



Wagga Wagga  
City Council

# *Spatial* **PLAN**

*2013/2043*



# *what is this* **DOCUMENT**

## **ALL ABOUT?**

### **WHAT IS THE SPATIAL PLAN?**

The Wagga Wagga Spatial Plan provides clear strategic indicators for the development of Wagga Wagga over the next 30 years and beyond. It is the key strategic planning document for directing and managing urban growth and change.

The Spatial Plan explores the issues that currently face the Wagga Wagga Local Government Area and recommends a planning approach to address these issues. The plan will provide the framework to guide planning and land use outcomes for the Local Government Area to 2043.

The following overarching vision was developed in collaboration with the community during consultation and development of the Community Strategic Plan:

**“Wagga Wagga is a place where we all feel a part of our community, we are connected, we work together to achieve the things that are important to us”**

The purpose of this Plan is to provide Wagga Wagga City Council with a Strategy to manage growth, and to provide strategic direction for land use in the Local Government Area.

The Strategy seeks to document the pressures for growth and identify current and future opportunities for sustainable growth across the Local Government Area.

## **SPATIAL PLAN 2013 - 2043**

### **INTRODUCTION**

*Purpose*

*Context*

*Directions*

*Structure*

### **WHERE ARE WE NOW?**

*Demographic profile*

*Current situation*

### **ACHIEVING THE WAGGA WAGGA SPATIAL PLAN**

*Maps*

*Objectives*

*Actions*

*Outcomes*

**SPATIAL PLAN PROVIDES THE BASIS FOR AMENDMENTS TO THE LOCAL  
ENVIRONMENTAL PLAN AND DEVELOPMENT CONTROL PLAN.**

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*about this plan.*

How will we feel a *part* of our **COMMUNITY**? Will we be *engaged* and *involved*? How can we make a **SAFE** and **HEALTHY** community? How can we ensure our *environment* is **SUSTAINABLE**? Will we have opportunities to *connect*? How can we be involved in **DECISIONS** affecting us? How can we look after and **ENHANCE** our *natural environment*? Where can we accommodate our **GROWING COMMUNITY**? How can we *protect* our **HERITAGE** and keep what was? Can we **IMPROVE** the **QUALITY** of our *environment*? How can we *maintain* our current and future **INFRASTRUCTURE**? How will we move *around* our **COMMUNITY**? How can we *respond* to natural disasters? What will our future *neighbourhoods* and **COMMUNITIES** look like? **THIS PLAN** addresses all these issues *and more*. This plan reflects the *input* of many interested people, from **INDIVIDUALS** to **LOCAL AND STATE** Government, *businesses* and industry. Nothing great in this world is ever **ACHIEVED** without passion. This is a **DOCUMENT** to accommodate the *changing environment* with the passion of the community for the future **DIRECTIONS** and **BENEFITS** of *Wagga Wagga*.

# *introduction* **FROM OUR MAYOR & GENERAL MANAGER.**

## **WELCOME TO THE WAGGA WAGGA SPATIAL PLAN 2013 - 2043.**

We are pleased to announce the release of the Wagga Wagga Spatial Plan 2013 - 2043.

Diverse in character and set amongst a rural landscape, Wagga Wagga remains NSW's largest inland city. The population of Wagga Wagga Local Government Area is expected to grow by 14,851 people between 2013 and 2031 to 77,996 people (ID Forecast). To address this growth, the Spatial Plan provides clear strategic directions for the development of Wagga Wagga over the next 30 years and beyond. It is the key strategic planning document for directing and managing urban growth and change.

The Spatial Plan has been developed in close consultation with the community. Thank you to everyone involved for your participation and contribution towards Wagga's future.



Rod Kendall  
Mayor



Phil Pinyon  
General Manager



# *reference* **TO ABORIGINAL AUSTRALIANS.**

The traditional custodians of the Wagga Wagga area are the Wiradjuri people, one of the many Aboriginal groups of Australia. The Wiradjuri people lived, and many of their descendants continue to live, in a large central western section of New South Wales.

For at least 40,000 years the Wiradjuri people have been custodians of this part of the Country, nurturing it, creating language, customs, stories, music and dance whilst seeking knowledge, happiness and leading a spiritually based life.

Due to progressive and extensive changes to the landscape through agricultural practices and urban development, little direct physical evidence remains of Wiradjuri people occupation. Some of the significant sites within the Wagga Wagga Local Government Area include:

- Tony Ireland Park
- Wollundry Lagoon
- Wiradjuri Reserve
- Bomen Lagoon
- Flowerdale Lagoon
- Gobbagombalin Lagoon
- Bomen Axe Quarry
- Gobba Beach

Council acknowledges and respects that Aboriginal people were the first people of this land and that the Wiradjuri people were the first regional custodians of the Wagga Wagga Local Government Area. This recognition includes acceptance of the rights and responsibilities of Aboriginal people to participate in decision making.

Council acknowledges the shared responsibility of all Australians to respect and encourage the development of an awareness and appreciation of each others heritage and origin. In so doing, Council recognises and respects the heritage, culture, sacred sites and special places of Aboriginal people.

Council is committed to developing programs to improve the wellbeing of all City of Wagga Wagga residents as well as facilitating reconciliation between Aboriginal and non-Aboriginal people to work together for a just, harmonious and progressive society.

Council recognises the richness of Aboriginal cultures and values in promoting social diversity within the community.



# *purpose of the* **WAGGA WAGGA** **SPATIAL PLAN.**

The purpose of the Wagga Wagga Spatial Plan is to provide clear strategic indicators for the development of Wagga Wagga over the next 30 years and beyond, but with the flexibility required to respond to change. It is the key strategic planning document for informing and managing urban growth and change.

With the focus on spatial planning – how we use space (the land and environs) and manage competing demands for space – it will ensure that Wagga Wagga can achieve a more sustainable, prosperous and equitable future.

Based on community aspirations and detailed planning analysis, it provides a context within which neighbourhood and district planning policies can be set. It maps a course of short, medium and long term actions to support the strategic approach to the key development issues and implications that have geographical, physical or spatial implications.

The Spatial Plan is intended to guide the allocation of resources, such as the use of land and the construction of capital infrastructure, by way of informing Council's contribution plans as well as to inform changes to both the Wagga Wagga Local Environmental Plan 2010 and Wagga Wagga Development Control Plan 2010. The Spatial Plan is a more detailed planning document that sets the framework for spatially based decision making in the future and outlines the actions needed to achieve the strategic direction over the next 30 years.

## **METHODOLOGY AND LIMITATIONS**

The Spatial Plan involved the review of all existing data and material relevant to the Spatial Plan, including maps, plans, reports, strategies, data, aerial photographs and development and rezoning applications relating to the Local Government Area. The approach was to gather data from a wide range of existing sources. Desktop investigations were undertaken in regard to land constraints. Some of the constraints include the following issues:

- Agricultural land capability / suitability
- Bushfire prone areas
- Flooding
- Contamination
- European and Aboriginal Heritage
- Existing services and utilities
- Traffic, transport and intersection capabilities
- Environmental significance
- Overland flow flooding
- Significant ridgelines
- Airport operations

The constraints have been reflected on the Environment Map.

# context of the WAGGA WAGGA SPATIAL PLAN.

The Wagga Wagga Spatial Plan was developed through a two year process of consultation and planning review. This section outlines the context within which the Spatial Plan was developed.

The Plan will guide the review and amendments of the Wagga Wagga Local Environmental Plan 2010 and the Wagga Wagga Development Control Plan 2010 under the Environmental Planning and Assessment Act 1979.

## THE COMMUNITY STRATEGIC PLAN



The Integrated Planning and Reporting framework for local council's, introduced during 2009, has been developed to help council's strengthen community participation in decision making, reduce duplication and strengthen local Government's strategic focus. As part of the Integrated Planning and Reporting framework, council's must prepare a community strategic plan.

The Community Strategic Plan is a 10 year plan with high level objectives for the community to achieve and strategies that guide how to achieve them. These objectives are balanced across Social, Environment, Economic and Civic Leadership issues and must involve the community in its preparation. At the end of the elected term for Councillors, a report on how the objectives within the Community Strategic Plan were achieved must be presented to the community to review.

The Spatial Plan recognises the importance of the Community Strategic Plan by identifying how the plan can achieve the community aspirations outlined in the Community Strategic Plan. The Community Strategic Plan is Council's highest level plan and should guide all other Council plans including the Spatial Plan.

By acknowledging the aspirations identified by the Community, the Community strategic Plan and Spatial Plan will support each other rather than operating in isolation.

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND ASSOCIATED REGULATIONS

The *Environmental Planning and Assessment Act 1979* (EP&A Act) legislates the creation of planning controls in local environmental plans. The EP&A Act is supported by the *Environmental Planning and Assessment Regulations 2000* (Regulations). The purpose of the Wagga Wagga Spatial Plan is to inform changes to the Wagga Wagga Local Environmental Plan 2010 in line with the EP&A Act and Regulations. The objectives of the EP&A Act are to encourage the proper management, development and conservation of natural and artificial resources, orderly and economic use and development of land, protection of the environment, provision and maintenance of affordable housing and ecological sustainable development.

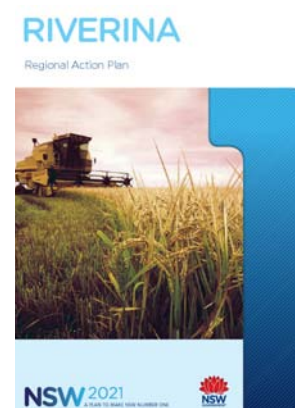
## NSW STATE PLAN – NSW 2021 A PLAN TO MAKE NSW NUMBER ONE



The NSW State Plan is a 10 year plan to guide policy and budget decision making and, in conjunction with the NSW Budget, deliver on community priorities. It sets long term goals and measurable targets, and outlines immediate actions that will help us achieve these goals. These reflect the Government's commitment to whole of state growth and delivery, to improve opportunities and quality of life for people in regional and metropolitan New South Wales.

The plan sets the direction of the public sector for the next ten years. The goals, targets and actions in this plan will be integrated into Government setting the priorities for funding, guiding decisions and focusing the day to day work of the public sector. It is a 10 year plan to rebuild the economy, provide quality services, renovate infrastructure, restore Government accountability and strengthen our local environment and communities

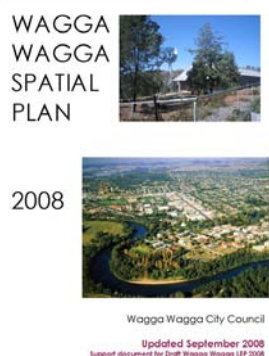
## RIVERINA REGIONAL ACTION PLAN – NSW 2021



The Riverina Regional Action Plan identifies the immediate actions the NSW Government will prioritise. These will complement both the long term strategies being developed for NSW and existing regional strategies.

The plan responds to feedback received by identifying actions to deliver on priorities highlighted by Riverina communities. The actions in the Regional Action Plan are aligned to NSW 2021, the NSW Government's ten year plan to strengthen the State.

## WAGGA WAGGA SPATIAL PLAN 2008



The Wagga Wagga Spatial Plan 2008 was updated in September 2008 as a support document for the development of the Wagga Wagga Local Environmental Plan 2010.

The Plan mapped out the key directions for the future development of the city, villages and rural areas for 25 years by tying together many of the issue specific plans which were developed over a number of years.

The Spatial Plan 2008 informs this Plan.

## THE STATE INFRASTRUCTURE STRATEGY

First things  
first

The State Infrastructure Strategy 2012 - 2032

we inform **in**sw  
infrastructure  
intelligence

The State Infrastructure Strategy is central to Infrastructure NSW's purpose as it provides the Government with independent advice on the infrastructure needs of the State over the next 20 years. It looks across the broad range of sectors and identifies specific strategies and projects for priority consideration, complementing the work of the specialist agencies focusing their efforts in specific sectors

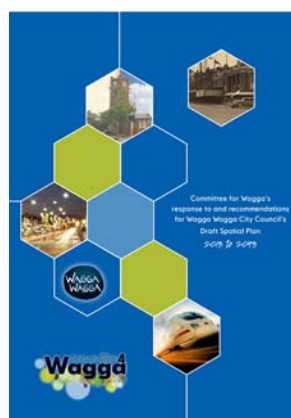
## NSW LONG TERM TRANSPORT MASTER PLAN



The NSW Long Term Transport Master Plan sets a clear direction for transport in NSW for the next 20 years, bringing together all modes of transport, across all regions of the state into a world class, integrated network that puts the customer first.

The Master Plan includes 220 short, medium and long term actions underpinned by a four year investment to lift the standard of transport in NSW.

## COMMITTEE FOR WAGGA'S RESPONSE TO AND RECOMMENDATIONS FOR WAGGA WAGGA CITY COUNCIL'S DRAFT SPATIAL PLAN 2013 TO 2043.



The response by the Committee 4 Wagga to the Wagga Wagga Spatial Plan is consistent with the Committee 4 Wagga's Strategic Plan and the core business goals.

Council acknowledges the importance of partnership between Council and Committee 4 Wagga now and into the future.

## **APPLICABLE SECTION 117 MINISTERIAL DIRECTIONS:**

### **Business and Industrial Zones:**

The Spatial Plan is consistent with this direction as it doesn't seek to alter any existing business or industrial zone.

### **Rural Zones:**

The Spatial Plan is inconsistent with this direction as the Plan identifies existing rural land as potential urban land. The inconsistency is minor as the Plan identifies a shortage in supply of residential land and the Plan also protects prime agricultural land.

### **Mining, Petroleum Production and Extractive Industries:**

The Spatial Plan is consistent with this direction as it doesn't prohibit such land uses and also does not support incompatible land uses in the vicinity of existing mining, petroleum production and extractive industries.

### **Rural Lands:**

The Spatial Plan is inconsistent with this direction as the Plan identifies existing rural land as potential urban land; however, the plan supports the objectives of the Direction.

### **Environmental Protection Zones:**

The Spatial Plan is inconsistent with this direction as it identifies a small part of the existing Environmental Conservation zone to allow for the creation of 1 lot and a dwelling. This inconsistency is of minor significance and the Plan protects and conserves all other environmentally sensitive areas.

### **Heritage Conservation:**

The Spatial Plan is consistent with this direction as it seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

### **Recreation Vehicle Areas:**

The Spatial Plan is consistent with this direction as it doesn't seek to enable land to be developed for the purpose of a recreation vehicle area.

### **Residential Zones:**

The Spatial Plan is consistent with this direction and the objectives of this direction as it seeks to encourage a variety of housing choice and type, make efficient use of existing infrastructure and services by identifying an urban containment line and doesn't impact on the environment and resource lands.

