



Reference: DOC20/625628

Ms Anthea Sargeant  
Executive Director  
Regions, Industry and Key Sites  
Department of Planning, Industry and Environment  
[REDACTED]

Attention: Ms Melissa Halloran, Senior Planning Officer, Special Activation Precincts  
[REDACTED]

### **Wagga Wagga Special Activation Precinct – Draft Master Plan and Discussion Paper**

Dear Ms Sargeant

Thank you for the opportunity to provide comment on the draft Master Plan and Discussion Paper for the Wagga Wagga Special Activation Precinct (SAP).

As you are aware, we previously provided advice on 29 November 2019 about the SAP (attached for your information), which noted that:

- the proposed adaptive reuse of 'Bomen Railway Station' and the need to seek approval from the Heritage Council for such reuse under section 60 of the *Heritage Act 1977*
- potential heritage items in the study area 'Former Brucedale Post Office' and 'Former Brucedale change over station stables', and noted that further investigation should be undertaken, and consideration given to level of heritage significance and potential listing, and
- that the precinct area contains a further six Local heritage items, with another item located outside but close to the precinct, and recommended that the Department work with Council, as the consent authority, to determine an acceptable heritage outcome for these items.

We have reviewed the draft Master Plan, Discussion Paper, Structure Plan and Visual Analysis for the SAP and provide these additional comments:

- we note that technical studies have identified two additional Local heritage items which are proposed to be included in *State Environmental Planning Policy (Activation Precincts) 2020*:
  - '1430 Olympic Highway, Bomen, 2WG Transmission building', and
  - '1444 Olympic Highway, Bomen'
- it is noted that the 'Former Brucedale Post Office' and 'Former Brucedale change over station stables' no longer appear in the documentation provided. It is unclear if these potential items are intended to be listed and therefore impacted by the SAP.

The potential heritage items in Bomen (identified above) should be further assessed to establish if they are of local or State heritage significance.

The View Analysis prepared for the SAP identified views from the following Local heritage properties:

- 'Pine Ridge Cottage' at 491 Poiles Road, Brucedale
- the cluster of heritage properties located on the Olympic Highway:
  - 'Brucedale Hall and Tennis Courts'
  - 'Holy Family Chapel', and
  - 'Brucedale Public School (former)'
- 'Hopevale' at 1365 Olympic Highway, Brucedale.

The impacts on views from these properties are considered to be acceptable, provided that the mitigation measures identified in the View Analysis are implemented, including:

- new tree plantings to screen new development within view corridors, and retention and protection of existing vegetation, and revegetation of creek lines
- colour selections for proposed new larger buildings so that they recede and blend into the landscape, reflective cladding materials should be avoided
- the scale of new buildings must be considered, tall buildings should be avoided, to limit further interruption of long views towards the horizon and background topographical features
- consideration of appropriate fencing typology and rear of property uses along the Western edge of the Regional Enterprise Zone to limit view impacts caused by this development area, and
- development of new small-scale solar farms should be limited to the northern extent as illustrated in the master plan included in the View Analysis and be no closer to Brucedale.

### **Aboriginal Cultural Heritage**

Our Aboriginal Cultural Heritage Regulation team will provide separate comments on the SAP in relation to Aboriginal heritage considerations under the *National Parks and Wildlife Act 1974*.

If you have any questions about the above matter please contact James Sellwood, Senior Heritage Programs Officer, Heritage Programs at Heritage NSW, Department of Premier and Cabinet by phone on [REDACTED] or via email at [REDACTED]

Yours sincerely



**Rochelle Johnston**  
**Manager, Heritage Programs**  
**Heritage NSW**

29 September 2020

### **Heritage NSW**

The former Office of Environment and Heritage (Heritage Division) is now Heritage NSW.

Correspondence should be sent to us via email at [HeritageMailbox@environment.nsw.gov.au](mailto:HeritageMailbox@environment.nsw.gov.au). If you need to provide hard copies, please send to Heritage NSW, Locked Bag 5020, Parramatta NSW 2124.

Please update your records as using an incorrect name and address could cause significant delays or non-delivery of your correspondence.



Our ref: DOC19/975054

Mr David Haron  
Principal Planning Officer  
Special Activation Precincts  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Tamsin Cash, Consultant, Special Activation Precincts  
[tamsin.cash@planning.nsw.gov.au](mailto:tamsin.cash@planning.nsw.gov.au)

Dear Mr Haron

**Wagga Wagga Special Activation Precinct – Non-Aboriginal Heritage Assessment**

Thank you for the opportunity to provide comment on the non-Aboriginal heritage assessment for the Wagga Wagga Special Activation Precinct (SAP).

We have reviewed the documents provided against our records and note that the Wagga Wagga Special Activation Precinct area contains the State Heritage Register (SHR) listed item 'Bomen Railway Station' (SHR 01093), which is also listed under *Wagga Wagga Local Environmental Plan 2010*.

We note that one of the options which the Department of Planning, Industry and Environment has identified for Bomen Railway Station would be adaptive reuse "as a museum or as a 'shopfront' for the Wagga Wagga SAP development".

While we encourage the repurposing of SHR items, approval must be obtained from the Heritage Council of NSW when making changes to these heritage items, under section 60 of the *Heritage Act 1977*.

The non-Aboriginal heritage assessment prepared for the precinct also identified two potential heritage items in the study area:

- Former Brucedale Post Office
- Former Brucedale change over station stables

These potential heritage items should be further assessed to establish if they are of local and/or State heritage significance. Based on the outcome of this further assessment, the Department should investigate local and/or State heritage listing where applicable.

We note that the precinct area contains a further six items of local heritage significance listed under *Wagga Wagga LEP 2010*, with another item located outside but close to the boundary of the precinct, and that the SAP has potential impacts on these items. As these are locally listed items, Wagga Wagga City Council is the consent authority and any decision on impacts rests with Council. The Department should work with Council to determine an acceptable heritage outcome for these items.

Heritage NSW has several publications which may assist you in planning for heritage in the SAP area, these publications are available online at [environment.nsw.gov.au/Heritage/publications/index.htm](http://environment.nsw.gov.au/Heritage/publications/index.htm). Additionally, Government Architect NSW's (GANSW) recent publication *Design Guide for Heritage* may be of use, this can be found at [governmentarchitect.nsw.gov.au/guidance/heritage](http://governmentarchitect.nsw.gov.au/guidance/heritage).

If you have any questions please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier & Cabinet, by email at [james.sellwood@environment.nsw.gov.au](mailto:james.sellwood@environment.nsw.gov.au) or phone on (02) 9274 6354.

Yours sincerely



**Rochelle Johnston**  
Manager, Statewide Programs  
Heritage NSW

29 November 2019