

Submission Summary & Response		
No.	Comments	Response
1	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Plan for east/west plots to allow passive heating cooling. Encourage buildings to have eaves so that higher summer sun does not enter the building. Encourage double glazing and good insulation to keep home cooler. 	<ul style="list-style-type: none"> The current Wagga Wagga Development Control Plan 2020 (DCP) encourages lot orientation and design elements that facilitate passive heating and cooling. Current controls will be reviewed as part of the comprehensive DCP review.
2	<p>Infrastructure:</p> <ul style="list-style-type: none"> Three assets all in one – Heavy vehicle bypass, Flood Levee / deviation for North Wagga and alternate access to Northern Suburbs. 	<ul style="list-style-type: none"> As part of infrastructure planning proposed, options for the provision of assets will be considered.
3	<p>General / Comment:</p> <ul style="list-style-type: none"> General intent of the LSPS seems good. 	<ul style="list-style-type: none"> Noted
4	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Does not adequately address the need to adapt planning processes and how we develop to climate change. An efficient transport system is flagged throughout the report as essential for a thriving and growing LGA, with about 38,000 passenger cars and approx. 12,000 commercial vehicles, these consume on average 250,000 litres of fuel / day changing over to a much higher proportion of electric vehicles (EVs) would have positive environmental outcomes. Recommendations to accelerate update of EV and make Wagga a regional leader in Green Transport and Economic revitalisation include facilitation of charging stations, encouragement of fleet conversion to EV starting with WWCC incentive packages that encourage charge points at or near workplaces and working with TAFE to provide training for EV maintenance and battery reuse. EV revolution has the potential of economic and environmental benefits particularly for Regional Australia. Wagga Wagga because of its size, geographical placement and abundant solar access is better placed than most to take advantage of that potential. 	<ul style="list-style-type: none"> The interest and concerns with the lack of addressing climate change is noted. Suggestions provided on how Council can plan to adapt to climate change are noted and need further investigation to determine the most appropriate actions and strategies required to implement such actions. NSW Government has developed a Net Zero 2050 plan and Riverina Murray Integrated Regional Vulnerability Assessment. These documents will be referenced, and an action included to work with NSW Government on the implementation of these plans. Further opportunities for the community to request Council to address climate change directly will be available as part of the Community Strategic Plan engagement anticipated to occur in 2021.
5	<p>Rural / Villages:</p> <ul style="list-style-type: none"> While Oura is seen as a village, applications are treated exactly as if it was the CBD of Wagga Wagga. Placing a skip bin on a verge 8m wide is not allowed unless a permit is granted. Allowing a shop in the village – must have parking provided as per the CBD, this is nonsense as most walk. This makes a mockery of the ‘village’ definition. As Oura is a flood zone, many roads are left as dirt road, this is understandable, however, what about roads outside the 1:100 flood zone? If these were paved, it would allow a 1:100 evacuation route to Gundagai and thus not require early evacuation. 	<ul style="list-style-type: none"> Planning for our villages will be further developed as part of reviewing the DCP provisions for the villages to open opportunities.
6	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Why isn't climate change included? It is critical that it is added into this now there is no other time to be addressing this issue. Cannot believe it has been overlooked when the plan is for a more sustainable city into the future. Embarrassed that something so important has been overlooked. 	<ul style="list-style-type: none"> Refer to response to Submission 4 regarding sustainability / climate change comments.

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7	<p>Campground:</p> <ul style="list-style-type: none"> Oppose the use of land in Nelson Dr for a primitive campground. It borders schools with many students walking and riding. The land is close to residential. Current campground at Wilks Park and Oura have attracted permanent and semi-permanent residents with temporary dwellings becoming an environmental issue. The use of primitive campgrounds has an impact on local caravan parks and small businesses. Understand some will be in favour, but believe it is misguided as campers are self-sufficient and do not use local shops / businesses. 	<ul style="list-style-type: none"> Noted. The use of this land does not form part of the LSPS, however, the principle of having high quality public spaces will assist in addressing concerns raised on the use of public space.
	<p>Lake Albert:</p> <ul style="list-style-type: none"> Council is to develop a strategy to ensure more consistent water levels in the lake. 	<ul style="list-style-type: none"> Noted. Council is continuing to manage and address water concerns in relation to Lake Albert.
8	<p>General / Comment:</p> <ul style="list-style-type: none"> Impressed with the positive changes such as FOGO, biodiversity strategy, bike track, walking paths, climate marches, mardi gras and attempt to declare a climate emergency but disappointed with encroachment of development to Willans Hill, diminishing green corridors, soul-less housing estates with no thought to sustainable design, lack of water sensitive urban design and hoped to see a vision that changed this. The diagram on pg. 42 is the current situation. To be aspirational the diagram could also be redone with local first at the top – local solutions, local enterprises driving the change. Where is the reconciliation plan – the others are shown (p13). Just focusing on planning for key industries (supporting key industries across the city is imperative to ensure Wagga Wagga continues to grow and attract new business, services, and investment) is too narrow an approach and short sighted. Council should be supporting small businesses and enterprises. 	<ul style="list-style-type: none"> Noted. The diagram is reflective of the planning framework within NSW. Whilst not all Council plans have been shown on Pg. 13, they have been considered in the development of this plan. Whilst high level, the plan is intended to support small business and enterprise as well as key industries.
	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Principle 2 – Increase resilience to natural hazards and land constraints, whilst not a climate scientist, aware of the climate crisis that our planet is in and the threat it poses to humanity. Climate Reality Check 2020 Report indicates that global warming is occurring faster than predicted. This means we need to achieve Net Zero emissions by 2030, but this alone will not control the warming. Concerned that the LSPS does not address the impacts of climate change and does not use the term climate change. Council has an opportunity to show leadership, model the way and support individuals, families, community groups and businesses to follow the lead and drive innovations. The LSPS needs to outline Council's strategies in relation to this by supporting land sinks through shifting agricultural practices, protecting, and restoring ecosystems, using degraded land, and addressing waste. Alternate energy sources such as solar and wind. Creating local solutions to complex problems. The LSPS states leadership in managing impacts and changes to our climate and how that translates to hazards means we will continually improve our technical understanding of the City's natural flooding, bushfire hazards and risks and their effects on people and infrastructure through detailed modelling. As our climate continues to change and be examined at a local, state, national and global level, we will gain a better understanding of risks and mitigation actions. What do these statements mean? We have the science, and we have the strategies. We do not need to monitor, do modelling and then maybe act. The time to act is now, not in five years or ten years. 	<ul style="list-style-type: none"> Refer to response to Submission 4 regarding sustainability / climate change comments.

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	<ul style="list-style-type: none"> ▪ Urge Council to be leaders in addressing climate change as a matter of urgency. We cannot be sustainable if we do not do this. ▪ Urge Council to be explicit about climate change in the LSPS. ▪ Infill is a positive strategy – urge Council to lead the way in Water Sensitive Urban Design and move away from ‘pit and pipe’ approach to stormwater management as a matter of urgency. ▪ Urge Council to lead the way in sustainable design of new homes / public buildings and retrofitted homes / public buildings. Models of practice that can inspire others. ▪ Realise the document is high-level with hints in the document, but nothing specific. Have concerns about the LSPS, particularly in relation to environmental protection and mitigating impacts of climate change. ▪ These issues are critically important now and important to many people in Wagga. ▪ There are no models of sustainable development in new housing developments that are happening now. The DCP could play a critical role in this? For example, can we limit the size of houses? Can we ask people to put in water tanks and therefore stop using potable precious water to water their lawns? 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments. ▪ The comments are noted regarding the DCP and this will be further considered as part of the full review of the Wagga Wagga Development Control Plan 2010 in consideration of the actions of the NSW Government Net Zero 2050 plan and Riverina Murray Integrated Regional Vulnerability Plan.
8	<p>Environment / Biodiversity</p> <ul style="list-style-type: none"> ▪ Principle 1 – Protect and enhance natural areas is positive and welcomed, but the language is tokenistic. Vague words that could mean anything. Main concern is that there is no evidence of environmental protection right now, no models or examples to learn from and leverage off. ▪ The document states <i>the natural assets on which our city was founded, continue to add value to our community’s lifestyle choices and liveability but also present significant hazards and risks that must be planned for and protected against. The Murrumbidgee River corridor bisects the city and the risks and dangers to the city and community will be managed to guide future opportunities and manage exiting liabilities.</i> What does this mean? It reads that we are fighting against natural assets we have and see them as risks and liabilities and suggests they have no value. This mindset of nature must be tamed is worrying. ▪ Want Council to be leaders in addressing biodiversity loss and to see natural assets as values. ▪ Biodiversity Certification is a positive way of providing catchment wide strategic approach to protecting valuable natural areas and avoiding a piece meal approach of site by site assessment. ▪ There is nothing in the document about waterway health and water security. ▪ The points on page 27 are all positives (summary of Environment actions). Would like to see how Council proposes to do these things. 	<ul style="list-style-type: none"> ▪ The document aims to expand on and improve existing planning outcomes for our natural areas by making it the priority for development outcomes. This will be implemented as part of planning proposals that change the Local Environmental Plan and Development Control Plan that will directly guide how development occurs and specifically the protection and enhancement of natural areas. ▪ Managing liabilities associated with our natural assets ensures we do not plan for growth and development in areas that are subject to natural disasters that would therefore increase liability on landowners and Council. ▪ Note comments relating to Biodiversity Certification. ▪ Protection of our waterway health forms part of the Wagga Wagga Development Control Plan 2010. ▪ Through the implementation of this plan and other Council strategies and policies, the details of how environmental actions will be undertaken will be further detailed.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The city will grow sustainably, protecting the natural environment, providing new opportunities and choice in housing, employment, investment, and lifestyle...we will grow our city beyond 100,000. Has Council really asked people what kind of city they want to live in, and did they want it to grow to 100,000 by 2040? ▪ Concerns of implications that population growth will have on health and connectedness of the community, and environment. Pressures on water, energy, land, and infrastructure raises questions. Does Council have a vision for the city, community, environmental and sustainability or a vision for developers? ▪ There is no more urgent time in the history of our planet for a courageous leadership that shifts the thinking and therefore the practices to ‘human scale’ localised economies. 	<ul style="list-style-type: none"> ▪ The consultation on the draft LSPS provided a forum for the community to provide comment on whether they want to city to grow to 100,000. ▪ The document addresses the land use planning, infrastructure, employment, and environment requirements to be able to achieve a population of 100,000. ▪ This plan acknowledges the local characteristics and values of our community with the aim to retain this character whilst growing.

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8	<ul style="list-style-type: none"> ▪ If the community really does want to grow to 100,000 does Council really have the strategies to address this? Yes, the document does state that our urban form needs to respond to the potential increases in heat arising from changes to our climate by reducing impervious areas and increasing tree canopy coverage within our urban areas and public spaces generally, this is positive. Point is that I do not see any evidence of this right now. Just huge houses being built in hot, exposed areas, more roads, more concrete, more kerb and guttering, more strain on creeks and rivers, less water getting down into precious groundwater, huge urban heat island effects. Soul-less places where people are locked up in their houses to stay cool or warm and more isolated from each other. 	<ul style="list-style-type: none"> ▪ The LSPS provides the framework for how and where Wagga Wagga will grow by setting our 20-year vision for land use planning with principles and actions that address how we will respond to and manage growth. ▪ Key actions of this plan are for growth to be sustainable through our infrastructure planning and strategies.
	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ The plan states Wagga 2040 recognises and values our agricultural and rural economy. This is a positive, but it cannot be business as usual. Does Council value the innovations and shifts in thinking such as regenerative farming practices, that are happening now in the region? Does it showcase them as a model for sustainability and climate change adaptation? ▪ Like that villages are included, and plans outlined. Urge Councils to see the village developments as opportunities to model sustainability, sustainable designs on a smaller scale, demonstration sites that people would come from all over to look at and as opportunities to push for climate adaptation strategies. Truly meaningful, collaborative planning and development opportunities that involve the communities and their implementation rather than Council just coming in and doing things. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages. ▪ The plan will encourage new technology along with growth and retention of Agriculture.
	<p>Community:</p> <ul style="list-style-type: none"> ▪ Would like to see strategic thinking and planning in terms of creating community connections, community engagement and education as an integral part of the plan. 	<ul style="list-style-type: none"> ▪ Noted. Throughout the plan, community, connection, engagement, and education are identified as key components of the city.
9	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Require detailed analysis / modelling of the factors that limit the increased human population growth proposed by the LSPS such as water availability; climate change; impact on agricultural land; local remaining Australian plants and natural areas; frequency of natural events such as drought, flood and now fire, and more. ▪ Pomy Reserve is an example of how Wagga's human population pressure and change of land use on a nature reserve had degraded its habitat and passive recreation value. This then further reduces the liveability value of our rural city as habitat for native birds is destroyed so are not as common in our parks and gardens. ▪ Low value agriculture land rather than important existing nature reserves should be targeted for development of active recreation areas. 	<ul style="list-style-type: none"> ▪ Developing a housing strategy is a key action resulting from this plan. A housing strategy will provide the platform to identify specific opportunities and options to deliver on population targets. ▪ Integration of natural areas is planned to ensure enhancement and integration through complimentary uses.
10	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ The planned areas for growth in Mangoplah are dependent on 2 land holders. ▪ What are the plans for the crown land allotments already in existence? ▪ Need to look a proposal for improving the playground? Being planned for the football grounds is a concern. 	<ul style="list-style-type: none"> ▪ The village growth corridors are indicative and will require further analysis when landowners pursue a rezoning in the village. The growth areas can be further refined as part of this process. ▪ Note the concerns with Crown Land and will forward to relevant officers. ▪ Playground improvements identified in Council's Recreation, Community and Open Space Strategy will be further discussed with the community prior to implementation.

