



ATTACHMENTS PROVIDED UNDER SEPARATE COVER

ORDINARY MEETING OF COUNCIL

8 September 2025



**City of
Wagga Wagga**

Civic Centre cnr Baylis & Morrow sts
Wagga Wagga NSW 2650 (PO Box 20)
P 1300 292 442
E council@wagga.nsw.gov.au
wagga.nsw.gov.au

CONTENTS

RP-3 - INITIAL CLASSIFICATION OF LAND - LOT 2 IN DEPOSITED PLAN 1143881, BEING 232 ASHFORDS ROAD, GREGADOO

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Submission Summaries and Responses

Community Submissions

Theme	Submission Reference	Officer Response
Biosecurity risks, pest and diseases, devaluing of surrounding land	#1, #3, #4, #5, #6, #7, #8, #12, #14, #15, #16, #17, #19, #22, #23, #24, #25, #26, #27, #29, #32, #36	Noted. Council's acquisition of 232 Ashfords Road forms part of a broader approach to planning for the city's future waste management requirements. No specific decisions regarding the site's use have been made at this stage. The acquisition supports long-term planning to deliver benefits to the Wagga Wagga community as it continues to grow.
Access, safety and amenity concerns, environmental and livestock risks, fire risks, insurance implications	#2, #6, #7, #8, #9, #10, #12, #17, #20, #33	Noted. At this stage no operational use has been determined for the site. Any future proposal would be subject to separate planning, design and approval processes that include the consideration of safety, amenity, environmental and risk management factors.
Reclassification from community to operational	#4, #5, #6, #7, #8, #9, #10, #15, #18, #27, #34, #37, #38	Noted. This is not a reclassification of land it is an initial classification. Under Local Government Act, Section 31(2) Council must resolve that acquired land be classified as either community land or operational land within three (3) months of acquisition. As a community classification is not appropriate in this instance, the public exhibition was held for an initial classification as operational land.
Strong opposition to future expansion	#4, #11, #13, #19, #21, #22, #23, #24, #25, #26, #27, #28, #29, #36, #37, #39	Noted. Council acknowledges the concerns raised regarding possible future expansion. It is important to note that no decisions have been made regarding the future use or development of the site. Any proposal would require a separate process with opportunities for community input, environmental assessment and statutory approvals.
Traffic congestion and road damage	#9, #11, #12, #14, #30, #33, #40	Noted. Traffic and road impacts will be carefully considered as part of any future proposal for the site. Council will undertake

		the necessary traffic studies and infrastructure planning to ensure local roads remain safe and functional. No development decisions have been made at this stage.
Odour nuisance, rubbish debris	#4, #9, #10, #11, #15, #17, #19, #23, #24, #25, #26, #27, #29, #30, #33, #34, #35, #39	Noted. Concerns about odour and litter are acknowledged.
Water contamination – Lake Albert	#5, #6, #7, #8, #10, #12, #13, #15, #16, #18, #20, #30, #31, #32	Noted. Any future proposal would require thorough environmental assessments, including water management and protection measures, to ensure compliance with relevant environmental standards and safeguards.
Fire	#1, #3, #6, #8, #9, #10, #11, #15, #30, #34	Noted. Should a future proposal proceed, fire safety, bushfire management and compliance with relevant regulations would form part of the required planning and assessment processes.

From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Thu, 31 Jul 2025 17:24:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission

Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

As the owners of ██████████ Gregadoo ██████████, we strongly object to Wagga Wagga City Council purchasing 232 Ashford Road. Having farm land adjacent to a Council Waste Management centre presents several risks, primarily related to biosecurity, contamination and potential impact on agricultural operations. These risks can affect soil, water and air quality, potentially leading to reduced yields, increased pest and weed infestations and higher costs for control measures.

1- Biosecurity risks; Pest and Diseases

waste centres can harbour and spread pests, diseases and weeds, which can then affect my property and surrounding farms.

Landfills contain organic material from diverse sources, which can be a breeding ground for pest and diseases.

vehicles traveling to and from the waste centre can also spread these problems to adjacent agricultural land.

2- Soil Contamination

Leachate, a contaminated liquid produced by decomposing waste can seep into soil and affect my property and nearby farmland.

Surface and groundwater can be polluted by leachate and other contaminants from the waste centre.

Landfill gas generated by decomposing waste can potentially affect air quality.

3- Economic Impacts

The presence of a waste centre can negatively impact the value of surrounding farmland but my property directly due to perceived risks.

I will face higher costs for pest control, weed management and other measures to mitigate the impacts of the waste centre.

Pest and disease infestations along with soil and water contamination will lead to reduced overall agricultural productivity.

4- Land Use Conflicts

The presence of the waste centre may lead to the area being rezoned or subject to

development pressures.

I will find it difficult to expand my operations or increase profits due to competition for land.

5. Waste management centres face significant fire risk due to the presence of various combustible materials and potential ignition sources. Fires can spread rapidly leading to substantial damage, environmental pollution and potential harm surrounding farm land and housing in particular all fence line neighbours. This posing issue will also increase farm insurance due to the increased risk.

6. Rubbish debris already pose a substantial choking risk to our stock with the current location of the waste centre. If the waste management centre was moved to the proposed location the risk would be again significantly higher. E.g. black plastic garbage bags either choking stock or getting caught in their abdomens if swallowed. Potential leaching of chemicals from waste products into stock water systems including natural springs, dams and surrounding creeks.

Resolution's for this issue are;

Wagga Wagga City Council to purchase my property.

Wagga Wagga City Council not to purchase 232 Ashford Road Gregadoo

Please do not hesitate to contact me in regards to this matter.

To view all of this form's submissions, visit

https://haveyoursay.wagga.nsw.gov.au/index.php/dashboard/reports/forms_new/data/

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From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Thu, 7 Aug 2025 12:24:10 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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Last Name

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Email Address

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Phone Number

A solid black rectangular box redacting the phone number.

Submission

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Objection Letter attached.

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Attach any documentation in support of your submission.

- Objection Letter Gregadoo Waste Site.pdf

To view all of this form's submissions, visit

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Document Set ID: 6730943
Version: 1, Version Date: 07/08/2025

Wagga Wagga City Council

Date: 07 August 2025

RE: Objection to Proposed Purchase and Use of 232 Ashford Road, Gregadoo as a Waste Management Site

Dear Council Officers,

I am writing to formally object to the proposed purchase and use of 232 Ashford Road, Gregadoo for waste management purposes.

[REDACTED], and I drive directly past the entrance to the current waste management facility on a regular basis.

While my property does not directly adjoin 232 Ashford Road, I am significantly affected by any changes to waste operations in this area due to:

1. Access, Safety, and Amenity Concerns

- My primary access route takes me past the proposed site entrance, increasing my exposure to:
 - Heavy vehicle traffic
 - Debris hazards
 - Dust, noise, and odours
- This raises significant safety and amenity concerns for both myself and any visitors or service providers needing to access my property.

2. Environmental and Livestock Risks

- Like my neighbour [REDACTED], I have concerns about the spread of waste-related debris, especially plastics, which pose a choking and ingestion risk to livestock, including horses. - There are natural waterways and dams in the area, and I am concerned about the potential for runoff or leachate contamination reaching stock water sources.

- Pest and disease vectors from waste facilities can easily spread across paddocks and through fence lines.

3. Fire Risk and Insurance Implications

- Waste sites are well-known for their high fire load and ignition risk.
- Fire from such a site could easily travel across rural properties, especially during dry conditions, putting livestock, property, and lives at risk.
- This also increases farm insurance costs, adding a financial burden on rural landowners.

4. Negative Impact on Property Value and Rural Lifestyle

- Proximity to a waste site significantly reduces property values due to perceived contamination and nuisance risks.
- My choice to live rurally was based on privacy, peace, and agricultural use – all of which will be compromised by the increased industrialisation of the area.

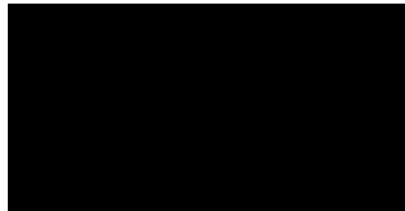
Proposed Resolution

I respectfully request that Council:

- Abandons the purchase of 232 Ashford Road for waste operations, or;
- Undertakes a full risk and environmental impact assessment with proper consultation of all neighbouring landholders – including those affected via rights of carriageway and proximity to waste routes.

I would welcome the opportunity to discuss my concerns further and urge Council to reconsider the significant long-term impacts this proposal would have on rural residents and agricultural landholders in the Gregadoo area.

Sincerely,



From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Thu, 7 Aug 2025 15:01:05 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I am strongly opposed to the Gregadoo Waste Management Centre Purchasing 232 Ashford road for future expansion and changing of land classification from community land to operational land.

