook	
Joo-Yee Lieu	
Petroulla McDonell	
Stephen McDonell	
Grahame McDougall	
Gordon Murray	
Patricia Murray	
Allira Myers	
Lucas Myers	
Jeremy Naumann	
Kathryn Naumann	
Jenny Pideski	
Robert Pideski	
Jenny Roberts	
Claire Shumack	
Tom Shumack	
Debbie Simmonds	
Bruce Spinks	
Ian Stewart	
Merilyn Stewart	
Bernard van der Rijt	
Joanne van der Rijt	
Sam van der Rijt	
Sarah Pollard-Williams	
Graeme Woolnough	
Therese Woolnough	

JM5918

Daniela Gooden

From: Wirrum62 [REDACTED]
Sent: Saturday, 15 August 2020 12:27 PM
To: ElectorateOffice WaggaWagga
Subject: Submission to the Activation Precincts SEPP, Wellington - Brucedale
Attachments: Submission Activation Precincts SEPP, Wagga Wagga Special Activation Precinct Master Plan.pdf

Dear Joe

As a resident of Brucedale I wanted to pass on to you my thoughts around the proposed Wagga Special Activation Project.

I understand a number of local residents have recently met with you around their concerns for the SAP. While I have some concerns for the project, like others in Brucedale I generally support this SAP going ahead.

I have attached my recent submission to the Master SAP Plan for your information and to express my views to you.

Regards

Geoff & Meryl Wellington
[REDACTED]

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

Submission to the
Activation Precincts SEPP,
Wagga Wagga Special Activation Precinct Master Plan

Dear

I generally support the Special Activation Precinct Master Plan:

- Regional development
- Jobs within the SAP and the flow on into the wider community jobs and services
- Social and Cultural benefits to the diverse community
- Increase the relationship and cultural learning between 1st and 2nd Peoples
- Manage environmental outcomes across the region in a planned way that lessens impacts on all.

However, there is a number of issues that I feel need addressing:

- The impact on residents within the buffer zone and generally in the adjoining area
- Traffic management within the whole region not just the SAP
- Environmental plans
- Cultural plans

I believe that Wagga will benefit greatly from increasing its business and light industrial capacity. It will develop jobs both within the SAP but also multiply into other services and benefits for the whole community. In the longer-term Australia needs to develop regional Australia in smart, innovative and environmental ways that benefit the common good, not only our human and cultural diversity but also our environmental outcomes. The current Covid-19 situation highlights the benefit of smaller regional cities. Strong regional cities provide supply chain capacity to all Australians as well as the ability to develop a sophisticated manufacturing industry. There is no doubt that Wagga is uniquely placed to do these things and we should do them for the benefit of all.

In all of this the ability to develop a fuller understanding and deep commitment to relationships with Aboriginal people is essential. The SAP potentially provides an opportunity to develop this relationship further and build on the rich cultural heritage and learning of first peoples. As a community such an increased cultural relationship spreads and flows into the already diverse cultural experience that enhances everyone's sense of belonging and responsibility to make this area a great place to live. When people experience the validation of their cultural experience and mono-cultural tropes are dispelled the wider community becomes richer and more nuanced and we all win.

As our population increases and the need for more jobs and housing and infrastructure rises, the need for good and well thought out planning also increases. I support the general thrust of this planning with its 30-50-year timeline as this provides good timelines to get things done, think through the consequences of any actions and genuinely consult with the community and those directly impacted by any decisions. Good planning also supplies opportunities for well thought out environmental outcomes. While not all impacts can be avoided planning can lessen these and provide certainty to the wider community as they plan for their livelihood's and business.