### **Caravan Parks and Manufactured Home Estates:**

The Spatial Plan is consistent with this direction as it provides for a variety of housing types and provides opportunities for caravan parks and manufactured home estates.

### **Home Occupations:**

The Spatial Plan is consistent with this direction as it doesn't seek to prohibit home occupations in dwelling houses.

### **Integrating Land Use and Transport:**

The Spatial Plan is consistent with this direction as it seeks to improve access to housing, jobs and services and reduces the distances travelled by having an urban containment line.

### **Development Near Licensed Aerodromes:**

The Spatial Plan is consistent with this direction as it seeks to ensure the effective and safe operation of the Aerodrome by ensuring the operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity.

### **Shooting Ranges:**

The Spatial Plan is consistent with this direction as it doesn't seek to rezone land adjacent to an existing shooting range.

### **Acid Sulfate Soils:**

The Spatial Plan is consistent with this direction as it doesn't propose to use land that has a probability of containing acid sulfate soils.

### **Mine Subsidence and Unstable Land:**

The Spatial Plan is consistent with this direction as it doesn't seek to rezone land that is within a mine subsidence district or that is land identified as unstable.

### **Flood Prone Land:**

The Spatial Plan is consistent with this direction as it doesn't seek to rezone land that is flood prone land. The area identified as 'potential employment land' that is flood prone land is being addressed via a separate Planning Proposal and is identified in the Plan.

### **Planning for Bushfire Protection:**

The Spatial Plan is consistent with this direction as it doesn't seek to enable incompatible land uses in bush fire prone areas.

### **Approval and Referral Requirements:**

The Spatial Plan is consistent with this direction as it doesn't seek to include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.

### **Reserving Land for Public Purposes:**

The Spatial Plan is consistent with this direction as it doesn't seek to create, alter or reduce existing zonings or reservations of land for public purposes.

### **Site Specific Provisions:**

The Spatial Plan is consistent with this direction as it doesn't seek to impose restrictive site specific planning controls.

**Note:** The Spatial Plan is consistent with the directions as it is a strategy document only and does not rezone land. Further assessment of consistency with directions will occur when land identified as 'potential' in the Spatial Plan becomes a Planning Proposal to rezone the land.

# *the future* **DIRECTIONS FOR** **WAGGA WAGGA.**

The vision, principles, goals and directions identified by the community in Ruby & Oliver: Our Future. Our Community are reflected throughout the Spatial Plan. In doing so, the Wagga Wagga Spatial Plan is able to assist in achieving the community's vision and achieve what is important to the community.

## **VISION**

We are a thriving, innovative and connected community on the Murrumbidgee. We are rich in opportunity, choice, learning and environment. Wagga is a place where paths cross and people meet.

## **PRINCIPLES**

- We are an engaged and involved community.
- We are a safe and healthy community.
- We have a sustainable natural and built environment.
- We have a growing economy.

## **GOALS**

- We have opportunities and places for connection.
- We are a community that is informed and involved in decisions impacting us.
- We live in a safe community
- We look after and enhance our natural environment.
- We are happy with our standard of living.
- Our community grows.
- We plan for resilient and sustainable built environments.

## **DIRECTIONS**

- We use sports, recreation, arts and leisure as ways of staying connected.
- We protect our heritage to keep what was.
- We have a variety of transport options.
- We are provided the opportunity to be involved with decisions impacting us.
- We improve the quality of our environment.
- We plan for a growing community.
- We maintain our current and future infrastructure.
- Arrangements are in place to respond to and recover from natural disasters.
- We have access to affordable housing options.
- There is growing business investment in our community.

# why the new STRUCTURE FOR THE SPATIAL PLAN?

The 2008 Spatial Plan was the support document for the development of the Wagga Wagga comprehensive Local Environmental Plan 2010 and focused on Guiding Principles and Key Planning Issues relevant at the time. The plan identified key challenges and goals for each of the key planning issues.

Spatial Plan 2008 – Key Planning Issues identified in the Plan.

	KEY PLANNING ISSUE	GOAL
1.	Natural Environment	Maintaining a healthy natural environment (biodiversity, water, land management), dealing with hazards (eg bushfire, flooding, salt).
2.	Cultural and Landscape Values	Protecting and enhancing our rich Indigenous and European cultural heritage and the special landscape character of urban and rural areas.
3.	Rural Lands	Servicing our diverse housing demand in a manner which helps in the building of strong residential communities.
4.	Residential Settlement	Servicing our diverse housing demand in a manner which helps in the building of strong residential communities.
5.	Commercial and Retail Land Use	Building on the CBD as the regional commercial and retail centre, while encouraging local neighbourhood hubs.
6.	Industrial Land Use	Building industrial prosperity based on local competitive advantages.

This plan acknowledges the work undertaken in the Spatial Plan 2008, the above key planning issues and the consultation undertaken during the preparation of Ruby & Oliver and presents land use issues and directions in line with the community aspirations of Ruby & Oliver.

The plan seeks to adopt a co-ordinated approach to planning between Council, stakeholders, service providers and the community.

*where are we now?*

*where*  
**ARE WE**  
**NOW?**



# *where* **ARE WE** **NOW?**

The Wagga Wagga area was pioneered by Charles Sturt on his journey of exploration in 1829. The city itself grew from its beginnings in the 1830s as a pastoral settlement formed at a crossing point for stock and overlanders travelling beyond the Murrumbidgee River.

The Wagga Wagga Local Government Area covers an area of 482,400 hectares and is bounded by Junee and Coolamon Shires to the north, Gundagai and Tumut Shires to the east, Tumbarumba, Greater Hume and Lockhart Shires in the south and Narrandera Shire in the west.

Wagga Wagga is the heart of the Murrumbidgee Region and acts as the primary population, business and industry hub. Wagga Wagga supports a highly diverse and dynamic economy that services an area that goes well beyond its Local Government boundaries. Wagga Wagga is a highly accessible city through its connectivity with major cities, such as Sydney and Melbourne. The region offers a unique quality of life that is unparalleled in its natural beauty, affordability of housing, diverse employment opportunities and wide offering of community infrastructure, services and lifestyle activities.

In addition to the suburbs and villages, Wagga Wagga Local Government Area also consists of the following localities:

- Alfredtown
- Belfrayden
- Big Springs
- Book Book
- Borambola
- Brookdale
- Brucedale
- Bulgary
- Burrandana
- Coolamon
- Downside
- Euberta
- Eunanoreenya
- Gelston Park
- Gregadoo
- Harefield
- Hillgrove
- Kapooka

- Kyeamba
- Little Billabong
- Lockhart
- Marrar
- Matong
- Maxwell
- Moorong
- Mundarlo
- Oberne Creek
- Pulletop
- Rowan
- San Isidore
- The Gap
- The Rock
- Wallacetown
- Yarragundry

## **RURAL VILLAGES**

Wagga Wagga is home to approximately 61,509 residents, of whom 91.5% live within the proximity of the City of Wagga Wagga and 8.5% live in the rural areas of the Local Government Area, including the villages of Collingullie, Currawarna, Galore, Humula, Ladysmith, Mangoplah, Oura, Tarcutta and Uranquinty. The villages and surrounding farmland offer a rural community lifestyle in close proximity to the city of Wagga Wagga.

A Rural Villages Plan was developed by community members, groups and key stakeholders working together with Council staff. Fundamental to the plan are the suggestions which came from the village communities themselves. The Plan sets the framework and platform for Council and the rural village communities to work together to implement the plans initiatives.

In addition to the following villages, additional villages may emerge in rural localities if the existing village land supply isn't able to support village lifestyle demand.

## COLLINGULLIE



Collingullie is situated 22km west of Wagga Wagga on the Sturt Highway. The village and surrounding community population is approximately 399 people. The rural community around the village is engaged in sheep production and broadacre farming. The village services include a primary school, hotel and general store.

The Collingullie community describes itself as a small, friendly and safe village, a great place to live and ideal for raising children. Their vision is to further develop and grow the village while keeping its rural character.

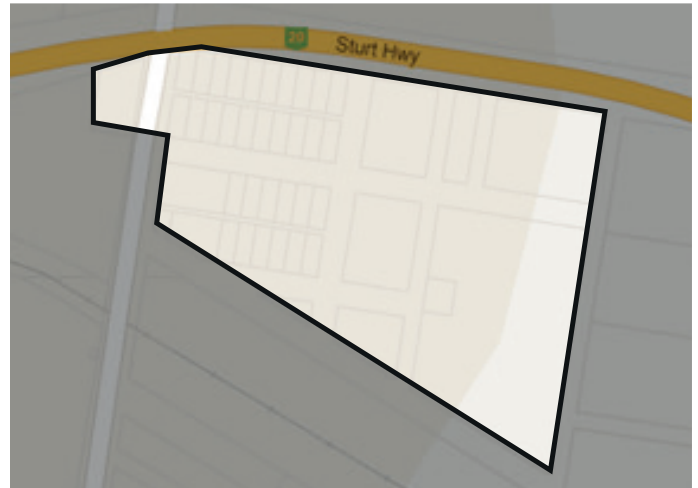
## CURRAWARNA



Currawarna (Wiradjuri for pine tree) is 30km north west of Wagga Wagga on the northern side of the Murrumbidgee River. The population of the village and surrounding rural area is approximately 248. The surrounding farmland is typically low rising hills. Agricultural businesses of the area are involved in cropping, fodder and sheep production. The village is in close proximity to the Currawarna and Matong State Forests. The native vegetation of the area is open Box-Gum and Callitris woodlands. The village community hall is the hub of the community.

Currawarna is described by its residents as an attractive country community. The community hopes to become more integrated by strengthening community relationships amongst locals. The community wishes to grow and continue to create an attractive environment in which to live.

## GALORE



Galore is 53km from Wagga Wagga on the western boundary of the Local Government Area on the Sturt Highway. The population of the village and surrounding rural area is approximately 224. The Galore farming area is characterised by low rolling hills, river flats and agriculture is based on broad acre cropping and wool production.

The Galore community sees itself as small, rural and progressive; the village is growing. There is a need for technological improvements and environmentally friendly landscaping. The community aims to become more attractive, resourced and environmentally responsible. It is keen to develop partnerships within the community and with Council.

## HUMULA



Humula is also on the boundary of the Wagga Wagga Local Government Area. The village is 54km south east of Wagga Wagga, nestled in undulating to steep hills. Farming enterprises are based on cattle and wool production, with some cool climate vineyards developed over recent years. Native vegetation of the area is Box-Gum and Eucalypt. The population of the village and adjacent farmland is approximately 211. The village primary school, RSL Club and the nine hole Golf Club provide the infrastructure for community life. The village is also serviced by a mobile pre-school once a fortnight.

A strong community, working together to create employment opportunities and a quality lifestyle is how



Tarcutta (Wiradjuri for a meal made from grass seeds) is 38km east of Wagga Wagga on the Hume Highway, half way between Sydney and Melbourne. The significance of the relationship between Tarcutta and the transport industry was formally recognised when the village hosts an Australian Truck Drivers' Memorial Service annually which attracts an estimated one thousand visitors to the area. The population of the community is 255. The village is serviced by a number of businesses which focus on agricultural hospitality. Agribusinesses of the area produce pork, prime lambs, wool, cereal crops and fodder.

The Tarcutta community describes itself as small, historic, friendly and adaptable, with links to the agricultural industry and the Hume Highway. The community is searching for a united plan for the future. Residents want their village to be attractive, inviting, environmentally aware and supportive.

## URANQUINTY



Uranquinty (Wiradjuri for plenty of rain and yellow box tree) is 14km south of Wagga Wagga on the Olympic Highway. The Uranquinty area is the largest of the rural villages in the Wagga Wagga Local Government Area with approximately 715 residents. The Sydney to Melbourne railway line runs through the village. Recently a power generation plant has been constructed adjacent to the village and is the first major industry employer outside the agricultural sector. Agriculture in the area produces cereal crops, oil seeds, fodder, beef cattle, prime lambs and wool. The village has a bakery, community centre, hotel, sportsground and primary school. The village is popular with people wanting a rural lifestyle close to the regional City of Wagga Wagga.

Intimate, friendly and quiet are words to describe how the Uranquinty community sees itself. They plan to stay like this while developing and growing into an attractive place to live.

# *where are* **WE NOW?**

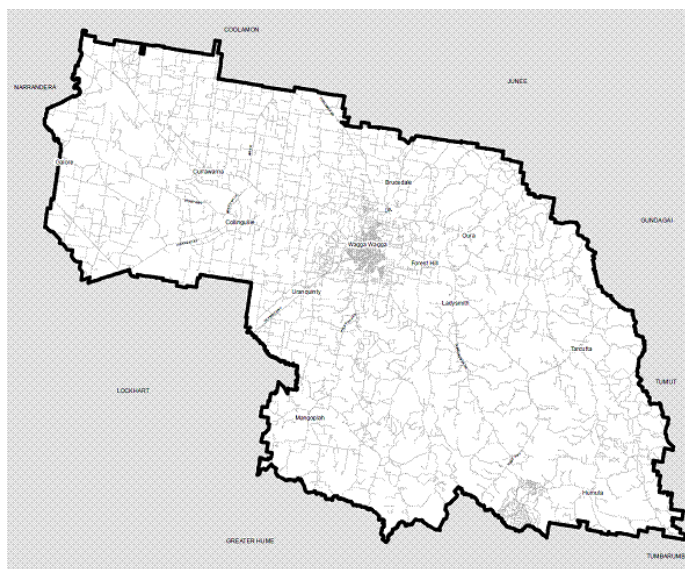
## **DEMOGRAPHIC PROFILE.**

The following demographic information has been adapted from the Wagga Wagga City Community Profile. The Wagga Wagga City Community Profile provides demographic analysis for the City and its suburbs based on results from the 2011, 2006, 2001, 1996 and 1991 Censuses of Population and Housing. The profile is updated with population estimates when the Australian Bureau of Statistics (ABS) releases new figures.

Population growth, demographic change and household change underpin the need to plan for growth and change in Wagga Wagga.

### **WAGGA WAGGA LOCAL GOVERNMENT AREA**

At the time of the 2011 census, the estimated residential population of Wagga Wagga Local Government Area was approximately 61,509 people. This represents a growth of just over three percent from the 2006 estimated residential population of 59,646.



The Wagga Wagga City population and household forecasts are designed to inform community groups, Council, investors, business, students and the general public. To achieve this, forecast.id® is formatted to present the data in simple, clear tables and charts with concise factual commentary. The forecast for population indicates an increase in population by 23.53% by 2036, increasing the population to 77,966 people.

