



DOC20/586025-1

The General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

By email: kell.tristan@wagga.nsw.gov.au

Attention: Tristan Kell

Dear Mr Thompson

I refer to the email of 20 July 2020 from your Tristan Kell to the Environment Protection Authority (EPA) about Council's proposal to rezone land at Cartwright's Hill to reduce minimum lot sizes to prevent urban encroachment towards the Bomen Industrial Area.

The EPA notes that Wagga Wagga City Council and the community have made a significant investment in the establishment of this strategic industrial area. The EPA has previously written to Council on several occasions commenting that residential development in this area had the potential to create land use conflicts.

The EPA noted that allowing additional residential development beyond what previously existed in the Cartwright's Hill area would increase the number of noise and odour sensitive receptors and the potential for intractable land use conflicts. Once land is developed in this way, the range of control measures available to industry may be limited.

Noting the industrial consolidation that is proposed with the development of the Wagga Wagga special activation precinct the EPA considers that this strengthens the concerns about potential land use conflict and the need to take strategic steps to minimise any impacts.

If you have any further queries about this matter please contact me on (02) 6229 7125 or at gary.whycross@epa.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gary Whytcross', followed by the date '20 July 2020'.

GARY WHYTCROSS
Director Regional West Operations
Regulatory Operations Regional

Phone 131 555
Phone 02 6229 7125
(from outside NSW)

TTY 133 677, then
ask for 131 155

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