

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 8:12:12 PM
Attachments: [sap-precinct-submission---b-j-blencowe..pdf](#)

Submitted on Mon, 28/09/2020 - 20:08

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Jessica

Last Name: Blencowe

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Boorooma 2650

Submission file:

[sap-precinct-submission---b-j-blencowe..pdf](#)

Submission: Agreeing with Option 1. Please see document attached- our fight to have [REDACTED] reapproved for subdivision from a 5 acre block into two 1 hectare lots as it lays OUTSIDE the SAP & SAP Buffer Zone opposite to predictions of Wagga Wagga City Council when they declined our application in Jan 2020. Details in document- we just want a fair chance which actually follows regulations, not council personal opinion. The property is out of the buffer and neighbours only recently subdivided and built on IDENTICAL land size in 2016-2019. We just ask for logic so we can continue with our contract for subdivision and construction as previously allowed.

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

To Whom It May Concern,

We are writing to you as to agree with Option 1 and fight for the approval for subdivision of [REDACTED], Cartwrights Hill. It is here we wish to build a dream home for our young growing family as our forever home; and the place for my husband to be able to store his work gear as a local Green Homes Wagga Builder. Our application to subdivide was approved by Wagga City Council in December 2019, however was stalled and then declined after a second time presenting our case in January 2020 because WWCC councillor "was confused what he was voting for" and it was stated that the property probably lay within the SAP buffer zone in Cartwrights Hill.

We believe the owners of [REDACTED] [REDACTED] [REDACTED] are well within their rights and government/council regulations and SAP plans for the Bomen Industrial Area to subdivide their 5 acre block and sell the back vacant half to us (as originally contracted and approved). We have a number of arguments to fight for this to be passed and allow us to continue with the subdivision, sale and building of a new eco-friendly home, including:

1. The property/land at [REDACTED] is outside the SAP Buffer Zone, as clearly defined by SAP Planning document.
2. We are local residents from the neighbouring suburb Boorooma that grew up in this area near Bomen and the highway- and with our close family all nearby. We have dreamed of owning some land and building in Cartwrights Hill for years and this will finally make that a reality for our young family (lifestyle blocks are rare to find on this northern side, and there aren't any upcoming developments for them on this side of town).
3. "Concerns" from Council of noise from the hub doesn't concern us nor are valid- as it is no change from what we are used to and where our parents live on the Olympic Highway. The house will also be double glazed, properly sealed and designed and built as an environmentally friendly and well insulated house, making these "concerns" even less relevant. Secondly, the noise and traffic we will experience living at this residence will be no different to what current

- residents experience. Dispute of noise and odour issues were actually also disproven in an independent test/report.
4. The build will have no impact on the hub as it is over 4km away at shortest distance (6km by car).
 5. There is no council utilities to the proposed subdivided block other than electricity - showing zero impact on the current development and running of the Rail Hub/SAP.
 6. The neighbouring property of [REDACTED] is an IDENTICAL sized and shaped block that has only just been built and subdivided in 2016-2019. We do not understand how there can be an issue for John and Elaine with their block when next door's has been passed and built successfully so recently. These same neighbours are happy to have us subdivide and build our new family home on the block next to them.
 7. This block is contracted and being sold through our private contract agreement with the owners [REDACTED] and so will not be advertised for sale or encouraging other subdivision or enquiry into the area at present.
 8. Cartwrights Hill is a residential area with high density housing blocks situated on the street running behind their 5 acre block- East Street. Why would our large 1 hectare block going to be an issue when these other 400m² blocks are even closer to the industrial area and have had no issues with long term, happy residents?
 9. This half of John and Elaine's property is vacant and unused anyway. Why not use it for something worthwhile and which WWCC and industry could benefit from with annual rates, services and employing local residents to construct?

We thank you for listening to our concerns and really hope you take the time to consider this with logic. Allowing this subdivision of John and Elaine's land will not only allow us to finally achieve our dream of living near our family on a block big enough to hold all my husband's work gear and raise our family where we can settle, but will give John and Elaine less land to maintain on their own that is of no use anyway. Surely as people who have endured getting their son through childhood cancer, losing devastating amounts of savings and superannuation to financially survive that