[REDACTED] 232 Ashford's road and this sale and potential land classification change will be detrimental to property owners this area.

My reasons are as follows:

Water and Air Pollution

Improperly managed waste can release harmful pollutants into the air and water, potentially causing respiratory problems, skin irritations, and other health issues.

Waste management facilities handle hazardous materials, which can pose risks to near residents, land and stock. Debris from the waste management centre already encroaches on neighbouring land daily especially garbage bags which are a major chocking hazard to all stock and wildlife.

Pest Infestation

Waste management centers attract rodents, insects, and other pests, increasing the risk of disease transmission to surrounding stock, pets and wildlife.

Soil and Water Contamination

Waste can leach harmful chemicals into the soil and groundwater, contaminating drink water sources and harming ecosystems.

Impact on Property Values

The presence of a waste management center will negatively impact property values especially fence bordering properties. With this process moving forward the potential to sell these neighbouring properties will be significantly impacted even before the waste

management centre expands. Potential buyers will be repelled by the potential of the waste management centre owning the land especially if the land classification is changed to operational land. If this matter was to proceed how will neighbouring land owners be compensated for loss of value of properties by the Gregadoo waste management cent

Traffic Congestion and Further Damage to Roads

Waste collection and transportation activities will increase traffic congestion in the area impacting local residents and further damage to public roads.

Fire Risk

Waste management facilities face a significant risk of fires due to the presence of combustible materials, ignition sources, and the potential for self-heating and thermal runaway. These fires can be severe, causing significant damage, environmental pollution and posing risks to human health, surrounding land, hay sheds wildlife and stock. Not mention the increase in Insurance policies due to increased fire risk.

Odor Nuisance

Waste management centres produce unpleasant odors, negatively impacting the quality of life for residents in the surrounding area.

Resolution

The purchase of 232 Ashford's road be renounced for landfill/waste operations

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https://haveyoursay.wagga.nsw.gov.au/index.php/dashboard/reports/forms_new/data /
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Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Document Set ID: 6731280
Version: 1, Version Date: 08/08/2025

From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Thu, 7 Aug 2025 15:27:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Submission attached.

Attach any documentation in support of your submission.

- As the Owners of Lot X Gregadoo - tip gregadoo.docx

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This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Have Your Say Wagga Wagga.

As the owners [REDACTED], we strongly object to Wagga Wagga City Council wanting to reclassify 232 Ashford Road. Having farm land adjacent to a Council Waste Management centre presents several risks, primarily related to biosecurity, contamination and and potential impact on agricultural operations. These risks can affect soil, water and air quality, potentially leading to reduced yields, increased pest and weed infestations and higher costs for control measures.

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Wagga Wagga City Council not to purchase 232 Ashford Road Gregadoo

Please do not hesitate to contact me in regards to this matter.

From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Sat, 9 Aug 2025 12:36:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

We are near neighbours to this property and have only just been told of council's intention.

We believe this reclassification is detrimental to our property by lowering its value due both the visual and environmental impact on the area.

The logical extension of the tip is to the west. Not south

Additionally there is a significant watercourse running through the property

There has been a clear lack of communication to Local residents and landholders.

The LEP appears to be a document council can change at its whim and residents and other landholders have no say.

A disgrace in terms of public consultation and communication leaving us with the impression council is trying to push this through to satisfy their own needs without proper procedure.

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From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Sat, 9 Aug 2025 15:37:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

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First Name

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Last Name

A solid black rectangular box redacting the last name.

Email Address

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Phone Number

A solid black rectangular box redacting the phone number.

Submission

To: Wagga Wagga City Council

Date: 09 August 2025

RE: Objection to Reclassification of 232 Ashford Road, Gregadoo from
Community Land to Operational Land – [REDACTED]
Road

Dear Council Officers,

We, [REDACTED] are writing to object to the proposed
reclassification of 232 Ashford Road, Gregadoo from "Community Land" to
"Operational Land".

We have a [REDACTED] which is
[REDACTED] and requires
passing the entrance to the current waste management facility. Any change in
classification of 232 Ashford Road will directly affect the value, safety, and
amenity of this property — which we intend to make our retirement home in the
next few years.

1. Reduced Protection and Increased Industrial Use

- Community land status currently ensures the land is held for public use and is subject to restrictions protecting environmental values and amenity.
- Reclassifying to operational land removes these safeguards, opening the way for intensive waste management operations without the same level of community oversight.
- This creates a precedent for further industrialisation in the Gregadoo area.

2. Impact on Property Value and Financial Interest

- As financial stakeholders in our future home, we are concerned that reclassification and subsequent industrial use will reduce property values in the surrounding area.
- Once operational, the land could be used in ways that permanently damage the rural character and desirability of the district.

3. Amenity and Lifestyle Impact

- Heavy vehicle traffic, increased noise, dust, odours, and debris are all likely outcomes of operational land use for waste purposes.
- Such impacts are incompatible with our intention to retire to a peaceful rural property in this location.

4. Environmental and Safety Risks

- The change in classification paves the way for activities that carry biosecurity, contamination, and fire risks.
- There is a real possibility of waste-related pollutants entering waterways, posing a risk to livestock and to the environment we rely upon for rural living.

Requested Action

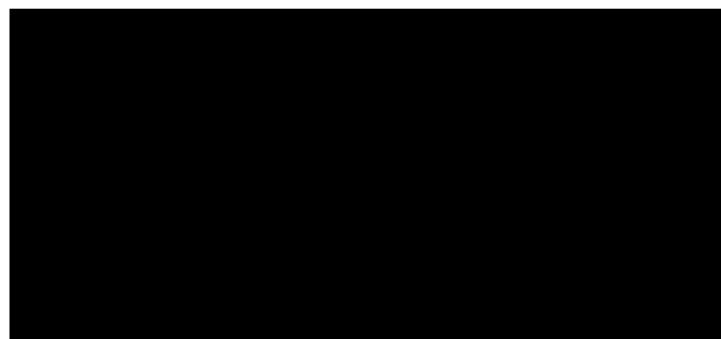
We respectfully request that Council:

- Retains the "Community Land" classification for 232 Ashford Road, or;
- Conducts a full independent assessment of environmental, economic, and social impacts prior to any reclassification, ensuring affected stakeholders are consulted in a meaningful way.

Given our financial stake and retirement plans for the property, the potential loss of amenity, value, and environmental integrity is of serious concern.

We urge Council to preserve the protections offered by the current community land status and reject the proposed reclassification.

Sincerely,



Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Attach any documentation in support of your submission.

- [REDACTED] Objection Letter to Wagga Wagga City Council-Reclassification_Gregadoo.pdf

To view all of this form's submissions, visit

https://haveyoursay.wagga.nsw.gov.au/index.php/dashboard/reports/forms_new/data

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Document Set ID: 6732247
Version: 1, Version Date: 11/08/2025

From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Sat, 9 Aug 2025 15:39:06 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

To: Wagga Wagga City Council

Date: 09 August 2025

RE: Objection to Reclassification of 232 Ashford Road, Gregadoo from
Community Land to Operational Land – P [REDACTED]

[REDACTED]
Dear Council Officers,

We, [REDACTED] are writing to object to the proposed
reclassification of 232 Ashford Road, Gregadoo from "Community Land" to
"Operational Land".

We have a [REDACTED], which is
[REDACTED] and requires
passing the entrance to the current waste management facility. Any change in
classification of 232 Ashford Road will directly affect the value, safety, and
amenity of this property — which we intend to make our retirement home in the
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2. Impact on Property Value and Financial Interest

- As financial stakeholders in our future home, we are concerned that reclassification and subsequent industrial use will reduce property values in the surrounding area.
- Once operational, the land could be used in ways that permanently damage the rural character and desirability of the district.

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- Such impacts are incompatible with our intention to retire to a peaceful rural property in this location.

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- The change in classification paves the way for activities that carry biosecurity, contamination, and fire risks.
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Requested Action

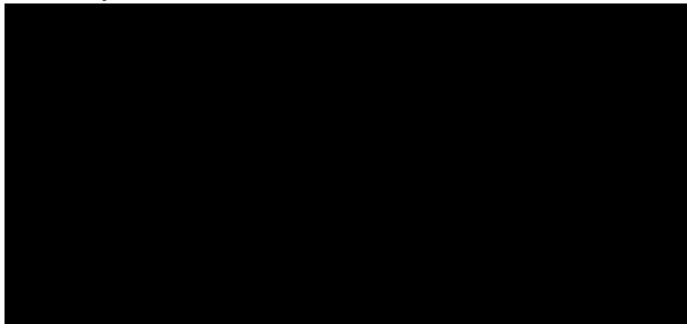
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Given our financial stake and retirement plans for the property, the potential loss of amenity, value, and environmental integrity is of serious concern.