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11	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ There must be more attention paid to adapting to Climate Change. ▪ Concerned that expanding population means more strain on already stressed resources, eg. Water. ▪ We cannot be sure of continuing supply from the river and the water table if we have long periods of droughts. ▪ How then will people access drinking water, let alone water to support sport and leisure facilities, greenspaces, local businesses, etc. ▪ A problematic future faces all of use, planning must include strategies to adapt. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments. ▪ Discussions with Riverina Water County Council have confirmed water availability and security to support growth.
12	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ It is positive to see that there are some principles relating to environmental sustainability, but it comes across as disingenuous. You cannot have environmental sustainability without acknowledging and responding to our greatest threat, climate change. ▪ Climate change is completely missing from this document and suggest that its omission be reconsidered. ▪ We cannot be a world leader in sustainability without acknowledging and taking genuine action to mitigate and adapt to climate change. ▪ Hope that Council decide to take leadership in this regard. ▪ Acknowledge the watered-down references to climate change including 'changes to our climate' and 'our urban form needs to respond to potential increases in heat'. ▪ Climate change is an essential consideration when planning our city when we know we will be facing increasing temperatures and heatwaves. ▪ Our suburbs need to be liveable through these conditions and actions need to be included in this strategy to cool our city. ▪ New developments must be planned for with heat in mind, and existing suburbs must have plans for retrofitting cooling features especially in low socio-economic areas. ▪ It is our city's most vulnerable who will suffer the greatest as our temperature continues to rise as they may live in housing built of low-quality materials that offer little respite from temperatures. Lower incomes also mean less financial ability to spend money on colling their home, increasing risk of ill health or death. If not for environmental or health reasons that Council would wish to include climate change in its strategies and focus, then perhaps a financial risk Council may wish to rethink. ▪ Deloitte Access Economics recently released research indicating that if we do not do anything to address climate change, it would cost 900,000 jobs and \$3.4 Trillion, with agriculture and tourism being hit hard. Both these industries are critical for our region. ▪ Our elected leaders may also wish to consider the litigation risk of failure on climate change. Recently a successful lawsuit was brought against Rest Super over its management of climate change risk. The NSW Environmental Protection Authority is also facing litigation brought on by a group called 'Bushfire Survivors for Climate Action' for the authorities lack greenhouse gas emissions policy. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments. ▪ Acknowledge the concerns with increases in temperatures and heatwaves and this forms the basis for prioritising an Urban Canopy Strategy.
13	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Disappointed that Council has not addressed, in any meaningful way, the risk of climate change. Know that Council wants to put Wagga Wagga on the map as leaders in sustainability, they are doing themselves and their community great disservice by declining to name and address climate change. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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14	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ Congratulations for delivering a solid draft Wagga Wagga 2040 Strategic Plan. It is pleasing to see intention to balance economic development and population growth of the region with a sustainable natural environment. Applaud the intention of protecting and preserving the environmental assets as the priority of any development. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Want to see contribution to Net Zero NSW further addressed with NSW Government setting a 2050 timeframe for the achievement of a Net Carbon Zero State, it would be appropriate that substantial progress will be made in the regional city of Wagga Wagga by 2040. ▪ Buildings, industry, transportation, and energy generation will all be subject to substantial changes to decarbonise and cities which lead the way will establish a competitive advantage – social activation and inclusion. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.
	<p>Community / Social:</p> <ul style="list-style-type: none"> ▪ It is recognised that Wagga Wagga, like most cities, is subject to social challenges with disadvantage segments of the community. It would be terrific to see consideration given to how these factors can be proactively addressed via the plan and influenced via good planning (eg. Affordable housing, amenities distributed beyond the LGA, effective public transport to low SES suburbs, passive security through design). 	<ul style="list-style-type: none"> ▪ The development of a housing strategy as we implement the actions identified in this plan will contribute to addressing some of the social challenges with disadvantage in the community.
15	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Health is central to urban planning to create environments that promote cancer-smart behaviours and reduce exposure to known cancer risks such as solar ultraviolet (UV) radiation. ▪ Cancer Council is a key partner in the implementation of the <i>NSW Skin Cancer Prevention Strategy (2017)</i> and as part of the delivery a Shade Working Group is committed to increasing shade across NSW by influencing the planning system and advocating for shade in the local community. ▪ Council can play a role in reducing the risk of skin cancer in its residents through planning and designing shade. Good quality shade can reduce UV exposure by up to 75%. ▪ Encourage Council to ensure the value of shade for UV radiation protection and other co-benefits be fully recognised in the vision for the LGA. ▪ Provide suggestions to support this and attached examples of text developed for inclusion in the LSPS which supports shade as a planning priority for the LGA. ▪ Recommend the inclusion of text in relevant Themes or Planning Priorities from the Draft LSPS. ▪ Recommended wording: Council will Suggested text for this section is: <ol style="list-style-type: none"> 1. Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters. 2. Encourage the provision of well-designed shade in all private developments, particularly recreation facilities and those that adjoin public places, such as commercial developments. 3. Consider the co-benefits of shade in all decisions about infrastructure provision and maintenance. 	<ul style="list-style-type: none"> ▪ An action within the plan is to ‘Develop a Streetscape Design Guide and Assessment Tool to support delivery and retrofitting of streets to be healthy, attractive and inclusive’. This will provide the opportunity to address concerns for the provision of shade in our streets along with the action to ‘Prepare and implement an Urban Canopy Strategy for our public spaces and streets’ addressing shade in public spaces. ▪ The comments will directly inform the review of the Development Control Plan and preparation of a CBD Master Plan. ▪ Comments will also be provided to appropriate Council officers for consideration and implementation.

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15	<p>Actions Suggested text for this section is:</p> <ol style="list-style-type: none"> 1. Council's [insert relevant name] <i>Development Control Plan</i> will be reviewed to: <ol style="list-style-type: none"> a) incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines. b) require well-designed shade in any private buildings or developments that adjoin public places that are likely to have significant visitation (e.g. high pedestrian traffic or people visiting or pausing in public spaces); c) require the provision of well-designed shade in recreation facilities. d) require the provision of well-designed shade in the design of any public infrastructure. e) require the consideration of the benefits of shade in any application to remove trees or vegetation currently providing significant shade and communicate to residents the benefits of shade; and f) encourage the provision of well-chosen and well-placed street trees in residential or public domain developments. 2. Council's <i>Engineering Design specifications</i> [insert relevant document name] will be updated to include specifications for the provision of well-designed shade. 3. Council will prioritise well-designed shade in its provision of new and upgraded public infrastructure and spaces. 4. Council will consider retrofitting current public infrastructure and spaces to include well-designed shade. 	<ul style="list-style-type: none"> ▪ The development a Streetscape Design Guide and Assessment Tool and Urban Canopy Strategy will provide Council with strategies that can guide changes to existing policy documents such as the DCP and Engineering Guidelines. ▪ The comments will directly inform the review of the Development Control Plan and preparation of a CBD Master Plan. ▪ Comments will also be provided to appropriate Council officers for consideration and implementation.
16	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Good to see a holistic, long-term approach to planning and building the city, but the document ignores the fundamental and far-reaching issue we are facing – Climate Change. ▪ A year ago, it was front page news that Council were declaring a Climate Emergency, now it does not even rate a mention. ▪ Companies, banks, and governments worldwide are acting on this from a financial and risk management approach. The cost of doing nothing outweighs the cost of acting at all levels of government. ▪ Please review what every State and Territory are doing in Australia. Need to include a target of Net Zero Emissions by 2050 and look at how Council can align with the UN Sustainable Development Goals. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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17	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Until recently, had no internet or mobile phone coverage. Had numerous expenses to be able to get mobile coverage. Lack of telecommunication connection limits rural and regional towns from growing. ▪ Dust from unsealed roads is indescribable, cannot open windows and had to install air conditioning. Have constant brown outs due to being at the end of the electricity line and not enough capacity in the transformer for the load. ▪ The school often need to stay indoors due to dust from unsealed roads and concerns with asthma. ▪ The change in demographics in the village exacerbates the dust as there are more people using the unsealed roads. Younger residents now have their licence and own cars and travel to Wagga for work as well as increases in trucks and heavy machinery. ▪ When trees fall, Council push it to the side rather than chipping and removing, causing problems with fences needing to be replaced, stock hazards, visual barriers, and fire hazard. ▪ During rain events the road forms corrugations, potholes and long deep washouts damaging cars. It has been graded but it has never been finished. Road work signs have been up for 6 months. ▪ Drains do not get cleared and we have cleaned them. The pipes are blocked and rain washes over the road instead causing damage becoming a cycle of report and repair that takes up everyone's time and never solves the problem. ▪ If people cannot drive down country roads without risk of damage to their vehicles or risk of wildlife being obscured from view, they will not populate these regional areas. ▪ Approached council on multiple occasions to establish farm-based businesses and/or tourism opportunities. Inconsistency of advice makes it impossible and costly. Spoke with Council on multiple occasions to see what would and would not be permissible and all options were denied. Told could not because of separate titles so consolidated lots and then told could not as it would mean there were two dwellings on the property. Have been told that if the original dwelling were demolished that proposal might be possible but all original features could not be re-used as Council regulations are that materials need to be new. ▪ Have been told only one dual septic tank system was approved for use in Wagga Wagga but NSW Government have provided a list of approved systems. When list was provided, it was conceded that other systems could be used. ▪ As a tourism opportunity, wanted to build a shed in truffle paddock to accommodate truffle hunting tours and possible lunches showcasing truffles with other regional produce from our area. Told that including a toilet for visitors would not be allowed as it would then constitute a liveable dwelling. Due to restrictions and advice, now have an open carport with no toilet or cooking facilities, other than a free-standing BBQ and have used for one field day tour which proved inadequate and has not been repeated. ▪ Investigated the possibility of a farm stay and renovating / rebuilding shearing shed as rustic accommodation but were given multiple reasons why it could not happen. ▪ Have the ruins of the general store / post office / public bar and caretaker's dwelling on our property and through this could be utilised given there had been a building there previously but were told no. ▪ Have been told Wagga Council are the most difficult to deal with. ▪ On some occasions Council says yes, but on others it is no, therefore the inconsistency of advice is frustrating. If you could guarantee that one staff member would be dealing with the project from start to finish, then there would be consistency. ▪ Progress requires flexibility, adaptability, consistency and transparency of policies and processes. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages. ▪ The comments on roads will be provided to appropriate officers for review and prioritisation. ▪ Further review will be undertaken of the development process.

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18	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Own land on Cleek St, Currawarna and have previously made enquires with regards to building on our land which is in the main street of the village but being zoned primary production. Pleased to see on the maps that our block is included on the plan to allow residential in the medium future. Hope the local Currawarna Community were overall positive about the plan. It makes sense that our block is included as the residential part of the village as it is surrounded by homes. 	<ul style="list-style-type: none"> Support is noted.
19	<p>Growth / Development:</p> <ul style="list-style-type: none"> Requesting Council to consider property as an area for infill development within the LSPS to provide additional land within the Wagga Wagga Local Government Area. The land is 60ha and zoned RU1 Primary Production and seeking consideration of rezoning the property to RU4 small holdings with a minimum lot size of 2Ha consistent with the zoning and minimum lot size immediately west and north of the subject property. Most of the land is outside the 1 in 100-year flood event. In relation to the suitability of the land for future subdivision, a desktop review of environmental hazards and constraints as well as serviceability has been undertaken. The property is mostly unaffected by the flood planning area. The site is not identified as bushfire prone. The property contains a small portion of 'biodiversity', however is considered that the site could be further developed without detrimentally affecting the biodiversity. Most of the land is identified as Class 6 agricultural land which is 'low capability land'. The property is serviced by onsite sewer management system. The proposed minimum lot size would support onsite sewer management. The proposed minimum lot size would allow stormwater to be managed within each new lot. Essential energy infrastructure services the existing property and is located within the area. NBN fixed wireless services the existing property and can service future lots. Riverina Water infrastructure services the existing property and is located within the area. Gas infrastructure services the existing property and is located within the area and can service future lots. Request that Council consider the rezoning and reducing the minimum lot size for the property to enable to provision of additional residential lots and subsequent dwelling development to support future population growth. 	<ul style="list-style-type: none"> The LSPS will be amended to provide further direction on where Council could consider applications for growth area and what the expectations would be for these applications to be lodged. The LSPS will include a reference to the Rural Lands Strategy as they key document that will guide changes to rural zoning and minimum lot size. The LSPS is not intended to address site specific requests for development opportunities, it provides principles that should be considered when seeking changes to land zoning or minimum lot size. Recent amendments to the Wagga Wagga Local Environmental Plan in this location resulted from noise and odour modelling of the Bomen Special Activation Precinct. Further development opportunities in this location are not supported as it will increase the number of sensitive receptors within proximity to the Bomen Special Activation Precinct.
20	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Keep Mangoplah Village as is, an odd new dwelling built on existing vacant land in the Village where owners want to sell is ok. We love the trees and bird life. Our botanic garden beside the Catholic Church needs clearing up dead limbs, small sapling trees need to be removed to make it easy to walk. Do not think kangaroos can live there because of the under growth. The 100km speed signs between Cox Street and Jerra Street also on Holbrook Road between Jerra, Tywong Street is extremely dangerous, can speed up Cox Street on Henty Road. Signs should be on both roads. Be moved beyond Jerra Street on both Cox Street and Holbrook Road. These signs are in village area. White line markings on Roads need to be painted again. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages. Comments are noted and will be forwarded to appropriate officers for consideration.

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21	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Have contacted Council many times about sealing the dirt road out the front of our home in Thomas Street. This is the main thoroughfare for cars, 4WDs and boats, buses, trucks, trail bikes etc. Continually cleaning dust from all traffic. Nothing has been done about our request. Both Minnie Street & Bidgee Street have been sealed but our bit remains dirt. Hope the estate at Collingullie that we read about goes ahead and maybe then the area out our way will get a doctor's surgery and chemist, much the same as The Rock. Then we would not have to travel so far for medical and pharmacy attention. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages. Comments are noted and will be forwarded to appropriate officers for consideration.
22	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Concern that vacant crown land being turned into residential for purchasing in Galore (also having native titles being lifted). Osbourne Street needs gravel and maintenance. Road into Galore Hall (cracks in tar need repair) Crossing from Galore Road over Sturt Highway to Weir Road visibility is dangerous to the right with trees (this has been brought up at every meeting at Galore in the past 3-5 years and nothing has been done) accident waiting to happen. The flyer that was sent by Australia post was received in our mailbox on Tuesday 1 December and I have spoken to a few who never received them. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages. Comments are noted and will be forwarded to appropriate officers for consideration.
23	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Would like to see more amusements in the Humula park for children and to take the broken and dangerous wood panels that surround the play equipment in the park with plastic panels and shade cloth to be installed over the play area and more street lights to stop the towns people burning rubbish at the premises. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages.
24	<p>Growth / Development:</p> <ul style="list-style-type: none"> We need to address the use of high-rise buildings to cope with the projected population growth. 	<ul style="list-style-type: none"> Diversity in housing provision will form part of the Housing Strategy.
	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Want to see Wagga grow but have concerns for the uptake of good farming land. Cannot keep taking farmland for housing – that will not feed you. The agriculture sector cannot continue to be marginalised – some of the best farming land in this state is under Parramatta. 	<ul style="list-style-type: none"> Growth will be directed to less productive agricultural land. Consultation with Department of Primary Industries will occur as part of growth considerations.
25	<p>Growth / Development:</p> <ul style="list-style-type: none"> Advise of interest in future subdivision and infill development in the subject area. Proposals involving a precinct result in more beneficial outcomes than site specific proposals in isolation which result in unsustainable outcomes or impediment of future opportunities. Request that Council consider including the precinct area identified as an infill development in the LSPS. The precinct boundary is potential only and may be extended further east and/or south. Properties within the precinct are currently zoned R5 Large Lot Residential with a minimum lot size of 2ha. Request that Council consider a precinct-wide reduction of the minimum lot size. Council recently approved the reduction of the minimum lot size at 6 Vincent Road and 531 Koorringal Road from 2ha to 1,500sqm, both located approximately 300m west of the properties subject to this submission. Undertaken a desktop review of environmental hazards and constraints as well as the serviceability of any future subdivision. The land is not identified as being located within the riverine flood planning area. 	<ul style="list-style-type: none"> Refer to response to Submission 19 regarding direction for growth and infill. Refer to response to Submission 19 regarding site specific requests. An action item in the plan is to prepare an infrastructure strategy to identify opportunities and guide infill in these types of areas. Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.