The median age for Wagga Wagga Local Government Area was 34, less than both the New South Wales and Australian median. Compared to New South Wales and the Australian average, Wagga Wagga also had lower numbers in couples with children, medium and high density housing, median weekly rent, usage of public

transport to work and unemployment. Wagga Wagga had higher numbers in households with a mortgage, households renting and university attendance compared to the averages for New South Wales and Australia.

Further analysis of the demographic profile is provided for the suburbs of:

- Wagga Wagga Central
- Ashmont
- Bourkelands and Tatton
- Estella
- Forest Hill and Gumly Gumly
- Glenfield Park
- Koorringal
- Lake Albert
- Mount Austin
- North Wagga Wagga, Cartwrights Hill and Bomen
- Rural East
- Rural West
- Springvale and Lloyd
- Tolland
- Turvey Park

## WAGGA WAGGA CENTRAL

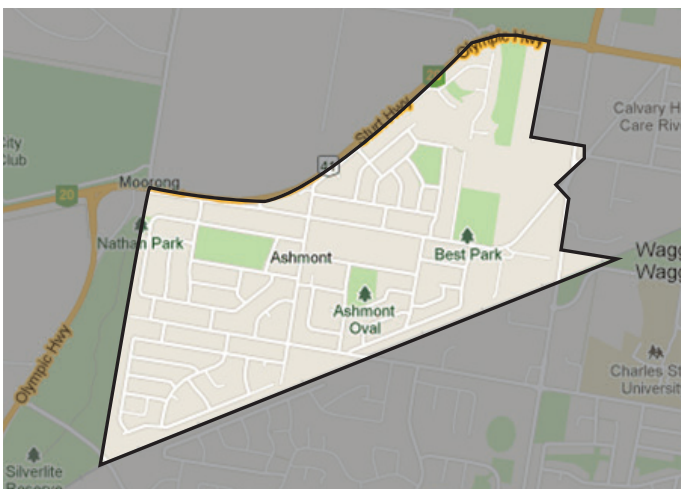


Wagga Wagga (Central) is bounded by the Murrumbidgee River in the north and east, the main southern railway line in the south, and Pearson Street, the suburb of Ashmont, Flowerdale Lagoon, Moorong Street and Colin Knott Drive in the west. Wagga Wagga is named from an Aboriginal word meaning “the place where crows assemble in large numbers”.

Settlement of the area dates from the early 1830s when cattle runs were established on the southern banks of the Murrumbidgee River. The township grew up from the late 1840s. Population was minimal until the late 1870s and 1880s when more substantial growth occurred, spurred by the opening of the railway line and local wool, wine and wheat industries. Expansion continued, although at a slower rate, during the early 1900s. Significant residential and commercial development occurred in the post-war years, particularly during the 1960s and 1970s. The population declined marginally during the 1990s, and then was relatively stable between 2001 and 2006, a result of little change in dwelling stock and the average number of persons living in each dwelling.

The census population of Wagga Wagga Central in 2011 was 6,963, living in 3,872 dwellings with an average household size of 1.79. The population of Wagga Wagga Central decreased by 75 people since 2006.

## ASHMONT

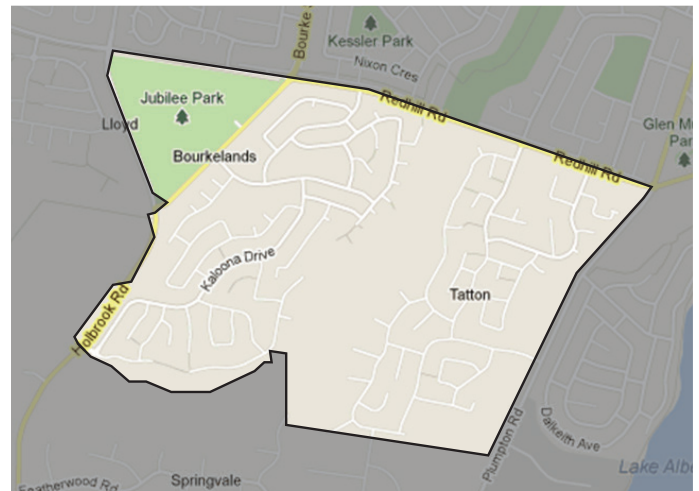


Ashmont is bounded by the Sturt Highway in the north, Saxon Street and Pearson Street in the east, the main southern railway line in the south, and the locality of Moorong, Swan Street and Adams Street in the west.

Settlement of the area dates from the mid 1800s, although population was minimal until the late 1800s. Significant development did not occur until the 1950s, with rapid growth during the 1970s, largely from public housing construction. The population declined slightly during the 1990s, and then was relatively stable between 2001 and 2006, a result of little change in dwelling stock and the average number of persons living in each dwelling.

The census population in 2011 was 4,023, living in 1,663 dwellings with an average household size of 2.39. The population in Ashmont has decreased by 91 people since 2006.

## BOURKELANDS AND TATTON



Bourkelands - Tatton is bounded by Red Hill Road in the north, Plumpton Road in the east, the locality of Springvale in the south, and Holbrook Road in the west.

Settlement of the area dates from the mid 1800s, with land used mainly for farming. Some growth took place during the late 1800s. Significant residential development did not occur until the 1990s. Rapid growth took place from the early 1990s, with the population increasing more than five-fold between 1991 and 2006, a result of new dwellings being added to the area.

The census population of Bourkelands and Tatton in 2011 was 4,481, living in 1,614 dwellings with an average household size of 2.77. The population in Bourkelands and Tatton increased by 1,252 people since 2006.

## ESTELLA



Estella is bounded by the locality of Hillgrove in the north, Coolamon Road and Farrer Road in the east, Boorooma Street, Colin Knott Drive and Old Narrandera Road in the south, and generally by the locality of Gobbagombalin and Pine Gully Road in the west.

Settlement of the area dates from the early 1830s, with land used mainly for grazing. Population was minimal until the late 1800s, with growth into the early 1900s. Significant development did not occur until the 1990s. The population increased substantially from the early 1990s, more than doubling between 1991 and 2006, a result of new dwellings being added to the area, particularly in Estella.

The census population of Estella in 2011 was 2,440, living in 725 dwellings with an average household size of 3.3. The population in Estella increased by 354 people since 2006.

## FOREST HILL AND GUMLY GUMLY

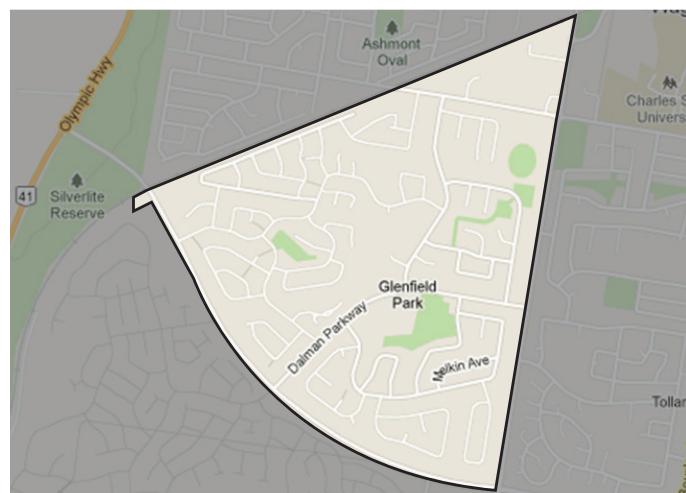


Forest Hill and Gumly Gumly are bounded by the Murrumbidgee River in the north, Kyeamba Creek and the localities of Alfredtown and Ladysmith in the east, the locality of Gregadoo, Elizabeth Avenue, Brunskill Road, the locality of Lake Albert, Bakers Lane, a line running continuous of Vincent Road and Vincent Road in the south, and Koorungal Road, the disused railway line and the main southern railway line in the west.

Settlement of the area dates from the mid 1800s. Population was minimal until the late 1800s. A RAAF Base was established in Forest Hill in 1940. The most significant development occurred during the post-war years. The population declined from the early 1990s, a result of little change in dwelling stock and a decline in the average number of persons living in each dwelling.

The census population of Forest Hill and Gumly Gumly in 2011 was 2,763, living in 948 dwellings with an average household size of 2.91. The population of Forest Hill and Gumly Gumly increased by 255 people since 2006.

## GLENFIELD PARK



Glenfield Park is bounded by the main southern railway line in the north and west, Glenfield Road in the east, and Red Hill Road in the south.

Settlement of the area dates from the late 1800s. Significant development did not occur until the post-war years. The population increased substantially from the early 1990s, with the most rapid growth between 1991 and 1996. The population more than doubled between 1991 and 2006, a result of new dwellings being added to the area.

The census population of Glenfield Park in 2011 was 5,253 people, living in 2,116 dwellings with an average household size of 2.48. The population of Glenfield park increased by 548 people since 2006.

## KOORINGAL



Koorungal is bounded by the disused railway line in the north, Koorungal Road in the east, Red Hill Road in the south, and the eastern edge of Willans Hill Reserve and Lake Albert Road in the west.

Settlement of the area dates from the mid 1800s, with land used mainly for grazing and dairy farming. Significant development did not occur until the post-war years, with rapid growth during the

1960s and 1970s. The population was relatively stable from the early 1990s, a result of some new dwellings being added to the area, but a decline in the average number of persons living in each dwelling.

The census population of Koorinal in 2011 was 7,305, living in 3,276 dwellings with an average household size of 2.22. The population of Koorinal decreased by 1 person since 2006.

## LAKE ALBERT

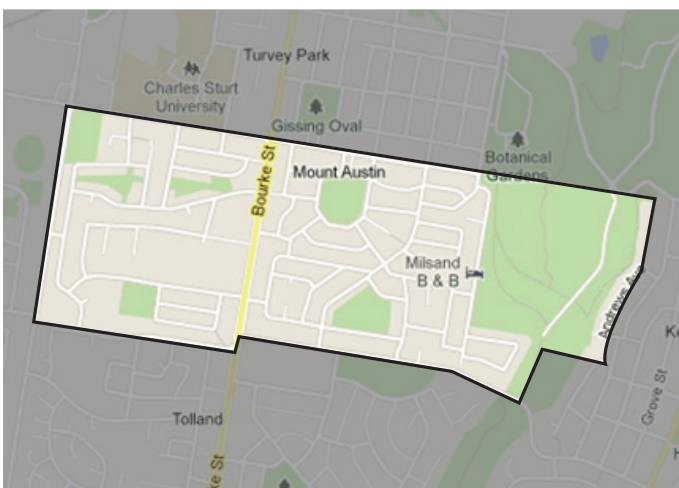


Lake Albert is bounded by Vincent Road and a line running continuous of Vincent Road in the north, Bakers Lane, the locality of Gumly Gumly, Inglewood Road and the locality of Forest Hill in the east, the localities of Gregadoo and Rowan in the south, and Plumpton Road and Koorinal Road in the west.

Settlement of the area dates from the 1890s. Significant development did not occur until the post-war years, with rapid growth during the 1960s. The population declined marginally from the mid 1990s, a result of some new dwellings being added to the area, but a decline in the average number of persons living in each dwelling.

The census population of Lake Albert in 2011 was 5,869, living in 2,216 dwellings with an average household size of 2.64. The population of Lake Albert decreased by 19 people since 2006.

## MOUNT AUSTIN



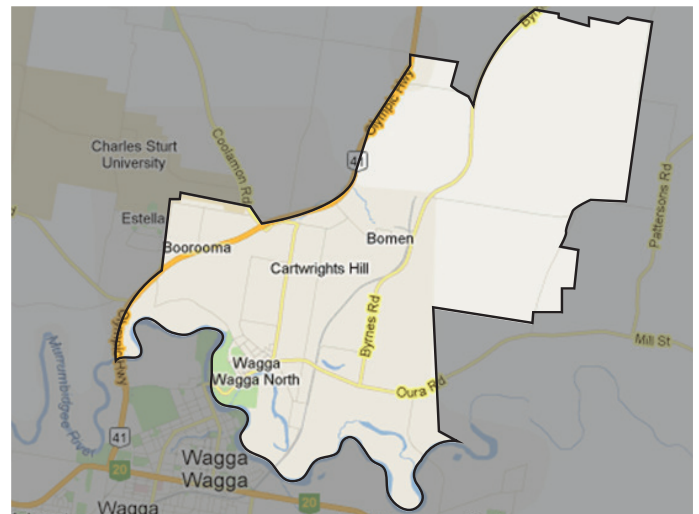
Mount Austin is bounded by Fernleigh Road and a line running continuous of Fernleigh Road in the north, the eastern edge of Willans Hill Reserve to the east, Leavenworth Drive, Bourke Street,

Maier Street and the suburb of Tolland in the south and Glenfield Road in the west.

Settlement of the area dates from the mid 1800s, with land use mainly for farming. Population was minimal until the late 1800s and early 1900s. Significant development occurred during the post-war years, aided by public housing construction. The population declined slightly during the 1900s, and then was relatively stable between 2001 and 2006, a result of some new dwellings being added to the area, but a decline in the average number of persons living in each dwelling.

The census population of Mount Austin in 2011 was 4,001, living in 1,770 dwellings with an average household size of 2.26. The population of Mount Austin decreased by 165 people since 2006.

## NORTH WAGGA WAGGA, CARTWRIGHTS HILL AND BOMEN

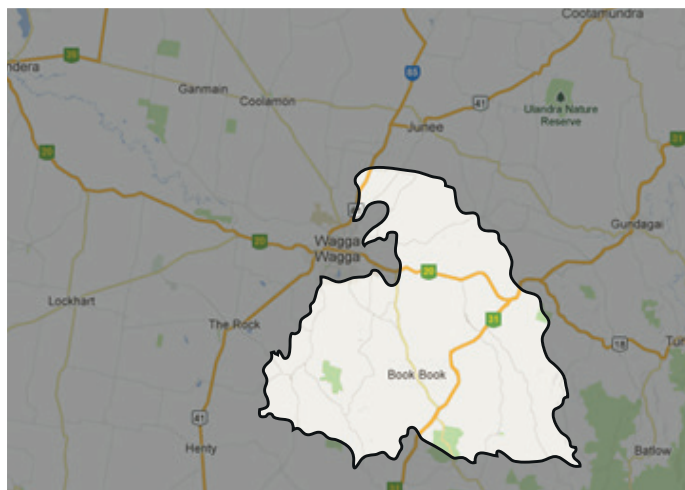


North Wagga Wagga, Cartwrights Hill and Bomen is bounded by Farrer Road, Coolamon Road, the Olympic Highway and the localities of Brucedale and Harefield in the north, Shepherds Siding Road, a line running continuous of Shepherds Siding Road, Dunns Road, Windmill Lane, the locality of Eunanoreenya, Bavin Road and Eunony Bridge Road in the east, the Murrumbidgee River in the south, and Colin Knott Drive and Boorooma Street in the west.

