



Mr Peter Thompson
PO Box 20
WAGGA WAGGA NSW 2650

Via email: council@wagga.nsw.gov.au

Dear Mr Thompson

Thank you for Council's referral of development application DA21/0086 for a 15 Lot Subdivision at the Riverina Intermodal Freight and Logistics (RIFL) Hub to the Department of Planning, Industry and Environment.

The Department is responsible for preparing the streamlined planning framework for Special Activation Precincts, which includes three key parts:

- State Environmental Planning Policy (Activation Precincts) 2020 (the Activation Precincts SEPP)
- Special Activation Precinct master plans
- Special Activation Precinct delivery plans (for the Regional Growth NSW Development Corporation to prepare following rezoning).

The Department has reviewed the development application in terms of its alignment with the proposed Master Plan and SEPP amendment and have determined that it is consistent for the following reasons:

- The proposal is located within land that is proposed to be rezoned as Regional Enterprise. Subdivision of land is permitted in this zone under the proposed planning framework for the Wagga Wagga Special Activation Precinct.
- Some of the land is located within the area identified in the Master Plan to be preserved for rail-related logistics and transport facilities. The creation of the new lots within this area supports future development for these purposes.
- Stormwater would be managed to ensure peak discharge does not exceed pre-development flows in line with the performance criteria in the Master Plan.
- The proposal creates lots in proximity to supporting services and infrastructure in line with the performance criteria in the Master Plan.

If you have any more questions, please contact Mr Tristan Kell, Director, Special Activation Precincts, at the Department of Planning, Industry and Environment on (02) 6983 4906.

Yours sincerely

20/04/2021

Anthea Sargeant
Executive Director
Key Sites and Regional Assessments

Mr Peter Thompson
General Manager
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

5 May 2021

Attention – Ms Amy Crouch

Dear Sir/Madam

**DA21/0086 - Wagga Wagga City Council
15 Lot Subdivision - Riverina Intermodal Freight and Logistics (RIFL) Hub**

I refer to the above development application at RIFL, 177 Merino Road, Bomen on land described as Lot 41 on DP1215424 and Lot 11 on DP1223041 and our discussions held today between Mr Paul O'Brien, Mr Steven Cook and Mr Michael Keys from Council and myself and Mr Troy Anderson from Regional Growth NSW Development Corporation (RGDC) regarding finalisation of Council subdivision application.

RGDC is very supportive of the application being finalised by Council to facilitate the delivery of the RIFL precinct. As discussed at the meeting today, several ongoing engineering matters are being discussed between RGDC and Council through the Project Control Group (PCG) and we are confident that specific engineering matters including road pavement width, layby provision and the alignment of services within the precinct will be resolved through this process. We will also be working with Council through the PCG to ensure that full utilities are provided in the precinct including gas.

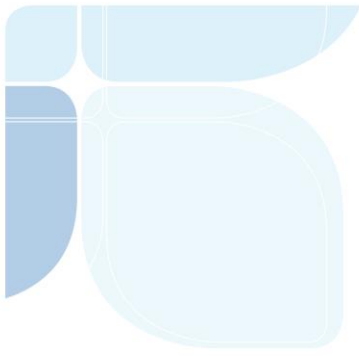
We would request that Council include appropriate conditions regarding the provision of shared pathways having a minimum width of 2.5m and the provision of landscaping (including street trees) within the development. RGDC's landscape architect will work with Council to develop a landscaping concept for the project.

Thank you for the opportunity to comment on this important project.

Yours sincerely,



Brendan Nelson
Chief Executive Officer



Riverina Local Land Services
Building 24, Darnell-Smith Drive
Charles Sturt University
PO BOX 513
WAGGA WAGGA NSW 2650
Tel: 1300 795 299
www.lls.nsw.gov.au/riverina

CM9 ref: DOC21/66620

14 April 2021

Mr Cameron Collins
Development Assessment Co-ordinator
City of Wagga Wagga
PO Box 20
Wagga Wagga NSW 2650
E: council@wagga.nsw.gov.au

Dear Cameron

Re: AppIn DA21/0086 Proposal 15 Lot Sub-division- Riverina Intermodal Freight & Logistics (RIFL) Hub - 177 Merino Road Bomen NSW 2650 Lot 41 DP 1215424 & Lot 11 DP 1223041

Thank you for your request on 6 April 2021 seeking comment on the above proposal.