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25	<ul style="list-style-type: none"> ▪ A portion of land on the western side of the precinct is affected by overland flow flooding, however, is considered that further development within the precinct area could be supported through careful design of any future subdivision. ▪ Majority of lots located within the proposed precinct are not identified as bushfire prone land. ▪ The precinct area contains a small portion of dispersed 'biodiversity' identified area; however, it is considered that the properties could be further developed without detrimentally affecting the biodiversity. ▪ The existing properties are serviced by either pressure sewer or an onsite sewer management system. Due to the vicinity of the sewer treatment works to the proposed precinct area. ▪ Due to the size of the existing lots, stormwater is currently managed on-site. It is considered that any future subdivision would be able to be designed to manage stormwater. ▪ Essential energy infrastructure services the existing properties and is located within the precinct area. Electrical infrastructure would be able to be provided to services additional lots. ▪ NBN infrastructure services the existing properties and is located within the precinct area. NBN infrastructure would be able to be provided to service additional lots. ▪ Riverina Water infrastructure services the existing properties and is located within the precinct area. Water infrastructure would be able to be provided to service additional lots. ▪ Request that Council consider the potential for reducing the minimum lot size to enable provision of additional residential lots and subsequent dwellings to support future population growth within the city. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ An action item in the plan is to prepare an infrastructure strategy to identify opportunities and guide infill in these types of areas. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
26	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Over the next decade the revolution in electrically powered vehicles, both battery powered vehicles (BEV) and Fuel Cell (Hydrogen Powered) electric vehicles (FCEVs) will have significant consequences. ▪ BEVs have already made an impact on passenger vehicles and small local delivery vans. ▪ The LSPS point out Wagga's importance and potential as a major logistic and transport hub. Bomen Industrial Park is developed as an intermodal hub. If Wagga is to be a leader in the development of transport and logistics, it's necessary for it to anticipate and take advantage of these developments, by planning for the necessary infrastructure and working with local transport and logistical businesses to promote significant savings that these developments will make available. ▪ The LSPS recognises the diversity of housing types in the city and surrounding villages and the renewal in some sections of the city. ▪ There are benefits in comfort and savings to be had by encouraging energy and efficiency in local housing. ▪ Climate Rescue of Wagga recently put a submission to the NSW Government concerning the re-development of Tolland. Some suggestions may be relevant to Council goals. ▪ Broader schemes that Council could consider for the future as battery and solar panel technology develops: <ul style="list-style-type: none"> - Community batteries service a group of houses. - Minigrids, particularly in local villages. - Installation of solar panel paid back from savings on electricity bill through council rates or a revolving fund such as the recent installation on Abbeyfield House. ▪ Suggested additions and changes to the LSPS: <ul style="list-style-type: none"> - ECON XX Work with both local and long-distance transport businesses to develop an early response to the opportunities presented by the change to Battery and Fuel Cell Electric Vehicles. - COM XX Investigate strategies that will ensure that all residents in Wagga and the surrounding villages are able to access cheap renewable energy and comfortable sustainable housing. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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27	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Main priorities for Currawarna are gutters for storm water and sewerage to eliminate septic systems. ▪ Our rates pay for stormwater infrastructure and future infrastructure so it would be good to see some of the investment we pay that goes to Wagga being spend in Currawarna which will help grow our small community. ▪ Some basic services like stormwater gutters and sewerage would entice people to build / buy in our community. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages.
28	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ Commend and applaud the initiative of Council in the preparation and exhibition of the draft LSPS. It is comprehensive and well-structured and believe it will guide the coordinated development of Wagga Wagga. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Request for Council to consider the inclusion of the subject land as part of the Southern Growth Area following Council's final review of the draft LSPS. ▪ The land is located 7km south of the CBD. ▪ Adjoining developed land is currently zoned R5 Large Lot Residential. ▪ There are characteristics of the land that support its inclusion as part of a possible Southern Growth Area for a regional city. ▪ The land is a 110-hectare rectangular parcel with frontage to Plumpton Road. ▪ The land has been used for intensive plant agriculture, however, during drought conditions, this has been concentrated to the northern and western portions of the land with the remainder being used for grazing. ▪ The land is currently zoned RU1 Primary Production and has a 200-hectare minimum lot size. ▪ The inclusion of the subject land would facilitate further investigation into its suitability to accommodate sustainable large lot residential development of a type that would promote lifestyle choice whilst helping to accommodate Wagga Wagga's expanding population. ▪ A southern growth area focused at providing large lot residential housing stock (1,200 – 1,500 square metre + options) would cater for more sustainable family units seeking to own a larger home on a larger parcel of land whilst still being within close proximity to the CBD. ▪ The land supply shortage in Wagga Wagga continues to hamper residential development and significant price increases in land are anticipated over the coming years. ▪ Reports state there is a need for more lifestyle housing blocks. ▪ The subject land presents as a suitable opportunity for large lot residential development. ▪ The inclusion of a southern growth area as an extension to the rural residential 'lifestyle' fringe would improve confidence in the local and regional housing market. ▪ Whilst infill is not disagreed with, it has challenges that can discourage developers and affect the ability to achieve the housing targets envisaged by the draft LSPS. ▪ Preliminary assessment has identified infrastructure provision options and availability, transport and traffic, environmental assets, agricultural land, flood prone land, heritage, bushfire, and sustainable living considerations. ▪ Noting the justification provided, request that Council consider identifying the southern growth area as part of the final review of the draft LSPS as a short-term large lot residential development subject to appropriate studies. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ An action item in the plan is to prepare an infrastructure strategy to identify opportunities and guide infill, any new development on the fringe will need to accommodate infrastructure capacity on a catchment basis to accommodate infill. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.

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29	<p>Economy:</p> <ul style="list-style-type: none"> ▪ The goal of 100,000 population will require a plan for attracting people / families to move here. Besides a job, there are many factors that influence decision-makers about moving to a certain place. The LSPS needs to include plan for promoting a vibrant night-time economy in Wagga. ▪ The CBD should be a place that draws people in at all hours, catering for the shift-workers associated with the health sector, the Bomen industrial area, and transport sector as well as visitors to Wagga. 	<ul style="list-style-type: none"> ▪ Implementing the action to prepare a CBD Master Plan will provide a mechanism to consider night-time economy and attraction.
	<p>Community:</p> <ul style="list-style-type: none"> ▪ A reputation as a creative and innovative city, again this is about attracting people to move to Wagga and draw visitors. The best cities in the world, including the best regional cities, have vibrant creative sectors. The LSPS should do more about identifying and supporting creative and innovative projects that will benefit the city. ▪ Homelessness: Wagga has a shortage of social housing, in particular emergency and medium-term accommodation for young people, and post-jail accommodation for people who come here following release from Junee jail. ▪ While excellent shower facilities are being built at Bolton Park for commuter cyclists / walkers, many homeless people have no access to such facilities as they either sleep rough or couch-surf. ▪ Suggest Wagga builds shower facilities in multiple locations that will be available to any member of the community who needs it. 	<ul style="list-style-type: none"> ▪ Acknowledgement of the Wagga Wagga Cultural Plan 2020-2030 ensures our land use planning will contribute to the outcomes of this strategy and acknowledges the creative sectors of our community. ▪ Developing a Housing Strategy will assist in addressing housing affordability that may contribute to addressing homelessness. ▪ Community facilities will continue to be considered when planning for growth of the city as part of Council strategies and plans.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> ▪ The 15-minute city as proposed, is an abomination of the well-recognised movement around the world which promotes the 15-minute city as one in which residents can walk to amenities within 15 minutes. Condemning Wagga to car-culture for generations to come, further condemns the population to lifestyle illnesses such as type 2 diabetes, obesity, and certain types of cancer. ▪ Council should show it cares about the health of residents in the LGA by planning for amenities within walking distance of people in suburbs and villages, and by not allowing any new housing developments that do not include footpaths / cycleways. 	<ul style="list-style-type: none"> ▪ Whilst the 15-minute city is proposed to contain sprawl, we continue to plan for walkable neighbourhoods with facilities and services located within a 400m walk of most residents.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The plan to increase density is good, but only if streetscapes are preserved. ▪ Planning for the CBD: the combination of a vibrant nigh-time economy in the CBD with increased density and promotion of the CBD as a residential area will require a sensitive planning balance. Most residents will want a quiet night-time, while the vibrant night-time proposition will inevitably lead to noise issues. All residential development approvals in the CBD should require double-glazed windows and other noise protections, while entertainment venues and eateries approvals require noise-abatement inclusions. 	<ul style="list-style-type: none"> ▪ Noted. ▪ Implementing the action to prepare a CBD Master Plan will provide a mechanism to consider night-time economy and attraction.
	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Sustainability city goals: these must include distributed energy goals, educating and promoting home energy systems such as rooftop solar panels. ▪ Wagga must do more to engage with the Sustainable City network and should aim to become a model sustainable city. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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30	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ As a landholder and mixed sheep and cropping farmer alongside the proposed strategic planning area for Collingullie, have serious reservations about any expansion of the Collingullie villages in an easterly direction towards our farm due to a number of issues that have arisen over the past few years. ▪ Adherence to NSW DPI guidelines for buffer zones to reduce conflict with land for agricultural use is already being exceeded (without further expansion). The guideline is provided with the submission stating that there should be a 500-metre buffer zone between the village and agricultural land used for cropping. The current buffer zone is only 120-metres and is in the proposed expansion zone of the village. ▪ As we are not going to be selling our agricultural land, find it hard to understand how any further expansion can be done in an easterly direction without conflict with existing landholders. ▪ The issues experienced from a small existing buffer include, but not limited to, rubbish and debris coming onto our property from the village, attacks from domesticated dogs from the village killing our sheep (police informed) and trespassing onto our farm. ▪ The expansion of the village will make these problems worse and fear any expansion of the village closer to a functioning agricultural enterprise. 	<ul style="list-style-type: none"> ▪ The concerns with encroachment of village growth on rural enterprise is noted and wording has been refined on the Village map. ▪ The growth areas will be further refined as part of assessment and consideration of the current planning proposal seeking to change the land zoning and minimum lot size for land within Collingullie. ▪ Further engagement will be undertaken with the adjoining landowners as part of consultation on the current planning proposal.
31	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Responsible for the delivery of the NSW Cancer Plan to reduce the incidence of cancer in NSW and the NSW Skin Cancer Prevention Strategy. ▪ Work with key stakeholders with health and built environment expertise to reduce the incidence of skin cancer by improving access to adequate shade in NSW. ▪ Promote healthy lifestyle behaviours, including physical activity, which reduce the risk of certain cancers. ▪ Local planning provisions have a key place in ensuring the practical planning and delivery of shade. ▪ Urge Council to recognise shade as a key planning, design, and health issue for the LGA. ▪ Urge Council to recognise the range of co-benefits of shade in addition to protection from UV rays. ▪ Urge Council to prepare policy to specify high quality design principles for shade. ▪ Urge Council to prepare policy to ensure the provision of adequately budgeted and well-designed shade. ▪ Specific suggestions regarding Council's draft LSPS: <ul style="list-style-type: none"> - Council add a specific priority – <i>Recognise ultra-violet (UV) radiation from the sun as a natural hazard in the LGA and respond to the mitigation of this hazard.</i> ▪ Accompanying actions could be: <ul style="list-style-type: none"> - <i>Plan and budget for well-designed and correctly positioned shade, from both natural vegetation and built structures, throughout public areas in the LGA.</i> - <i>Update the Development Control Plan to require the provision of well-designed and correctly positioned natural and built shade in relevant commercial, recreational, and public building developments, or in developments adjoining public spaces.</i> - <i>Prepare a Shade and UV Protection Strategy / Policy.</i> ▪ Background information provided can be included in the LSPS. ▪ Key message is that the provision of well-designed, appropriately located shade is integral. ▪ Local planning strategies / guidelines and DCP provisions have a key place in ensuring the practical planning and delivery of shade, as does policy that encourages the retention and addition of shade in a range of settings. The LSPS is critical to setting the agenda for development of such policy in the future. 	<ul style="list-style-type: none"> ▪ An action within the plan is to 'Develop a Streetscape Design Guide and Assessment Tool to support delivery and retrofitting of streets to be healthy, attractive and inclusive'. This will provide the opportunity to address concerns for the provision of shade in our streets along with the action to 'Prepare and implement an Urban Canopy Strategy for our public spaces and streets' addressing shade in public spaces. ▪ The comments will directly inform the review of the Development Control Plan and preparation of a CBD Master Plan. ▪ Comments will also be provided to appropriate Council officers for consideration and implementation.

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32	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Comments concern the village of Uranquinty and the two areas identified as potential growth areas within the village. ▪ The area identified to the east of the village is in the direct path of flash flood waters. The area on the western side is also affected during heavy rain events by the water flowing under the railway line (culverts) and across paddocks to Churches Plain Road and then to the creek. ▪ Uranquinty flood issues have not been alleviated or mitigated event through multiple flood studies have been conducted. ▪ The problems are well known, but Council suggest that more properties be built. ▪ Live across the street from the area on the western side and at the moment this is a crop in the fields, when there is not there are sheep and cattle, it is a joy to look at our my window without seeing a clutter of houses. ▪ Moved to Uranquinty in 1992 because we liked the tranquillity and the village culture. Remain here for the same reason though it is feeling less like a village these days. ▪ Have two subdivisions of 14 and 11 blocks approved in the past two years. These alone means an increase of about 10 percent in our residential properties. ▪ Infrastructure is a major concern and while the developers comply with requirements, we are told that all necessary check and balances have been done, but in the village we know that our water and gas pressures are not what they were. ▪ The streets need maintenance more often and there is the increase in vandalism and criminal activity. ▪ Now there is only 1 access road to the western side from the highway which can be a problem if closed for any reason. ▪ If there was development further north (western side) then another access road would need to be built. ▪ The Uranquinty Progress Association, Fire Brigade and the Uranquinty Community Safety Group all need new membership and in the past new residents would gladly put their hands up to be part of these groups, but not of late. New residents want to live here because it is close to town and quiet, they do not want to contribute to the village. ▪ The current plan shows that Uranquinty does not want future residential development and hope this draft plan will be amended to show the same and that the two areas shown as potential for growth are removed before the plan is approved. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages. ▪ Acknowledge concerns with flooding. The growth area will be reviewed and refined to avoid areas that are subject to flooding.