Settlement of the area dates from the early 1830s when cattle runs were established on the northern banks of the Murrumbidgee River. Population was minimal until the late 1800s, with growth into the early 1900s. The most significant development occurred during the post-war years. The population increased slightly from the early 1990s, largely a result of new dwellings being added to the area.

The census population of North Wagga Wagga, Cartwrights Hill and Bomen in 2011 was 1,099, living in 435 dwellings with an average household size of 2.52. The population of North Wagga Wagga and Bomen increased by 63 people since 2006.

## RURAL EAST



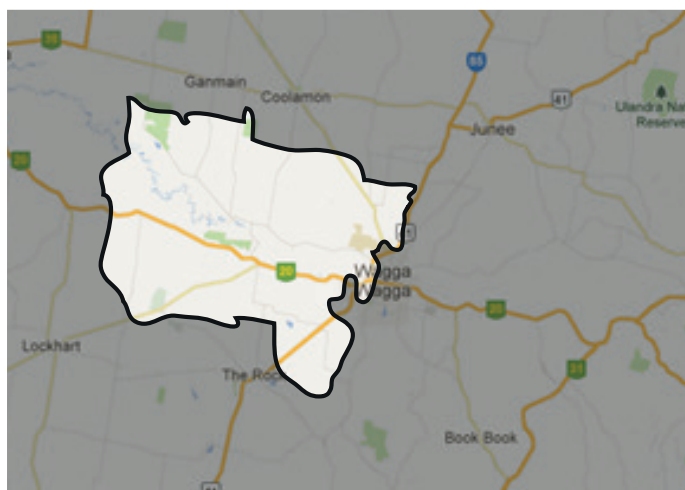
Rural East is bounded by Junee Shire in the north, Gundagai and Tumut Shires in the east, Tumbarumba and Greater Hume Shires in the south, and Lockhart Shire, the localities of The Rock, Uranquinty, Springvale, Lake Albert and Forest Hill, Kyeamba Creek, the Murrumbidgee River, Eunony Bridge Road, Bavin Road, Windmill Lane, Dunns Road, Shepherds Siding Road, the locality of Bomen, Byrnes Road, Trahairs Road, the Olympic Highway, Poiles Road and the locality of Downside in the west.

Settlement of the area dates from the 1830s, with land used mainly for sheep and cattle farming. Some growth took place in the late 1800s and early 1900s. The most significant development occurred during the post-war years. The population fluctuated slightly during the 1990s, and then was relatively stable between 2001 and 2006, a result of little change in dwelling stock and the average number of persons living in each dwelling.

Rural East encompasses the villages and rural localities of Alfredtown, Big Springs, Book Book, Borambola, Brucedale, Burrandana, Eunonoreenya, Gelston Park, Gregadoo, Harefield (part), Humula (part), Kyeamba, Ladysmith, Mangoplah, Maxwell, Oberne Creek, Oura, Pulletop, Rowan, Tarcutta and Wallacetown.

The census population of Rural East Wagga in 2011 was 2,863, living in 1,243 dwellings with an average household size of 2.30. The population of Rural East Wagga increased by 38 people since 2006.

## RURAL WEST



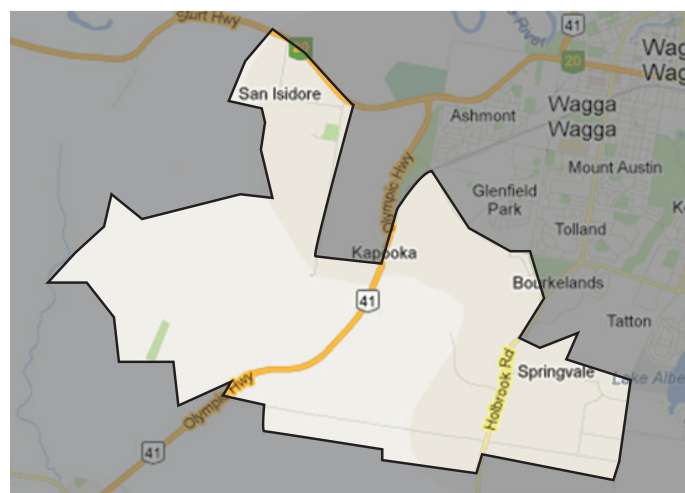
Rural West is bounded by Coolamon Shire, Boundary Road and Junee Shire in the north, the locality of Brucedale, Poiles Road, the Olympic Highway, Coolamon Road, the locality of Charles Sturt University, Pine Gully Road, Old Narrandera Road, Colin Knott Drive, Moorong Street, the Sturt Highway, Adams Street, Swan Street, the main southern railway line, the locality of Kapooka, Kapooka Road, the Sturt Highway, the localities of San Isidore, Kapooka, Rowan and Maxwell in the east, Burkes Creek and Lockhart Shire in the south, and Lockhart and Narrandera Shires in the west.

Settlement of the area dates from the mid 1800s, with some growth in the late 1800s and early 1900s. The most significant development occurred during the post-war years. The population fluctuated slightly during the 1990s, and then was relatively stable between 2001 and 2006, a result of some new dwellings being added to the area, but a decline in the average number of persons living in each dwelling.

Rural West encompasses the villages and rural localities of Belfrayden, Brookdale, Bulgary, Collingullie, Currawananna, Downside, Euberta, Galore (part), Ganmain (part), Gobbagombalin (most), Hillgrove, Lockhart (part), Marrar (part), Matong (part), Moorong, The Gap, The Rock (part), Uranquinty and Yarragundry. A small part of the locality of Gobbagombalin is located in the Estella small area.

The census population of Rural West Wagga in 2011 was 2,450, living in 994 dwellings with an average household size of 2.46. The population of Rural West Wagga increased by 95 people since 2006.

## SPRINGVALE AND LLOYD

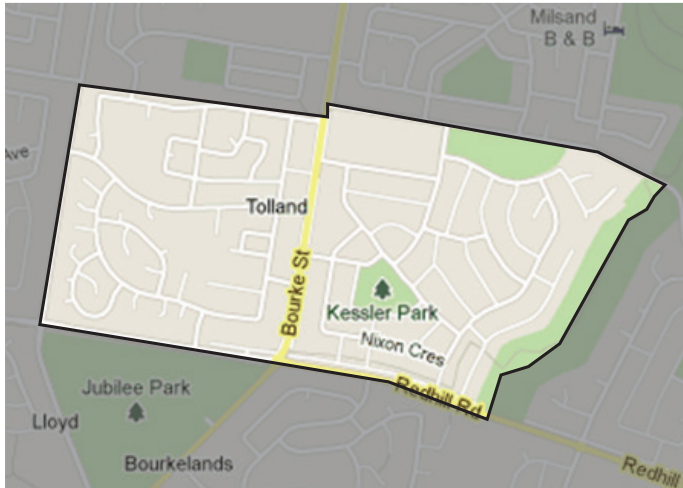


Springvale and Lloyd is bounded by the Sturt Highway, Kapooka Road, the locality of Moorong, the main southern railway line and Red Hill Road in the north, Holbrook Road, the suburbs of Bourkelands and Tatton and Plumpton Road in the east, the localities of Rowan and Uranquinty in the south, and Churchs Plain Road and the locality of Yarragundry in the west.

Settlement of the area dates from the mid 1800s, with land used mainly for farming. Population was minimal until the late 1800s and early 1900s. Military land use in Kapooka was established in 1941. The most significant residential development occurred from the post-war years. The population increased substantially from the mid 1990s, a result of new dwellings being added to the area, particularly in Lloyd.

The census population of Springvale and Lloyd in 2011 was 2,894, living in 891 dwellings with an average household size of 3.24. The population increased by 503 people since 2006.

## TOLLAND



The census population of Turvey Park in 2011 was 3,547, living in 1,470 dwellings with an average household size of 2.41. The population decreased by 114 people since 2006.

Tolland is bounded by the suburb of Mount Austin, Maher Street, Bourke Street and Leavenworth Drive in the north, the eastern edge of Willans Hill Reserve in the east, Red Hill Road in the south, and Glenfield Road in the west.

Settlement of the area dates from the mid 1800s, with land used mainly for farming. Population was minimal until the late 1800s and early 1900s. Significant development occurred in the post-war years, particularly during the 1960s and 1970s. The population declined slightly from the early 1990s, a result of little change in dwelling stock and a decline in the average number of persons living in each dwelling.

The census population of Tolland in 2011 was 3,547, living in 1,528 dwellings with an average household size of 2.32. The population decreased by 29 people since 2006.

## TURVEY PARK



Turvey Park is bounded by the main southern railway line in the north, the eastern edge of Willans Hill Reserve in the east, a line running continuous of Fernleigh Road and Fernleigh Road in the south, and Glenfield Road in the west. The area is named after an original property in the area.

Settlement of the area dates from the mid 1800s, with land used mainly for farming. Population was minimal until the early 1900s, with growth particularly during the 1930s. Significant development occurred during the post-war years. The population declined slightly during the 1990s, and then was relatively stable between 2001 and 2006, a result of little change in dwelling stock and the average number of persons living in each dwelling.

*staying connected.*

*we use sports,*  
**RECREATION, ARTS  
& LEISURE AS WAYS  
OF STAYING CONNECTED**



# *we use sports,* **RECREATION, ARTS & LEISURE AS WAYS OF STAYING CONNECTED**

## **CURRENT SITUATION**

Council takes a lead role in the planning and provision of recreation and cultural facilities and activities for the Local Government Area and the Riverina region.

## **CREATING LIVEABLE COMMUNITIES**

The Australian Government Department of Sustainability, Environment, Water, Population and Communities identified that Australian's enjoy, on average, one of the highest standards of living in the world.

By planning into the future and dedicating usable, well designed open spaces and connected linkages we can contribute to the liveability of communities.

## **RECREATION AND OPEN SPACE PROVISION**

When new development occurs, additional demand for the provision of a range of Council provided open space and recreation facilities occurs, including demand for local and district parks improvements, indoor and outdoor recreation facilities and dedication and embellishment of local parkland for new neighbourhoods.

Council's strategy for funding and delivery of open space and recreation facilities is identified in Council's Contribution Plan and the recommendations from this Plan will help inform Council's Contribution Plan for the funding and delivery of open space and recreation facilities into the future. This forms part of the implementation of Council's Recreation and Open Space Strategy.

## **RECREATION AND OPEN SPACE STRATEGY**

The Recreation and Open Space strategy identifies the following Open Space System for Wagga Wagga:

- **Sports Grounds**
  - State / National
  - Regional
  - District
  - Local
- **Parks**
  - Regional Park
  - District Park
  - Local Park
  - Ornamental / Utility Park
  - Undeveloped
- **General Community Use Areas**
- **Culturally Significant Areas**
- **Natural Areas**

The strategy provides recommendations for the provision and development of open space in the Wagga Wagga Local Government Area and proposes different ratios for the urban area and the villages, based on the premise of community demand. The current standard for the provision of open space used by Wagga Wagga City Council as 4 hectares per 1,000 people divided into 2.5 hectares for outdoor recreation facilities and 1.5 hectares for sporting facilities in the urban, 1 hectare for outdoor recreation facilities and 3 hectares for sporting facilities in the rural areas.

## **OPEN SPACE AND STORMWATER DRAINAGE**

Stormwater drainage is discussed in further details under "we maintain our current and future infrastructure". It is important to note in this section, that open space and drainage are two separate operations and should be kept separate when planning for new developments and redevelopments of urban areas.

## **SOCIAL INFRASTRUCTURE**

Social Infrastructure improves liveability, encourages social inclusion and diversifies the economy by building social capital and is an essential ingredient for creating sustainable communities. Social Infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. Key challenges in the provision of social infrastructure include:

Understanding the needs of the community, particularly those which are disadvantaged

- Changing community needs and the extent to which existing services or resources meet those needs.
- Early identification of land required to provide social infrastructure.
- How to equitably fund social infrastructure

Spaces and places contribute to identity, inclusion, accessibility, local economy, cultural expression, cultural events, experiences, active living, mobility and access.

Council's social infrastructure includes:

- Oasis Complex
- Sporting Fields and Open Space
- Natural Areas
- Gardens
- Civic Theatre
- Community centres
- Cultural Infrastructure

## OASIS AQUATIC CENTRE

The Oasis complex has seven pools, both indoor and outdoor. The complex includes a playground, liberty swing, BBQ area and picnic tables and a café and dining area.

### Accommodating growth

Currently there are no existing plans identifying what the capacity of the Oasis complex is and what population increase the centre can support.

## SPORTING FIELDS AND OPEN SPACE

The City of Wagga Wagga is renowned for its development of sporting champions who have changed the sporting face of our nation and have increased our civic and national pride by excelling in their chosen field. Because of these achievements Wagga Wagga is proudly known as “The City of Good Sports”.

Wagga Wagga City Council takes a lead role in the planning and provision of recreation and cultural facilities and activities for the Wagga Wagga Local Government Area.

The current standard for the provision of open space used by Wagga Wagga City Council is 4ha per 1000 people.

Historically, much of Wagga Wagga's public open space is the result of environmental constraints upon early development, such as waterways and hillsides. Civic parks and formal areas are primarily the result of early town plans, which still adequately serve the city centre. Open space areas within Wagga Wagga are generally well distributed.

Council has identified from the population projections as well as from a review of the City's facilities that it will need to address the demands for additional parklands and open space to serve the new and emerging neighbourhoods as a result of new residential development and the increased use of existing sportsgrounds on other recreation areas and facilities.

New residential development is expected to occur in the Wagga Wagga Local Government Area in the future, resulting in additional demands for the provision of a range of Council provided open space and recreation facilities, including local and district parks improvements, indoor and outdoor recreation facilities (including aquatic facilities and sports fields) and dedication and embellishment of local parkland for the newer neighbourhoods.

The provision of new local open space in urban release areas in the south of the city will be based on a planning standard of 2.5 hectares per 1,000 residents. This component comprises the ‘outdoor’ recreation facilities’ component of the total provision standard of 4 hectares per 1,000 residents contained in the Recreation and Open Space Strategy.

## NATURAL AREAS

Natural areas include open space areas defined as primarily ‘natural’ in character, providing wildlife habitat, and for the nature based recreation pursuits such as walking, jogging, cycling, nature observation and perhaps picnics.