We urge Council to preserve the protections offered by the current community land status and reject the proposed reclassification.

Sincerely,



Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Email:

Attach any documentation in support of your submission.

- [REDACTED] Objection Letter to Wagga Wagga City Council-
Reclassification_Gregadoo.pdf

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To: Wagga Wagga City Council

Date: 09 August 2025

**RE: Objection to Reclassification of 232 Ashford Road, Gregadoo from
Community Land to Operational Land – Pecuniary Interest in 265 Ashford
Road**

Dear Council Officers,

We, [REDACTED], are writing to object to the proposed reclassification of 232 Ashford Road, Gregadoo from "Community Land" to "Operational Land".

We have a [REDACTED] which is accessed via a [REDACTED] and requires passing the entrance to the current waste management facility. Any change in classification of 232 Ashford Road will directly affect the value, safety, and amenity of this property — which we intend to make our retirement home in the next few years.

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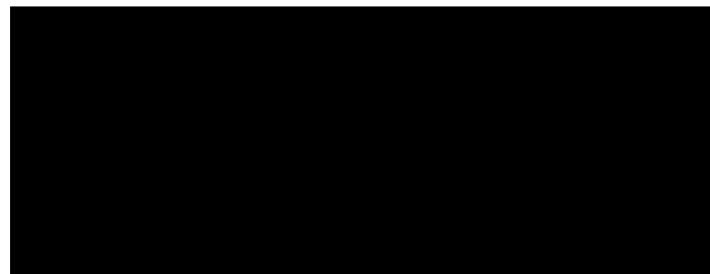
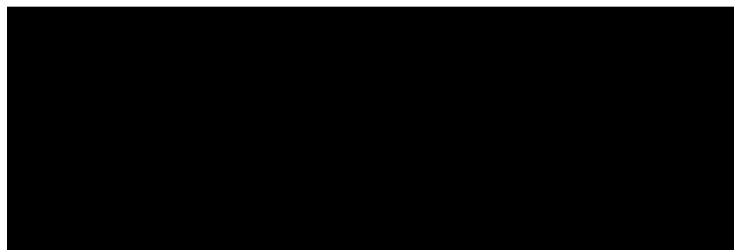
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Objection to Reclassification of 232 Ashford Road, Gregadoo from 'Community Land' to 'Operational Land'.

Dear Council Members,

We, [REDACTED] are writing object to the proposed reclassification of 232 Ashford Road, Gregadoo from "Community Land" to "Operational Land". We share the same concerns as our neighbours [REDACTED] [REDACTED] in-so-far as any changes to the classification of 232 Ashford road may further impact the value, safety or amenity of our property which already is impacted by the current council operations of the Gregadoo Waste Management.

1. Reduced Protection and Increased Industrial Use

- Community land status currently ensures the land is held for public use and is subject to restrictions protecting environmental values and amenity.
- Reclassifying to operational land removes these safeguards, opening the way for intensive waste management operations without the same level of community oversight - This creates a precedent for further industrialisation in the Gregadoo area.

2. Impact on Property Value and Financial Interest

- As financial stakeholders, we are concerned that reclassification and subsequent industrial use will reduce property values in the surrounding area.
- Once operational, the land could be used in ways that permanently damage the rural character and desirability of the district.

3. Amenity and Lifestyle Impact

- Increased heavy vehicle traffic, increased noise, dust, odours, and debris are all likely outcomes of operational land use for waste purposes. These are all impacts that we already experience due to our proximity to current operations.

4. Environmental and Safety Risks

- The change in classification paves the way for activities that carry biosecurity, contamination, and fire risks.

- There is a real possibility of waste-related operations leading to compromised air quality and soil and water contamination in the immediate land area and those surrounding it. Further impacts extend to not only farms and livestock, but native flora and fauna. - As land owners in close proximity to current waste management operations, we have serious concerns about the potential contamination and environmental safety, including potential health impacts, that the existing operation already poses. These concerns should be fully investigated before any consideration is given to the expansion of operations which may come about from the reclassification of the land in question.

Requested Action

We respectfully request that Council:

- Retains the “Community Land” classification for 232 Ashford Road, or;
- Conducts a full independent assessment of environmental, economic, and social impacts prior to any reclassification, ensuring affected stakeholders are consulted in a meaningful way.
- Additionally, prior to expansion of the waste management operations, a full independent assessment of current environmental contamination and hazards produced by the current waste management operation on existing operational land and surrounding properties should be undertaken.

Given our financial stake, the potential loss of amenity, value, and environmental integrity is of serious concern.

We urge Council to preserve the protections offered by the current community land status and reject the proposed reclassification.

Sincerely,

A black rectangular redaction box covering a signature.

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments



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Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I strongly object to the proposed classification of 232 Ashfords Road, Gregadoo (Lot 2 DP 1143881) as operational land under the Local Government Act 1993 (NSW). As the [REDACTED], I hold significant concerns — grounded in the Environmental Planning and Assessment Act 1979 (NSW) and related legislation — regarding the environmental, health, and economic impacts of the planned expansion the Gregadoo Waste Management Centre.

My property contains a registered bore relied upon for domestic use, future livestock, a native wildlife, which is vulnerable to groundwater contamination and aquifer disturbance contrary to the Water Management Act 2000 (NSW) and Protection of the Environment Operations Act 1997 (NSW). Boiling Downs Creek, traversing both properties, is a vita waterway for agriculture and biodiversity and is at risk of pollution, contrary to the Biodiversity Conservation Act 2016 (NSW).

The site is within a mapped bushfire-prone area under the Rural Fires Act 1997 (NSW) and the proposed intensified land use would increase bushfire load and associated risk to residents, contrary to hazard mitigation principles in the State Environmental Planning Policy (Resilience and Hazards) 2021.

The proposal would cause unacceptable amenity impacts — including odour, noise, an heavy vehicle traffic — inconsistent with s 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 (NSW), and would materially devalue surrounding rural properties contrary to the guiding principles in s 8A of the Local Government Act 1993 (NSW).

I therefore request that Wagga Wagga City Council reject the proposed reclassification and instead designate the land as “community land” under the Local Government Act 1993 (NSW). I also request that no further steps be taken until all adjoining and nearby landowners have been consulted in accordance with the Council’s Community

X

Participation Plan, and until comprehensive environmental, hydrological, bushfire, biodiversity, and amenity risk assessments have been undertaken and made publicly available.

Please refer to my attached detailed objection letter for further legislative references and evidence supporting these grounds.

Attach any documentation in support of your submission.

- WWCC -

Formal objection to Operational Classification of 232 Ashfords Road.doc

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Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Document Set ID: 6732191
Version: 1, Version Date: 11/08/2025



09th August 2025

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

**RE: FORMAL OBJECTION – Proposed Reclassification of 232 Ashfords Road,
Gregadoo (Lot 2 DP 1143881) to “Operational Land”**

Executive Summary

1. This submission objects to the proposed reclassification of Lot 2 DP 1143881 from Farm/Rural to operational land. The reclassification facilitates industrial expansion of the Gregadoo Waste Management Centre, creating unacceptable environmental, hydrological, bushfire, amenity, economic, and procedural risks to adjoining landowners.
2. The proposal contravenes the principles and objectives of the *Local Government Act 1993*, *Protection of the Environment Operations Act 1997*, *Water Management Act 2000*, *Rural Fires Act 1997*, and *Environmental Planning and Assessment Act 1979*.
3. An “Impact Matrix” is included showing each risk, its consequence level, and the legislative breach—visually highlighting the scale of non-compliance.
4. The reclassification should be refused and the land designated as **community land**, ensuring higher levels of public benefit, environmental safeguards, and transparent community engagement.

Objection Grounds

1. Threat to Domestic Bore Water and Groundwater Integrity (*Water Management Act 2000*, ss 60 & 91; *Protection of the Environment Operations Act 1997*, Ch 4, s120, *NSW Groundwater Policy Framework*)

- 1.1 My property's bore is the sole domestic water supply, critical for domestic use, future livestock production, and native fauna.
- 1.2 The Industrial operations (Gregadoo Waste Management Centre expansion) adjacent to my property risk:

- Leachate infiltration into groundwater, introducing chemical and microbial contaminants;

- Disturbance to aquifer recharge zones due to changes in natural surface water flow and infiltration patterns;
- Aquifer disturbance from site excavation, levelling, or heavy machinery compaction, altering the subsurface hydrology;
- Long-term contamination reducing water potability, livestock health, and native species survival.

1.3 Under the *Water Management Act 2000*, all water supply works and groundwater resources must be protected from pollution and over-extraction.

