

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

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

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