## GARDENS

The Wagga Wagga Botanical Gardens is an award winning 20 hectares of gardens containing themed garden beds, mini zoo, free flight aviary, children and adventure playgrounds and a miniature railway.

## CULTURAL INFRASTRUCTURE

Cultural infrastructure includes art galleries, museums, libraries, public art and theatres.

## PUBLIC ART

Wagga Wagga has strong connection with Australia's vibrant arts and cultural community with many notable Australian artists, curators, playwrights and directors coming from Wagga Wagga.

Wagga Wagga has a rich collection of monuments celebrating its people, history and significant civic events. In addition to this the City also possesses a well-established collection of over 40 contemporary public art pieces, mostly centered throughout the CBD area.

To add to this already strong connection between the civic pride in our City and the arts in Australia, Wagga Wagga City Council has now committed 1% of all developments to be contributed towards public art.

Wagga Wagga City Council believes a city that invests in Public Art is a sign of a confident and reflective community that understands the need to be innovative and progressive.

## CIVIC THEATRE

Based in the Civic Precinct on the banks of the Wollundry Lagoon, the Wagga Wagga Civic Theatre focuses on cultural activities within the community. The Theatre attracts a great variety of National and International touring shows as well as many local events.

## MUSEUMS

Wagga is home to several museums including the Museum of the Riverina located in the Historic 1881 Council Chambers providing a regular program of travelling exhibitions with a diversity of themes. This majestic building is in the heart of the city's precinct. This building was originally the City's Town Hall and Municipal Offices as well as the seat of Local Government until 1999 when it was converted into the Museum of the Riverina. The Museum also has a site at the Botanic Gardens which highlights the people, places and events that give Wagga Wagga a unique character.

The RAAF Wagga – Heritage Centre showcases Air Force history, along with representing the significant involvement of the RAFF in the Riverina Region of New South Wales.

The Rail Heritage Museum is a static display of railway memorabilia including old photos and railway artefacts.

The Steam and Vintage Museum has vintage steam and oil engines on display.

## LIBRARY

The Riverina Regional Library is one of the largest regional library services in NSW. It provides library services to approximately 134,360 constituents of 12 Local Government Areas.

In addition, the Riverina Regional Library's Mobile Library is a state-of-the-art “branch on wheels” that has been designed to deliver the same range of services that are available in other branch libraries throughout the region.

The Mobile Library includes a range of books for all ages (including large print), audio books, DVD's, CD's and computers with internet access. The Mobile Library visits 28 communities on a weekly or fortnightly schedule in the four member Council areas in which it operates. Urban stops include Estella, Ashmont, Forest Hill, Glenfield, Kapooka, Tolland, Koorngal and Lake Albert. The Mobile Library also visits the following rural areas in the Wagga Wagga Local Government Area; Uranquinty, Collingullie, Humula, Ladysmith and Currawarna.

## ART GALLERIES

Wagga Wagga is home to many galleries that display an array of art. The Wagga Wagga Art Gallery is situated in the heart of the city and is an innovative public art gallery with facilities which include several large spaces for temporary exhibitions, located in the architect-designed Civic Centre, and incorporating a stand alone

art gallery to exhibit the National Art Glass Collection. The Wagga Wagga Art Gallery exhibits a range of touring shows and locally developed exhibitions from the Galleries extensive collections, as well as the work of Riverina based artists.

The Art Lounge Gallery is a contemporary art hub in Wagga Wagga, showcasing regional artists, with a new artist each month.

Gallery43 is a contemporary studio setting and Gallery to enable aspiring artists to get the best start to their career.

The House Wardwood – Creative Arts Gallery is an eclectic mix of locally produced artworks, furniture and selected antiques and displaying locally themes artworks by local artists.

Willy Sheather Art Studio displays Willy Sheather's paintings.

## COMMUNITY CENTRES

The Landcom Guidelines identify that community centres range from small community halls and meeting rooms to large multi purpose centres that incorporate a wide range of services and facilities. Community centres play an important role in our communities. They provide places where people from a range of backgrounds and interests can interact, learn, recreate, be supported and grow. In many areas, they are the focus of socially sustainable communities.

There are a number of community centres within the urban and rural areas. The Wagga Wagga Social Plan 2008 – 2013 identifies the importance of these facilities and recommends ongoing support for community centres.

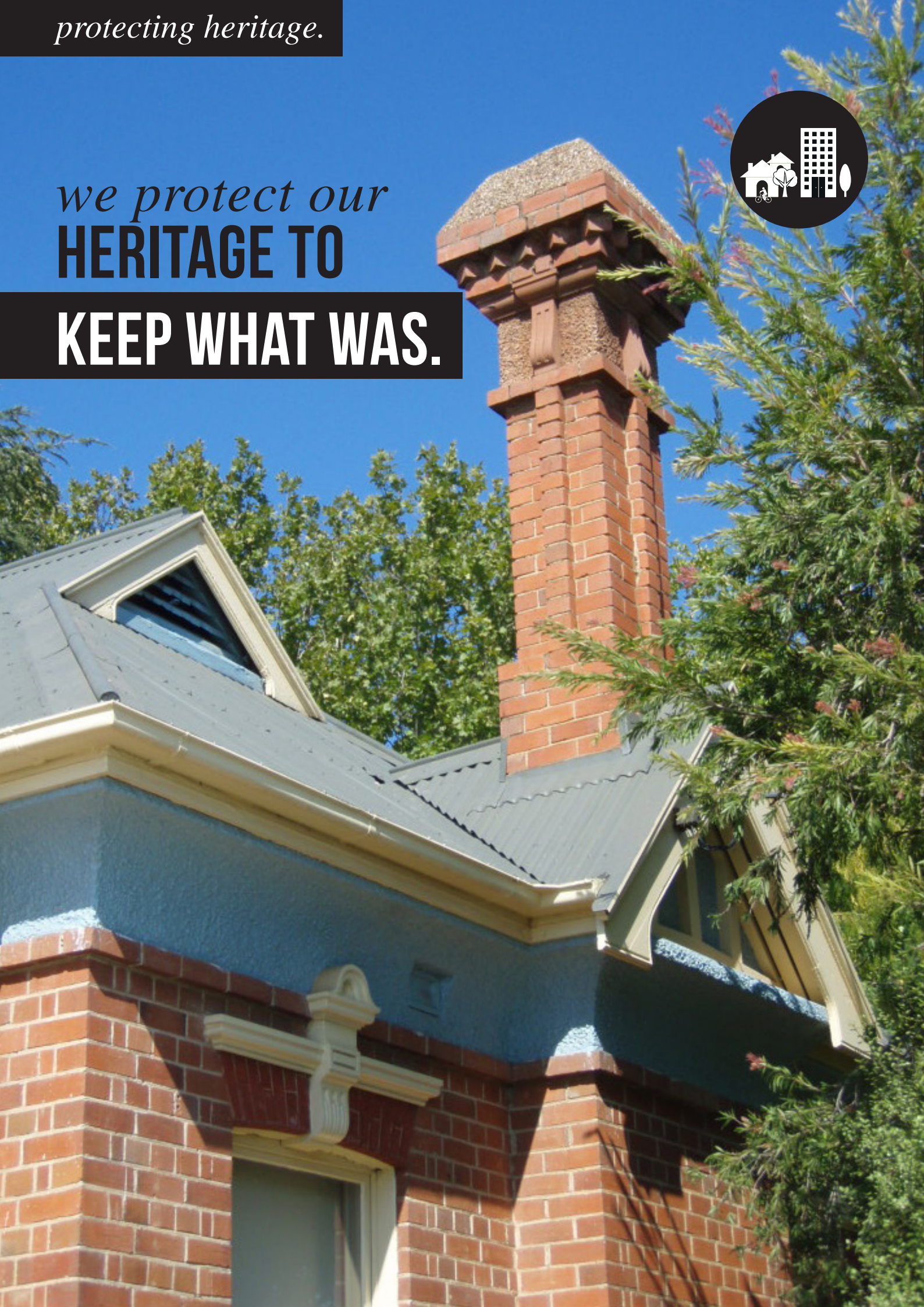
## RIVERSIDE

Riverside Wagga Wagga Strategic Master Plan is a visionary project that will reinforce the relationship between the iconic Murrumbidgee River and the city of Wagga Wagga by bringing an array of recreational, cultural, commercial and residential development underpinned by sustainable principles to fully showcase its potential and enhance the quality of living for its citizens and visitors alike.

***The objectives, policy response, actions, outcomes and timeframes for how we will use sports, recreation, arts & leisure as ways of staying connected in the future are identified in the “Achieving the Wagga Wagga Spatial Plan” section.***

*protecting heritage.*

*we protect our*  
**HERITAGE TO**  
**KEEP WHAT WAS.**



# *we protect our* **HERITAGE TO** **KEEP WHAT WAS.**

## **CURRENT SITUATION**

Heritage consists of those things we have inherited and want to keep. These places and objects give us a sense of the past and of our cultural identity. They are the things we want to protect and pass on to future generations so that they too will understand what came before them.

*(NSW Heritage Office, "A Guide to the Heritage System", 2005)*

Wagga Wagga has a rich heritage which is an integral part of the urban and rural landscape and which contributes to our identity as a community. The challenges for us include:

- Preventing the decline or loss of important heritage sites and places
- Encouraging the community and property owners to value our heritage
- Facilitating the adaptive re-use of heritage buildings
- Providing for the protection of the more ephemeral values of heritage, particularly those associated with Indigenous heritage
- How to accommodate Indigenous people in the planning and development process

## **INDIGENOUS HERITAGE**

Special Note: The Wagga Wagga region has been home to Aboriginal people for over 40,000 years and it is important that the Wiradjuri people are acknowledged as the traditional owners of this land. When considering spatial planning for the Wagga Wagga region it is important that Aboriginal connection to land is acknowledged and their relationships to culturally significant and historical places are acknowledged.

In 2002 the Wiradjuri Heritage Study (Go Green Services) was undertaken which provides an extensive review of the Aboriginal heritage in the Local Government Area.

Wagga Wagga Local Government Area lies within the heart of southern Wiradjuri Country (Ngurambang). The Wiradjuri Heritage Study refers to a wide range of practices, materials and knowledge that comprises Wiradjuri heritage. This includes, but is not limited to, artefacts, sites of significance and evidence of occupation such as scarred trees and stone implements. It also includes language, music, dance, song, designs, spiritual and ecological beliefs, knowledge and more recently, recordings and written materials.

The Wiradjuri Heritage Study reveals that the Wiradjuri people were interacting groups, who lived in many environmental areas, with differing though related customs and ceremonial practices according to their river community.

Before European contact, during what is termed in the Wiradjuri Heritage Study as "traditional times", the Wiradjuri culture was one of great richness. Following European contact (about the 1790's AD), the Wiradjuri culture was increasingly eroded although it continued (and still continues) in a diminishing way.

Since 1971 the NSW National Parks and Wildlife Service has been legally responsible for the protection of Aboriginal sites.

A key element of Indigenous heritage is the notion of "cultural landscape". The cultural landscape is seen as consisting of the fabric of the land and its natural resources, traditional sites and other evidence of material culture together with sites of ceremonial and spiritual significance (Pardoe, C et al quoted in Wiradjuri Heritage Study, p.67).

Places may have significance to a group of people not because there is a physical record of occupation of that place, but rather because of the cultural context of the place.

Significant sites in the Wagga Wagga Local Government Area are identified in the 'reference to Aboriginal Australians' on page 6.

## **EUROPEAN HERITAGE**

Wagga Wagga has a rich European heritage, dating from the establishment of the settlement of Wagga Wagga in the 1840s through to the present day.

### **Urban Area**

The Wagga Wagga Urban Heritage Study (Peter Freeman Pty Ltd, 2002) clearly established that the city not only has many fine civic and commercial buildings within its commercial precincts, but also a stock of noteworthy residential buildings.

The Urban Heritage Study found that Wagga Wagga's building stock is an understated yet major feature of the city, making a significant contribution to the amenity of the existing streetscapes.

The residential core of the city has a particularly strong urban and visual amenity. The historic character of these residential areas comes not only from the building stock but also from other elements – the topography of the city, the parks, the grid street layout, and the street tree planting.

Whilst heritage items on their own are worthy of protection, it is where there is a grouping of elements that a sense of place is really engendered.

In the residential areas of Wagga Wagga, a number of features contribute to this sense of place:

- the single storey detached nature of the older building stock,
- the pitched roofs and limited number of roof styles,
- the consistency of building materials, mostly red brick with iron roofs,
- common fencing forms and materials,
- garaging and outbuildings located to the rear of the houses,
- the significant unifying force provided by the existing street tree planting.

One of the great unifying elements within the older areas is the street tree planting, including the mature Plane trees, White Cedars and Silky Oaks. Maintaining and reinforcing this planting is vital to protecting the heritage values of these areas.

## Rural Area

The Wagga Wagga Rural Heritage Study (Peter Freeman Pty Ltd, 2000) revealed a comprehensive and rich heritage resource which exists in the rural areas of the Local Government Area. This heritage is evidenced in the landscape by a number of “rural typologies” – halls, general stores, churches, woolsheds and shearers’ quarters, schools and the network of closed roads and railway lines.

The Rural Heritage Study also noted the importance of the sense of place in explaining the value of heritage. The cultural heritage of the rural area resides not only in the built fabric, but also in its social values and social/community heritage. These ephemeral values are not easily measured or necessarily controlled through traditional planning tools.

The district rural typologies relate to particular aspects of farming, pastoral or community heritage, which exist in the rural areas of Wagga Wagga. Many of these ‘families’ of rural buildings, such as small woolsheds, rural halls, disused country roads and railways, dairying buildings, cemeteries etc, are now in danger of dereliction and eventual disappearance. Yet it is these rural buildings and site elements which are of great importance to the community and which also attract visitors to the countryside.

