

26 September 2018

Kane Winwood  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Kane,

**Re: Submission- Proposed Section 4.55 (1A) Modification Application,  
Tey Australia Beef Abattoir Bomen (DA 220-07-2002-I Mod 10)**

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.

It should be noted that Council is also currently in the process of reviewing the DCP. The city strategy team has embarked on developing an employment strategy and revised master plan for Bomen and the proposed development aligns with the recommendations of the draft document.

### **Amenity**

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

The application sufficiently indicates the site constraints in terms of land form, orientation and accessibility. The natural contours of the site results in a natural drainage pattern and will not be altered as a result of the proposed development. 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.

The eastern precinct of Bomen is currently undergoing transition from a rural area to an industrial area and there will be some potential for conflict and inconsistencies in character. These short term effects are unavoidable during these transitional stages, however, a strategic decision has been made for the conversion of the locality to industrial uses, and is therefore considered acceptable.

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**