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33	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Providing a submission specifically relating to land within the suburb of Forest Hill. ▪ Subject land is considered suitable for future residential and employment land uses and it is the objective of this submission to have the land identified as such on the LSPS's 'City Vision Map'. ▪ The site is currently used for general agricultural purposes, is relatively flat and free of improvements (other than fencing and small farm dams). The site is largely cleared with scattered native vegetation across a small area of the site. ▪ The land is dissected by an existing and disused rail corridor which has been identified as a future active travel link. ▪ The Sturt Highway is located approximately 500m north of the site with the Wagga Wagga airport located opposite the southern end of the site, to the east. ▪ The established low-density residential development known as Brunslea Park Estate immediately adjoins the site to the east with the Forest Hill local centre and Wagga Wagga RAAF base located approximately 1.2km further east. <p>33</p> <ul style="list-style-type: none"> ▪ Adjoining the site to the south and west is agricultural land, with a residential development known as Governors Hill located approximately 700m-1km to the west of the western most portion of the site. ▪ A brief overview of environmental planning considerations and controls applicable to the site is provided. ▪ Have been requested to provide an assessment of the site's constraints and opportunities along with possible land uses for consideration prior to the release of the LSPS with the intention that the plans would be included in the draft LSPS. ▪ Have been advised that a draft Airport Masterplan was being prepared and that any future concept land use plans for the site should show ANEF contour information. Council also identified that any future development of the site would be an opportunity to incorporate a grand entry point / link road to the Wagga Wagga Airport from the Sturt Highway removing airport traffic from Elizabeth Drive. ▪ Told a submission would have the site identified for future residential and employment land purposes generally consistent with the previously submitted drawings and actions from the Wagga Wagga Spatial Plan. ▪ A revised concept for the site has been provided and justification. ▪ Submission prepared for Council's consideration with the objective to have the site identified in the LSPS as being suitable for future residential and employment land purposes. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ The feedback is noted on the history of comments and direction from Council. Planning considerations change over time as development and legislation changes. Direction and comments change to ensure growth and development is occurring in an appropriate manner. ▪ This document will provide the consistent basis for which planning proposals can be considered.
34	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Safety: community safety is about reducing crime – no mention of increasing temperatures and how the local area can act to mitigate a warming environment. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> ▪ Regional capital – no mention of shuttle bus service between airport and Central Wagga. If you want to increase flights, then implement a shuttle bus that can be timed around airport arrivals and departures. 	<ul style="list-style-type: none"> ▪ Noted. Further planning for transport and connectivity will be actioned as part of implementing the Wagga Wagga Integrated Transport Strategy.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ City growth – do not leave implementation of tree corridors to the developers – these access channels for animals and birds need to be carefully planned with attention to maintenance of existing trees. 	<ul style="list-style-type: none"> ▪ The development a Streetscape Design Guide and Assessment Tool and Urban Canopy Strategy will provide Council with strategies that set the standards for tree corridors.

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35	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ The major influence on all aspects of life in this area is and will continue to be our weather and how it is now changing rapidly. Find it odd that 'climate change' gets no mention, apart from vague references. ▪ The current and projected climate changes include year-round higher temperatures, more erratic rainfall, and higher floods, including localised flash flooding. These will influence road design and maintenance, streetscapes to provide shade, housing design, human health etc. ▪ If the effects of climate change are not included in any development plans, I consider Council (and ratepayers) will fail in their duty of care and be liable to substantial litigation costs, and moral obligation to take local steps to mitigate and plan for these effects. ▪ Council will be deficient if this plan and others related to it do not consider climate change. ▪ Recommend that the plan be revised to provide a workable and honest document to take the City to 2040. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.
36	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ More than 10 years ago, made a temporary move to Wagga. ▪ As a rural stream medical student, was attracted to the country vibe but with city features that Wagga had to offer. My time at in Wagga was wonderful as I was fully embraced by the community in both sporting and academic pursuits. ▪ Knowing almost no-one when I move here, within 12 months felt at home in the community that could not imagine setting up for the long term anywhere else. ▪ Met my husband and moved around for the next few years, people encouraged us to apply for jobs as we moved around be we knew our heart was in Wagga, reasons why sometimes difficult to understand by anyone other than those who have experienced this vibrant community. ▪ In 2015 bought a small farm and employ regenerative farming practices and nurturing large portions of it to return to biodiversity corridors. ▪ The Wagga effect took hold and found us gaining kindness and wisdom from members of the community who shared our common goals. ▪ Kids have settled into excellent schools, friendships groups, sporting and cultural communities and have hopes for a long-term future here. ▪ Give context to background as it is relevant to the contents of the submission. ▪ Love the community and hope Wagga 2040 is all that we hope. ▪ Interaction with Council has been positive since moving here and another reason we hope to stay. 	<ul style="list-style-type: none"> ▪ Noted.

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36	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Moving to Wagga from Goulburn wondered how I would survive hot summers, knowing that Wagga generally experience 2-3 days above 40 degrees per year, and the south-west slopes and tablelands likely to experience much hotter and drier conditions. ▪ In the last 3 years, Wagga has experienced a year with 20 days above 40 degrees. ▪ In the draft plan, Environment is the key foundation upon which all other aspects of the plan rely on. Given the clear vulnerability of the Wagga Wagga region to the effects of drought, flood, fire and extreme heatwaves, it is negligent not to mention climate change as one of the major factors impacting on the potential health and prosperity of the LGA. ▪ With the largest demographic group being 20-24-year-old, are yet to experience below average temperate year. ▪ One pillar of the plan should be asserting the risks of climate change and the mitigating and adaptive actions Council is taking. ▪ Having extensive interaction with Councillors and staff, aware of the factors influencing the politics of this matter and request that Council consider the long-term implications of not acknowledging this shortcoming. ▪ Most councils are excelling in this area and have done so through their community strategic plan rather than the Local Strategic Planning Statement, however, there is a moral responsibility to acknowledge the risks. ▪ Green corridors – there is a brief reference, however, this deserves greater focus. The liveability of the city relies on the ability of residents to safely move around in hot weather. The replacement of struggling species such as London plane trees with more London plane trees has been of varying success and more focus on endemic species would create native habitat and improve survival rate and speed up creation of green corridors. ▪ Northern Growth – the draft highlights the importance of the northern growth for future development. The draft also highlights the need for sustainability. Would like to see clear reference of planning of active transport routes as currently motor transport is the only safe route into Central Wagga. ▪ With sustainability, environment, and human health at the fore, then ability of residents to safely walk or ride within the '15-minute' city should be transparently outline. ▪ Water – Wagga avoided the discussion of 'day 0' regarding our domestic and industrial water supply in 2019/2020. Imagine that previously this would have been inconceivable discussion for LGA's such as Tamworth and Orange but is currently being planned for. Wagga is geographically positioned to have adequate water supply, however, informal discussions with employees of Riverina Water suggest that there could be questions over 100,000 people and Wagga's ability to ensure water security in a drought. ▪ If the prediction is for hotter and dryer conditions in Wagga LGA, then it is prudent to have clear and transparent input into this plan from Riverina Water stating their clear support and evidence they can service a Wagga of 100,000 people in the toughest droughts. ▪ Would like to see carbon emissions targets for 2040 given the states are making theirs clear, as well as plan on how these targets will be implemented. This is not a new concept for LGAs and there are examples for guidance. ▪ Implore Council to consider the environmental risks facing our city and acknowledge them head on – these are worldwide issues, and we are only placing ourselves at greater disadvantage by neglecting to acknowledge and plan for them. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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37	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Adaptation for and mitigation of the risks associated with the increasing climate change in respect of temperature, availability of water and food security need to be added to the environmental sections as principles. Currently there are only three principles for the environment and four for each of growing the economy and community place and identity. Wagga's local strategic plan needs to be more proactive in respect to the effects of climate change which will impact our city in the life of this plan. 	<ul style="list-style-type: none"> Refer to response to Submission 4 regarding sustainability / climate change comments.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> Growing economy – there needs to be emphasis that principles 6 and 7 in relation to the - lack of duplication of the Gobba Bridge to the northern growth suburbs – current congestion on all arterial roads – lack of heavy vehicle bypass like Albury has – lack of sufficient parking close to medical precinct. 	<ul style="list-style-type: none"> The concerns with duplication of Gobbagombalin Bridge are noted. Council will continue to work with Transport for NSW on connectivity of state roads.
38	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> This is an ideal time to push for a Wagga Wagga by-pass. The Sturt Highway is a major road connection between Sydney and Perth and carries heavy traffic, which should be diverted away from Wagga Wagga. A by-pass would reduce travel times for traffic using the Sturt Highway and make local roads safer. Construction would create employment opportunities, stimulate the local economy, and produce long-lasting net social benefit. 	<ul style="list-style-type: none"> The support for a Wagga Wagga by-pass is noted.
39	<p>Growth / Development:</p> <ul style="list-style-type: none"> Agree that Wagga should grow to 100,000 people. Retaining amenity, liveability, and landscape values that the community currently enjoys is of utmost importance in this growth. Greater diversity of housing mix is essential to attract and retain the broad range of population needed for this growth. Needs to include renewal of housing in Ashmont, Tolland and Koorinal as both affordable housing offerings and social housing. Offering warehouse style CBD housing above shops in the main street. Zoning or more rural residential small acreages and the consideration of whether the existing small acreages around Wagga should continue to be subdivided into house blocks. Loss of liveability is a concern if the land use is changed. Request from landowner to subdivide should be considered but the loss of feel in a community needs to be balanced with the economic benefit. If all rural residential land in Lake Albert and other southern suburbs is subdivided into house blocks, the feel of this part of Wagga will change. Has the community had the opportunity to contribute to land use planning in this part of Wagga? The area should have a structure plan and landscape strategy. 	<ul style="list-style-type: none"> Noted. The development of the housing strategy will drive the growth diversity and renewal. Preparing a CBD master plan will facilitate opportunities for housing options in the CBD to be taken up. Infill of rural residential housing on the fringes of the city ensures growth can utilise existing resources without exacerbating sprawl. Consultation with the community on change to density forms part of this strategy and any subsequent planning proposal that results from this strategy.

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39	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Further and detailed consultation with each of the villages identified for growth and expansion regarding the mix of development in each village. ▪ A structure plan and landscape strategy should be initiated for parts of the LGA that are undergoing potential changes to zoning including the villages of Currawarna, Collingullie, Uranquinty, Mangoplah, Ladysmith, Tarcutta and Humula. ▪ Villages closer to the Wagga CBD should have priority. ▪ Small acreage can be subdivided with little consultation, yet larger acreages cannot be subdivided to smaller than 500 acres. This is incongruous. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> ▪ The expansion of housing in North Wagga will put more traffic pressures on the Gobbagombalin Bridge. Has this been considered in the 15-minute Wagga plan? 	<ul style="list-style-type: none"> ▪ The concerns with duplication of Gobbagombalin Bridge are noted. Council will continue to work with Transport for NSW on connectivity of state roads.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Has water recycling been considered for new subdivisions like the Huntlee suburb in the Hunter Valley? 	<ul style="list-style-type: none"> ▪ The comment is noted and will be further considered in consultation with Riverina Water County Council.
	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ RDA Riverina would appreciate being involved in further planning opportunities. 	<ul style="list-style-type: none"> ▪ Noted.
40	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Positive that the plan recognises that no more vegetation should be lost in the Wagga region and this should include all tree cover as well as the native grass understories that are hard to replace. ▪ This is essential to a healthy and resilient environment for our children. ▪ Research for a long time has shown that this region has over cleared and will not stand future pressures. ▪ Bushfires demonstrate how quickly large swathes of the ecosystem can fall over. ▪ Wagga regions needs around 20% more vegetation to be considered sustainable, we have less than 10% natural area. ▪ Would like to see that plan acknowledge what we have and the condition of the environment, so we know how it changes over time. ▪ Strengthen the monitoring, for example, by recognising Wagga's tree cover monitoring will show us whether the sustainability of the environment is improving over time. ▪ The addition of half the population over time (100,000 people) may mean it is degrading further overtime and steps should be taken to protect and restore more natural areas. ▪ Discussions around developing natural areas like Pomingalarna and Lake Albert Golf course, even though these areas are listed in these plans as important nature corridors when it is clear we cannot afford to lose any more nature. ▪ Monitoring section of the plan should report on the actual situation of the environment so that we understand what is meant by being sustainable. ▪ Happy that this plan is going in the right direction to address legal requirements internationally and locally to halt clearing to protect endangered communities locally. ▪ More street tree and park tree cover would be good to make the environment more family friendly. ▪ Difficult to go outside with young children for a large part of the year without shade in summer. ▪ More trees to provide some cover on rainy days. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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41	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> Concerns about safe access road to Wagga if the River is flooded as Mundowry Road is flooded in minor flood level leaving the Old Narrandera Road as the main access road to Wagga which is currently a congested intersection with the Olympic Highway. With more growth to the north and northwest of Wagga the congestion on the Olympic Highway near Wagga will increase. 	<ul style="list-style-type: none"> Noted. The comments on road access during a flood will be provided to appropriate officers for review and prioritisation.
42	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Formally document ideas and suggestions by the Tarcutta community. Outline current projects underway in the community and showcase the positive outcomes these projects will have for the local community. Provide an overview of development goals for the Tarcutta and district communities. Outline opportunities Council has within current budgets to assist in achieving Tarcutta's major development goal. Help Council understand what the priority project are for the Tarcutta community. 325 Individual feedback forms submitted to the Tarcutta Progress Association. Two main categories the local community have identified as a priority for growth and future development of the village are upgrades to current park facilities and development of new park facilities. Followed closely by town maintenance. Other priorities include tourism projects, community spirit projects and community initiatives. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages. The consolidated community response through active community groups is appreciated and will assist Council with identifying opportunities to work with the community on improvements and development.
43	<p>Support:</p> <ul style="list-style-type: none"> Support the draft Local Strategic Planning Statement. Understand when planning long term for the community that environmental, economic, and social outcomes all need to be considered and this is evident in the document. Congratulate Council on this comprehensive document that is not only planning for Wagga Wagga as a city but in a regional, State, National and Global context. 	<ul style="list-style-type: none"> Noted.
	<p>Economy:</p> <ul style="list-style-type: none"> Acknowledge the inclusion of the CBD under both Growing Economy and Community Place and Identity, recognising the CBD is more than a business district and requires social and cultural elements. Fully supportive of the vision to make the CBD a key focal point of the city as a priority with a focus on experience and engagement people will have when they are in the area. Understand Council will be looking at undertaking a CBD Master Plan and look forward to supporting Council in the development of the document and providing feedback from our Central Activity District Committee. 	<ul style="list-style-type: none"> Noted. Business Chamber and business community will be involved in the development of the CBD Master Plan.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> Understand that a housing strategy will be undertaken in the future which will look at the opportunity to deliver on population targets, housing choice and affordability. In terms of addressing diversity, would like Council to consider the controls that inhibit prefabricated buildings. 	<ul style="list-style-type: none"> Noted. Will be considered as part of the housing strategy and subsequent amendment to the Development Control Plan.
44	<p>Rural / Villages:</p> <ul style="list-style-type: none"> The biggest improvement for Currawarna would be a garbage bin pick up. The present arrangement is not satisfactory. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages.

