

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: Tuesday, 29 September 2020 4:18:27 PM
Attachments: [2020-09-29-\[REDACTED\]-sap-response.docx](#)

Submitted on Tue, 29/09/2020 - 16:17

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: [REDACTED]

Last Name: [REDACTED]

Name Withheld: Yes

Email: [REDACTED]

Suburb/Town & Postcode: Brucesdale 2650

Submission file:

[2020-09-29-\[REDACTED\]-sap-response.docx](#)

Submission: Please see attached file

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

We are in support of the SAP construction. We have numerous concerns about its delivery but feel that the project will be a massive net gain for Wagga Wagga in terms of economic growth and employment, thereby benefiting our state as a whole.

I have discussed this response with my husband and our 3 teenage children and they are supportive of the following views.

We see the primary impacts of the SAP to be:

Noise pollution

Smell/ Odour

Visual outlook/ amenity change

Decrease in residential property value

Increased traffic volume/ noise in Brucedale area

Loss of local government control of planning decisions

Change to current rural lifestyle

Risks to safety of local communities from industrial accidents such as explosions, gas leaks and fires

Light pollution

Our concerns include but aren't limited to:

Once the Master Plan is final, the local Wagga Wagga community have no planning input anymore within the SAP. Local government hand control within the SAP to the State Government. The plan can be altered at any time by the current Minister.

There is no timeline for development. There are no specific details showing when and where new infrastructure will be built.

There is very little detail regarding the types of industry likely to be allowed to develop in the section north of Trahairs Lane. With the Minister of the time able to change any part of the plan and us as a community not having any input into it, we feel that this is very worrying.

What level of recourse do I have as a landholder when smell or noise are at an excessive level? Fining the companies when this happens doesn't help us at all.

Smell/ Odour cannot be easily measured and cannot easily be independently monitored.

There is provision within the SAP plan for smoke stacks North of Trahairs Lane.

Attempting to predict now what industry will look like in 40 years is unrealistic. Putting planning controls in now and then having no further community input in the future is very concerning.

The zoning of the SAP surrounds the Mount Pleasant housing development. For all intents and purposes we are inside the so called buffer zone. This raises the question as to the safety of us, the home owners.

The plan for a "buffer zone" surrounding the heavy industry where light industry will be allowed.

Increased heavy traffic along the Olympic Way will cause not only noise disturbance but further pollution and increased travel time into town.

Our lifestyle will not be able to continue as it is now. The amenities we enjoy now were the reasons we purchased our property. Peace and quiet, rural surrounds, views, birds and wildlife. All of these amenities will irrevocably change.

I request the following:

In relation to noise pollution from the SAP directly and indirectly such as increased road/traffic noise, we would like double glazing throughout our home and granny flat.

An inclusion in the plan or a control that planning is structured so that zones are at capacity before a subsequent one is opened up. Development of zones would begin in the existing Bomen Business Park and not expand north into a further zone until the previous one is at capacity.

That construction of the SAP cease at Trahairs Lane and continue no further north. This will further guarantee the safety of the local population both in terms of pollution and industrial accidents.

That the planning of the SAP be limited to a much shorter period that is more realistic to project such as 20 years.

A buffering tree line that will be large enough and mature enough to block the view over the SAP area before its construction starts. This should be established on my property.

Improvement of a green corridor within the existing Travelling Stock Route block beginning immediately.

The "buffer zone" around the heavy industry area be re-zoned to exclude any industrial development at all. Leave it as a true "buffer zone" without even light industrial on it.

The odour unit limit is cumulative but an average over the day. The limit should be enforced at any point in time not just as an average over the day.

The noise limit should be measured outside (not inside the home) as we are rural properties where people spend a lot of time outside. It should also be enforced at all times and not just at night time. We have been told constantly by State government employees at consultations that we will not be able to smell or hear the SAP. This will only be the case if the measurements are done outside and are at any point in time, not an average over the 24 hours.

No smoke stacks be allowed north of Trahairs Lane. This will be too close to communities at Mount Pleasant and on Mary Gilmore Road.

Yours Faithfully,

[REDACTED]

[REDACTED]

[REDACTED]