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To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
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Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

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Submission: SUBMISSION REGARDING THE DRAFT MASTER PLAN AND ASSOCIATED DOCUMENTS FOR THE SPECIAL ACTIVATION PRECINCT, WAGGA WAGGA 1. Rural Activity and Regional Enterprise zone locations The Discussion Paper states that the proposed Rural Activity zone "creates a strategic buffer for the core industrial area" to mitigate land use conflict into the future. No, it doesn't. The planning for this zone is insufficient to provide a suitable buffer which will mitigate land use conflict. The plan states that the Rural Activity zone will "surround" the Regional Enterprise zone to "provide a transition between the industrial core and the surrounding rural/residential areas. There appears to be no such transition zone in place at the southernmost tip of the precinct (corner of Byrnes and Bavin Roads). The Regional Enterprise zone in that location is less than 80m from my property and a similar distance to the closest dwelling. This is unacceptable. This area is currently an empty paddock and should be included in the Rural Activity zone instead. In the Q&A/FAQ section on the planning website it is stated that "The proposed Rural Activity zone, along with controls for noise, odour and air quality, will provide protection for surrounding communities" and the objective is to "protect and enhance the rural character". This cannot be achieved if the Regional Enterprise zone is allowed to extend south to Bavin Road. Further consideration needs to be given to amenity in this area. Prior to the approval of multiple industrial lots on the corner of Byrnes and Bavin Roads, the buffer zone that existed was acceptable to nearby residents. This opportunity is surely the chance to rezone that land in order to give the nearby residents some peace of mind and to have a true transition zone in place that is wider than a simple dirt road and a few trees. It has been clearly stated that the Activation Precinct SEPP "turns off" the Wagga Wagga LEP 2010. 2. Offensive industries Hazardous and offensive industries are prohibited land uses in the proposed Regional Enterprise zone. It should be noted that offensive industries already operate in this zone and do cause issues for local residents with regard to noise, lighting and odour. Mitigation measures commonly do not work. I would like additional information about these measures and assurance that ongoing monitoring and enforcement will actually work. 3. Planning considerations for air, noise and odour The C.4.1 Report recommends that planning controls for certain land parcels be reviewed to "ensure conflict does not become worse over time". It will be impossible for the land use conflicts not to become worse over time. The objective of this recommendation is to have less complainants. Implementing the SAP can only be detrimental to the local residents in the immediate vicinity. The aim should be to reduce existing conflict. The annual and seasonal wind roses on page 10 of the C.4.1 Report appear only to show the 9am wind patterns and it is stated that winds are "predominantly from the east and east-north east". Having lived in Byrnes Road for 19 years I can confirm that, typically, in the mornings the winds come from the east/north-east but the afternoon breezes are predominately from the west/south-west. This is demonstrated here: http://www.bom.gov.au/cgi-bin/climate/cgi_bin_scripts/windrose_selector.cgi?period=Annual&type=3&location=72150. If the noise and odour modelling is based on the wind roses on page 10 of the report then the modelling is potentially flawed. Furthermore the report indicates an investigation area that excludes the residential area to the south of the precinct in Byrnes Road, although it states that an area "larger" than this has been considered. How much larger? In what direction? What is that actual area and why isn't it demonstrated in the report? This oversight is frustrating when trying to gauge real impacts for individual properties. The noise levels noted in the report for my location are taken from 2001, 2006 and 2007 data. I can confirm that noise levels have increased significantly in this area during the past 13 years! Understanding the more technical information in the report is difficult for a lay person but I can confirm, without official data or modelling, that after living here for 19 years: we do experience odour regularly, we do experience increasing noise levels and we do experience significant air pollution at times (mostly from Rivturf operations most recently). Scientific modelling isn't needed to inform us that ALL of these things are likely to get far worse for the dozens of affected dwellings and their residents. This is not acceptable for the city of Wagga and further work needs to be done. The documents note an intent to prohibit the intensification of residential uses. This is sensible, but there is no real intent to prohibit significant impacts on the >100 households in the immediate vicinity. The protections outlined do not go far enough. 4. Community consultation I was disappointed that only one consultation meeting was offered to me as an immediately impacted resident. Unfortunately I couldn't attend that session and there was nothing further offered and no dates published on either the Council or departmental website or in local media. The "up-front" planning and environmental assessment proposed for the precinct, whilst reducing costs and time for obtaining consent, only benefits the developers and official stakeholders. This approach will place considerable additional risk on nearby landholders as they will not have any say on specific issues that will impact on them on their doorstep. Nothing will be advertised and nothing will be further investigated. The fact that we only get to provide feedback to the SAP as an overarching concept is unsatisfactory and somewhat discriminatory. Additional community consultation should be imposed. 5. Signage All signage pertaining to the precinct should be placed only inside the precinct and well away from existing dwellings. 6. Visual-impact analysis Why is there no mention of lighting in the plan? This is one of the biggest issues confronting nearby residents but it doesn't appear to have been addressed. The plan states that a visual-impact analysis is currently underway to preserve the Brucedale community's rural outlook. Indeed this should be preserved but so should the rural outlook which Byrnes Road residents currently enjoy. This has been declining gradually over the years and it is important that further damage is not done. Also, the residents of Byrnes Road (south) are considerably closer to the Regional Enterprise zone than Brucedale residents (approximately 80 metres compared with over 1km). The Visual Analysis report indicates that the Regional Enterprise zone doesn't appear to be visible from viewpoint 13 (Byrnes Road southern gateway). That's because the trees on my property currently protect the view from the road, however, if you drive another 200m (whilst still in the residential precinct) the zone is clearly visible, as it is, from my property (171 Byrnes Road) and from the properties of other neighbours. Tall roadside trees and additional trees in appropriate locations could assist to improve this situation in future. The visual-impact analysis also fails to illustrate that, at night, the lights from Bomen are highly visible from the local residential area and if activity increases (and if the industrial area is allowed to operate immediately to the north of Bavin Road), this will be a huge issue for many residents. As a local resident, of 19 years in this location, I would be happy to discuss this matter in greater detail as it is a really important point and it doesn't appear to have been considered. Maree Crowley [REDACTED]

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