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45	<p>Rural / Villages:</p> <ul style="list-style-type: none"> There are several unsealed roads in Currawarna, dust is a problem. Our garbage pickup is non-existent. Need a garbage service, most residents pay for skip collection. Smallmon Brothers waste is profiting from this – it is time we had a garbage pickup service. 	<ul style="list-style-type: none"> Refer to response to Submission 8 regarding villages.
46	<p>Rural / Villages:</p> <ul style="list-style-type: none"> Provide advice about the protection and growth of agricultural industries and the resources which these industries depend on to provide economic growth. Wagga 2040 recognises the importance of agricultural and the rural economy to Wagga’s future. NSW DPI support the medium-term action to develop a Rural Lands Strategy. Seeing a rapid shift in farming practices, trending toward farm scale circular economies and amended farm practices due to updated technology. Some of these shifts may become noticeable in Wagga prior to the rural lands strategy and an interim suggestion would be to support updated land use definitions or planning controls to enable those commercial shifts. This could potentially be worked into the action ECON 8. Commentary around rural lifestyle housing being in or adjacent to villages is also strongly supported. DPI staff are available to advice Council in the preparation of any housing strategy which involves release of greenfield sites to help balance against the needs of agriculture. 	<ul style="list-style-type: none"> See response to Submission 8 relating to villages. Further refinement of the village growth will be done in consultation with DPI.
47	<p>Growth / Development:</p> <ul style="list-style-type: none"> The omission of the subject property from the LSPS ‘City Wide’ plan is of concern. Owner has progressed in good faith under the guidance of Council to prepare draft structure plan options and supporting environmental and technical studies to underpin a future planning proposal. Planning framework has guided the preparation of reports and studies. The inclusion of this land is understood to be strategically important to sustain the long-term future residential land supply for the City. The general themes and principles included in the LSPS are supported, they capture similar matters and terminology included in other draft plans. The development of this land will encompass those visions to ensure sustainable and innovative neighbourhood environment for future generations. In respect of the guidance and work undertaken to date, Council is requested to amend the draft LSPS to acknowledge and include this land as a future growth area. 	<ul style="list-style-type: none"> Refer to response to Submission 19 regarding direction for growth and infill. Refer to response to Submission 19 regarding site specific requests. Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale. Further consideration to be given to the style of development for this location as it is not a direct extension of the city.
48	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> Council is well placed to publicise effective climate change mitigation strategies already occurring within the LGA. Council can help people in Wagga understand how climate change is already impacting us and what residents can do to be part of the solution. Climate change is already impacting us by making summers hotter, increasing fire and flood risk, increasing thunderstorm intensity, and making profitable agricultural production more difficult. Council can run education on household purchasing choices, superannuation and banking choices, transport choice, household energy consumption and support NSW Department of Primary Industries in local education around regenerative farming. 95% of our land is managed agricultural land. Council could develop a Net Zero emissions pathway to further its commitment to reduce emissions, climate change impacts and plan for a sustainable future. This is in accordance with the NSW Government’s goal for Net Zero emissions by 2050. 	<ul style="list-style-type: none"> Refer to response to Submission 4 regarding sustainability / climate change comments.

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48	Environment / Biodiversity: <ul style="list-style-type: none"> ▪ Council can promote vegetation corridors on privately owned agricultural land. ▪ Council could construct a series of 5 lookouts along Willans Hill Ridgeline. ▪ Include reference to the Biodiversity Strategy: Maldhangilanha 2020-2030 to ensure the recommendations are enacted. 	<ul style="list-style-type: none"> ▪ Noted. ▪ The plan has acknowledged and referenced connections to the Biodiversity Strategy: Maldhangilanha where appropriate.
	Community: <ul style="list-style-type: none"> ▪ Council must make mention of the existing Reconciliation Action Plan 2040. Wiradjuri culture still does not hold the position and respect it deserves in the local community. 	<ul style="list-style-type: none"> ▪ Noted. ▪ Through community place and identity, we acknowledge and place importance on Wiradjuri Culture for planning consideration.
	Connectivity / Accessibility: <ul style="list-style-type: none"> ▪ Council should provide support for the construction of a local rail trail cycleway forming part of the local amenity for cyclists as well as a tourism attraction. 	<ul style="list-style-type: none"> ▪ Note. The implementation of the Active Travel Plan will provide an extensive cycle network and amenities.
49	General / Comment: <ul style="list-style-type: none"> ▪ No inconsistencies with the Riverina Murray Regional Plan. ▪ No significant concerns raised and may be more specific to the implementation stage rather than being applicable to the LSPS document which is a strategic framework for local land use. 	<ul style="list-style-type: none"> ▪ Noted.
	Environment / Biodiversity: <ul style="list-style-type: none"> ▪ Encourage Council to develop a prospectus of areas of high value biodiversity, including remnant vegetation on private and public land that has the potential to become stewardship sites under Biodiversity Offset Scheme (BOS). ▪ Support the development of planning priorities that protect and manage natural assets including biodiversity. ▪ The DCP provides limited powers to protect biodiversity assets. ▪ Not adopting Clause 5.9(9) within the Wagga LEP, routine agricultural management activities are permitted. Permitting this is inconsistent with the Riverina Murray Regional Plan and draft LSPS. ▪ Recommend to map and characterise environmental values. ▪ Protect high environmental value assets through plans. ▪ Specify measure to minimise impacts from development in high environmental value and consider offsets and other mitigation mechanism for unavoidable impacts. ▪ Recommend appropriate actions for managing flood risks be incorporated into the LSPS. ▪ LSPS does not provide sufficient resilient / recovery / natural hazard actions. 	<ul style="list-style-type: none"> ▪ Noted. ▪ Council will continue to liaise with BCD on biodiversity outcomes as part of planning proposals and DCP controls. ▪ LEP and DCP provisions will be reviewed to ensure consistency with regional plan and LSPS. ▪ Comments will be provided to relevant officers for consideration. ▪ Flooding controls in the LEP & DCP will be guided by the implementation and adoption of flood risk management studies for the local government area.
	Sustainability / Climate Change: <ul style="list-style-type: none"> ▪ No inconsistencies with the Riverina Murray Regional Plan. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments. ▪ Further consideration of the specific recommendations will be undertaken as part of further studies and review of the LSPS.

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49	Community: <ul style="list-style-type: none"> Embed the public space definition and reference to public spaces into Council's themes and priorities. Update mapping to include key public spaces. Embed access to quality public spaces in current and future planning. Promote access to quality public space to ensure liveable, sustainable, and well-designed neighbourhoods. Promote access to quality public space to support strong town centres and improve the local economy. Recognise and embed green infrastructure as an important component to delivering infrastructure to support growth. 	<ul style="list-style-type: none"> The LSPS acknowledges that public spaces include playgrounds, sporting fields, streets, or natural areas. The comments are noted, and further consideration will be undertaken as part of further studies and review of the LSPS.
	Heritage: <ul style="list-style-type: none"> Support heritage initiatives in the LSPS. Not enough detail on Heritage in the LSPS. If Aboriginal communities and / or groups have not been consulted, do so prior to finalising LSPS. 	<ul style="list-style-type: none"> Noted. Heritage both European and Aboriginal will continue to be a priority.
50	Growth / Development: <ul style="list-style-type: none"> Is the supply of potable water able to sustain 100,000 population, its employment and amenity? There does not seem to be adequate consideration of this issue. Live adjacent to the northern growth area, one of four landowners of blocks being approximately 3-4 hectares in size. Lot straddles that natural drainage of a large area which flows west towards Houlaghans Creek. Photos provided of water accumulating. The plan does not show details of eco-system preservation, wildlife and habitat corridors, drainage intentions and fire mitigation, although if approved anticipate more details will be forthcoming. Ask consideration to incorporate our property into the norther growth area proposal. 	<ul style="list-style-type: none"> The concerns with water security are noted. Discussions with Riverina Water Country Council have confirmed the city has a secure and reliable water supply to support growth. Note the comments and confirm the details of corridors, drainage and fire mitigation will form part of detailed strategies prior to enabling development. Landowners will be consulted as part of developing the Northern Growth Structure Plan.
	Environment / Biodiversity: <ul style="list-style-type: none"> Salinity and flood inputs are only acknowledged. Property forms part of the Coolamon to Houlaghans Creek Corridor Habitat Restoration project. Brunskill Road and an old stock route off The Gap Road form the main sections. For 25 years have been involved in various tree planting projects to create wildlife corridors between the CSU hills and Houlaghans Creek. The Coolamon to Houlaghans Creek corridor joins with the natural drainage at our property. To preserve this corridor, part of our block would be essential to facilitate a drainage easement, expand the wildlife corridor and to enhance the amenity of the western side of the proposed development. Willing to be involved in additional revegetation projects in the existing corridors which would provide a mature corridor in 10 to 20 years' time. 	<ul style="list-style-type: none"> The document aims to expand on and improve existing planning outcomes for our natural areas by making it the priority for development outcomes. This will be implemented as part of planning proposals that change the Local Environmental Plan and Development Control Plan that will directly guide how development occurs and specifically the protection and enhancement of natural areas.
	Connectivity / Accessibility: <ul style="list-style-type: none"> Transport corridors are only mentioned in passing, although further information is available in the Integrated Transport Strategy. What happens if the funds are not forthcoming for a major north/south city corridor or heavy vehicle bypass? 	<ul style="list-style-type: none"> The concerns with the major north/south corridor are noted. Council will continue to work with Transport for NSW on connectivity of state roads.

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51	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Note the 'City Vision Map' and write with regards to the section of the map that shows the Kapooka Barracks. ▪ The maps show a light grey shaded area surrounding Kapooka Barracks but that is not shown on the legend or defined in the document. It is not justified in any way in the LSPS. What does the light grey area denote and how/where is it specified and justified? ▪ Given what we know about a similarly coloured undefined area around the Bomen Special Activation precinct, we assume the light grey area signifies some type of buffer zone. ▪ If the shading refers to a type of buffer zone, the concept has not been discussed in any way with the residents and ratepayers that would be affected. ▪ Aware Council has discussed the notion with Kapooka Barracks who advised they are not concerned with the eastern side of the Barracks where Administrative Facilities, Accommodation and Leisure Facilities are located. But concerned about the need for additional future land on the western side of the base where the live firing and other noise related activities are carried out. ▪ If the light grey area does reflect a buffer, what is proposed? ▪ The area as a buffer is ill conceived and poorly thought out as it includes a new buffer around an existing buffer, a buffer zone around a water/sewerage treatment plant, a golf course, visitor parking, visitor picnic area, accident memorial, unused paddocks and grazing land, preschool, community centre, residential village, pony club and horse paddocks and administrative centre including the hospital. ▪ The buffer includes existing ratepayers' residence and related facilities. ▪ The buffer on the eastern side lacks expert / scientific justification. ▪ Understand a buffer to the west and south where noisy activities are concentrated but concerned that nothing has ever been defined as to how any further buffer area will be defined and what it will achieve. ▪ An undefined buffer area is an unreasonable impost on ratepayers in the area, is baseless, unjustified and the need for any such zone is over-stated. ▪ The plan ignores the presence of Kapooka Village and the passive open space areas of the area, the sewer/water treatment plant, golf course and pony club / horse paddocks. ▪ Kapooka is a training facility for military recruits and the nature of operation is primarily physical training, drill and small arms related. It does not warrant extreme buffer areas. ▪ The base has a land use management program that focuses noisy training activities to the west as it is shielded by a high ridge of hills. ▪ The buffer fails to recognise or consider the natural ridge line barriers. ▪ Buffers are an unnecessary burden placed on adjoining ratepayers / landholders without adequate justification. ▪ The buffer has no synergy with Kapooka's long-term plans. ▪ The buffer doubles up on land that Kapooka had previously identified as a buffer area contained within their existing property boundary. ▪ Proposed expansion of Uranquinty to the north is contradictory to the protection policy surrounding Kapooka, particularly where San Isidore and Kapooka Road properties are over 3km from Kapooka firearms training area and shielded by 2 ridgelines, whereas Uranquinty is within 2.5km and line of sight of the noisiest Kapooka training activities. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale. ▪ Development in this location will need to direct involvement with Department of Defence to ensure consideration of impacts on opportunity for military expansion is considered. ▪ The buffer is not intended to sterilise land but to ensure adequate consideration is given to impacts of development in these locations. ▪ The buffer will be added to the map legend with further commentary provided in the LSPS on the purpose of the buffer.

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52	<p>Heritage:</p> <ul style="list-style-type: none"> ▪ The FAQ stated that the plan is to preserve key attributes whilst identifying opportunities to have new and modern development if it is appropriately designed. The LSPS makes vague generalised statements regarding heritage and appears to give preference to pursuing new and modern development in the heritage conservation area of Central Wagga Wagga and not to retain the character and amenity of the area. ▪ The needs to be more specific controls and less sweeping comments that can be misinterpreted by developers. ▪ Controls should be strengthened to preserve the character and amenity of the heritage conservation area. ▪ Proposals often refer to the central business area of Wagga without acknowledging the heritage conservation area is a separate entity as indicated in the DCP. ▪ The heritage conservation area was proclaimed more than 30 years ago because of research and representation by citizens who realised the individuality of the city. ▪ Central Wagga Wagga has character that marks it out from other cities. We must retain this character and not overturn the efforts of those who persuaded Council that we have a treasure. ▪ The heritage conservation area is in danger of being destroyed through inappropriate development. ▪ There is already a large portion of the conservation area that is zoned R3 allowing for medium density residential buildings as well as adjacent to the CBD. This is sufficient to allow for the development Council is encouraging to revitalise the retail and business sector of the main street and CBD. ▪ The heritage conservation area has key character attributes which should be considered during ongoing development. ▪ Within the area is the Heritage Walking Tour of the city's most significant historic buildings, several which are placed on the National Trust Register. Central Wagga is one of the finest examples of urban development in Australia and its character and amenity should be protected. ▪ Development needs to take particular care to ensure that the particular themes, features and characteristics that make the item or area significant are not compromised by change and should be designed to maintain the historical integrity and visual prominence of the existing buildings within the heritage streetscape. ▪ Preserving key attributes should include not just 'facadism' but keeping of all-important elements which combine to define the character and amenity of the conservation area. This should include original materials, gardens, setbacks, street trees and streetscapes. ▪ When considering development applications within the conservation area, Council should adhere to recommendations of the heritage impact assessment supplies by Council's heritage advisor. ▪ Media reports indicated that more families are looking to move from the high-rise of the cities to country towns with more affordable homes and a yard for the children to play. This move has been strengthened since the pandemic and the ability to work from home. ▪ There is a need to retain the availability of such property, not only in the suburbs but near the CBD. ▪ Council is not listening to the voice of the residents and ratepayers. While progress can be positive, we do not want our beautiful city to become just another urban jungle devoid of character. 	<ul style="list-style-type: none"> ▪ The concerns with the protection of heritage are noted. ▪ Development of a CBD Master Plan will be done in consideration of the existing Heritage Study. ▪ Controls relating to heritage currently exist in the Development Control Plan and comments provided will be considered as part of the review of the Development Control Plan. ▪ Preservation and enhancement of heritage is a key principle of the plan.

