

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 3:48:11 PM
Attachments: [2020-09-29-sg-sap-response.docx](#)

Submitted on Tue, 29/09/2020 - 15:43

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-sg-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 family 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:

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

What level of recourse do I have as a landholder if smell or noise are at an excessive level?

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.

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.

Attempting to predict what industry will look like in 40 years is unrealistic.

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 safety of us, the home owners.

We request the following:

In relation to noise pollution from the SAP directly and indirectly such as 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. 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.

Yours Faithfully,

[REDACTED]

[REDACTED]

[REDACTED]