



Contact: Amanda Gray

14 October 2010

Ms Christine Chapman
Major Development Assessment
NSW Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Ms Chapman

**Riverina Oils and Bio Energy
Integrated Oilseed Processing Facility (MP06 – 0239 MOD 1)**

Thank you for your letter dated 8 September 2010, regarding the above modification application and inviting the Wagga Wagga City Council to make representations in regards to the proposal.

Since the NSW Department of Planning issued the initial consent to the subject development on the 7 November 2008, three significant strategic land use planning and development plans designed to achieve appropriate land use outcomes and economic development require consideration, namely:

- the Bomen Strategic Master Plan adopted on 14 December 2009 provides the strategic framework for industrial development at the Bomen Business Park over the next 30 years;
- the Wagga Wagga Local Environmental Plan 2010, made on 16 July 2010, identifies the subject land as an Urban Release Area and zones the subject land IN1 Industrial. A development control plan is a prerequisite to issuing development approval;
- the Council exhibited the draft Wagga Wagga Bomen Development Control Plan 2010, on 6 September to 4 October 2010. All submissions received are currently being assessed. The land to be developed for the processing facility is affected by the draft plan. Draft controls refer to the need to protect the adjacent rural landscape and existing residential amenity, attached.

It is intended to prepare a report to the December Council meeting seeking the adoption of the plan. Once adopted, it will become a Chapter in the Wagga Wagga Development Control Plan 2010.

It is requested that the Department have due regard to the above mentioned plans in its assessment of the application.

It is acknowledged that the proposed modified development is one of the Nation's largest value-adding agricultural investments directly supporting the region's



agricultural sector through cereal grain production and vegetable protein meal to be used as animal feed stock for poultry, dairy and beef.

This, together with the logistical transport components and the direct economic impact of an additional 70 operational jobs, with more than 200 jobs during the construction phase, are of great value to the local economy.

The indirect benefits from such stimulus provide broader support to the economy that ultimately contributes to the social wellbeing of the community. The proposed modified application is supported from a sustainable economic and population growth perspective.

More specific matters in relation to the application that are considered to be of particular relevance or concern are:

1. The increased height of a number of the buildings that may have a significant impact on the landscape and should be carefully considered. Whilst a greater height minimises the likely odour impacts there are also visual and amenity issues to consider, particularly with regard to the location of the buildings on existing elevated land as it may have a negative impact on the existing natural and physical landscape and visual amenity.
2. Odour from the plant has the potential to adversely impact on neighbouring properties. In this circumstance, Council will rely on the application of controls by the DECCW ensuring all necessary standards are adhered to both prior to the plant commencing works and during operations.
3. Lighting of the plant may introduce a significant and adverse change to the rural environment. Measures should be considered that minimise light spillage towards rural properties. Consideration should be given to the height to which light is allowed to be placed on the taller buildings.
4. The extensive construction period has the ability to impact on surrounding properties. Consideration should be given to the development of Environmental and Construction Management Plans to ensure that such impacts, especially noise, are minimised.

Council have received copies of representations made to the Department from a local residents group. I request that all of the matters raised by the group receive appropriate consideration in the assessment.

If you have any further queries regarding this matter please do not hesitate to contact Ms Amanda Gray on 1300 292442.

Yours sincerely

Bob Karaszekwych
Director Planning