However, there is a number of issues that I feel need addressing. Reading through the Master Plan it occurs to me that while a buffer zone provides certainty for the business within the SAP and certainty for residents as far as noise and odour levels are concerned. The buffer zone stifles further development by those residents. Land values, access to property, loss of cultural identity now and into the future are some of the impacts those of us within this zone will face. While I understand and can see benefits why the plan would want to create a buffer zone there is no provision to offset this impact of the existing residents. **If the SAP is to go ahead then I believe Wagga Council should offset this impact with a special rating for those residents in the buffer zone.** Personally, for the common good I am prepared to fore go any potential increase in land value and put up with other increased impacts, but some recognition by the wider society is needed here.

Traffic management is of course going to be a vital issue with any development of the SAP. Even without the SAP the longer-term management of traffic with the Wagga Wagga Council area is a major concern. The Murrumbidgee River a wonderful natural asset of this region but is also a major obstacle to traffic management. The traffic Management report while comprehensive relies on old data, it is confused about which scenario will occur and, in my view, gives little attention to the flow on effect within the wider community of increased traffic because of any SAP development. It is not good enough to rely on "reviews of road capacity" down the track when the provision of major infrastructure like a second or even third bridge crossing will be needed. Long term planning is needed here by all levels of Government to ensure that funding is in place and local residents are not adversely impacted. The current plan does not give sufficient weight to this currently. **I was disappointed not to see a plan to have a major upgrade of the Eunony Bridge and linking roads to enable double carriage way (with heavy vehicle capacity) north south from the Stuart Hwy to the SAP and then on to Olympic Hwy.** This would seem most sensible to me as it provides good access to the SAP links the two Highways and lessens the impacts on local traffic. Any future plans to divert the Stuart Hwy around the south of Wagga at any future date would also be possible to link to that road. The plan to encourage local traffic particularly from Estella and region across the Hampen/Wiradjuri Bridge is a good idea. It will lessen the longer-term impact on the Gobbagombalin Bridge. However little attention has been given to the impact of flooding in the approach roads. While floods are not often or last all that long the short-term impacts for locals and even the SAP will be severe when this does occur. This approach then cannot be seen as a long-term solution to traffic management but only a secondary offsetting of the situation.

Traffic on the Olympic Hwy is also a major concern for the local residents. The traffic report gives little attention to the flow on effects of the SAP to the wider community increase in

traffic. There is also no linkage of the planning of sound and odour in the SAP to the increase in traffic noise/odour and access for locals. It is all very well to have the noise and odour levels mapped for the industries that will locate in the SAP and their impact on locals but that takes no account of the increase, particularly in noise from traffic, not to mention access to and from the Olympic Highway. The traffic report and Master Plan indicates only one side of the Highway would be vegetated to decrease noise, odour and visual impact. **I would suggest that both sides of the Highway should be vegetated to decrease these impacts.** Other major Highways have this sort of vegetation buffer zone in place already. While that increases other issues like fire and wildlife the increase in noise from traffic is going to be significant for local residents. This is already a concern for locals and consideration should be given to dropping the speed limit to 80km/h and to limit the exhaust braking on heavy vehicles from Mary Gilmore Road towards Wagga.

The other traffic issue faced already but will increase markedly with any SAP is local access to properties along the Olympic Highway. **Provision for a service road or at least turn in lanes for local properties should be part of the SAP Master Plan.** It is going to be a significant problem down the track for those wanting to turn across the Olympic Highway out of their properties or out of Brucedale Drive. The potential for a major traffic accident is high and with industrial goods being transported the impact for business and humans is large.

The environmental and cultural aspects of the SAP Master plan while good in principle don't seem to be intricately linked to the development of the plan. For this SAP plan to work well all of these aspects of landscape and the cultural significance of the area is essential. **I believe there is scope in the plan to strengthen the environmental and cultural outcomes by increasing the contributions business make to the Wagga Council. Wagga Council will also have to step up its focus on developing these aspects of the plan and develop a strategy to get local community groups involved in both the plan and its implementation.**

From: Joanne and Paul Eady
Sent: Tuesday, 18 August 2020 2:55 PM
Subject: Brucedale concerns

Tuesday 18th August 2020

Dear Michael,

Everyone at Brucedale feels a great sense of pride that the Deputy Prime Minister is from our area.

