

Annexure 1

**Cartwrights Hill**

Cartwrights Hill is an area of land located north of Wagga Wagga CBD, west of the Bomen industrial area and east of existing and proposed residential areas of Boorooma/Estella. Much of the Cartwrights Hill area is zoned for residential purposes.



**Map:** Cartwrights Hill and environs

In 1995, amendments to the Wagga Wagga DCP introduced provisions relating to the need for compatibility between development in Cartwrights Hill and Bomen industrial estate. This was seen to have the effect of suspending residential development in Cartwrights Hill<sup>1</sup>.

<sup>1</sup> Habitat Planning, *Cartwrights Hill Future Use Study*, May 2003

The issue of Cartwrights Hill was subject to a specialised land use study, including community consultation, which was completed in 2003. This study was undertaken by Habitat Planning and is included in the LEP exhibition material.

Since 2003, Council has enforced what has been termed a “moratorium” on residential development. Council’s decision to impose a moratorium was also linked to a proposed upgrading of the abattoir at Bomen operated by Cargill Beef Australia (CBA). It was indicated that there would be monitoring of the effects of these proposed improvements to the abattoirs and that testing would be undertaken as to whether further residential development would be appropriate after their completion.

In early 2007, in the course of Council’s required consultation with government authorities in relation to the proposed new Local Environmental Plan 2008 (LEP), the then Department of Environment and Conservation (DEC) expressed concerns about the potential for the new LEP to allow further housing in Cartwrights Hill, due to its proximity to Bomen industrial area. A copy of this letter is included in the LEP exhibition material.

In a number of meetings with Cartwrights Hill residents and landowners in late 2006 and early 2007 it was indicated to Council that the improvements to the abattoir and meat processing works had made a marked difference to the odour characteristics experienced in Cartwrights Hill. Many residents and landowners had been unhappy with the imposition of the moratorium in the first place, and with the completion of the upgrading felt it was clear that the moratorium should be lifted.

As a component of the environmental study for the new LEP, Council commissioned odour and acoustic studies which included a focus on the question of whether it would be an appropriate planning decision to allow further housing in Cartwrights Hill given the question of compatibility and the potential impacts from Bomen industrial area.

The studies into acoustics and odour have been undertaken and findings are now available. Full copies of the specialist studies are included in the exhibition material accompanying the draft LEP.

The odour study has been undertaken by specialist consultants Holmes Air Sciences who used a conventional assessment approach based on State government guidelines (DEC (2005), *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*).

The work also relied on advice from DECC on what "level of exposure" to odour is considered acceptable to meet current community standards in NSW.

The criterion is outlined in the table below.

**Table: DECC odour assessment criteria**

<b>Population of affected community</b>	<b>Odour performance criteria (nose response odour certainty units at the 99th percentile)</b>
Rural single residence ( $\leq 2$ )	7
~10	6
~30	5
~125	4
~500	3
Urban (>2000) and/or schools and hospitals	2

Source: DECC (2006), *Technical framework: Assessment and management of odour from stationary sources in NSW*, as quoted in Holmes Air Sciences (2008).

The work finds that, including consideration of the effects of the recent odour controls completed by Cargill, the predicted odour levels at Cartwrights Hill will be significantly higher than the criterion adopted by DECC.

*At Cartwrights Hill the predicted odour levels are reduced from 50 odour units to approximately 30 odour units (principally associated with the abattoir upgrade) which is still well above all the DECC's population-based criteria. These predictions suggest that the modelled activities are likely to cause adverse odour impacts (that is, odour complaints).<sup>2</sup>*

As indicated in the table above, any increase in population in Cartwrights Hill would result in a more demanding odour performance criteria. That is, as more people come into contact with any odour there is a greater likelihood that individuals will find the odour unacceptable.

The findings of this study suggest that introducing increased residences into Cartwrights Hill would result in increasing the number of people exposed to odour impacts which are outside the bounds of nominated community standards.

It appears the reasoned conclusion which can be drawn from the odour study is that planning controls should not encourage an increased population into the Cartwrights Hill area. In turn the draft LEP restricts any further subdivision in the area by imposing a minimum lot size for any future subdivision of 200ha. The land is included in the *RU6 Transition* zone. Cartwrights Hill residents and landowners will of course have the right to review this conclusion and make comment on/object to the draft LEP provisions. Any such comments will need to be considered in deliberations on final LEP content.

The acoustic report does not raise a concern about further housing development in Cartwrights Hill.

Relevant Reference Material included in exhibition documentation:

DEC, *Correspondence to WWCC* dated 25 January 2007 (attached).  
Holmes Air Sciences, *Odour Modelling And Impact Assessment: Bomen Industrial Estate, Wagga Wagga*, 31 January 2008  
Atkins Acoustics Associates, *Noise Planning Assessment Industrial Land Study Bomen, Wagga Wagga*, February 2008  
Habitat Planning, *Cartwrights Hill Future Use Study*, May 2003

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<sup>2</sup> Holmes Air Sciences, *Odour Modelling And Impact Assessment: Bomen Industrial Estate, Wagga Wagga*, 31 January 2008, p.12