## PERMISSIBILITY OF CULTURAL DEVELOPMENT

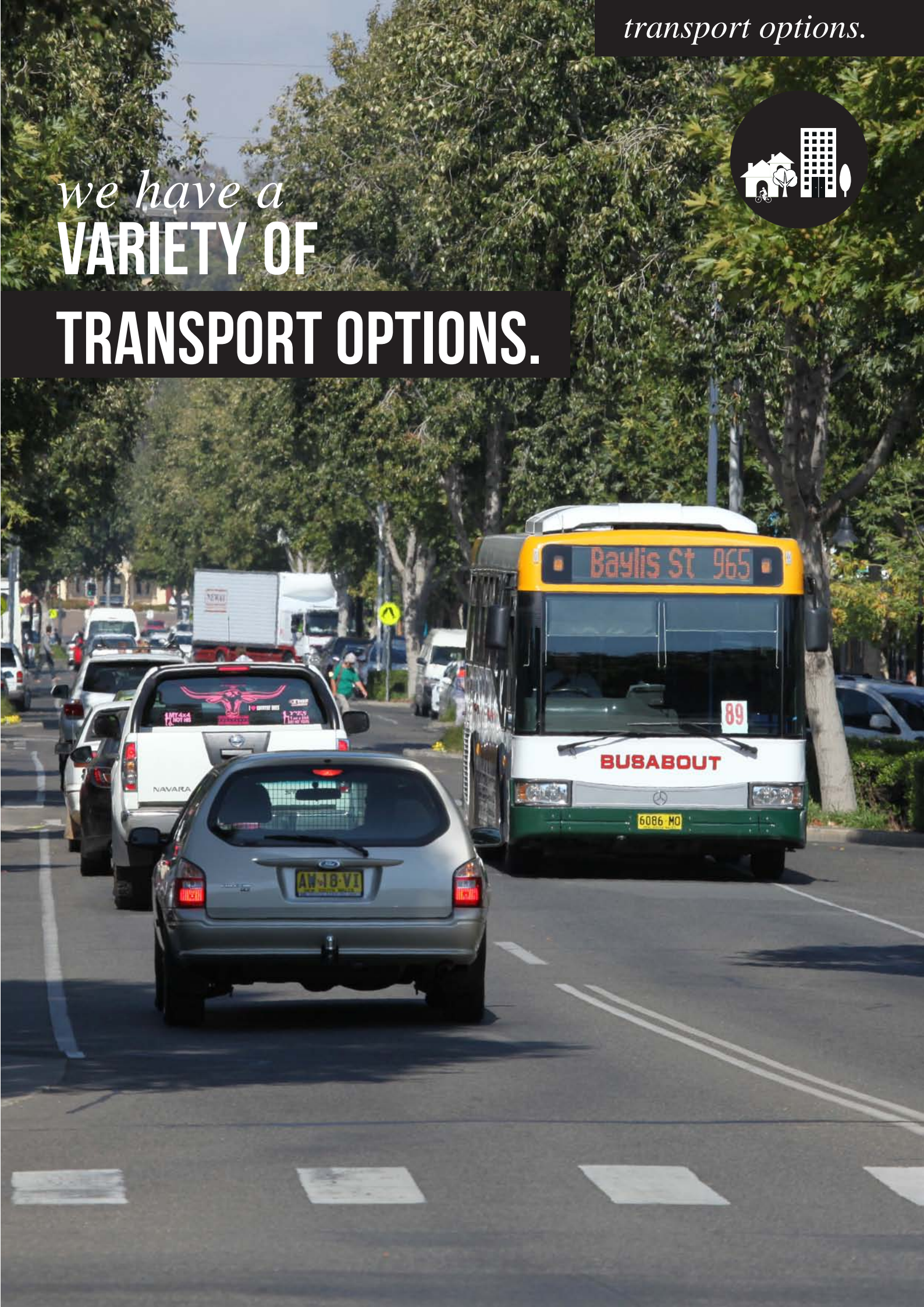
People intending on holding a cultural event are currently required to seek development consent from Council to hold an event. Approval can be granted for temporary events under Clause 2.8 Temporary use of land of the Wagga Wagga Local Environmental Plan 2010 for temporary events. For recurrent events, council can grant approval for a community facility provided that a community facility is permitted in the zone that applies to the applicable land on which the event is to be held.

***The objectives, policy response, actions, outcomes and timeframes for how we will protect Wagga’s heritage in the future are identified in the achieving the Wagga Wagga Spatial Plan section.***

*transport options.*

*we have a*  
**VARIETY OF**

**TRANSPORT OPTIONS.**



*we have a*  
**VARIETY OF**

# **TRANSPORT OPTIONS.**

## **CURRENT SITUATION**

Wagga Wagga is strategically positioned mid way between Sydney and Melbourne, making it a natural distribution point for south eastern Australia. The locational advantage is emphasised by the number of truck driving shifts required to move goods: Sydney and Melbourne are one driving shift, Adelaide within two and Brisbane within three driving shifts of Wagga Wagga. These three easily accessible transportation links potentially serve two thirds of Australia's markets, ports and international airports.

The Main Southern Rail Line traverses Wagga Wagga and is serviced by freight rail operations. A number of industrial sites in Wagga Wagga have rail sidings or are close enough to be adequately linked to the rail line providing opportunity for the location of inter-modal and multi-modal freight facilities.

Wagga Wagga is also well serviced by state and regional bus lines providing regional connections from other centres to the Wagga Wagga city. The provision of these bus services is important in reinforcing Wagga Wagga's role as a regional service centre.

Approximately 74.1 percent of the population in Wagga Wagga travel to work by car either as a driver or a passenger. 7.1 percent of Wagga Wagga households do not have a car, which is an important consideration when planning for appropriate and adequate levels of public transport. The suburbs with the highest number of households without a car are Wagga Wagga Central, Ashmont, Koorlingal, Mount Austin and Tolland.

## **WAGGA WAGGA BIKE PLAN 2010**

The Wagga Wagga Bike Plan 2010 acknowledges that the Local Government Area presents many challenges for cyclists but that it is still important for Council to make provision for cyclists to reflect Council's policy for a sustainable environment and better integrated transport system.

The vision for cycling in Wagga Wagga Local Government Area in the Strategy is:

*"To create an environment where cycling is an easy, enjoyable and convenient way to get about, where there are no barriers, and everyone has the confidence and desire to simply 'pick up a bike and go' whenever they feel like it"*

As Wagga Wagga develops and new suburbs emerge it is important that these areas are linked to the existing bicycle network.

## **NSW LONG TERM TRANSPORT MASTER PLAN**

The NSW Long Term Transport Master Plan identifies that regional areas require good public transport services with careful planning to take account of long travel distances as car ownership is very high and is the main way people choose to move around.

In addition the Master Plan identifies that transport facilitates the movement of goods produced in regional areas.

The plan identifies that an integrated approach to land use and transport planning can meet the community's social, environmental and economic objectives as land use generates demand for travel and the transport system influences how land is used.

Wagga Wagga is identified as part of the regional strategic corridor linking NSW and South Australia and it is identified that delays and congestion are experienced around Wagga Wagga.

For the Murray – Murrumbidgee Region, the plan identifies that congestion and safety will be managed for the Sturt Highway, walking and cycling options will be improved and the Kapooka Bridge will be replaced in the medium to longer term goals.

## **STATE INFRASTRUCTURE STRATEGY 2012-2032**

The State Infrastructure Strategy identifies the Wagga Wagga Airport and Base Hospital as requiring works and funding to accommodate growth.

## **MOVEMENT SYSTEMS**

### **City Centre**

The CBD or Commercial Core zoned area consists of two sections, a northern section around Fitzmaurice Street and a southern section around Baylis Street. Both sections are separated from each other by the Wollundry Lagoon. In fact the area around the Civic Centre (between Johnston and Morrow Street) could be distinguished as a third section. This part of the CBD is partially zoned for Special Activities and is the central area that connects the northern and southern sections of the CBD. Associated with the tourist information centre it functions as the starting point for visitors to Wagga Wagga's CBD.

### **Southern and Central Section - Sub of City Centre**

A collector road system for the southern section is formed by Tarcutta Street, Morrow Street, Best Street and Edward Street. For the central section this collector system can be extended to Johnston Street. From this feeder the parking route is accessed via Morgan Street or Thompson Street. The parking route itself is formed by Morgan Street, Berry Street, Thompson Street and Peter Street.

**Northern Section - Sub of City Centre**

The northern section has a central feeder formed by Trail Street, which is also functioning as parking route and northern access to the southern collector feeder.

**Hospital Precinct**

Calvary Hospital and Base Hospital are located in a residential neighbourhood. Over the years some of the present residential uses in surrounding streets have been replaced by healthcare related businesses and services. The intention is to formalise this transition by establishing a healthcare precinct around the hospital.

Modifying some of the existing residential area into a healthcare precinct also means protecting the remaining residential streets from the effects of the increasing numbers of visitors and staff that the precinct will attract. Traffic movements and parking should as much as possible be contained within the precinct area. In traffic terms, it is necessary to make adequate provision for access to and from the precinct for vehicles, for the safe movement of pedestrians, bicycles, and for the effective operation of local public transport and parking.

**PUBLIC TRANSPORT**

Public transport in Wagga Wagga consists of bus, train and air. There are six bus routes servicing the City area with extensions to Estella and Forrest Hill. Bus services also operate to connect Wagga Wagga with Sydney, Melbourne, Albury, Griffith, Tumbarumba, Cootamundra, Junee and Lockhart.

Train services are available twice per day to and from Sydney and Melbourne.

***The objectives, policy response, actions, outcomes and timeframes for how we will provide a variety of transport options in the future are identified in the achieving the Wagga Wagga Spatial Plan section.***

*involved in decisions.*

*we are provided the opportunity*

**TO BE INVOLVED  
IN DECISIONS  
IMPACTING US.**



*we are provided the opportunity*

# TO BE INVOLVED IN DECISIONS

## IMPACTING US.

### CURRENT SITUATION SPATIAL PLAN CONSULTATION

The development of this plan was undertaken in consultation with key stakeholders, Government agencies and the community. In addition, the Spatial Plan takes into consideration the aspirations of the community that are reflected in the Community Strategic Plan.

### LOCAL ENVIRONMENTAL PLAN CONSULTATION

Amendments to the Wagga Wagga Local Environmental Plan are subject to the Department of Planning and Infrastructures guidelines on preparing planning proposals. The guidelines require council to outline the community consultation to be undertaken. The Environmental Planning and Assessment Act 1979 identifies community consultation requirements for planning proposal and these are determined or confirmed by the Gateway Determination issued by the Department of Planning and Infrastructure.

### DEVELOPMENT CONTROL PLAN CONSULTATION

Similar to the Local Environmental Plan amendments, amendments to the Wagga Wagga Development Control Plan are subject to the Environmental Planning and Assessment Regulations 2000 and must be publicly exhibited.

***The objectives, policy response, actions, outcomes and timeframes for how we will provide opportunities for being involved in decision impacting the community in the future are identified in the achieving the Wagga Wagga Spatial Plan section.***

*quality of our environment.*



*we improve the*  
**QUALITY OF OUR**  
**ENVIRONMENT.**



# *we improve the* **QUALITY OF OUR ENVIRONMENT.**

## **CURRENT SITUATION**

Sustainability is crucial to Wagga Wagga's future. Protecting our biodiversity and halting the degradation of our land and water resources are vital not only to ensuring a healthy environment but also to maintaining our economic well-being.

Protecting our biodiversity and halting the degradation of our land and water resources are vital not only to ensuring a healthy environment but also to maintaining our economic well being. The key challenges to achieving this include:

- Protecting biodiversity and reducing native vegetation clearing
- Stopping land degradation, particularly the destruction of valuable soils through increasing salinity and soil erosion
- Maintaining and improving water quality in the Murrumbidgee River, and other waterways and wetlands
- Managing natural hazards such as flooding and bushfire in a way that does not adversely impact on natural ecological processes or significant native vegetation
- Controlling feral animals and weed infestation
- Establishing viable ecological communities on private land
- Balancing environmental objectives with economic imperatives
- Working towards improved teamwork and integrated solutions across the Government authorities and other interest groups

## **BIODIVERSITY**

Biodiversity is the variety of all life forms: plants, animals, the genes they contain and the ecosystems in which they live. Biodiversity is vital in supporting human life on Earth. It provides many benefits, including all our food, many medicines and industrial products, as well as supplying clean air, water and fertile soils.

Wagga Wagga City Council's strategic goals for biodiversity are:

- To strive for a sustainable built and natural environment
- To encourage development that protects biodiversity and natural ecological processes
- To promote stewardship and best practice land use policies to protect the environment and enhance the economy; and
- To promote the principles of ecological sustainable development.

Council has been granted a Biodiversity Certification Order. This Order provides a number of significant benefits from both conservation and development perspective. It will provide better conservation outcomes because areas protected or purchased as offsets will be of higher management viability because they are in larger areas or will be adjacent to areas already under management. A better outcome will also be provided for landowners, the council and developers as biodiversity issues are dealt with at a strategic level, rather than for each individual development application for at least the next 10 years.

## **PARTNERSHIP**

Through partnerships and working groups with the Catchment Management Authority, Office of Environment and Heritage, Department of Environment and Climate Change, Environmental Protection Authority and the Riverina Eastern Regional Organisation of Councils, and the revision of the Local Environmental Plan and Development Control Plan, Council staff are actively developing and implementing strategies to improve the quality of land, water and biodiversity in our Local Government Area.

## **KEY THREATENING FACTORS**

Key threatening processes that place native plants and animals under pressure in the Wagga Wagga Local Government Area include:

**Fragmentation** - Clearing of native vegetation often results in fragmentation, the process by which initially contiguous areas of habitat are separated into a number of smaller areas. Fragmentation impacts include the creation of small isolated populations with limited gene flow between populations, leading to inbreeding depression and reduced potential to adapt to environmental change. The hostility of the surrounding (cleared) environment is a major factor in limiting movement of organisms between patches.

**Pest animals** - Introduced animal species, such as the European Rabbit compete for food and habitat and animals such as European Red Fox, Feral Dogs and Feral Cats prey upon native animals. These and other introduced animals can also damage native plants and degrade natural habitats.

**Weeds** - Invasion by exotic perennial grasses and escape of garden plants, including aquatic plants can compete with native plants for resources such as light and nutrients. They can aggressively invade areas, displacing native plants and animals.

**Habitat loss or change** - From large-scale land clearing to the gathering of timber for firewood and collection of bushrock for suburban gardens. The removal of naturally occurring objects such as mentioned above have degraded many native environments that provide habitat, foraging areas and protection for many of the species found in our Local Government Area.

**Development** – Further urban development has the potential to impact on native plants and animals if not managed properly. The effects result in fragmentation and habitat loss or change as identified above.

## VEGETATION COMMUNITIES

Over 90 per cent of the original vegetation in the Wagga Wagga Local Government Area has been cleared and the remaining 10 per cent exists in pockets and is threatened by isolation, grazing, inappropriate wood collecting and weed invasion.

Very few remnants in good condition remain, mostly being restricted to a small number of travelling stock reserves and routes, roadsides and cemeteries.

Remnants occur as widespread fragments in a matrix of cultivated and grazed lands.

## FAUNA

The ability of native animals to survive is largely dependent on the amount, quality and type of native vegetation provided in any given area.