This area is steeped in history. The school where Mary Gilmore attended, the beautiful old church and our classic country hall. We were privileged to be a part of the recent Kangaroo March celebrations when participants camped out overnight in our Hall and celebrated mass in the Chapel.

We are a community of hard working people who have found the dream of living in Brucedale, but we are now struggling to defend what we already have.

As residents, we are extremely concerned about the NSW State Government plans to introduce a Special Activation Precinct in Bomen and the impact it will have on all of us and our current and future lifestyle.

We accept that Bomen is a critical part of industry growth for Wagga Wagga but the proposed plans totally disregard the Local Environment Plan made in 2010. The LEP protected Brucedale residents by stopping any industrial development at Trahairs Lane. The proposed new precinct creates industrial land right through up to Mary Gilmore lane, leaving residents vulnerable to smell, noise and visual impacts from heavy industry.

Despite attending all Community Consultation meetings and completing given surveys to present our concerns, we feel none of these concerns (sight, smell and sound emissions) have been addressed.

The promises' of "zero impact" is doubtful given the Master plan is based on Scenario #7 which has been identified in all the reports as providing the worst outcome for Brucedale residents.

When we asked why Scenario #7 was selected despite the obvious impacts on Brucedale, we were advised the purpose of the precinct is to create the maximum number of industrial sites possible.

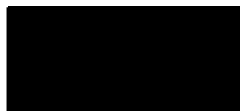
We feel there are huge discrepancies between clarification of sound and smell emission levels we should expect. We would like the precinct team to establish a baseline data of sound and smell levels as per EPA recommendations but they are reluctant to engage in real data and prefer a modelling approach.

We are really nervous that if we don't get this right we won't get a second chance due to the precinct enjoying "fast tracked planning'.

We are looking into how to complete a formal submission but feel our questions to the precinct team are not being answered either via email or in person. For example, last week at the meeting with the precinct team, Wagga City Council and residents, we asked how much noise to expect. The response was 35dB (inside our homes) and they compared that level to 'rustling leaves' BUT what they didn't mention is that's the acceptable noise level at night (10pm to 7am) and the precinct can be much louder outside these times (7 days a week).

Any guidance you are able to offer would be greatly appreciated.

Kindest regards
Joanne and Paul Eady



Attention: Executive Director Regions, Industry and Key Sites

NSW Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124

Wagga Wagga SAP draft master plan community member submission.

I have been residents of the community of Brucedale and Wagga Wagga for the last 27 years and moved from Sydney to bring our family up in a rural setting. This has been successful in raising our family in this region and seeing progress slowly being made in the growth of Wagga Wagga and the surrounding area.

Recent industrial progress is noted with the Bomen Industrial Park expansion venturing into view of the Brucedale resident's vista to the south east.

I understand the need for future development to ensure growth in our community and region and to improve the local economy with developers and Wagga Wagga City Council utilizing the development via the Wagga Wagga Special Activation Precinct (WWSAP). Especially in our current times when all economic activity is required to help the Australia's future economy.

I support the WWSAP up to the development line of Trahairs Road but not beyond.

Our concerns relate to the **visual, noise and odour / air quality** in the area that will be disrupted by the inclusion of industry and development north of Trahairs Road.

From the intent in the WWSAP it would appear that *Permissible land uses* cover nearly all aspects of industry being Agriculture, Commercial Premises, Electricity Generating Works, Heavy Industrial Storage Establishment, Industry, Rural Industry, Sewerage System, Signage, Waste or Resource Management Facility, Water Supply System; ancillary uses and supporting infrastructure.

Potentially hazardous development and potentially offensive industries are uses where appropriate conditions and mitigation measures can be identified and complied with to appropriately manage any risks. These uses are proposed to be allowed in the Wagga Wagga Special Activation Precinct and therefore in the area north of Trahairs Road.

How then can Brucedale residents be assured of certainty about the location of environmental impact of the generating activities.