1.4 The NSW Groundwater Policy Framework – Principles requiring protection of aquifer integrity and water quality.

1.5 The proposed operational classification allows uses inherently incompatible with maintaining groundwater integrity.

2. Environmental and Hydrological Risks to Boiling Downs Creek (*Protection of the Environment Operations Act 1997*, s 120; *Environmental Planning and Assessment Act 1979*; *Water Management Act 2000*, ss 60 & 91; *Biodiversity Conservation Act 2016 (NSW)* – Part 7; *NSW River and Estuary Policy*)

2.1 Boiling Downs Creek, traversing my property, is hydrologically connected to the subject land.

2.2 Even seasonal waterways play a critical role in biodiversity corridors and recharge processes.

2.3 Likely impacts from the proposal include:

- Nutrient/pollutant runoff;
- Sedimentation and altered hydrology affecting seasonal recharge to connected aquifers;
- Loss of riparian vegetation and dependent fauna.
- Erosion and sediment displacement caused by soil disturbance, increased impermeable surfaces, and altered land gradients;
- Decreased water quality, affecting pH, turbidity, and dissolved oxygen levels-critical for domestic use, safe agriculture use and fauna consumption.

2.4 These risks are inconsistent with the statutory requirement to maintain and improve the health of catchments and waterways.

2.5 Failure to consider these impacts would represent a breach of precautionary environmental principles, potentially resulting in irreversible damage to the local ecosystem and surrounding rural livelihoods.

3. Increased Bushfire Load in a Designated Bushfire Zone (*Rural Fires Act 1997*, s 63; *NSW Bushfire Risk Management Policy*)

3.1 The subject land is in a mapped bushfire-prone area adjoining my property.

3.2 My property is layered with a Bushfire Attack Level (BAL) Category 1 and 3.

3.3 Category 1 represents the highest level of combustibility – seasonal drought, dry fuel accumulation, prevailing winds, and natural vegetation corridors, can ignite quickly and escalate into a widespread bushfire emergency, threatening mine and surrounding rural properties.

3.3 Industrial operations increase fuel loads and ignition sources, contrary to legislative intent to minimise bushfire risk to life and property.

3.4 The rural road network surrounding and adjoining the subject land presents additional challenges with limited turn-around space, restricted access for emergency vehicles and poor visibility – impeding bushfire response and evacuation efforts.

3.5 This reclassification disregards Council's obligation to assess and mitigate bushfire hazards in the land-use planning process.

3.6 Under the Rural Fires Act 1997, Council has a statutory responsibility to mitigate bushfire risk to surrounding properties. Any intensification of industrial operations would expose neighbouring landowners, including myself, to elevated danger.

4. Amenity, Liveability, and Human Health Impacts (*Environmental Planning and Assessment Act 1979*, s 1.3, s 4.15; *Protection of the Environment Operations Act 1997 (NSW) – Ch 3*)

4.1 “Operational” classification allows waste-related and industrial uses incompatible with the farm/rural setting.

4.2 Expected impacts include:

- Offensive odours, airborne particulates, and toxic emissions;
- Heavy vehicle noise, increased traffic volumes;
- Vibration impacts, road safety hazards, dust pollution;
- Loss of rural character, privacy and peace;
- Erosion of rural character;
- Under Section 1.3(b) and (g) and Section 4.15(1)(b) of the *EP&A Act 1979*, Council must integrate environmental, social and economic considerations and take into account the likely environmental and social impacts of any proposal, including impacts on amenity and public health.

4.3 Section 4.15 of the *EP&A Act 1979* requires that adverse impacts on the amenity of adjoining land be fully considered before approval is granted — a requirement unmet in this proposal.

5. Devaluation of Adjoining Rural Property (*Local Government Act 1993*, s 8A – Principles of Sound Financial Management)

5.1 Waste facility proximity is demonstrably linked to reduced property values.

5.2 The reclassification risks eroding the economic viability of adjoining agricultural and residential properties.

5.3 The loss of rural amenity, elevated noise, traffic, smell, visual pollution, and associated risk factors (e.g. water contamination and fire hazards) would make the area significantly less desirable for rural investment or residential development. This would lead to economic hardship for existing landowners, reduce equity in the area, and undermine council's broader strategic planning objectives for balanced rural growth.

5.4 Council has an obligation to protect ratepayer investments and the long-term value of rural landholdings.

6. Procedural Fairness and Notification (*Local Government Act 1993*, ss 29–31; *Environmental Planning and Assessment Act 1979*, Pt 4)

6.1 As an adjoining landowner, I was not personally notified of the proposed reclassification.

6.2 This omission breaches the principles of procedural fairness and transparency, undermining community confidence in the planning process.

6.3 Section 31(2) of the *Local Government Act 1993* allows reclassification only where the public interest is served — which requires robust consultation and environmental due diligence.

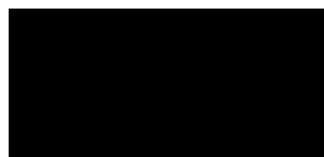
Relief Sought

7. I request that Council:
 - (a) Refuse the proposed “operational” classification and designate the land as “community land”;
 - (b) Undertake comprehensive environmental, hydrological, bushfire risk, biodiversity, and amenity risk assessments;
 - (c) Engage directly with all adjoining landowners before progressing any related planning proposals.

Conclusion

This proposal poses unacceptable environmental, health, safety, and economic risks, advanced without adequate consultation. The only lawful and responsible course is to maintain the land as **community land**.

Yours faithfully,



**Attachment A – Impact & Compliance Risk Matrix Proposed Reclassification of
232 Ashfords Road, Gregadoo (Lot 2 DP 1143881)**

Objection Ground	Potential Consequence	Consequence Level	Relevant Legislation Breach / At Risk
1. Threat to Domestic Bore Water & Groundwater Integrity	Contamination of sole household water supply; long-term aquifer degradation	Severe	<i>Water Management Act 2000, ss 60 & 91; Protection of the Environment Operations Act 1997, Ch 4, s120, NSW Groundwater Policy Framework</i>
2. Environmental & Hydrological Risks to Boiling Downs Creek	Waterway pollution, biodiversity loss, altered hydrology	High	<i>Protection of the Environment Operations Act 1997 s 120; Environmental Planning and Assessment Act 1979; Water Management Act 2000, ss 60 & 91; Biodiversity Conservation Act 2016 (NSW) – Part 7; NSW River and Estuary Policy</i>
3. Increased Bushfire Load in a Designated Bushfire Zone	Elevated ignition risk to adjoining properties, threat to life and assets	Severe	<i>Rural Fires Act 1997 s 63; NSW Bushfire Risk Management Policy</i>
4. Amenity, Liveability & Human Health Impacts	Loss of rural amenity, increased noise/odour, health impacts from particulates	High	<i>Environmental Planning and Assessment Act 1979 s 4.15; Protection of the Environment Operations Act 1997 (NSW) – Ch 3</i>
5. Devaluation of Adjoining Rural Property	Economic loss, reduced rates base, diminished agricultural viability	Moderate–High	<i>Local Government Act 1993 s 8A</i>
6. Procedural Fairness & Notification Failures	Breach of public interest test, erosion of trust in planning process	High	<i>Local Government Act 1993 ss 29–31; Environmental Planning and Assessment Act 1979 Pt 4</i>

Consequence Level Key:

Severe – Immediate, irreversible harm; statutory breach highly probable

High – Significant, long-term adverse impacts; statutory compliance doubtful

Moderate–High – Measurable impact with medium-term consequences

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Sent: Mon, 11 Aug 2025 13:55:06 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

