

Planning Proposal to amend Wagga Wagga Local Environmental Plan 2010 – Summary of topics and issues.

Amenity	<ul style="list-style-type: none"> ▪ Ambience ▪ Tranquillity ▪ Liveability ▪ Views ▪ Atmosphere ▪ Character ▪ Safety
Commercial / retail	<ul style="list-style-type: none"> ▪ Impact and competition with CBD ▪ Existing vacancies in CBD increasing ▪ Commercial / retail growth not focused in the CBD
Conflicts of interest	<ul style="list-style-type: none"> ▪ Honest conflicts of interest to be declared
Design / concept	<ul style="list-style-type: none"> ▪ Final design could be completely different to concept ▪ Glare from western frontages ▪ Car park in wrong location ▪ Need to incorporate climate adaptation and active travel options ▪ Oversupply of accommodation options ▪ Unappealing design ▪ Density is too high ▪ Not in the right location / is there a need for this type of development ▪ Incorporate staging to cater for demand
Flood	<ul style="list-style-type: none"> ▪ During flood, the site will need to be evacuated
Floor space ratio	<ul style="list-style-type: none"> ▪ Removal is in contradiction with climate declaration ▪ Congestion of buildings ▪ No green space ▪ Whole site covered with buildings ▪ Impacts on traffic safety, parking and overshadowing
Height	<ul style="list-style-type: none"> ▪ Privacy ▪ Overshadowing ▪ Community atmosphere ▪ Visual pollution ▪ 16 metres is enough ▪ Desirability of the area ▪ Only allow one tower and have other buildings stepped for visual amenity ▪ Change the skyline ▪ Comparison landmarks are Wagga Base at 37 metres and Robertson Oval lights at 30 metres ▪ No general communication as to potential high-rise buildings
Heritage	<ul style="list-style-type: none"> ▪ Development is not in line with heritage area ▪ Proximity to heritage area will have adverse effects on character and appearance ▪ In conflict with heritage laws designed to preserve image of heritage areas
Infrastructure	<ul style="list-style-type: none"> ▪ Will require excessive costs to overcome infrastructure problems ▪ Drainage problems and potential flooding needs to be resolved ▪ School capacity is limited ▪ Growth will make infrastructure worse

Precedence	<ul style="list-style-type: none"> ▪ Sets precedence for the rest of Central Wagga Wagga
Rates and valuation	<ul style="list-style-type: none"> ▪ Increase in land values and therefore increase in rates ▪ Reduce desirability of the area and therefore decrease in property value
Reclassification	<ul style="list-style-type: none"> ▪ Valuable asset for Council ▪ Loss of community right to use land ▪ Loss of public space ▪ Demonstrate the community benefit ▪ Seek support from community organisations using the space ▪ Support reclassification with proper process being followed
Support	<ul style="list-style-type: none"> ▪ Not against progress, but there are shortfalls that need to be addressed ▪ Encourage business growth and attracting new businesses ▪ Rejuvenated space and welcome new amenities ▪ A real partnership between Council and business ▪ Freeing up the site to a reasonable extent ▪ Will encourage higher density living which is currently lacking ▪ Location will help attract medical professionals ▪ Benefit struggling businesses / retail with a higher concentration of residents in the CBD ▪ Benefit the wider Riverina catchment ▪ Site is underdeveloped with scrappy buildings and a haphazard layout, redevelopment will bring improved and higher usage ▪ Support future growth of the city ▪ Important inland regional hub ▪ Needed to ensure Wagga grows and thrives ▪ Build on city's reputation as a centre for health and attract and retain more practitioners and specialists ▪ Other businesses and government departments will benefit ▪ Severely lacking medium and high-density housing ▪ City needs investment and increased options for residents and businesses
Traffic and parking	<ul style="list-style-type: none"> ▪ Parking is already an issue with lack of parking creating on-street parking issues ▪ Affects garbage collection and resident parking ▪ Not enough parking spaces proposed ▪ Lights are required ▪ Changes to traffic flow will affect residents ▪ Safety concerns ▪ Currently congested ▪ Elements of the traffic study are incorrect ▪ Streets are becoming car parks