

Lindsay and Diane Bowden  
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To Whom it May Concern

We would like to be excluded from the Rural Activity Zone as it is easier to maintain our existing use of land being classified as Primary Production. We currently run sheep for their wool and fat lambs. We do not wish to subdivide at any time.

In the future if we decide to sell our property we feel that buyers would be more interested in purchasing our property if we were not included in the Rural Activity Zone as people tend to worry when they are locked into a zone that is foreign to them.

We have lived at this location since 1985 and from our experience the impact on our property by the odour report is incorrect. Over time the people living on Byrnes road have had issues with odour coming from the existing Industrial Businesses but the odour has always travelled down Byrnes Road and has not spread across to our property.

The Sound Power level data shows that we will not be impacted by cumulative noise from the Precinct.

On page 75 of the Special Activation Precinct Wagga Wagga Draft Master Plan – July 2020 under Regional Enterprise – Bomen East, it states “Proposed industrial estate on Byrnes Road near corner of Bavin Road, with setback to separate industry from residential to south.” We would like to know how far it will be setback as we want to see the amenity of the area protected.

We also want to know how far it will be setback from the watercourse that continues across Bavin Road and then runs through our property as there is always a concern that the water will be contaminated by the Industrial Estate and then the contaminated water will flow over our land where our sheep graze.

We would like to see a planting and maintenance strategy for the existing tree corridor inside the border of this estate. At present the owners allow cattle to roam through this corridor which has done a lot of damage to the trees.

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