General Manager,

I am objecting to this council in relation to acquisition of neighbouring property and Ian reclassification, and for what purpose? Why does council want to change classification land when they suggest nothing will happen to use of land for at least 10 years. Why a the secrecy when it is public money? One can only conclude at the very least it will become stage 3 of waste disposal facility. Can't council see the environmental damage they have already caused with stage 1 of waste disposal site? They secretly moved in and when announced they were to be there for 25 years but due to troubles dealing w underground water moved out in within 15 years and guess where to? Over the fence stage 2 to more water issues. First site (stage 1) has to be polluted as it was open slat unsupervised 24/7. Who knows what was dumped after hours. On both these decisions to proceed the responsible council officer of managing department resigned. One would wonder why if everything was above board, especially when council totally ignored what was the water resources commission of NSW which expressed grave concerns about quantity of underground water present but council in their ignorance ignored concerns and first cell was delayed months before opening due to inability to cope with quantity ground water. The general public is not aware of council's actions in that they try to intercept underground water on south side of site by excavating a sizeable trench to collect water underground and then pump this water past eastern aspect of site in a oblivious to general public and into creek that runs into lake Albert. Council had to upgrade electrical power supply to disposal site from single phase power to 3 phase power to provide enough power for pumps which run 24/7. As I am aware cells are internally active for hundreds of years after operations cease and therefore these pumps will have to operate for a very long time at rate payers expense. This is just a bit of secrecy around the current site so however could one trust this council of whatever they are up to with purchase and reclassification of neighbouring property. The council only sent a handful of notices regarding purchase of such land. For what purpose and urge does council need to change classification from community to operational. Come clear

with the public and tell the truth. This locality is definitely not suitable for industrial purposes it's agriculture use only. Myself I am restricted by what I can do due to restrictions created by such circle on a map from current disposal site. I can't change classification of my land just put up with smells, plastic bags, styrene foam etc blowing into my land. Constant risk of fire escaping. We get no consideration of punctures to vehicle tyres on aahfords road from builders rubbish eg screws and nails. Not to ment the trouble one has to go through to get illegally dumped rubbish removed from roads. While I'm at it council adds insult to us by facing the roadside sign south advertising fir etc for illegally dumped rubbish, face the sign north the people irresponsibly contemplating dumping rubbish come from the north not the south! We don't dump the rubbish!!! Talking of state roads ashfords road would easily rate as bad as any for the total volume of traffic. It is patches on patches and getting worse. I also wouldn't put it past this council to add to insult by doing some sort of deal with state government to install and operate an industrial incinerator as I heard stating where current operations incinerators are operating. In conclusion I say go away and leave us alone we have had enough. And as for council in the past saying residents coming and complaining after establishment well remember some of us were here long before you upset our quiet tranquil lifestyle. Disillusioned land owner [REDACTED]

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Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I note that 232 Ashfords Rd has recently been acquired by WWCC.

Further I understand that the sale was made on some "commercial in confidence" conditions.

I suspect that Council may now want to expand the size of the Waste Management Site to include this newly acquired land. I am fearful that this will in the foreseeable future adversely affect residents in the immediate area. The most significant and unwanted effects are smell, noise pollution, and traffic on an already poorly maintained dirt road. The waste site does not have very good record of fire mitigation or management as the repeated presence of Lake Albert RFS over the years supports. The new area is extremely close to the hills and fire prone area of the surrounding hillside, without much in the way of a buffer zone.

The sale of this land and possible reclassification was not made public to surrounding residents and this begs the question as to why it was kept so "hush hush"

I am vehemently opposed to any change in classification, without the full and proper public disclosure and opportunity for discussion.

Faithfully yours

[REDACTED]

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Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission [REDACTED]

[X]

[X]

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

My Concerns are:

The massive devaluing of my property which is currently [REDACTED] 232 Ashfords Road

The environmental impact and run off of water supply from the creeks on 232 Ashfords Road

Increased traffic and dust from gravel road when used for access

Noise from operations on the site

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

I oppose the classification of turning 232 Ashfords road gregadoo into a tip sites
The proposed site will add to more contaminated water running into Lake Albert on top
what already runs into the lake which is creating the algae problem via the creeks that

run into the lake then into the river

/ Wasn't the tip supposed to be relocated to a more suitable site a few years ago what happen to that proposal

I have friends that live out that way

I take my children out that way push bike riding and enjoy the farms

Evan the rubbish piles which are that high look disgusting to looks and visitors

I'm sure there would be a law about how high they are allowed to be

Why would they bring the tip closer to the town

They should be moving it further out to a more suitable size

It is perfectly good farming land why destroy it

I for one am against the expansion of the tip

It already looks disgusting

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Updated submission from 11/08/2025

As property owner of [REDACTED] I am concerned regarding the Change of Classification of land at 232 Ashfords Road, Gregadoo. There has been no indication of the type of operations to be performed other than an extension of GWMC

My concerns are:

As 232 Ashfords Road [REDACTED]

[REDACTED] I believe it will have a major impact on the value of my property.

The environmental impact and quality of run off of the area's water supply from the creeks around the property.

Increased traffic will create more dust from the gravel section of Ashfords Road which runs past my property.

Noise from the site during operational times

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Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

We are the owners of [REDACTED] and we strongly object to t Wagga Wagga City Council changing the Classification of Land from Community to Operational for Lot 2 in DP 1143881, 232 Ashfords Rd Gregadoo. [REDACTED] will be [REDACTED] to the Council Waste Management Centre if this proposal goes ahead a this will impact us directly from Soil/Water Contamination, Value of our land, Air and Water Pollution, Increases in our costs for Pest and Weed control. All of these will have an impact on our Agricultural Operations.

Soil/Water Contamination - The chemical pollutants that waste centers hold including heavy metals, oil, petroleum, battery & electronic waste can all cause soil and water contamination. This will follow through into our property holding a risk to us growing our crops and in increasing stock levels.

Decomposing waste produces a toxic liquid called Leachate which can seep into groundwater or dams and poses serious risks to our stock which rely on dams and springs to drink from. These toxins will also effect Boiling down Creek which runs into Lake Alber that has it's own problems already with Bluegreen Algie. This will also affect any adjoining properties.

Pollution - The smell is bad enough now on burn off days and will only increase along with the fire risk to our property. We already need close all doors and windows on these days. We are constantly picking up bread bags and other plastic matter that blows onto our land so our stock don't swallow these items which pose as a choking hazard. Bein closer to the waste site will also increase the rubbish and other matter that lands here form the Tip.

Fires - We only have 1 fire escape route that currently runs from our property through adjoining gate into 232 Ashfords Rd property as we are at the end of the road with nowhere to go. This should be considered a major factor. Fires are a huge risk factor, due to the combustibles and ignitions sources that are held onsite. This puts all neighboring properties at a larger risk not just our own.

We will also have additional costs for our Farm Insurance due to risk factors being

greater due to our proximity to the Waste Centre.

Valuation - We believe that the value of our land will decrease instantly, if we tried to sell as no-one would wish to purchase a 100 acre lot when the Waste Centre is your 1st and last line of site. In the mean time we will still be paying our mortgage off at the sale price that was agreed upon before a Waste Centre was a major factor and this is having a major impact on our Mental Health.

The noise pollution will increase greatly with the bulldozers and trucks being much closer and running 7 days a week.

Pest and Weed Control - The cost for us to maintain pest control will increase as will other weed control measures for our paddocks to grow crops suitable for our stock to eat. This is already at an all time high.

Agricultural Land - To change the land title from Community to Operational seems to go against the Council trying to protect Agricultural Land when this is Prime Agricultural Land that us farmers could only hope to acquire in our future.

Resolution - Keep the land as Community Land and not Operational Land

Thank you

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Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



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First Name

A solid black rectangular box redacting the first name.

Last Name

A solid black rectangular box redacting the last name.

Email Address

A solid black rectangular box redacting the email address.

Phone Number

A solid black rectangular box redacting the phone number.

Submission

The proposal of the change to this land is environmentally dangerous to surrounding waterways it's disgraceful enough with the lake the way it is let alone making waste disposal area that will impact it and creeks that flow to it , also the impact that land owners will have on property. There is big enough issues with medical waste (bags .paper etc)blowing onto surrounding property ,

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From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Wed, 13 Aug 2025 18:19:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

The acquisition of land at 232 Ashfords road and the potential classification change to made by council from community to operational land is of major concern to myself and large number of property owners and naturalists for multiple reasons.

I will be looking to put forward my submission AGAINST this change of classification for the following reasons:

1. Price of Property;

Real estate prices have shown favourable increases over the years in the areas surrounding this location, hence the purchase of land for in excess of \$3 million. The issue with this land being used as a hard waste facility is that it will drastically decrease the value of the neighbouring and surrounding properties. As a [REDACTED] [REDACTED] with the area, I hear and see first hand, the response from our consumer market and the growing concerns they have regarding waste management facilities within the area.

Buyers see this to be a major flaw and concern regarding the purchase of land. This is also backed by a large number of scientific studies regarding the decrease of property values within the vicinity of waste management facilities with some reported property prices decreasing by as much as 52% in similar instances.

2. Environmental factors;

Gregadoo is flourishing with native wild life and continues to be a haven for multiple native Australian mammals, birds, fish species and marsupials. Repurposing arable an native land to a facility that is known to leach chemicals and poisons through the soil th has direct access to waterways which flow directly to our source of drinking water and irrigation systems is downright irresponsible. The potential for carcinogens to inject themselves into our regions waters and inevitably our Riverina grown produce is far to high to consider expanding such a facility within this location.

Active watercourses within the area also allow the leaching of these chemicals to infiltrate

Lake Albert and the Murrumbidgee River.

3. Smell and gas emissions;

The increased area of waste product will inevitably come with an added issue of smell from decomposition of organic products along with the increased burning of fossil fuels such as diesel for machinery and smoke from the combustion of waste to name a few. This will be critical to the aforementioned factors of property prices and environmental factors also.