The control of feral animals is an important factor in improving the survival rates of native animals. These feral animals, including cats, pigs, foxes and a variety of introduced bird species prey on native animals therefore reducing population levels.

Fish species have declined in the Murrumbidgee River and its tributaries due to factors such as cold water release regimes from dams, poor stormwater quality and the loss of native vegetation along the river banks.

## NATIONAL WILDLIFE CORRIDOR PLAN

The National Corridor Plan vision is to have *“Diverse, connected and healthy landscapes that support and sustain biodiversity, communities and wellbeing”*. The plan is the Australian Government’s framework to retain, restore and manage ecological connections.

The plan understands that communities can cooperate with Government and non-Government organisations to protect our environment and identifies the role and purpose of wildlife corridors. Council can assist in achieving the outcomes of the plan through land use planning.

## WATER

As well as the Murrumbidgee River, the Wagga Wagga Local Government Area has a number of other water bodies:

- Lake Albert
- Wollundry Lagoon
- Flowerdale Lagoon
- Many streams, creeks and wetlands, eg, Tarcutta Creek, Kyeamba Creek, Bomen Wetlands

At different times, these water bodies have suffered from such problems as water shortages, damaging floods, bank erosion, salinity, litter and pollution, cold water releases that upset breeding cycles, algae, and invasion by carp and weeds.

The recent drought and ongoing warming trend is having a significant impact on water supply, especially because Australia’s rainfall and stream flow are highly variable. This variability often results in recurrent rainfall deficit and droughts, which are likely to become more extreme due to climate change.

In the Murrumbidgee catchment, diffuse sources of pollution such as soil and streambank erosion, associated with catchment and riparian land management, are the dominant influence on water quality.

## RIVERINE ECOSYSTEMS

The Murrumbidgee River is the most prominent water course in the Wagga Wagga Local Government Area. It not only provides the Wagga Wagga city centre with numerous recreational opportunities but also provides an important source of irrigation for the various agricultural activities in the Riverina District. The river also has a great deal of cultural significance for the Wiradjuri community, the original people of this area.

Changes to flooding regimes and flora and fauna have changed capacity of both the river and floodplain. Sand and gravel extraction on the floodplain have also significantly altered the flows, river bank stability and flow distribution.

## GROUNDWATER

Groundwater is an important resource for irrigation, and for stock and domestic use. Water quality problems occur in some locations, due to point source pollution such as septic tanks and underground storage tanks.

Wagga Wagga draws a substantial proportion of its drinking water from groundwater supplies. The potential for contamination by industrial development is a cause of concern as are rising water tables.

High groundwater tables with associated salinity have been detected in both the rural and urban area.

## WETLANDS

There are 1,586 wetlands are present in the Murrumbidgee River catchment covering more than 6000 ha. These wetlands include both floodplain and off- floodplain wetlands.

Wetlands are ecologically, economically and socially important. They improve water quality downstream and detain floodwaters or runoff, reducing downstream flood peaks which could otherwise cause erosion and flood damage in the catchment.

Wetlands are also the habitat for a diverse range of animals including waterbirds, frogs, invertebrates and fish species, as well as water-loving plants such as sedges, rushes and various tree species like river red gum. In particular, they provide important breeding and nursery areas for a large range of animals including birds, fish and invertebrates.

The vast majority of the floodplain billabongs are in a relatively poor condition. A large number of billabongs on the Murrumbidgee floodplain between Wagga and Hay have been subject to unnatural hydrological regimes. Altered flow regimes, flood mitigation, sedimentation, development, drainage, clearing, pollution and grazing are the most significant pressures on wetlands.

The data on wetland condition can be found in the Murrumbidgee Catchment Management publication ‘Murrumbidgee Wetlands Resource Book’.

## LAND

Good soil composition promotes resistance to erosion, good rainfall infiltration and storage, healthy soil organisms, plant and nutrient uptake. Where soils such as those of this area have been cultivated over a considerable period, it can be expected that they will suffer from some type of soil structure decline.

The Murrumbidgee catchment has naturally high background salinity due to the geology of the region. In rural areas, salinity impacts on agricultural productivity and destroys the natural vegetation. However, dryland salinity and water logging has become increasingly prevalent due to a rising water table, large-scale tree clearing and changes to vegetation types across the catchment.

Sensitive lands have special features such as physical limitations or environmental characteristics which make them sensitive to management practices and therefore significant for planning or

development purposes. These lands account for about 35% of the Wagga Wagga Local Government Area.

Productive farming land faces a range of environmental pressures including dryland salinity, soil acidity, soil erosion, soil structural decline and weed invasion.

Urban salinity is a major issue for Wagga Wagga Local Government Area and is caused when groundwater rises towards the land surface, bringing with it accumulated salts. Salinity can cause substantial damage to water and stormwater infrastructure, roads and buildings.

Residential and rural residential development in new areas has the potential to substantially impact on the environment. Pressures arise when soils are exposed to the influences of wind and water erosion at the time development is taking place.

## **GREEN TECHNOLOGY**

On 1 July 2004, NSW State Government introduced State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 that aimed to establish a scheme to encourage sustainable residential development.

BASIX aims to deliver equitable, effective water and greenhouse gas reductions across NSW. It applies to all residential dwelling types and is part of the development application process. BASIX is assessed online using an assessment tool to check elements of a proposed design against sustainability targets with the aim to reduce water and energy consumption in homes as well as providing long term financial savings for the home owner.

Currently this is the only mechanism Council utilises to facilitate the use of green technology.

## **POTENTIALS AND LIMITATIONS OF ZONES**

Under the Local Environmental Plan Standard Instrument, council has the ability to apply relevant zones to land and implement standard clauses.

### **Biodiversity**

Council's Local Environmental Plan 2010 applies the E2 Environmental Conservation zone to land across the Local Government Area. The zone is generally intended to protect land that has high conservation values outside the national parks and nature reserve system. The objectives of the zone include protecting, managing and restoring areas of high ecological, scientific, cultural or aesthetic values, preventing development that can destroy, damage or otherwise have an adverse affect on those values and provide for recreational activities that promote enjoyment and appreciation of the natural environment.

In addition, council has additional local provisions in the Local Environmental Plan protecting biodiversity, land, water and groundwater.

### **Water**

The Wagga Wagga Local Environmental Plan utilises both the W1 Natural Waterways zone and the W2 Recreational Waterways zone. The purpose of the natural waterways zone is to protect natural waterways for their ecological and scenic values. These may include sea grass beds or shelf, bed or reef formations of high ecological significance. The recreational waterways zone includes water based recreation, boating and water transport and development associated with fishing industries.

## **STATE OF THE ENVIRONMENT REPORT**

Under the Local Government Integrated Planning and Reporting requirements, Council is required to include a State of Environment Report in relation to the environmental objectives established in the Community Strategic Plan in the Annual Report of a Council in the year in which a council election is held.

***The objectives, policy response, actions, outcomes and timeframes for how we will improve the quality of our environment in the future are identified in the achieving the Wagga Wagga Spatial Plan section.***

*we plan for a growing community.*

*we plan for*  
**A GROWING  
COMMUNITY.**



# *we plan for* **A GROWING COMMUNITY.**

## **CURRENT SITUATION**

### **RESIDENTIAL SETTLEMENT**

The places we live are central to our wellbeing and enjoyment. Historically, our neighbourhoods and villages have provided key points of social interaction and the basis for building of strong, resilient communities. The key challenges for residential settlement include:

- The amount and type of residential and rural residential land is needed to encourage growth and meet changing demand patterns
- Meeting the primary aim of ensuring new areas have the best opportunities as places to live while providing clarity and predictability to commercial investors and land developers
- Finding innovative affordable housing opportunities throughout the area
- Managing the phasing and service planning of new development areas and ensuring supply is not constrained to the extent that affordability is adversely affected and concentrating development to ensure services can be equitably provided to meet baseline community needs
- Ensuring new housing is buffered from incompatible land uses and adverse impacts of adjoining land uses
- Providing expeditious and effective development assessment and regulatory systems for housing development

Population growth and demographic change underpin the need to plan for residential growth and change in Wagga Wagga.

The Spatial Plan does not propose population targets but does provide the framework to accommodate a range of population growth scenarios.

The Spatial Plan suggests several approaches to addressing land demands for urban purposes in the future. The approach allows for a planned growth of existing city centre and villages where demand is likely to outstrip supply and allow for infill development within the city and villages, and permit higher density development.

Given the broad constraints and community aspirations, urban expansion could see rural lands surrounding the city and villages gradually transferred to urban uses. Where growth is directed into existing rural areas, this should be a direct extension of existing urban areas and not result in isolated development. Furthermore, development of rural areas should be directed to less productive lands, where agricultural capacity of the land is reduced and minimal environmental constraints exist.

Constraining growth to the existing city centre and villages is possible through Local Environmental Plan provisions; however, the possible consequences include an increase in land prices and reduced affordability from lack of available new land. Further, increased density may reduce residential amenity and a loss of character may result as a result of poor quality infill development. If planned well, infill development has the potential to renew older, derelict and underutilised sites within the city centre.

There needs to be a continued plan for a defined level of greenfield development to support the future housing needs of Wagga Wagga. It is unlikely that infill development alone will fulfil all future housing needs.

At present approximately 73% of new dwellings occur through the Greenfield suburbs of Bourkelands, Tatton, Glenfield Park, Springvale and Lloyd.

## **POPULATION**

ID Data figures indicated a steady low growth rate for Wagga Wagga between 2001 and 2011.

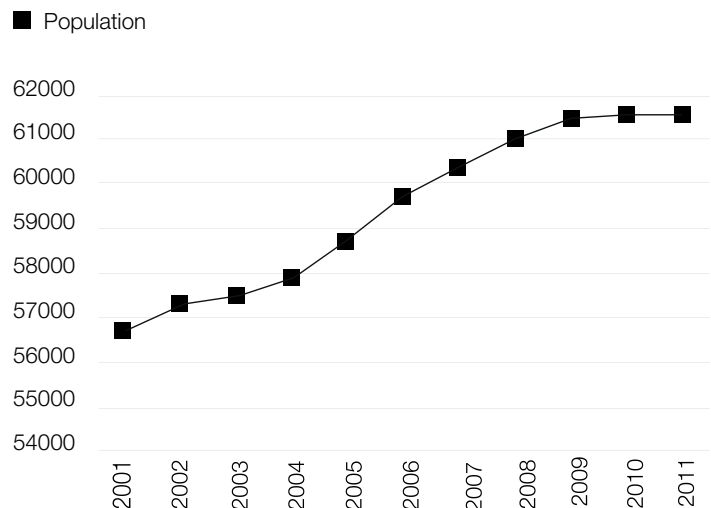


Figure: Population – Source: ID Data

## **POPULATION INCREASE BY PERCENTAGE**

YEAR (ENDING JUNE 30)	NUMBER	CHANGE IN NUMBER	CHANGE IN PERCENT
2001	56,722		
2002	57,222	+500	0.88 %
2003	57,505	+283	0.49%
2004	57,916	+411	0.71%
2005	58,656	+740	1.28%
2006	59,646	+990	1.69%
2007	60,321	+675	1.13%
2008	61,024	+703	1.17%
2009	61,436	+412	0.68%
2010	61,489	+53	0.09%
2011	61,509	+20	0.03%

Table: Population – Source: ID Data

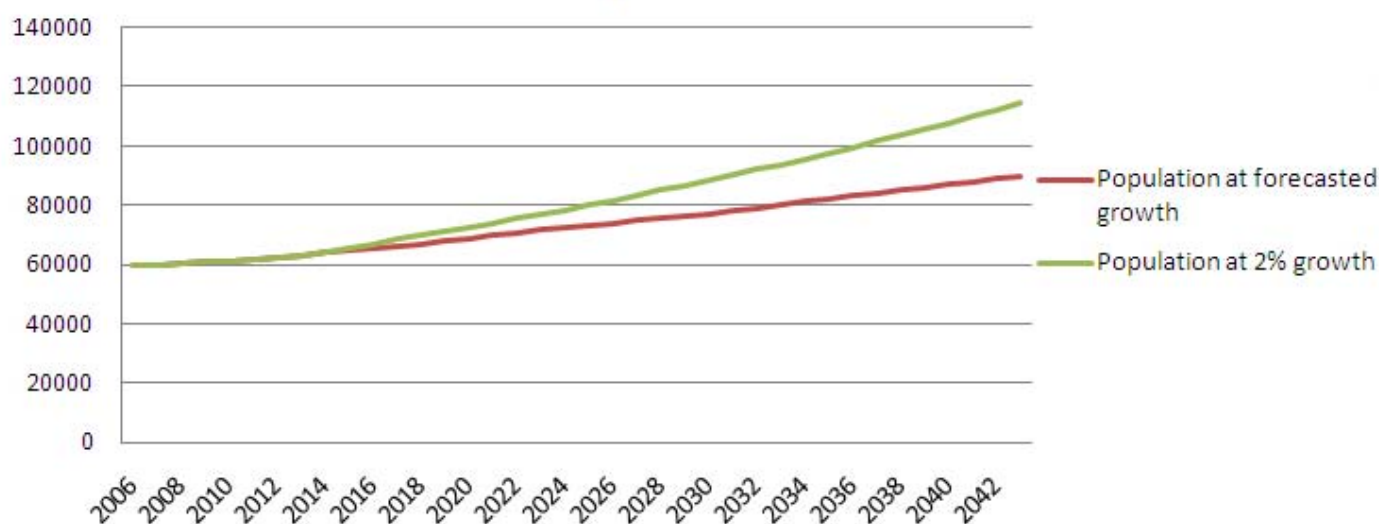
## FACTORING IN ESTIMATES OF POPULATION GROWTH & DWELLING OCCUPANCY RATES

The graph indicates an estimated increase in population by 27,472 people between 2013 and 2043 at the forecast rate.

With the current investment in industry and business, the population has the potential to be higher than the forecast rate. If the investment increases growth, the graph indicates that a population increase at a 2% rate will increase population by 51,209 people between 2013 and 2043.

IdForecast indicates an average occupancy rate of 2.49 between 2006 and 2031. Using this occupancy rate and the estimated population increase, the number of additional dwellings required to meet the forecast growth equates to 11,032 dwellings for the life of the plan or 367 dwellings per year. The number of additional dwellings required to meet the 2% growth rate equates to 20,565 dwellings for the life of the plan or 685 dwellings per year.

### Population



Population at forecast growth based on IdForecast data to 2031. The figures from 2032 to 2043 replicate the growth figures for the 12 years previous to take the figures to 2043.

## HOUSING

At 2006 census there were 23,075 dwellings in Wagga Wagga. Between 2006 and 2011 there were 1612 additional dwellings in Wagga Wagga, increasing the number of dwellings to 24,687.