Local Land Services (LLS) has Travelling Stock assets consisting of Bomen and Bomen Lagoon TSRs in relatively close proximity to the proposed subdivision site.

Local Land Services has no objection to the development providing safe and adequate access and freedom of stock movement is maintained for livestock coming to and exiting from the Bomen Saleyards complex. To achieve this, clear protocols will need to be developed, agreed upon and followed between Council, LLS and Transport Operators in the operation of the freight and logistics centre. We would suggest that this be part of any conditions imposed on the development.

Both the abovementioned TSRs are important assets for holding stock in times of natural disasters such as flood, fire, drought and/or in Biosecurity disease outbreak events. The recent bushfires in the Riverina Highlands area are an example where livestock were held over and processed from the Bomen TSR. LLS is willing to be part of determining the necessary arrangements for safe and efficient functioning of the Centre.

If you require any further information or have any questions, please contact Peter Beal on 69581808 or mobile on 0428 968 249.

Kind regards

Ray Willis
General Manager



Local Land Services
www.lls.nsw.gov.au

We help secure the future of agriculture and the environment for NSW communities.

13 April 2021

Council Reference: DA21/0086
APA Reference: 448569

Amy Crouch
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

EMAIL OUT: crouch.amy@wagga.nsw.gov.au

Dear Amy,

**RE: 177 Merino Road, Bomen – Lot 4 DP1215424 and Lot 11 DP1223041
15 Lot Subdivision - Riverina Intermodal Freight and Logistics (RIFL) Hub**

Thank you for your referral request received on 7 April 2021 in relation to the above mentioned development proposal.

APA has statutory obligations to ensure our pipelines are maintained and operated in accordance with Australian Standard 2885. The development is located approximately 465 metres north-west of APA's Young to Wagga Wagga (and Looping) pipelines at the closest point. Therefore, APA has no concerns regarding any direct impact on the pipeline, as a result of the development and construction activity. The proposed development is also not located within the pipeline measurement length (area of consequence). Accordingly, APA has no objection or comment to provide in relation to this development proposal.

The pipeline industry, led and coordinated by the Australian Pipelines and Gas Association, has established the Australian Pipeline Database. This is a GIS based database that identifies all high pressure pipelines including the owner of the asset and subsequent contact details. This database is available under license, free of charge to government planning authorities. The database also allows Planning Authorities to export pipeline information for use within their own GIS systems. The use of this data will assist Planning Authorities determine if strategic or statutory planning proposals are in the vicinity of a HPGTP and liaise with the Pipeline Licensee accordingly.

The Database can be accessed from the following link: <https://maps.landpartners.com.au/apd/>.

For any further enquiries relating to this correspondence, please feel free to contact myself on (07) 3223 3385 or the Infrastructure Planning & Approvals team at planningnsw@apa.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'BS' followed by a long horizontal stroke.

Ben Setchfield
Senior Urban Planner
Infrastructure Planning and Approvals

From: ConveyancingTeam
Sent: Tue, 20 Apr 2021 14:56:25 +1000
To: Crouch, Amy
Cc: Network Planning
Subject: Re: CNR-19341 / DA21/0086 - 177 Merino Road, Bomen (Lot 41 DP1215424, Lot 11 DP1223041, Lot 21 DP1230517) 15 lot subdivision
Attachments: DA21 0086 - Plans_CNR-19341.pdf

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Dear Sir/Madam,

We refer to the above matter and to your correspondence via the NSW Planning Portal seeking comment from Essential Energy in relation to the proposed development.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. As part of the subdivision, easement/s are to be created for any existing electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
3. Any existing encumbrances/easements in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
4. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.
5. In addition, Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity*

Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.

6. Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*.
7. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards

Fiona Duncan
Conveyancing Officer
Legal & Conveyancing
Governance & Corporate Services

From: Aran Beckett
Sent: Tue, 6 Apr 2021 12:38:06 +1000
To: Crouch, Amy
Subject: FW: DA21/0086
Attachments: image001.emz

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Hi Amy,

- Additional fees and charges for water supply will be incurred by the proposed development
- Developer must make an application for a Certificate of Compliance for water supply
- Certificate of Compliance for water supply required prior to issuing of Subdivision Certificate



Aran Beckett
Asset Officer

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