

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 am a resident in the community of Brucedale and Wagga Wagga.

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.

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.

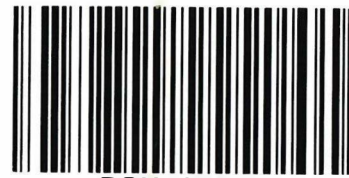
I wish to put on record that I support the WWSAP **up to the development line of Trahairs Road but not beyond the north of Trahairs Road encroaching the residents of Brucedale.**

Yours faithfully,

William Hamilton

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PCU080009

Department of Planning
Received
24 AUG 2020
Scanning Room

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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.

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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 Eunyony 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.

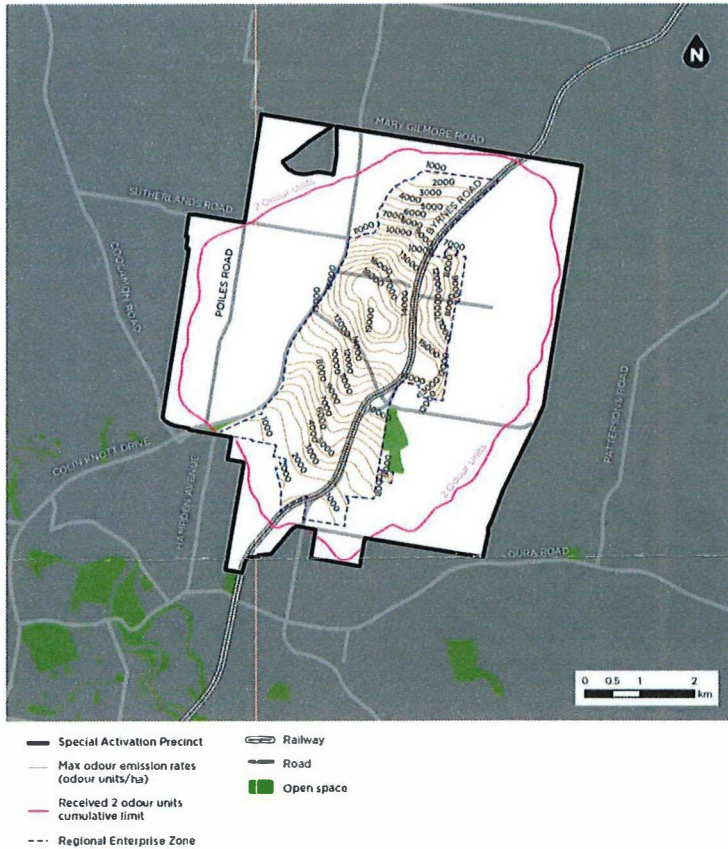
Provisions also address concentrating higher impact development at the centre of the precinct and to the south of Trahairs Road. This is not guaranteed. If an industry comes and wishes to set up at the very north end of the WWSAP there will be little to no resistance as the true intention of the area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

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I hope this is seriously considered.

Yours faithfully,

Ian Hamilton

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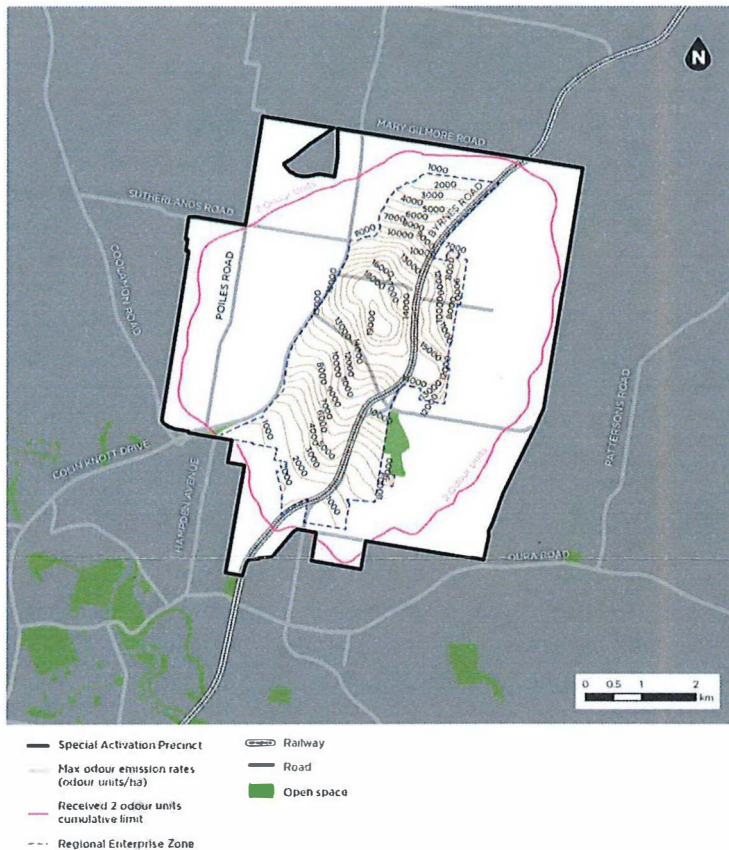
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Melaine Hamilton

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