As a [REDACTED] professional that continues to support the growth of Wagga - This is NO a way in which the city of wagga will prosper. The change of classification will continue have a negative impact on growth of property prices, the nature and ecosystem surrounding the waste management facility and the overall health of the people within Riverina and beyond.

The resolution for the previously mentioned change of classification is that the property 232 Ashford Road, Gregadoo remains as Community land and is used for the purpose which it is currently utilised, namely primary production.

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Clarification and amendment of previous submission.

I object to the reclassification of 232 Ashford road from community land to operational land.

As stated [REDACTED] to 232 Ashford road and strongly believe the impact of reclassification of 232 Ashford land will be detrimental to surrounding property owners.

1. Property values severely impacted.

There is no mistake that the Gregadoo waste management centre expanding its operations to 232 Ashford road will negatively affect surrounding property prices even beyond that of fence line neighbours. Having previously marketed an adjoining [REDACTED]

[REDACTED] the feedback in 2019 from a large majority of buyers who say "I couldn't purchase that I'm not driving past the tip to my home" and we highly doubt opinion has changed let alone to have the waste facility expand its operations to be right next door and have more frontage on Ashford road. My question still poses if the neighbouring properties have no say or should I say no choice ([REDACTED])

[REDACTED] in the waste management centre proceeding in reclassification of land at 232 Ashford road and expanding its operations how do they plan to financially compensate the effected neighbours? As council knows when the likes of transgrid, inland rail or so companies to name a few impact your land they compensate the land owners or any land owners effected. Speaking with multiple real estate agents in the local area all confirm our fears of property values being severely impacted.

2. Transparency

Transparency of councils intention with acquired land (232 Ashford road) is highly questionable. With just a handful of letters handed out in the area to surrounding [REDACTED] neighbours the urgency and secrecy definitely points to ill intent. After concerned residents made phone calls to council they were assured "nothing will happen in your

time" if this was the case why wasn't the purchase of 232 Ashford road made public especially to neighbouring land owners instead of only a handful of letters being handed out after the fact of sale about "reclassification of land" to the best of my knowledge council would require more submissions (10 or more) than letters handed out for this to become an issue even looked at by council. We have been informed gregadoo waste management centre has paid well above market value for this property in excess of \$3million for the silence of previous land holders [REDACTED]

[REDACTED] again questioning transparency and intent of council. There is no recorded data of this sale on real estate.com or domain or various other real estate platforms. Which again this should be made public knowledge if there is nothing to hide.

3. Water contamination

Boiling down creek runs directly through 232 Ashford road and through the current water management site which then meets crooked creek near gregadoo road which crooked creek runs into Lake Albert. One would have to assume after rainfall this contaminated water ways from the current waste management site are partially if not completely to blame for the constant presence of blue green algae in Lake Albert. Not to mention the landfill waste management operations leaking harmful chemicals and heavy metals into the soil and groundwater contaminating drinking sources.

4. Wagga city council statements

"Wagga Council moves to protect prime agriculture land after spate of solar farm projects" a recent statement made by Wagga councillors and general manager Peter Thompson. Wagga city Council is taking steps to protect prime agricultural land and address a motion requesting better protection of agricultural land. But in this case council is destroying prime agricultural land with plans to reclassify the land purpose with the intent of expanding the Gregadoo waste management centre which is completely irreversible. The said land 232 Ashford road is a flat terrain perfect for crops and stock

(cattle and sheep etc) 232 Ashford road is currently classed as RU1. RU1 also known "primary production zone" is designated for agricultural activities and environmental protection. This zone aims to promote sustainable primary industry production while preserving the natural resource base and minimising land use conflicts. RU1 focuses on preserving areas with high conservation value vegetation and protecting water quality. This is highly conflicting and against zoning regulations with councils focus and intent extending the waste management centre into 232 Ashford road. As Wagga city council general manager Peter Thompson stated "if someone's home is in close proximity to renewable energy facilities whether it's half a kilometre or a kilometre or some other distance that solar farm shouldn't be permitted to proceed ahead" in contradiction we have Wagga council purchasing farm land to expand the waste management facility w a minimum of 15+ house dwellings within a kilometre or less away from the site (232 Ashford road) and as previously stated waste management facilities do irreversible damage to the land far outweighing that of solar farms. The land can never be renewed so it may be in Peter Thompson best interest to apply his statements across the board especially to this proposed extension of the waste management facility.

In resolution I request the reclassification of the land does not proceed and the land remains as community land to protect prime agricultural land, surrounding properties and their land value, neighbouring land owners, their livelihoods and their physical and mental health, native flora and fauna and farmed stock (cattle and sheep)

I believe Wagga council members would think very differently if the gregadoo waste management centre was expanding into their neighbourhood and moving closer to the home jeopardising their health and the health of their children and financially impacting

them.

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Sent: Wed, 13 Aug 2025 19:38:05 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I'm the [REDACTED]. One having tip this close to town in the first place is a hazard in so many ways and as wagga expands what do they plan on doing just making a massive tip right next to the suburb Lake Albert and gregadoo. One this is going do decrease the value of all properties in area, two increases the amount rubbish in the surrounding area and three it's already causing people to relocate the area due to the smell. Having a tip this close to a growing city is one already a problem and as wagga further explains it is going to have to be relocated in the near future anyway. Genuinely this is just a terrible idea yes I understand we need a bigger tip but having one so close to a growing population is just in genera terrible idea.

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Attachments

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From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Wed, 13 Aug 2025 19:55:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

This is already damaging agricultural around the area and populating the lake it should be moved out of the town.

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First Name

L

Last Name

M

Email Address



Phone Number



Submission

Don't expand the tip

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

i informly refuse this decision, having a negative impact on farmers and they're land that
is present, extending it to they're fence line and so on is unacceptable and they should
At least be reimbursed if this does go through. this will decline property value and cause s
risk for the creeks and dams around

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto [REDACTED]
Classification of 232 Ashfords Road.

Dear Wagga City Council,

I am writing to formally object to the proposed expansion of the waste management centre onto [REDACTED]. This proposal will have significant and unacceptable impacts on the wellbeing, property, and quality of life of the residents who live nearby.

If the expansion proceeds:

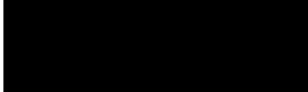
1. Odour Pollution: The proximity of the expanded facility will bring persistent, unpleasant odours much closer to the residence. This will make it difficult, if not impossible, for the and their neighbours to enjoy their own property or spend time outdoors.
2. Noise Pollution: The closer location will increase noise from trucks, machinery, and operations, disrupting daily life and impacting the ability to rest, work, and enjoy peace in their own home.
3. Property Devaluation: It is well established that proximity to waste facilities reduces residential property values. This is not only unfair to the , but also sets a damaging precedent for others in the area.
4. Wellbeing & Livability: The rural and agricultural character of the land should be preserved. Replacing it with an industrial waste facility will permanently diminish the amenity and environmental quality of the area.

For these reasons, I respectfully request that the council reject the proposed expansion onto this farmland, and instead seek alternative sites that do not encroach on residential homes or agricultural land.

I trust that the council will prioritise the health, amenity, and rights of residents over industrial expansion in inappropriate locations.

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Kind regards,



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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto [REDACTED]
Classification of 232 Ashfords Road.

Dear Wagga City Council,

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First Name

A large black rectangular redaction box covering the first name field.

Last Name

A large black rectangular redaction box covering the last name field.

Email Address

A large black rectangular redaction box covering the email address field.

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto Classification of 232 Ashfords Road.

Dear Wagga City Council,

I am writing to formally object to the proposed expansion of the waste management centre onto [REDACTED]. This proposal will have significant and unacceptable impacts on the wellbeing, property, and quality of life of the residents who live nearby.

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I trust that the council will prioritise the health, amenity, and rights of residents over industrial expansion in inappropriate locations.

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Attachments

Kind regards,



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First Name

A large black rectangular box redacting the first name.

Last Name

A large black rectangular box redacting the last name.

Email Address

A large black rectangular box redacting the email address.

Phone Number

A large black rectangular box redacting the phone number.

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto [REDACTED]
[REDACTED], Classification of 232 Ashfords Road.

Dear Wagga City Council,

I am writing to formally object to the proposed expansion of the waste management centre onto [REDACTED]. This proposal will have significant and unacceptable impacts on the wellbeing, property, and quality of life of the residents who live nearby.

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Kind regards,

A large black rectangular redaction box covering a signature.

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto [REDACTED]
[REDACTED] Classification of 232 Ashfords Road.