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53	<p>Infrastructure:</p> <ul style="list-style-type: none"> Noted that Council has not prepared an infrastructure plan in conjunction with the LSPS for the Northern Growth Area. This is concerning as the LSPS is informing new development and redevelopment areas in terms of land use and zoning. Has Council considered if and how infrastructure can be provided to support this? Encourage Council to investigate servicing requirements, even at a concept level prior to finalising the LSPS. 	<ul style="list-style-type: none"> Noted. Infrastructure will be assessed as part of developing the Northern Growth Structure Plan. Preliminary assessment has been undertaken as part of planning for road upgrades within the existing northern suburbs.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> Note the city vision map identifies an area within the CBD for infill development. Is it Council's intention to specifically gear infill development towards this area only? Or is this area identified as a priority for Council? Consider infill potential to exist for a much larger area within the LGA including sites south of the CBD. Encourage Council to consider infill development potential within the whole LGA provided it can be supported. The LSPS fails to identify areas of development potential, either new or infill in nature, south of the CBD. Consider development potential for both new and infill development south of the city in many areas. Encourage Council to consider including identification of future investigation areas within the city vision map to identify potential development areas. Understand the northern growth area is the priority, however, following this, what is the intention? The northern growth area combined with infill development only will not supply residential land to support the vision of 100,000 population. The LSPS states there is 291 hectares of residential land in Lloyd, Estella, Boorooma and Gobbagombalin, Council must consider that the rate of development cannot be controlled. A large portion of residential land in Boorooma is under one ownership with a maximum development rate of 30 lots per year. Does Council have a plan for encouraging development of areas where developers are not actively subdividing or releasing residential land? LSPS intends to determine the ultimate development potential of large lots on the southern fringe of the city and encourages large lifestyle lot development within nearby villages and neighbouring towns. Does this mean Council will be investigating potential rezoning along the southern fringe or a decrease in the current minimum lot sizes? Council needs to consider review of existing medium density development controls as they are not compatible with the intended outcome of increasing density. 	<ul style="list-style-type: none"> Infill development will be directly influenced by the availability of available infrastructure and this will dictate where infill development occurs and will be considered against the principles of the plan as the demand arises. Mapping specifically includes the Northern Growth Area as the greenfield area as the largest potential growth area for the city and the priority area needing infrastructure provision to be planned for. The comment on medium density development controls is noted and will be further reviewed as part of the housing strategy.
	<p>General / Comment:</p> <ul style="list-style-type: none"> LSPS relies heavily on the SAP which is still draft. Has Council considered the implications on the LSPS should the SAP be amended prior to finalisation? The LSPS provides a vision for the future of Wagga Wagga LGA, however further work is needed to ensure the document can assist in meeting the vision in reality. 	<ul style="list-style-type: none"> Noted. The SAP Master Plan has been exhibited and the plan reflects the exhibited Master Plan. If the SAP is amended, this can be taken into consideration if it creates inconsistencies with the LSPS for planning proposals / applications.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> Has Council considered the additional impact residential land and employment land will have on the Gobbagomablin Bridge. What is the plan for traffic into and out of the CBD from the north? 	<ul style="list-style-type: none"> The concerns with connectivity via Gobbagombalin Bridge are noted. Council will continue to work with Transport for NSW on connectivity of state roads.

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54	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ History of site proposals provided. ▪ The SAP buffer area includes subject land which has not been discussed with client or consultant by either Council or State Government. ▪ The LSPS mirrors the SAP in terms of sterilisation of the entirety of the subject land west of Poiles Road. The assessment process is flawed. Rather than assessing from the SAP area outwards to determine a buffer area, the studies have set an outside boundary, being the westernmost boundaries of the subject land. ▪ Until the SAP was proposed, the best and highest use of the subject land was for residential development. ▪ The SAP plan is still draft, and should this be amended, how will Council address the impacts this will have on the LSPS. ▪ The LSPS is flawed in its reliance on the SAP as a basis for residential development in the northern growth area. 	<ul style="list-style-type: none"> ▪ The Northern Growth Area identified in the LSPS is not dissimilar to the Wagga Wagga Spatial Plan developed in 2013. Land use conflict with residential growth close to Bomen has been a long-standing consideration. ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ History and consultation concerns are noted. Noise and odour buffers have been a long-standing consideration through all discussions. ▪ If the SAP is amended, this can be taken into consideration if it creates inconsistencies with the LSPS for planning proposals / applications.
55	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ The document is not reassuring as a guiding document for planning in the Wagga Wagga LGA. It continues the mantra of continue growth for prosperity without examining the consequences or constraints for present and future generations. ▪ A strategic plan should establish agreement around intended outcomes / results and what the constraints / impediments are in achieving those outcomes. ▪ The biggest impediment is climate change, which is not mentioned in the document, yet it has the greatest impact on achieving some of the goals. ▪ Suggest Council review the integrated Regional Vulnerability Assessment: Riverina Murray 2014 for projected impacts of climate change in this region and reassess proposals. ▪ Agriculture is a major industry in the Wagga Wagga LGA and at the greatest risk from climate change. ▪ Increase heat is already occurring with a greater number of days over 40 degrees and causing some community activities to implement guidelines for extreme heat days. ▪ Many of the climate impacts are also indicated in the Riverina Murray Regional Plan 2036. ▪ The Local Government Act indicates that local Councils have a duty of care to their staff, but nothing about duty of care to the health and wellbeing of their citizens, which should be a guiding principle of all levels of government. ▪ Strategies developed to mitigate the biophysical impact of climate change on natural areas, especially fauna. ▪ Investigate mitigation measures for impact of rising temperatures on viability of agricultural enterprises. ▪ More emphasis on sustainable house design and builds. Develop a rating for sustainable houses like Canberra. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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55	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Ecosystem productivity and nutrient cycling are likely to decline – Principle 1 – protecting and preserving the environmental assets is the priority of any development. Key points are too vague to give confidence that this will be achieved. ▪ There should be an indication of a percentage of land per housing development that is set aside for natural areas and incorporate remnant vegetation if it exists. ▪ A database and mapping of key remnant vegetation areas and old growth trees need to be identified. This forms the foundation of planning new development. ▪ Database and mapping of potential offset areas must be done based on the vegetation communities and habitat trees present in the LGA. ▪ Assessment of how much development can occur based on offset areas available and no double dipping. ▪ Data to be publicly available for reference in commenting on development. ▪ Develop a percentage of green canopy cover in urban areas. ▪ Develop easily accessible cool refuge areas for extreme heat days for people and wildlife. Develop a map of these areas for citizens and tourists. ▪ Plants use for green canopy need to consider allergy issues. ▪ Define sustainable as a guiding principle. Not confident that it is understood. ▪ Accurate assessment of future water available is a concern. Water sustainability needs investigation to support growth. 	<ul style="list-style-type: none"> ▪ The Wagga Wagga Recreation, Open Space and Community Strategy identified open space provision requirements for development including natural areas. ▪ Mapping database suggested are noted and will be referred to the relevant officers for consideration.
	<p>Heritage:</p> <ul style="list-style-type: none"> ▪ Infill development in older parts of central Wagga Wagga need to respect and retain heritage character. This retains the charm and historical context of the areas. 	<ul style="list-style-type: none"> ▪ A key principle is to guide infill to areas where it is suitable and will not impact on the heritage character.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> ▪ Reduce dependency on car travel to ease congestion. Drive & ride centres, especially in the northern suburbs. Smaller buses? ▪ Better cycle and pedestrian pathways separated from vehicle traffic. ▪ Needs to be better connectivity with present pathways to any new ones. People are still driving to the present pathways. ▪ Better road and parking infrastructure or public transport. 	<ul style="list-style-type: none"> ▪ The implementation of the Wagga Wagga Active Travel Plan will provide an extensive bike network and facilities to promote active travel. ▪ Further improvements to public transport, parking and roads will result from the implementation of the Wagga Wagga Integrated Transport Strategy.
	<p>Heritage:</p> <ul style="list-style-type: none"> ▪ Infill developments to be sympathetic to historical context of older urban areas. High rise not appropriate for some areas. Height limitation of no more than 4 stories. Higher designs might meet resistance from buyers after problems in Sydney. ▪ Multistorey building designs need to incorporate or have easy access to green spaces. ▪ Housing and multistorey design must be designed to minimise running costs. ▪ Enough housing to meet needs of physically impaired and older individuals. ▪ Ensure enough affordable housing and social housing is available that are built and designed to minimise running costs. 	<ul style="list-style-type: none"> ▪ A key principle is to guide infill to areas where it is suitable and will not impact on the heritage character. ▪ Consideration of height within the CBD will be a consideration when developing the CBD Master Plan. ▪ Affordability, design and access to green spaces will form part of the considerations of the proposed Housing Strategy.
56	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Understood that Council was to implement the actions of the Spatial Plan, including rezoning subject land. ▪ Request council to confirm whether the action item will still be relevant under the LSPS. ▪ Will Council be preparing studies and subsequent amendments to the LEP & DCP in relation to this land? 	<ul style="list-style-type: none"> ▪ Rezoning is the responsibility of the landowner and can be considered. ▪ Refer to response to Submission 19 regarding direction for growth and infill.

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57	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ LSPS is silent on land surrounding the urban area, particularly the larger rural lifestyle lot areas of Gregadoo Hills. ▪ The inclusion and consideration of these areas in previous planning documents was thought to be important in characterising the lifestyle living choices that make Wagga a special place to live. ▪ Lifestyle lots within Gregadoo Hills have proved to be popular and legitimate part of the lot size mix for the city. ▪ Subject land is of marginal agricultural production value and is of similar nature of other properties that have been subdivided in the immediate area. ▪ Council is requested to include the subject land as potential rural lifestyle lot development. ▪ The land is natural infill between existing Gregadoo Hills subdivision and other rural residential developments. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
58	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ General principles of the LSPS are supported including making more efficient use of existing urban zoned land near infrastructure and services. ▪ The subject land is too large or relevant to the requirements and desires of lifestyle living, particularly where the land is now close to developed urban facilities. ▪ The land is suitable for further subdivision beyond the current zoning and minimum lot size. This approach would align with infill principles of the LSPS. ▪ The LSPS ignores land east of Mitchell Road. ▪ Request Council to consider including future land use directions for this land to enable further consideration of rezoning and minimum lot size changes to accommodate additional dwelling lots in this location. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
59	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ There is little recognition of the importance that larger lifestyle housing allotments have in defining Wagga Wagga's character and attraction. ▪ Request Council to consider the subject land within the urban limits of the broader city area. ▪ Include future land use direction for this land and other similar land to enable further consideration of rezoning and minimum lot size changes to ensure a broad range of housing choice. ▪ Provide additional planning principles that will help encourage innovative and sustainable housing subdivisions, including larger lifestyle lots that have the potential to be self-sustaining and less burden on public infrastructure whilst enabling regeneration of native flora and fauna and preservation and enhancement of biodiversity. 	<ul style="list-style-type: none"> ▪ Lifestyle housing allotments, while attractive, this type of development complicates service delivery, transport planning and future development patterns. ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
	<p>Connectivity / Accessibility:</p> <ul style="list-style-type: none"> ▪ Reconsider the identified location of the southern highway bypass route as shown on the city-wide map, particularly as the route traverses existing built up small holding areas of Lake Albert. The appropriate route would follow the transmission line easement generally aligned with Boiling Down Road. 	

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60	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ The Wagga LSPS needs to include more orientation to and provision and support for a net zero emissions target. ▪ How net zero emissions might best be incorporated in the LSPS could be guided by the formation of a Wagga emission reduction strategy, which could focus on the economic opportunities that the transition to net zero emissions creates. ▪ Wagga needs to clarify what is required by its commitments to 'sustainable' and 'sustainability' in relation to emissions and energy. ▪ Through the Paris Agreement, the global community has made clear that sustainability leaving a world of comparable opportunities for future generations requires a sharp decline in emissions to keep temperature rise as little as possible above 1.5 degrees. This requires the achievement of net zero emissions by 2050, a target taken up by NSW and other states and territories. ▪ Wagga has a vision of being the capital of the region, with that comes a leadership role in terms of integration of emission mitigation in land use planning. To achieve leadership PIA asserts that planners need to be leaders of action on climate change and that a sustainable and secure future cannot be left to business as usual. Planners have a responsibility to be proactive in the development of mitigation and adaptation strategies. ▪ Residents of Wagga value science around achieving net zero, playing an active role to reduce emissions, prosperity, quality of life, fairness, and biodiversity. ▪ NSW Department of Planning, Industry and Environment provide information and tools to enable local emissions reduction pathways to be implemented and recommend that local government assess LGA wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community. ▪ Three opportunities for promoting the prosperity of businesses and residents include electric vehicles, distributed energy and increased energy efficiency in buildings lowering the costs for consumers and business and promotes the economy, businesses, and job creation. ▪ The means by which the LSPS and Council can promote and facilitate these opportunities needs to be explored including a plan to transition to net zero to inform the LSPS and other Council documents including the Community Strategic Plan and LEP. The focus of such plan can be to the NSW Net Zero Plan. ▪ Need to facilitate the provision of infrastructure that will better enable residents and businesses to take up the opportunity of battery electric vehicles. Encourage developers to provide chargers in new or remodelled buildings and in public spaces. Ask developers to report on the number of chargers provided per household or premise. Publicise best practice, such as developments with best practice of charging infrastructure or other support for battery electric vehicles. Educate designers, developers, prospective residents, and businesses about the cost benefits of battery electric vehicles and the advantages of early planning for and installation of charging infrastructure. ▪ Council could liaise with top electric vehicle industry groups and ask them to conduct workshops. ▪ Several key documents key to the LSPS state the importance of renewable energy generation to our region and regional NSW generally. ▪ The LSPS should facilitate the uptake of distributed energy systems, particularly rooftop solar. ▪ Provisions could be considered to make villages resilient microgrids. ▪ Energy efficiency can be promoted through the LSPS. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.

