

23 January 2020

Patrick Copas
Industry Assessments
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Patrick,

**Notification of Modification Application - Teys Australia (formerly Cargill)
Beef Abattoir (DA 220-07-2002-i MOD 11) - Wagga Wagga LGA**

Thank you for opportunity to provide comments with regard to the above-mentioned development at Bomen.

The Bomen Industrial Area is identified as a significant growth area that plays an important part of the region's economy. The Inland Rail project in Bomen will open up Melbourne and Brisbane ports, and the Bomen Industrial Park supported by the Riverina Intermodal Freight and Logistics (RiFL) Hub will be one of the most important freight and logistic destinations and hubs in Australia.

Wagga Wagga City Council supports the proposed development will continue to provide diversification of the local economy and the building of local skills, consistent with city's long term economic growth strategy.

Consistency with strategic intent

The proposal is consistent with the following strategic documents that supports industry in Bomen.

- Riverina Murray Regional Plan
- Wagga Wagga Spatial Plan
- Draft Activation Strategy
- Wagga Wagga LEP
- Wagga Wagga DCP

Under the provisions of the Wagga Wagga Local Environmental Plan 2010 (LEP), the subject site is within the General Industrial (IN1) zone.

The proposed land use is also permitted with consent in the IN1 Zone and aligns with the objectives of this zone:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*

The development is of a nature that is compatible with the long term vision of Bomen.

Consistency with the approved Master Plan

Section 13 of the Wagga Wagga DCP 2010 establishes preferred land use patterns in Bomen to ensure access to transport infrastructure and also sets

out a hierarchy of possible direct and legible routes through and within Bomen. The DCP provides a framework of infrastructure corridors to provide the basis for and to facilitate a logical roll out of staged development in a flexible manner.

The objectives include efficient use of land, and existing and new infrastructure, water collection and reuse, preservation of native vegetation, and improvement of existing vegetated and creek line areas. Bomen Master Plan that has a strong focus on creating employment in the locality and the proposal generally complies with the overall objectives and meet the outcomes sought for the Bomen Industrial Area.

Wagga Wagga Special Activation Precinct

Department of Planning and Environment and Department of Premier and Cabinet are currently in the process to designating Bomen as a Special Activation Precinct. Bomen will become one of two precincts in NSW identified for their strategic merit that will have streamlined planning processes, supported by further government investment and concierge services for developers. The proposed development is entirely consistent with the vision for the precinct.

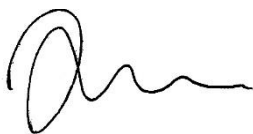
Amenity

The site is located within an industrial area, with established industries scattered through the area.

Consideration of the effect of the proposed development on the site has been undertaken, and it is considered that the proposal will be able to be managed in a way to minimise impacts on the environment.

Council supports the proposed development per the aforementioned discussion. Should you have any further questions please do not hesitate to contact Adriaan Stander on 02 6926 9199.

Kind regards



Adriaan Stander –

Strategic Planning Coordinator