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Kind regards,

[REDACTED]

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
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Submission



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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Do not allow this to happen

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Version: 1, Version Date: 14/08/2025

From: "Have Your Say Wagga Wagga" <noreply@wagga.nsw.gov.au>
Sent: Wed, 13 Aug 2025 21:23:06 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto [REDACTED]
[REDACTED]. Classification of 232 Ashfords Road.

Dear Wagga City Council,

I am writing to formally object to the proposed expansion of the waste management centre onto [REDACTED]. This proposal will have significant and unacceptable impacts on the wellbeing, property, and quality of life of the residents who live nearby.

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3. Property Devaluation: It is well established that proximity to waste facilities reduces residential property values. This is not only unfair to the [REDACTED] family, but also sets a damaging precedent for others in the area.
4. Wellbeing & Livability: The rural and agricultural character of the land should be preserved. Replacing it with an industrial waste facility will permanently diminish the amenity and environmental quality of the area.

For these reasons, I respectfully request that the council reject the proposed expansion onto this farmland, and instead seek alternative sites that do not encroach on resident homes or agricultural land.

I trust that the council will prioritise the health, amenity, and rights of residents over industrial expansion in inappropriate locations.

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

Kind regards,

[REDACTED]

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Sent: Wed, 13 Aug 2025 21:52:03 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

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First Name

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Last Name

A solid black rectangular box redacting the last name.

Email Address

A solid black rectangular box redacting the email address.

Phone Number

A solid black rectangular box redacting the phone number.

Submission

[REDACTED]. While I don't object to wagga city council buying 232 Ashfords Rd to complement the Gregadoo waste management centre.

I do object it being rezoned to operational at this stage .

I feel this area should be used as a green belt as the tip has always had trouble containing its plastic waste as it is a full time job constantly picking up plastic waste from my land to prevent my livestock from eating it .

To help disperse the noise pollution , we constantly hear the reversing noise from heavy machinery

To give the local RFS some chance to contain the many fires that break out every year at the tip and keep these fires out of the timbered areas of the 40ha rural/residential subdivisions to the south .

As a member of the RFS for the last 26years most of this time serving as deputy, senior deputy and captain I have lost count of the many times we have been call out to extinguish fires at the waste management centre , often caused by exploding lithium batteries being run over by heavy machinery, and often it has been the hard work of members and the cleared farming land around the tip which has saved the fire from getting into the hill country

The long term toxic runoff into the lake albert catchment area has never seemed to be considered serious with several failed attempts to contain it but due to the high ground [REDACTED] water it works for a while then a wet season comes along and the runoff heads off to the lake.

Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

as stated earlier I object to the land being rezoned as operational

Thank you
yours [REDACTED]

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
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Submission



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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

I wish to register my objection to the proposed operational classification of 232 Ashford Road.

Living here for more than 40 years, I've seen how Lake Albert has struggled with water

quality. Any extension of the waste centre increases the risk of contamination, especially during heavy rainfall.

I would like Council to commission an independent environmental report and make it available to the public before proceeding. Our community deserves transparency on such a significant matter.

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submission

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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

I do not support the proposed operational classification of 232 Ashfords Road. No one the area does....

The public consultation process so far has been a joke... A couple of letters, a very

/ quiet post on your news page and a 28 day consultation window... Anyone would think you trying to hide what you're doing. Have you considered the agricultural land? Have you considered the neighbouring land prices? Have you considered the water table and have hydrology reports completed, reviewed the data and made that data public? Did you really try to get wider community feedback or just try to make this happen as fast as legally possible while abiding by the bare minimums of the law. Sure, you abided by the law, but did you operate in good faith with the community. I would suggest not. The consultation table from minutes in April shows no community meetings, drop-in session or one-on-one meetings with affected residents. This is a significant land classification with long-term consequences for the community, yet those most affected have had no real opportunity to engage in discussion or ask questions.

I request Council extend the exhibition period to 60 days and then hold public meeting both near Ashfords Road and in the Lake Albert area before making any final decision Hell, even knock on the doors of some residents... I bet you don't

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Submission

I strongly oppose the proposed classification of 232 Ashfords Road, Gregadoo, as operational land until thorough, independent studies have been completed and made public.

From the outset, it is clear that the intended purpose of this site is as an extension of the Gregadoo Waste Management Centre. Under NSW planning laws, such an expansion should be treated as designated development. This is not a minor administrative step it is a significant change that has the potential to affect the environment, public health, local amenity, and the long-term livability of our area. Designated development of this nature demands the highest level of scrutiny and transparency, starting with a full Environmental Impact Statement (EIS).

An EIS is not a box-ticking exercise. It must be comprehensive, independent, and free available for public review before any decision is made. It should address, in detail:

- The risk of odour emissions, both during normal operations and in the event of system failure or weather extremes. Residents should not have to endure years of offensive smells that affect daily life.
- Noise impacts from heavy machinery, waste processing activities, and additional vehicle movements, especially during early morning or evening hours when background noise levels are low.
- Increased heavy truck traffic on surrounding roads, including safety implications for local residents, school routes, and cyclists. Road upgrades, traffic management plans, and safety measures must be considered in advance, not as an afterthought.
- Dust generation from expanded landfill or waste handling areas, and its effect on nearby homes, businesses, and sensitive environments. Dust can carry not just nuisance particles, but harmful contaminants if not properly managed.
- The potential for contamination of both groundwater and surface water, particularly given the site's proximity to Lake Albert and its catchment. Lake Albert already has a documented history of water quality issues and blue-green algae blooms. Any expansion of the waste facility without proven safeguards risks worsening these problems and affecting recreation, tourism, and community health.
- Climate and extreme weather resilience — how will leachate ponds, containment systems, and waste management processes cope with heavy rainfall, flooding, or

heatwaves? Past events in Australia show these conditions can quickly overwhelm poorly designed systems, leading to contamination events.

The EIS must not only identify risks but also set out clear, enforceable mitigation measures and ongoing monitoring commitments. This should include:

- A transparent water monitoring program for both groundwater and surface water, with results published regularly.
- Air quality monitoring stations to track dust and odour, also with public reporting.
- Clear odour and noise complaint management procedures.
- Defined trigger points for corrective action if environmental standards are breached.

Beyond the environmental concerns, there are serious issues with the process being followed. The public consultation to date has been minimal. The “Have Your Say” page and exhibition notice may technically meet the legislative minimum, but they do not meet the standard of genuine engagement for a decision of this magnitude. There have been no public meetings, no drop-in sessions, no targeted engagement with directly affected residents, and no plain-English explanation of what this classification could mean for the future use of the land.

There are also inconsistencies in the public documentation — including references to different deposited plan numbers and unclear use of Local Government Act sections — which undermine public confidence in the process. When residents see errors in official documents, it raises questions about what else might be overlooked.

Operational classification is not a neutral act. Once this land is classified as operational the pathway to expansion of waste operations becomes far easier for Council and far harder for the community to influence. By contrast, classifying it as community land — delaying any classification until after a full EIS — ensures that significant protections remain in place and the community retains a genuine say in its future use.

I urge Council to:

- Halt the operational classification process until a full, independent EIS has been completed, released to the public, and reviewed through a proper consultation process
- Extend the current exhibition period to at least 60 days, with in-person consultation events in both the Gregadoo/Ashfords Road area and the Lake Albert community. –
- Correct all inconsistencies in the public record, ensuring that residents have accurate and complete information on which to base their submissions.
- Commit in writing that any future development on this land will meet or exceed all EPI and fill and waste facility standards, with strong, independent monitoring and transparent reporting.

This is not a small administrative matter. It is a decision that could shape the health, environment, and amenity of our area for decades to come. The right choice now is to slow down, do the science, hear the community, and only then decide the appropriate classification for 232 Ashfords Road.

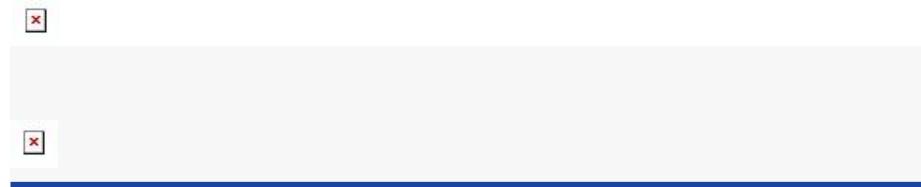
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Sent: Thu, 14 Aug 2025 06:11:03 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Dear Council Officers,

I, [REDACTED], a resident of Gregadoo, write to lodge my formal objection to the proposed rezoning of recently acquired land from "Community" to "Operational Land" for the development of a new waste disposal site. This objection is made on the basis of significant legal, environmental, health, and community impacts, which I outline below.

