

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 2:50:21 PM
Attachments: [sap-wagga-wagga-submission_lmyers.pdf](#)

Submitted on Mon, 28/09/2020 - 14:48

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: Lucas

Last Name: Myers

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Wagga Wagga 2650

Submission file:

[sap-wagga-wagga-submission_lmyers.pdf](#)

Submission: Please find attached, my written submission regarding the Wagga Wagga SAP.

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

September 7th, 2020

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

To Whom It May Concern

As a resident of Mt Pleasant, Brucedale, I write to express my concerns over the proposed Special Activation Precinct (SAP) in Wagga Wagga.

I have great concern about the noise, odour and visual impacts that some of the permitted development in this section of land will have. Particularly the following –

- **Visual Impact.** The front verandah of my home faces east directly across the SAP zone. Not only will this have a huge visual impact during the day time, at night the light from industry within that zone will shine directly into my home. We are already impacted by the Bomen Park development and this will be much, much closer.
- **Sound impact.** There has been mention of the permitted sound impacts within the area and an example given that it will be no louder than the sounds of rusting leaves, whilst inside your home. No one would make a lifestyle choice to live at Brucedale, to spend all day inside our homes so what will be the sound impact whilst we are outside of our homes.
- **Odour** - Already residents in our area are being negatively impacted by the Riverina Oils & Bio Energy facility (ROBE) on Byrnes Road. Apart from the hideous visual impact this factory has on our area, we regularly have to endure the putrid smell that wafts across to our property. We are fortunate to be lower on the hill and therefore less affected than those positioned higher, where the odour intensifies and the visual impact is greater. If ROBE can cause us such grief, we have no doubts the impact of the current permitted developments within the SAP, which is far closer, will be devastating to our community.
- **Traffic** - The increase in traffic likely to occur on the Olympic Highway and the increase noise from use of air brakes. There are plans detailing how roads in the precinct will be widened to cater for the increase in traffic, however none of this addresses the Olympic Highway north of Merino Road.

Trahairs Road to Mary Gilmore Road

My greatest area of concern is the area north of Trahairs Road through to Mary Gilmore Road. This area was not included in the first draft plan that was presented to residents in the area. Development in this section will have a major impact on the quality of living for all residents in the Mt Pleasant, Mary Gilmore Road and Olympic Highway sections of Brucedale. Which includes 30 plus residences.

I ask that consideration be given to whether it is necessary for development to continue in this area. If deemed absolutely necessary, I ask that you consider the following –

- Reconsider the permitted developments within this area of the regional enterprise zone to only include those that would have the least impact on residents in the area. Removing industries such as waste disposal facilities, transfer stations, sewage treatment plants etc. These type of developments should be restricted to the area closer to Bomen Park that is already zoned for industrial use.
- This area was designated as the final stage of the precinct, which is slated as being a 40 year development. Any development in this area should be restricted until later and only once the land up to Trahairs Road has been fully developed. This will also allow time for the mitigation measures to develop, trees to grow etc which is intended to reduce the visual impacts.

Visual Analysis Report

I have read the visual analysis report which was conducted by Jensen Plus. A key area mentioned in their report which I believe should be incorporated is their recommendation on page 7 –

Small scale solar farms in the Northern parts of the area where they are proposed to be permitted in the Rural Activity Zone (closest to Brucedale's Western boundary and adjacent Sutherlands Road) should be reconsidered. This has been reflected in the testing of the alternate location further South and boundary indicated. A development control that reflects the intended extents of new solar farms should limit development within this area and exclude this type of development in close proximity to Brucedale.

I strongly support this recommendation. The rural activity zone directly around Brucedale/Mt Pleasant estate from Sutherlands Road, Poiles Road to Vonarx Rd, should be maintained as farmland and protected from Solar or other development. There is already sufficient land available within the Regional Enterprise zone and within the other Rural activity zone areas where these types developments can be permitted.

I understand the enormous economic advantages this SAP will have for Wagga Wagga and am not opposed to the development outright. My choice to move my family from Central Wagga to Brucedale was a lifestyle decision and I have great concerns that this lifestyle will be seriously affected if the SAP development is allowed to proceed as currently proposed. I just ask that greater thought and consideration be given to the residents in the Brucedale area to ensure that our Lifestyle is protected.

Yours faithfully

Lucas Myers

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