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61	<p>General / Comment:</p> <ul style="list-style-type: none"> Commend the vision and planning principles of the LSPS for Wagga Wagga to accommodate 100,000. Council can do more and raise queries and suggestions that may enhance and / or refine or define some of the LSPS planning principles. 	<ul style="list-style-type: none"> Noted.
	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> The words climate change, sustainable, affordable, and effective are mentioned throughout, how does Council propose to address these principles? From experience clients request cost cutting methods at the expense of environmentally sustainable solutions. It is difficult to educate the public of affordable, environmentally sustainable solutions when government development control policies are lacking to address climate change. Acknowledge that Wagga is a nation leading renewable energy provider which is commended, but is that the only solution to addressing climate change? We currently build infrastructure that requires continuous high energy consumption. We can offset energy consumption with renewable energy but not gas. Passivhaus principles / standards are a tool to design such infrastructure. 	<ul style="list-style-type: none"> Refer to response to Submission 4 regarding sustainability / climate change comments.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> Commend the action to encourage large lifestyle development in villages and infill development in urban areas, how do Council plan on diversifying housing types, particularly to accommodate an aging population, when through experience, the older population are investing in their retirement accommodation are requesting three bedroom design minimum based on real estate advice and current market observations. Council could relax / ease controls of secondary dwelling types to encourage extended family lifestyle. Why are Council encouraging SAP infrastructure development closer to Cartwright Hill residences? Placing a buffer zone within the SAP boundaries could allow intensification of Cartwrights Hill along with the northern growth area. 	<ul style="list-style-type: none"> Noted. Further work on housing diversity will form part of the Housing Strategy in consideration of the community demographics and anticipated demographic changes. The Housing Strategy will identify opportunities for controls to encourage certain housing types. The SAP Master Plan will facilitate employment and industry growth essential for growth of the city. Managing land use conflicts is important
62	<p>General / Comment:</p> <ul style="list-style-type: none"> Commend the encouragement of biodiversity practices, however, why does Lloyd promote impervious surfaces. Understand it prevents salinity issues within Glenfield but is Turvey Park contributing to problems to Glenfield as well? Solution could be a division between suburbs to reduce / prevent water table egress. Advice of Australian Standards and CSIRO class with the intent of greening our urban areas with trees. Bear this in mind when planning biodiversity solutions. 	<ul style="list-style-type: none"> Noted. Management of the water table and salinity issues is an ongoing matter that will continue to be monitored and solutions provided will be considered.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> Submissions in the past for a long-term vision of creating opportunities for larger lifestyle rural lots in areas of marginal productive agricultural value. These types of lots ranging in size from 10 hectares upward, provide a legitimate and highly sought-after rural housing choice when using less productive lands with significant natural features. The LSPS has little discussion on rural housing choice or strategies to deal with more appropriate minimum lot size allocation across the rural landscape. An action item from the Spatial Plan was to complete a review of rural land use strategies and minimum lot size provisions. This is seen as an important first step together with a city-wide housing strategy. The broad principles of the LSPS are generally supported, however consider there is a lack of attention to rural settlement patterns and lifestyle choice. 	<ul style="list-style-type: none"> Lifestyle housing allotments, while attractive, this type of development complicates service delivery, transport planning and future development patterns. Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. Refer to response to Submission 19 regarding site specific requests. Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.

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63	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The LSPS has departed from the intentions of earlier strategic land use plans by removing reference for future urban development on the subject land. ▪ The LSPS refers to a natural boundary formed by the ridgeline south-west of the city at Lloyd and Springvale that separates Kapooka from the urban areas of the city. Urban growth will not extend beyond this ridgeline or onto elevated lands west of Lloyd and Springvale. This will mitigate the potential for future land use conflict. Experience living in the area is that the military training activities at Kapooka are negligible at best. ▪ The contention that Kapooka requires a buffer on its eastern boundary and that urban development further east of the Olympic Highway should be constrained seems unfounded. ▪ There are no studies or specific research that would support the position of the LSPS. ▪ Kapooka is an initial recruit training centre with limited noisy activities compared with other larger military training areas. Weapon firing ranges and any other live ammunition training occurs on the western boundaries of Kapooka that are screened by two ridgelines. Any expansion of noisy military training activities will occur further west noting that Kapooka village and recruit accommodation is located on the eastern boundaries. ▪ Object to the broad statements in the LSPS regarding land west of Lloyd / Springvale ridgeline and request Council to prepare studies to substantiate those statements prior to finalising the plan. ▪ Expect a community workshop involving landholders in that precinct to be able to understand Council's position and the views of the local community given the LSPS departs from previous plans. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale. ▪ Development in this location will need to direct involvement with Department of Defence to ensure consideration of impacts on opportunity for military expansion is considered. ▪ The buffer is not intended to sterilise land but to ensure adequate consideration is given to impacts of development in these locations. ▪ The buffer will be added to the map legend with further commentary provided in the LSPS on the purpose of the buffer. ▪ Comments regarding ridgeline and noted and reference will be refined in the LSPS.
64	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Discussions underway with Council in relation to master planning and future zoning of subject land. ▪ Augmentation of this parcel into the immediately adjoining residential network is inevitable and a natural expansion of this area. ▪ The principles of the LSPS are supported, however the city-wide map does not acknowledge this land as part of the broader residential land use structure of the Wagga Wagga urban area. This should be reflected prior to finalising the plan to avoid difficulties in progressing a planning proposal across the land. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Refer to response to Submission 19 regarding site specific requests. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
65	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ NSW Local Government Act 1993 requires local governments to develop a minimum ten-year community strategic plan that is informed through engagement with the local community that is based on social justice principles and that acts as their principle planning document. ▪ Suggest that public officials have not exercised their duties honestly, impartially and disinterestedly and therefore not exercised their offices conscientiously and with due care and skill with due regard to the rights and interests of the members of the public and of other public officials with whom they deal. 	<ul style="list-style-type: none"> ▪ Noted. ▪ Engagement on the Community Strategic Plan is anticipated to commence in 2021.

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65	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ The draft LSPS having no mention of climate change, nor the need for action, is a serious omission. ▪ We need to plan now for how Wagga can best address climate change to play our role and maximise business opportunities. ▪ Needs to be a focus on the built environment to deal with climate change. ▪ Fire fighting planning needs to be included as part of strategic planning. ▪ Emissions reduction – transport is an area that needs a national approach. Wagga’s main influence is lobbying for improvements. ▪ An opportunity for reducing carbon footprints is through the inland freight railway line. ▪ Need to lobby for a Sydney-Melbourne Virgin hyperloop through Wagga with electric powered aeroplanes. ▪ Cheap hydrogen made from renewables might be a business opportunity for Wagga. ▪ Undertaking carbon soil sequestration would give Wagga a national and international spotlight. ▪ Recommend setting up a sub-committee made up of Wagga residents to help plan the community transition to a low-carbon economy and to maximise business opportunities arising from the transition, 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.
66	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The subject land was subdivided in accordance with previous zone and minimum lot size provisions. ▪ Council has been requested to consider rationalising the zoning boundary to enable more efficient subdivision pattern. ▪ The zoning boundary was based on rural land agricultural production value without consideration of the costs of access to this area. ▪ Whilst the principles of the LSPS are generally supported, there is little discussion on the role and supply of larger rural lifestyle parcels of land, particularly the areas with marginal agricultural value. ▪ These parcels are integral to the attraction of living in Wagga and the current stock of available land for rural lifestyle choice is exhausted. ▪ Consideration is requested to include further discussion in the draft LSPS on the topic of large rural lifestyle lots, appropriate minimum lot sizes and the identification of areas of Gelston Park / Gregadoo Hills for further expansion to continue supply of this type of land holding. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding changes to rural zoning and minimum lot size. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale. ▪ Lifestyle housing allotments, while attractive, this type of development complicates service delivery, transport planning and future development patterns. ▪ Further fragmentation of rural land will need to consider impacts on agricultural opportunities and growth.
67	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The land is located at the eastern end of the East Wagga Wagga Industrial Area and has been developed and used for industrial purposes for many years. ▪ Flooding issues have been the main topic of discussion in relation to rezoning this land. ▪ The broad principles of the LSPS are generally supported, however it is considered that the subject site and land immediately north fronting Tasman Road should be appropriately identified as employment land. ▪ This would be consistent with the recent rezoning of land to the north and existing industrial zoned land immediately to the west and have similar site and flooding impact characteristics as this land. 	<ul style="list-style-type: none"> ▪ A rezoning in this area has recently been undertaken with a flooding study completed to determine the maximum extent possible for rezoning. ▪ The subject land was not included because of the flood study results, particularly around hazard categories. ▪ Rezoning of this land would be inconsistent with policies for development on flood prone land.

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68	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The assumption that big and more are better and that targeted and forced development and population growth is inevitable and highly desirable is questioned. ▪ Why is 100,000 a magic number other than being easy to remember? ▪ Global overpopulation is creating many of the World's environmental, health, economic and social problems. Wagga Wagga is not immune to these issues. ▪ If the historic growth rate is maintained, Wagga Wagga would reach a population of about 90,000 by 2040. LSPS target of 100,000 by 2040, requires 2% growth rate. That is 2.5 times the rate of the last 40 years. ▪ Is this desirable for our current and future residents? ▪ The maximum size of a city for liveability is 30 minutes travel time from home to work, school or recreation. In 1980 Wagga Wagga was a 10-minute city. Currently Wagga Wagga could be a 15-20-minute city. ▪ With the targeted population of 100,000 will Wagga Wagga become a 30-minute city? 	<ul style="list-style-type: none"> ▪ The comments relating to targeting a population of 100,000 by 2040 is noted. Reference to achieving a population target by a certain date will be removed and instead reference be provided to ensuring the city can accommodate the desired population number. ▪ The LSPS priority is to preserve character and amenity of the existing city, rural areas, and villages as part of growth. ▪ Growth and infill are planned within the plan to retain the 15-minute city.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ The natural environment is and should be the priority and not seen as a hazard or land constraint or something separate to protect or to strengthen our resilience to. ▪ Wagga Wagga continue to pay the price for continuing to build on the river flood plain. ▪ City development is incompatible with and mutually exclusive of maintenance of the natural environment and / or agricultural production. 	<ul style="list-style-type: none"> ▪ The document aims to expand on and improve existing planning outcomes for our natural areas by making it the priority for development outcomes. This will be implemented as part of planning proposals that change the Local Environmental Plan and Development Control Plan that will directly guide how development occurs and specifically the protection and enhancement of natural areas. ▪ Managing liabilities associated with our natural assets ensures we do not plan for growth and development in areas that are subject to natural disasters that would therefore increase liability on landowners and Council. ▪ The plan recognises our natural environment as one of our biggest assets.
	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ The proposed northern residential growth area, although environmental corridors are planned, will take approximately 600 hectares of prime agricultural land. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Community:</p> <ul style="list-style-type: none"> ▪ Building on the strength of our natural assets, diverse economy and population engaged in cultural, recreation and sporting offerings, affordability, accessibility and acknowledging our heritage of Wiradjuri is fully endorsed and needs to be given priority over any desire to develop or increase population. 	<ul style="list-style-type: none"> ▪ Noted.
69	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ The LSPS balances the key issues of environment, economy and community and encourage Council to make implementation a priority in the next 12-18 months. 	<ul style="list-style-type: none"> ▪ Noted.

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69	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> Support the 10 actions proposed for the environment. Encourage Council to work closely with NSW Department of Planning, Industry and Environment in respect of its biodiversity actions to ensure they are aligned with State Government Policy. Improvements to the quality of local environment as part of the DA and land use regulation process are broadly supported and should be implemented in consultation with the development and construction industry. 	<ul style="list-style-type: none"> Noted.
	<p>Economy:</p> <ul style="list-style-type: none"> Support the 10 actions under growing economy. Support placing strong emphasis on economic development and investment attraction in the region, including southern NSW to national and global markets, the smart city strategy, CBD master plan and development of an infrastructure strategy. Action item ECON 7 is supported and encourage Council to set up a process for regular dialogue with the local and regional business community to ensure its planning framework delivers the right types of land uses in the right locations. The intention to develop a CBD master plan is encouraged and Council should work closely through its process with key landowners with landholdings in the CBD to explore and test development options. 	<ul style="list-style-type: none"> Noted.
	<p>Community</p> <ul style="list-style-type: none"> Generally, support the 16 actions. Support Council developing a housing strategy with a specific focus of providing additional supply of 14,500 new homes. Encourage Council to bring industry members into its consultation process on this strategy and our members would be interested in working with Council to progress the work. Support the strategic planning work Council has committed to undertake with respect to growth within its villages, preparation of a Heritage Design Guide, the structure plan for the northern growth area and reviewing the village DCP. It is important Council work closely with the members of the development industry to ensure these measures do not impact upon development viability. 	<ul style="list-style-type: none"> Noted.
70	<p>General / Comment:</p> <ul style="list-style-type: none"> Supportive of the overall direction and actions contained in the LSPS, subject to ongoing collaboration between School Infrastructure NSW (SINSW) and Council to ensure infrastructure provisions align with growth through to 2041. 	<ul style="list-style-type: none"> Noted.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> The LSPS predicts the population to increase to 100,000 by 2038. Any growth and change identified will need to be considered carefully by SINSW with respect to education needs of the community. SINSW uses population and dwelling projection data provided by the NSW Department of Planning, Industry and Environment as the basis for school planning. SINSW assess schools within the area or region to identify the best way to distribute student numbers to deliver new and upgraded facilities. Based on the above request that consultation occur before finalisation of future strategic directions and planning proposals that will increase the residential population of the LGA. 	<ul style="list-style-type: none"> The comments relating to targeting a population of 100,000 by 2038 is noted. Reference to achieving a population target by a certain date will be removed and instead reference be provided to ensuring the city can accommodate the desired population number. Proposals for growth will continue to be done in consultation with SINSW.

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70	<p>Infrastructure:</p> <ul style="list-style-type: none"> There is opportunity for the LSPS to include an additional action to exempt public schools from the payment of developer contributions within contributions plans for the LGA including the current Wagga Wagga Local Contributions Plans 2019-2034. Request is sought on the basis that Department of Planning, Industry and Environment provide essential social infrastructure for the direct benefit of the local community. Request that Council's contributions framework include requirements for public domain, transport and other infrastructure works required to support public schools in the LGA. <p>Request that Council support the collection of contributions to deliver school infrastructure as part of any special infrastructure contribution.</p>	<ul style="list-style-type: none"> Noted. Comments will be referred to relevant officers for consideration.
	<p>Heritage:</p> <ul style="list-style-type: none"> Several SINSW schools may be affected by the proposed review of the heritage conservation area. Request that the review include consideration of heritage listings and maps that apply to all SINSW schools in the LGA. Heritage listings and maps should reflect only the elements of significance rather than the entire site to ensure alterations and additions to non-heritage school elements can be carried out as exempt and complying development. 	<ul style="list-style-type: none"> Noted. Further review of heritage as part of the CBD Master Plan will consider comments provided.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> There is opportunity for the LSPS to include an additional action that required Council to develop innovative transport solutions with a range of stakeholders that seek to increase alternate transport options to support sustainable travel to school. Seeking to be party to the discussions and initiative where appropriate. 	<ul style="list-style-type: none"> Through the implementation of the Wagga Wagga Integrated Transport Strategy, options for innovative transport solutions can be considered.
71	<p>Growth / Development:</p> <ul style="list-style-type: none"> The LSPS does not acknowledge or identify in any way that the subject land is potential urban land as previously identified in the Spatial Plan. There is little discussion in the LSPS in relation to large lot residential development, other than focusing on the outlying village areas for accommodating this form of residential lifestyle housing. Council is requested to confirm prior to finalising the LSPS, that the area identified in the Spatial Plan as Area 6 will continue to be identified as future urban land to retain the integrity of previous planning decisions. 	<ul style="list-style-type: none"> Lifestyle housing allotments, while attractive, this type of development complicates service delivery, transport planning and future development patterns. Refer to response to Submission 19 regarding direction for growth and infill. Refer to response to Submission 19 regarding site specific requests. Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale.
72	<p>General / Comment:</p> <ul style="list-style-type: none"> Commend Council's efforts and overall support the strategic direction, with provision of minor matters for Council's consideration. 	<ul style="list-style-type: none"> Noted.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> Support Councils direction to protect and enhance natural areas and corridors. Encourage Council to prioritise the protection and enhancement of riparian areas, threatened ecological communities and hollow bearing trees. Support the action to implement an Urban Canopy Strategy. 	<ul style="list-style-type: none"> Noted.