1. Conflict with Intended Land Use and Local Planning Instruments

The land in question is currently zoned for community purposes under the Wagga Wagga Local Environmental Plan (LEP).

Rezoning to "Operational Land" for industrial-scale waste operations is inconsistent with the original intent of the zoning and undermines community expectations when purchasing or residing in this area.

Such a change would industrialise a residential–rural interface, in direct conflict with LEP objectives that seek to protect residential amenity, preserve environmental quality, and promote appropriate land use separation.

The NSW Department of Planning's "Environmental Planning and Assessment Act 1979" requires that rezoning decisions consider cumulative impacts, including those from the existing Gregadoo Waste Facility.

2. Elevated Fire Risk and Public Safety Hazards

Waste facilities are recognised by the NSW Environment Protection Authority (EPA) and NSW Rural Fire Service (RFS) as high fire-load sites.

The current facility has experienced occasional tip fires, which release toxic smoke containing heavy metals, dioxins, and polycyclic aromatic hydrocarbons (PAHs), all known health hazards.

Southerly wind conditions have already carried this toxic smoke across my property and into my family's living environment.

Locating a second waste facility closer to homes will increase both the frequency of exposure and the number of residents at risk.

3. Odour, Air Quality, and Health Impacts

The NSW EPA's "Assessment and Management of Odour from Stationary Sources" specifies that odour-sensitive land uses (homes, schools) should not be subjected to odour levels above 2 OU (odour units) for more than 2% of the year.

Southerly winds currently bring odours from the existing tip into Gregadoo homes, already impacting liveability.

Establishing another facility closer to residences will almost certainly breach odour and air quality guidelines, particularly during inversion weather events common in the Riverina.

4. Environmental Risk to Lake Albert and Surrounding Ecosystems

The NSW EPA identifies landfill leachate as a major pollution source to surface and groundwater, containing ammonia, nitrates, heavy metals, and persistent organic

pollutants.

Lake Albert is already ecologically stressed, with regular algal blooms and elevated nutrient loads.

Increasing the catchment area for potential leachate runoff poses a clear and foreseeable risk of further degradation, in direct conflict with Council's stated goals to restore and protect Lake Albert's water quality.

5. Economic, Social, and Community Amenity Loss

Studies from the NSW Valuer General and independent property economists show proximity to waste facilities reduces property values by up to 20%, even without direct contamination.

Rezoning this land will irreversibly alter the rural-residential character of Gregadoo, replacing a community-oriented land use with an industrial operation.

There is also a measurable public health cost, including increased respiratory illness, mental health strain, and reduced outdoor activity, as documented in EPA and NSW Health reports on communities near waste sites.

Proposed Resolution

In light of these issues, I respectfully request that Council:

1. Abandon the rezoning proposal and retain the land for community purposes consistent with the original zoning; or

2. At minimum, commission an independent Environmental Impact Statement (EIS) and Social Impact Assessment (SIA), incorporating:

Comprehensive air quality and odour dispersion modelling;

Fire load and toxic smoke hazard assessment;

Hydrological and leachate migration studies;

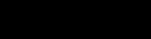
Full consultation with all residents within a 10 km radius.

Final Statement

Rezoning this land to “Operational Land” for waste operations represents a significant, permanent, and avoidable harm to residents, the environment, and the amenity of Gregadoo. Council has both a statutory and ethical responsibility to ensure that decisions are made in the best interest of the community, not at its expense.

I urge Council to reconsider this proposal in its entirety.

Sincerely,



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Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments

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Sent: Thu, 14 Aug 2025 09:36:03 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

There has been a submission of the form Make a submission - Classification of 232 Ashfords Road, Gregadoo through your Have Your Say Wagga Wagga website.

First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I strongly object to change in classification on the following grounds

As a neighbouring property holder I will be surrounded by this destruction of good farm land.

It has brought significant environmental damage to the area, water way is contaminate know have to cart water for stock), garbage constantly blows into paddock and stock now at risk to consuming waste, bio security risk is also high due to increased rubbish found on property, feral animals are 100% more ,illegal dumping of waste on roads ne waste site, devaluation of land & ridiculous rate cost as nobody would want to buy property.

This land is the same as original land totally not suitable for this type of activity but nobody cares cause it's not in your back yard. Council wonders why 'lake Albert' is so sick grows blue green algae - contamination of water ways leading there - all water ab ground and below flows directly to this catchment.

Council didn't listen to landholders years ago listen now . Don't use this land for this purpose.

I feel disgusted to know that the road was named [REDACTED] and it is destroying the environment - would be so hurt. The road is never maintained- hundreds of vehicle travel it daily and it's a patchwork of potholes - absolutely disgusting. Hasn't had any major works since it was bitumened. Water runs down road not in gutters,edges all broken and getting narrower by the day. It's become an area of 'I don't give a shit how looks and what damage we're doing.Well done council you rise to the top again - no wonder you've got nickname 'city circus'.

Originally height was only to be 1 metre above ground - now it's 10s of metres high. So wrong Landscape forever changed and ecosystems being destroyed .

Council and sellers have also been very deceptive - letter provided after acquisition to neighbours but not all neighbours received letter.

So my request is a strong no to any changes and take the rubbish elsewhere.

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

Subject: Objection to Proposed Waste Management Centre Expansion onto : [REDACTED]
[REDACTED] Classification of 232 Ashfords Road.

Dear Wagga City Council,

I am writing to formally object to the proposed expansion of the waste management centre onto : [REDACTED] This proposal will have significant and unacceptable impacts on the wellbeing, property, and quality of life of the residents who live nearby.

If the expansion proceeds:

1. Odour Pollution: The proximity of the expanded facility will bring persistent, unpleasant odours much closer to the residence. This will make it difficult, if not impossible, for the and their neighbours to enjoy their own property or spend time outdoors.
2. Noise Pollution: The closer location will increase noise from trucks, machinery, and operations, disrupting daily life and impacting the ability to rest, work, and enjoy peace their own home.
3. Property Devaluation: It is well established that proximity to waste facilities reduces residential property values. This is not only unfair to the [REDACTED] family, but also sets a damaging precedent for others in the area.
4. Wellbeing & Livability: The rural and agricultural character of the land should be preserved. Replacing it with an industrial waste facility will permanently diminish the amenity and environmental quality of the area.

For these reasons, I respectfully request that the council reject the proposed expansion onto this farmland, and instead seek alternative sites that do not encroach on resident homes or agricultural land.

I trust that the council will prioritise the health, amenity, and rights of residents over industrial expansion in inappropriate locations.

Kind regards,

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
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First Name

[REDACTED]

Last Name

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Submission

I am [REDACTED]

I am objecting to the change of land title from community to operational.
/ We take our sick son out to the property every weekend he is in final stages of renal failure being told that he has 12-24 months left to live. He loves sitting out there looking over the paddocks. His Mental health is at a low and it is one thing that makes his life a bit more happy. He loves his time there. The thought of him looking out at rubbish instead of a green paddock is heartbreaking.

Yours Truly

[REDACTED]

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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First Name



Last Name



Email Address



Phone Number



Submission

I oppose the changing from community to operational!

I am the [REDACTED]. Every weekend we take my 9 year old son and 4 year old son to the farm. They really enjoy running around and playing on the property. If the change goes ahead, my children will not be able to enjoy going to the farm because of the environmental impact of the land the smell of rubbish and the constant sight of rubbish while they are playing. The air quality will reduce and impact the health of my children while they are there, given that one of my children are asthmatic.

I also enjoy going to the farm and overlooking the paddocks, it refreshes my mind and helps ease my mental health struggles. It is relaxing but if I have to look at and smell rubbish while I am there, it will significantly impact my mental health!

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To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
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First Name



Last Name



Email Address



Submission

Dont expand the tip

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Sent: Thu, 14 Aug 2025 20:16:03 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Make a submission - Classification of 232 Ashfords Road, Gregadoo Form
Submission



Make a submission - Classification of 232 Ashfords Road, Gregadoo Form Submissio

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First Name

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Last Name

A solid black rectangular box redacting the last name.

Email Address

A solid black rectangular box redacting the email address.

Phone Number

A solid black rectangular box redacting the phone number.

Submission

There has been insufficient consultation with neighbouring properties. I am concerned that you have used ratepayer funds for a land purchase which you say you don't have designated use? Whatever you will use it for will presumably mean increased traffic or road that is already in poor condition. Why didn't you buy the land under the powerline it's just for waste management and not encroach on valuable agricultural assets which sustain this community. No further action should be taken by council without consultation with stakeholders and disclosure of your intended use for our rural community.

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https://haveyoursay.wagga.nsw.gov.au/index.php/dashboard/reports/forms_new/data_7

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Report submitted to the Ordinary Meeting of Council on Monday 8 September 2025.
Attachments
