



PCU080007

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

Sunday, 16 August 2020

To: The executive Director regarding the Special Activation Precinct (SAP), Wagga Wagga 2650

I live on Mt Pleasant, the residential hill in Brucedale that overlooks the surrounding area, including the proposed Special Activation Precinct (SAP). When I came to live here, all we could see from our house was farmland. The negative visual impact on Brucedale since 2011 has already been significant. The ROBE (Riverina Oil and Biofuels) plant was built which is not only a multistorey eyesore but has bright lights on at night, and produces odours. The stockyards in Bomen put in massive night-time lighting too that are an annoyance and eyesore for us every night. The recently built solar panel farms along Byrnes road are clearly visible from our hill. We had expected the further industrialisation of the Bomen area to be centred on the original planned area, south of Trahairs Road but now the SAP wants to include north of Trahairs Road for development. This change is unacceptable and will negatively affect the amenity of Brucedale as a residential suburb.

I feel that the entire planning process has not adequately acknowledged the Brucedale residential area for what it is, nor does it protect it from any further adverse development. We do not know what developments will be allowed and will not be able to object once the SAP has been granted. Worse, even the Wagga Wagga City Council will not have the power of veto, so our entire local government and it's elected representatives will be powerless. This amounts to a serious removal of our democratic rights. Any future community consultation regarding individual industrial approvals will not be possible, and our fears, reservations or protests against potential visual, auditory or olfactory impacts will go unheeded.

For these reasons, I lodge my objection to the planned SAP, in particular to the development north of Trahairs Road, which directly affects me and other residents in Brucedale.

Yours sincerely,

Mike Dyall-Smith,



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

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To The Executive Director regarding the Special Activation Precinct (SAP),
Wagga Wagga 2650

When I moved to Mt Pleasant in Brucedale, there were no factories/industries or bright lights visible from my home on the top of the hill. It felt a million miles from Wagga, yet only a convenient 15km away.

Already this has been impacted with bright lights from the saleyards/abattoir, ROBE, and others along Byrnes Road and Bomen. I can now walk around my house at night without needing to put on internal lights, and our wonderful dark night sky of stars has faded.

I am looking out over a sea of green and gold – the canola in flower and the green of other crops and pastures. You are planning to turn this into a sea of factories because of a change in zoning to the west of Byrnes Road and north beyond Trahairs Road, digging up good farmland. And we are told that once this has been approved we will have no part in the decision-making as to what can be built there.

I wish to lodge my objection to this SAP plan, in particular to the need for it to extend beyond Trahairs Road.

Yours sincerely



Delwyn Dyall-Smith