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72	<p>Economy:</p> <ul style="list-style-type: none"> ▪ Encourage progression with required investigations and LEP and DCP amendments as a priority to give effect to the Master Plan for the Health and Knowledge Precinct. Directly notify landowners of the next steps and investigate developments and promote economic assistance via reduction of contributions. ▪ Redevelopment of the CBD is constrained with minimal activity occurring due to financial viability issues. Encourage Council to intervene to stimulate the desired response through a relaxation of development controls and contributions. Relax parking requirements, on-site parking is not generally possible due to site area, road and laneway configuration and conservation values. ▪ Encourage Council to prepare a land use planning strategy relating to the airport once the updated Airport Master Plan becomes available providing direction and give effect to the plan within the strategic and statutory planning framework to provide certainty to airport operators and community. Compatible airside enterprises may be able to operate within the area. <p>Engaging with the business community on the LEP, DCP and approvals systems is supported.</p>	<ul style="list-style-type: none"> ▪ Noted.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ Agree it is necessary for Council to lead this work, to determine the ultimate development potential in the southern fringe and amend the LEP controls accordingly to provide certainty to the community. It is important that an appropriate buffer to agricultural land is preserved. ▪ Encourage Council to consider more direct action for infill development in established suburbs. The DCP can be used to support the development of 1- and 2-bedroom dwellings. ▪ Consider encouraging higher density residential land use in established suburbs by amending the DCP to reduce or remove minimum land area. ▪ Recommend not relying on the public sector to lead urban renewal. The Tolland Housing Project pilot details are unclear. ▪ Council should consider more direct support for infill development. The DCP can be used to increase opportunities. ▪ Support Council's direction for the Northern Growth Area. Fast track structure planning. ▪ Developments greater than 2 storeys could have a significant impact on the character of the area. ▪ Review the application of the existing R3 Medium Density zone to reflect the practicality of development. Landowners are burdened by high land rates with land valuations higher for R3 zoned land. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Further consideration will be given to infill as part of the Housing Strategy and Infrastructure planning. ▪ Strategies will directly inform changes to the DCP as part of the DCP review.
	<p>Heritage:</p> <ul style="list-style-type: none"> ▪ Further investigate heritage considerations to understand the impacts and the communities desire and tolerance of visual changes to the fabric of this area. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Opportunities to diversify rural activities within the RU1 Primary Production zone are prevented by the LEP. Whilst cellar door activities are permitted, other activities involving experiences or artisan products are not permitted. ▪ The village zone is highly constrained. ▪ Enable a wider variety of rural development in suitable locations. ▪ Growth of villages should respond to native vegetation and creek constraints. 	<ul style="list-style-type: none"> ▪ Council is currently assessing a planning proposal seeking permissibility of 'artisan food and drink premises'. The assessment is looking to broadly apply permissibility subject to development consent across all rural zones. ▪ Reviewing the Village DCP will identify opportunities to provide flexibility within the villages that complement the natural elements of each village.

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72	<p>Sustainability / Climate Change:</p> <ul style="list-style-type: none"> ▪ Encourage greater focus on climate change response. ▪ Changing climate resulted in higher temperatures and reduced reliability for water. ▪ Promote and support renewable, sustainable energy development to augment the city's energy supplies. ▪ Investigate opportunities to introduce provisions in the DCP for all new residential developments to incorporate planting of trees / vegetation to reduce impact of temperature increases. ▪ Encourage the effective use of stormwater through water storage tanks. <p>Existing landscaping provisions for industrial and commercial developments are tokenistic given the extreme summer climate.</p>	<ul style="list-style-type: none"> ▪ Refer to response to Submission 4 regarding sustainability / climate change comments.
73	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ Commend Council on preparing the LSPS given the delays resulting from the introduction of the SAP precinct at Bomen. ▪ A broader visioning document should be prepared that considers the city beyond 20-years. ▪ The LSPS should be accompanied by a more comprehensive vision document that review previous strategies. ▪ The title should be Wagga Wagga 2040 as this is the name of the city and it should not be abbreviated. ▪ Given the importance of the document, the consultation period should have been extended beyond the Christmas / New Year period. ▪ Poor attendance at consultation sessions is an indicator that the community needs to be better informed by allowing a longer exhibition period. ▪ The earlier Draft Activation Strategy process included more inclusive community workshop sessions. There are omissions from the draft LSPS that were in the draft Activation Strategy that should be communicated to the community by re-engaging via workshop session. ▪ The plan requires more vision on growth opportunities. 	<ul style="list-style-type: none"> ▪ Noted. ▪ The LSPS will be reviewed at a minimum, every four years in line with the Community Strategic Plan. This will ensure our planning continues to be updated in response to the current environment and continues to expand on the vision. ▪ Engagement on such a high-level document is always challenging as there is not generally interest in planning until it directly affects someone. ▪ Engagement, despite the timeframes has been positive with a large amount of interest.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Note the current certification will expire, there is no comment on renewal and any interim measures whilst renewal is being sought. This should be a key action. 	<ul style="list-style-type: none"> ▪ Commentary provided on Biodiversity Certification are relevant to the measures of what is happening moving forward. A renewal of certification for the city is not possible under the new legislation provisions for biodiversity.
	<p>Economy:</p> <ul style="list-style-type: none"> ▪ There is already a CBD master plan which has been implemented since the mid-90s. The action should be to 'Review and implementation of a revised CBD Master Plan'. There are existing main street precinct plans, traffic management, parking, pedestrian movement, outdoor eating, delivery vehicle and emergency vehicle strategies for the CBD that have evolved from the current master plan. ▪ The city-wide map lacks legend for the buffer around key industries and employment areas and the document does not adequately explain the purpose of the buffer. ▪ CSU does not have a buffer; however, they incorporate agricultural research, further investigation may be warranted. ▪ Buffer completely encircling Kapooka is unjustified, particularly on the eastern and northern boundaries where there is no active training area. 	<ul style="list-style-type: none"> ▪ Noted. ▪ All previous plans and studies will be taken into consideration when preparing a CBD Master Plan.

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73	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Little analysis and discussion on the rural sector and management of rural land. This was an undertaking with the previous Spatial Plan. Rural land use, including managing rural dwelling lifestyle opportunities needs greater analysis and discussion, other than simply targeting land on the fringes of existing villages. ▪ Developing land for large lot housing adjoining village areas will potentially create greater land use conflict with adjoining prime agricultural properties than allowing less productive lands to be developed where natural attributes are more aligned with the expectations of large lot living environments. ▪ The Rural Lands Strategy is a priority and should have accompanied the LSPS. ▪ Addressing land use settlement patterns around villages requires stronger consideration of the agricultural production values of surrounding rural lands requiring adequate buffer separation. Whilst supported, there is the possibility of creating greater conflict that is currently being managed on the urban fringe. 	<ul style="list-style-type: none"> ▪ A key action item is to prepare a rural land strategy to consider our rural areas more broadly. ▪ Lifestyle housing allotments, while attractive, this type of development complicates service delivery, transport planning and future development patterns, particularly on the fringe of the city.
	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ A 15-minute city or 20-minute city as in previous documents is an achievable strategic direction, however, there is too great an emphasis on the northern growth area when there are parcels of potential residential growth areas on the southern side that would meet this strategic direction. ▪ Without a clear understanding of when the Gobba bridge will be duplicated, too much focus on the northern precincts could be frustrated by limited infrastructure. ▪ Principle 8 should be amended to acknowledge potential growth areas south of the river. ▪ Land supply assumptions should be targeting higher densities than 8 dwellings / ha. This is historic data based on current neighbourhood designs and provides no incentive to achieve more efficient use of limited serviceable residential land. ▪ For a compact sustainable urban area, a density of 12-15 dwelling / ha should be targeted. No attempt is shown at encouraging housing diversity or acknowledging other housing choices such as large lot residential. ▪ A statement of housing diversity should include a housing mix scenario as an accurate reflection on what make the city desirable and sustainable regional growth centre. ▪ A housing strategy is a priority and should have accompanied the LSPS. Requires resourcing and timing details to accompany the action item. ▪ Little justification to claim the natural ridgeline at Lloyd and Springvale should limit urban growth. ▪ Allowing growth north of Uranquinty is inconsistent with limiting urban encroachment on the defence activities of Kapooka. The land at Uranquinty will be closer to the current active firing range than existing areas of San Isidore, Kapooka Road / Village, Lloyd, and areas excluded from expansion to the west of Springvale. ▪ The settlement pattern in the LSPS is a significant departure from the Spatial Plan and other former strategic planning documents. There is a lack of research and data to inform these conclusions. ▪ The document is silent on accommodating a wider range of lifestyle lot choices, future growth area opportunities and protecting the rural agricultural land base. ▪ Further review of earlier strategic planning documents such as the 1993 Strategic Planning Study for Industrial Development – Wagga Wagga Case Study (GHD) prepared for NSW Planning, Council and Premier’s Office. This important document reviewed in detail the general locational constraints of the city and surrounding areas, identifying key future infrastructure, industrial and settlement patterns that are relevant today. 	<ul style="list-style-type: none"> ▪ Noted. ▪ The concerns with duplication of Gobbagombalin Bridge are noted. Council will continue to work with Transport for NSW on connectivity of state roads. ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ The buffer is not intended to sterilise land but to ensure adequate consideration is given to impacts of development in these locations. ▪ The development of a housing strategy will provide further details on diversity and densities. ▪ Existing planning studies and documents form part of the consideration when developing new planning strategies and documents. ▪ Comments regarding ridgeline and noted and reference will be refined in the LSPS.

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74	<p>Growth / Development:</p> <ul style="list-style-type: none"> ▪ The content is limited on detail on potential and opportunity for growth of R1 land. ▪ For many years there has been an ad-hoc plan to develop rural blocks ringing the south and east of the city which has forced a one directional expansion in the city's north. ▪ As an overall statement, agree with the broad strategy of mixed developments, however, past 10 years show 600-800m² in R1 is the preferred choice and provides for 72% of the market for new builds. ▪ Infill development and unit sites are non-preferred for an inland city that can offer affordable housing on a R1 block of 600-800m². ▪ Need to be able to act quicker and can develop on more fronts than just the northern corridor. ▪ The push for infill sites will be determined by cost to redevelop sites with high infrastructure costs and tax before construction can commence. ▪ There has been limited planning and investigation as the expansion of services to cover a 360-degree expansion of the city. ▪ The document almost ignores any opportunities for growth east or south and the southern orbital seems to be a no-go zone for any residential areas. ▪ There are still large tracts of land that is suitable to build on for R1 type blocks. ▪ Agree with respect of the renewal of areas. ▪ The danger when creating higher densities is the plan may reach the numbers to fulfil the quota over the next 20-years, there is a risk that these will not be blocks reflecting consumer choice of separate R1 zoned. ▪ Recent attempts to stimulate medium and high-density markets have failed. The lack of take up leads to failure. While this does not mean there is a market, it may need more time to mature as densities increase. ▪ Follow the historical figures or HIA land monitor report in its determination of 14,000 new dwellings. ▪ As retail business is changing, there is opportunity to apply change of use for shop top housing in the CBD and bring high-density numbers to the main street. ▪ Urban salinity at Lloyd is an example of mitigation effects and costs of housing passed onto the consumer, which becomes expensive and a constraint on design. ▪ With fully controlled sub-soil and water flow of Lloyd, the salinity restrictions should be reassessed and enable complying developments to minimise costly delays. ▪ The 15-minute city should be encouraged and supported; however, we cannot solely rely on the northern growth corridor or inner-city density growth. ▪ New and diverse housing is important for the health of the community and should be in reach of consumers. Social housing is a key for good mental health and sustainable public housing developments. ▪ Mention of 0.8% growth rate – have lobbied previously that we should be aiming higher, backed by planning for increased demands on infrastructure to reach 100,000. ▪ At 8 dwellings per hectare the current land and proposed northern growth area is short in providing for the increase of 32,000 people to reach 100,000. ▪ Current growth of 550 houses per year will take 24 years to reach 100,000. To reach 550 homes per year of solely R1 blocks, we require 1,650 hectares of land. 70% of growth in the past 15 years has been R1 land. We are 375 hectares short. ▪ Council should have land zoned and let the market deal with release on demand. ▪ Have provided Council with commercial information regarding residential take up of land through the land monitor report which is an independent report funded by the local branch. 	<ul style="list-style-type: none"> ▪ Noted. ▪ The LSPS will be reviewed at a minimum, every four years in line with the Community Strategic Plan. This will ensure our planning continues to be updated in response to the current environment and continues to expand on the vision, including consideration of the vision for expansion to the north as the only expansion area. ▪ Refer to response to Submission 19 regarding direction for growth and infill. ▪ Consideration and investigation in any future planning proposal will need to address infrastructure, recreation, community facilities on a precinct scale and can be considered. ▪ The LSPS will be amended to include further direction on where Council could consider applications for growth areas and infill development and what the expectations would be for these to be lodged. ▪ Wording will be further developed to make it clear that low density will continue to be the main form of housing provision, but the intent is to encourage and increase the percentage of medium density housing options.

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74	<p>General / Comment:</p> <ul style="list-style-type: none"> ▪ The LSPS is an impressive sales tool to promote Wagga with detail concerning Wagga's potential for growth and drivers of growth. While this is not a problem, the LSPS has deviated from what the previous Spatial Plan included. ▪ There is 30 pages of photos and marketing statements to sell the city. ▪ As an industry advisory association, open for joint and lobbying rolls in pushing state government for additional support in taking Wagga to 100,000. ▪ Council needs a clearer document to persuade the NSW Government to invest in infrastructure to enable growth. ▪ This plan should be presented jointly between business, associations, and Council to State Government. ▪ No reference is made to other studies such as WITS, medical precinct, and SAP. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Rural / Villages:</p> <ul style="list-style-type: none"> ▪ Welcomes the expansion of villages and opening rural lifestyle blocks in these areas. ▪ The village expansion contains no detailed numbers of blocks in any estimates. 	<ul style="list-style-type: none"> ▪ Refer to response to Submission 8 regarding villages.
	<p>Economy:</p> <ul style="list-style-type: none"> ▪ Future zoning areas for airport growth is not identified in any detail. ▪ Activation of CBD must happen as consumers change the retailing habits – shot top residential laws need addressing. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Environment / Biodiversity:</p> <ul style="list-style-type: none"> ▪ Agree that development should be in line with protection of biodiversity and integrated development. 	<ul style="list-style-type: none"> ▪ Noted.
	<p>Infrastructure:</p> <ul style="list-style-type: none"> ▪ Council needs to act on an infrastructure plan for the south immediately, taking pressures off the road networks and realising the 15-minute city. 	<ul style="list-style-type: none"> ▪ Noted.