How can any official state that the intent be to provide an appropriate location for all the aspects of industry mentioned above whilst protecting the landscape setting and to celebrate its topography and outlooks to and from the Precinct.

There is no way that this makes sense or is a believable statement as any development of industry will disrupt the landscape and current rural setting. From Solar panels to stacks and accompanying buildings for industry and the activity that this brings with it will disrupt the current outlook from the Brucedale precinct. It is noted that a visual-impact analysis is currently underway that will inform controls in the master plan to preserve the Brucedale community's rural outlook. The department will share and discuss this work with community members during the exhibition period.

The Regional Growth NSW Development Corporation will also conduct ongoing monitoring of noise and air in the precinct to support the Environment Protection Authority and council in their enforcement.

What are the amenity impacts, and how will surrounding communities, Brucesdale, be protected? There are no guarantees once the industry is in place.

The proposed Rural Activity zone, along with controls for noise, odour and air quality, states it will provide a protection for surrounding communities. I ask how as development from the Bomen Industrial area already encroaches on the vista of Brucesdale and at times creates an odour over the area.

The draft master plan seeks to limit development of solar farms in the Rural Activity zone, which aims to separate industry and residential areas and protect amenity. It states there will be no additional large-scale solar farms in the eastern part of the Rural Activity zone (in the Eunony Valley). In the west, some small-scale, 35-hectare solar farms are permitted only in the parts of the Rural Activity zone where the land is not in a sensitive view area. AS we live on the low side of Brucesdale facing west there is no possible way that the installation of any solar farm would not harm the view area. As I question the wording of small scale being 35 hectares, it might be a small area for a solar farm but it is a large area when solar panels are viewed from a distance.

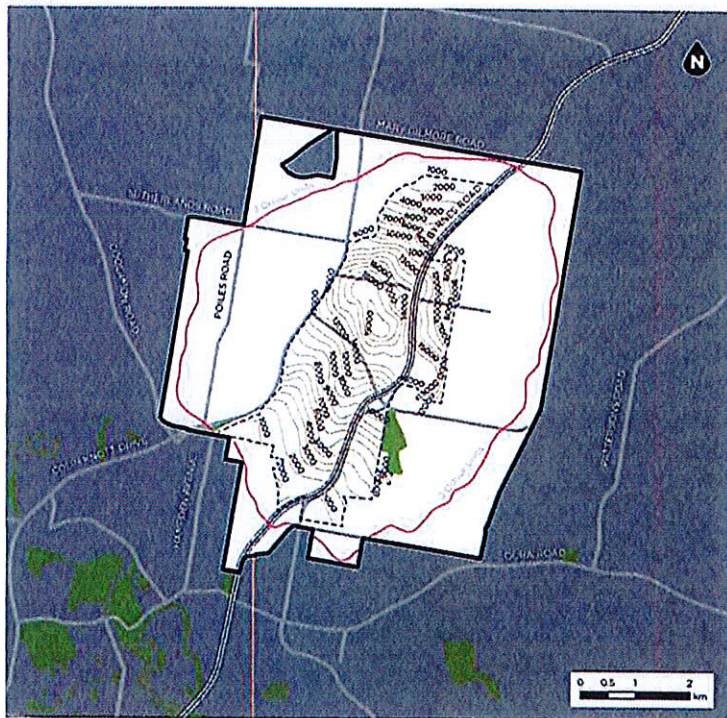
Provisions also address concentrating higher impact development at the centre of the precinct and to the south of Trahairs Road. This is not guaranteed. If an industry comes and wishes to set up at the very north end of the WWSAP there will be little to no resistance as the true intention of the area is to attract development and industry. Even one that is complying.

The planting of trees in creek lines, along roads and on private lots may provide additional screening and create a greener outlook. Not as much as the current outlook that is perfectly green.

To mitigate dust and odour impacts from the proposed industrial uses, a set of performance criteria has been developed to ensure amenity for people who work and live near the Precinct is maintained. There will be assurance that any measures can fully maintain the air quality from an industrial area nor that monitoring will be fully adhered to in future.

The WWSAP even notes that "Supporting provisions to be developed as part of the delivery plan" which suggests that other industry already in place in the Bomen Industrial Area does not meet the criteria otherwise the provisions would have already been outlined.

Diagrams such as the one below have us questioning how odours and air quality can be guaranteed to remain in such a confined area.



Design standards and controls will be “developed” to ensure visual impacts can be managed, particularly in the northern part of the zone which will be visible from the Brucedale residential area. It is proposed that any development in this sensitive area continue to be undertaken under the *State Environmental Planning Policy (Infrastructure) 2007* and be required to meet the design and siting criteria set out in the Infrastructure SEPP.

There is little confidence that any controls are going to mitigate the visual, odour, air quality or noise in this “sensitive area” no matter how much consideration to developing the controls are made with the best intentions.

I wish to put on record that I support the WWSAP up to the development line of Trahairs Road but not beyond the north of Trahairs Road encroaching the residents of Brucedale.

I hope this is seriously considered.

Yours faithfully,

Ian Hamilton



Attention: Executive Director Regions, Industry and Key Sites

NSW Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124

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Recent industrial progress is noted with the Bomen Industrial Park expansion venturing into view of the Brucedale resident's vista to the south east.

I understand the need for future development to ensure growth in our community and region and to improve the local economy with developers and Wagga Wagga City Council utilizing the development via the Wagga Wagga Special Activation Precinct (WWSAP). Especially in our current times when all economic activity is required to help the Australia's future economy.

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Yours faithfully,

William Hamilton



A handwritten signature in black ink, appearing to read 'W Hamilton', written over the redacted area.

Attention: Executive Director Regions, Industry and Key Sites

NSW Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124

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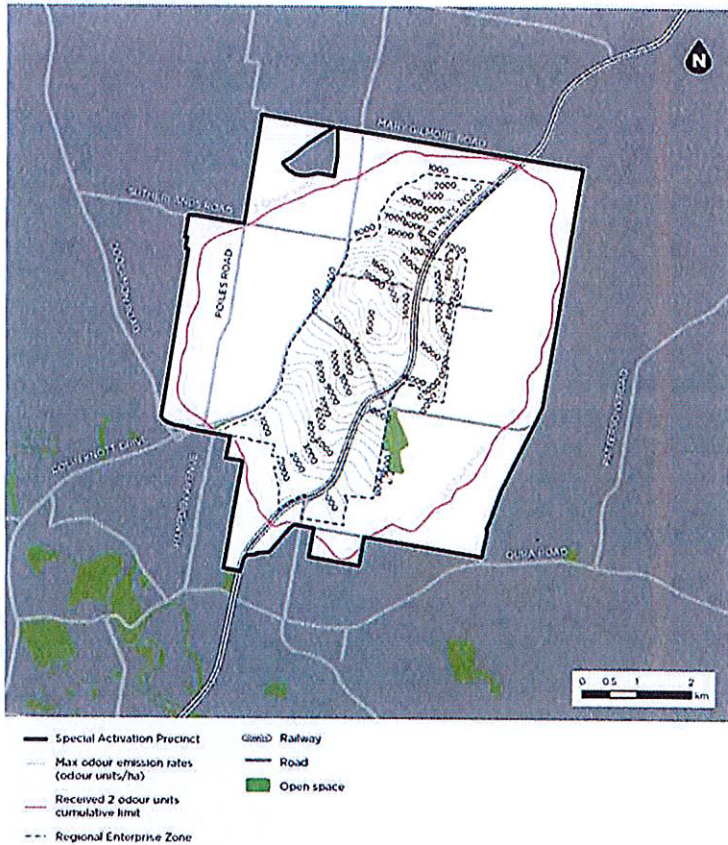
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Yours faithfully,

Melaine Hamilton