The housing types developed in New South Wales reflect a shift towards construction of higher density dwellings, such as townhouses, apartments and flats. The housing types developed in Wagga Wagga aren't reflective of the New South Wales trend and remain predominately detached single residential housing.

About 83.5% of the residential stock in Wagga Wagga is detached suburban housing with full services located in residential zoning and within 10km of the CBD.

### Development Approvals - Type of Dwellings

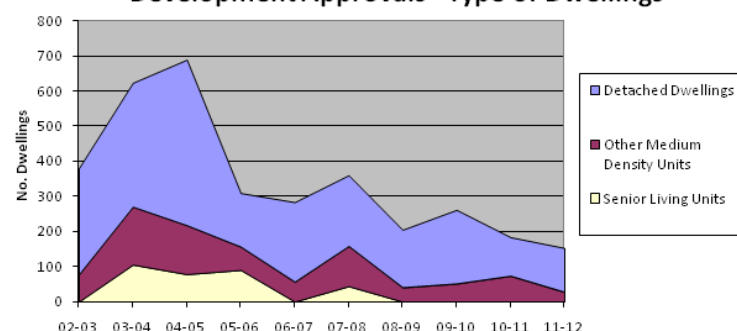


Figure: DA Approvals by dwelling type

### Dwelling Approvals (DAs) 1972-2012

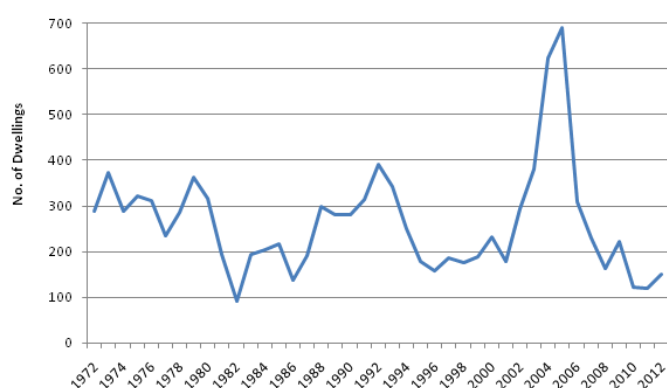


Figure: Historical data on new dwellings based on DA approvals

## PRIVATE DWELLINGS IN WAGGA WAGGA

DWELLING TYPES	NUMBER 2011	% 2011	NUMBER 2006	% 2006	NSW % 2011
Separate House	20,613	83.5	19,246	83.4	67.9
Medium Density	3,658	14.8	3,469	15	17.4
High Density	174	0.7	163	2.1	13.3
Other dwelling: caravan, cabin etc	225	0.9	197	0.9	1.2

Table: Dwelling Structure in Wagga Wagga (2011)  
Source: 2011 Census Data stated in WWCC Community Profile

(a) 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

(b) 'High density' includes flats and apartments in 3 storey and larger blocks.

## DWELLINGS

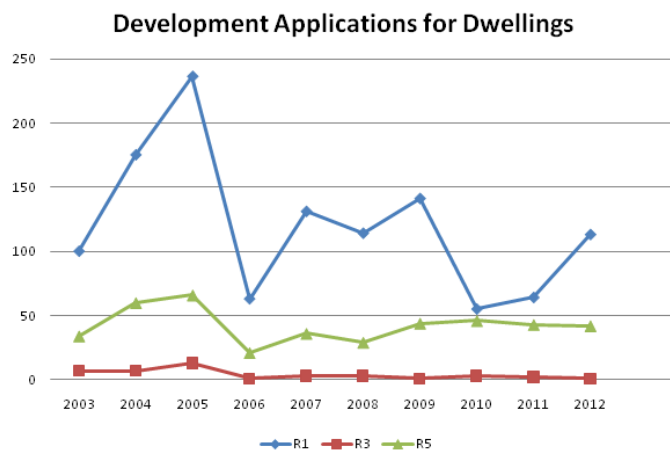


Table: Emerging Trends in Dwelling Demand Based on Development Applications.

Source: Council records – note based on Development Applications only. Construction Certificate approvals provide a better indication of imminent commitment.

## Location of New Dwellings 2003 - 2012

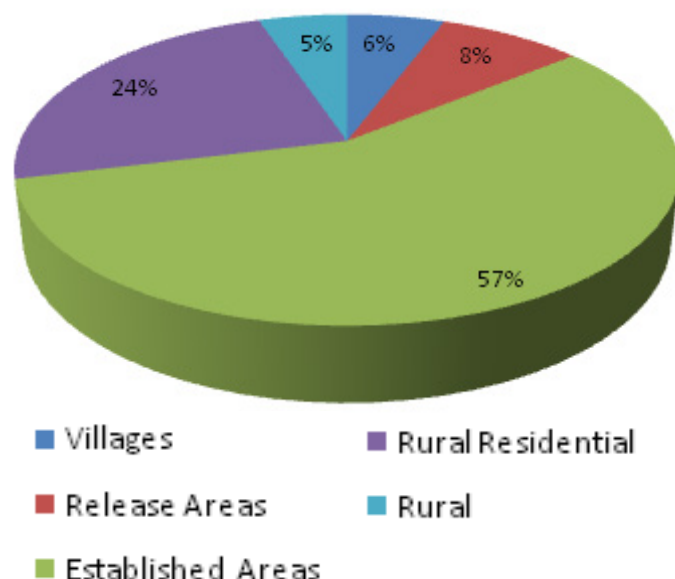
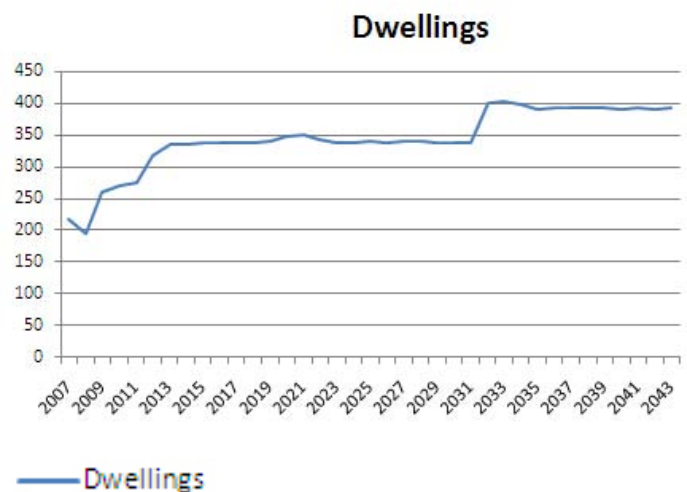


Figure: Location of New Dwellings based on Development Approvals

Note: Release areas consist of Lloyd, Boorooma, Estella and Gobbagobalin.



Figures based on IdForecast data to 2031. The figures from 2032 to 2043 replicate the growth figures for the 12 years previous to take the date out to 2043.

The graph indicates an average of 360 dwellings per year between 2013 and 2043 based on the forecasted data.

The above forecast population and dwelling figures indicate a dwelling demand of between 360 and 367 dwellings per year, however, based on the investment in industry and business, there is potential for the number of dwellings to reach 685 dwellings per year. Continual monitoring will occur to ensure that if this growth is reached we are able to plan for the expected growth.

## ANALYSIS OF RECENT HOUSING APPROVALS

Dwelling approvals throughout the Local Government Area between 2003 and 2005 were more than double the long term median figures. This has been followed by a marked slow-down between 2005 and 2010, this development has increased slightly between 2010 and 2012.

Census data from 2011 indicated that some 83% of all dwelling types in Wagga were detached dwellings. This is consistent with the 83% as indicated in the 2006 census data.

## MULTI RESIDENTIAL DEVELOPMENT

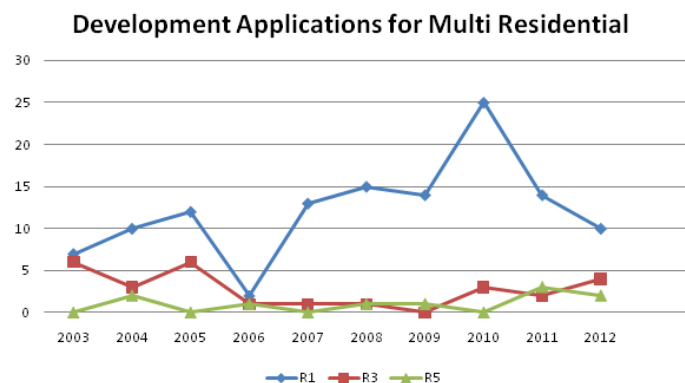
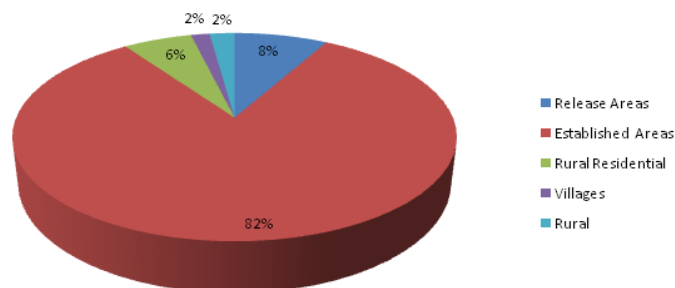


Table : Emerging Trends in Multi Residential Demand Based on Development Applications.

Source: Council records – note based on Development Applications only. Construction Certificate approvals provide a better indication of imminent commitment.

## Multi Residential Applications by location 2003 - 2012



## RESIDENTIAL SUBDIVISIONS

DA APPROVALS FOR LAND SUBDIVISION - NEW HOUSING LOTS											
	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Residential Lots	318	325	301	265	645	115	12	19	733	117	589
Rural Residential Lots	73	140	41	101	45	3	225	11	49	87	0
Rural Lots	38	4	20	24	39	56	41	8	76	8	0
<b>Total</b>	<b>429</b>	<b>469</b>	<b>362</b>	<b>390</b>	<b>729</b>	<b>174</b>	<b>278</b>	<b>38</b>	<b>858</b>	<b>212</b>	<b>589</b>

Table : New Lots based on DA approvals

### Subdivision Approvals by location 2004 - 2012

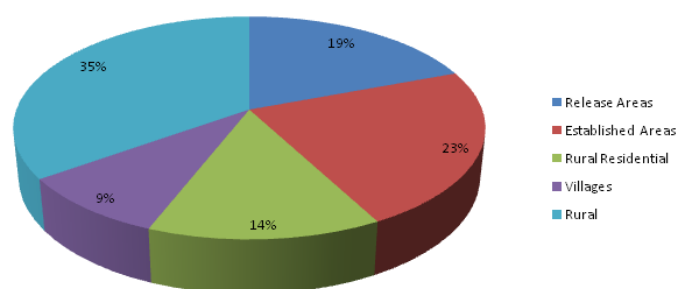


Figure: Total subdivision approvals by location based on development applications.

### Total lots created by location 2004 - 2012

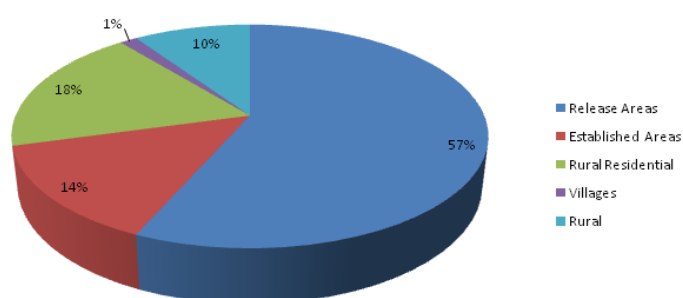


Figure: Total lots created by location based on Development Approvals

While urban release areas only equated to 19% of subdivision applications between 2004 and 2012, it accounted for 57% of the total lots approved in the same time.

Rural residential development remained steady with 14% of subdivision applications being located in rural residential areas, equating to 18% of the total lots approved.

## POTENTIAL LOT YIELDS

Potential lot yields have been identified using a combination of development application approvals, construction certificate approvals, subdivision certificates issued and rates charges.

POTENTIAL LOT YIELD IN R1 AND R3 ZONES			
	Potential lot yield for areas zoned for residential development	Lots currently available to the market	Total Potential Lots
Estella	595	39	634
Gobbagombalin	1700		1700
Forest Hill	400	37	437
Boorooma	850	24	874
Bourkelands	100	73	173
Tatton	80	90	170
Lloyd	1443	8	1451
<b>Total</b>	<b>5168</b>	<b>271</b>	<b>5439</b>

Table: Indication of potential residential lots Approx (June 2012)

Based on a survey completed by nine local real estate agents and one local valuer, the following lot size requirements were identified:

DENSITY/ZONE	LOT SIZE	PERCENTAGE	NUMBER OF LOTS PER YEAR	
			FORECAST GROWTH	2% GROWTH
High / R4	400m <sup>2</sup> - 600m <sup>2</sup>	13.5%	48-49	93
Medium / R3	600m <sup>2</sup> - 800m <sup>2</sup>	50.0%	180-183	343
Low / R2	800m <sup>2</sup> - 1,000m <sup>2</sup>	19.9%	71-73	137
	1,000m <sup>2</sup> - 1,200m <sup>2</sup>	7.5%	27	51
	1,200m <sup>2</sup> - 2,000m <sup>2</sup>	2.9%	10	19
Large Lot / R5	2,000m <sup>2</sup> - 5,000m <sup>2</sup>	3.4%	12	23
	5,000m <sup>2</sup> - 10,000m <sup>2</sup>	2.8%	10	19
<b>Total</b>	<b>-</b>	<b>-</b>	<b>358-364</b>	<b>685</b>

## AT WHAT RATE IS RESIDENTIAL LAND CONSUMED IN WAGGA WAGGA?

In the past, Development Approvals have been subject to significant peaks and slumps.

Residential consumption needs to be looked at more closely to better understand the demand of residential land and it is imperative that continual monitoring occurs to ensure demand doesn't outstrip supply.

### Potential Urban Land:

The potential urban areas identified on the urban map total an estimated area of 1,230ha of land. Using the demand for lot size preferences provided in the survey results the land potential for the potential urban areas has been estimated as between 6,412

and 8,650 potential residential lots and an additional 209 large lot residential lots. These potentials increase the land supply by 19 to 25 years for residential lots under the forecast growth and by 10 years if growth reaches 2%. The potential of rural residential lots is increased by 7 years under the forecast growth and by 4 years at a 2% growth rate.

## SUMMARY

The data and survey indicates a demand of between 360 and 367 residential lots, which includes a demand of around 30 rural residential lots per year and an existing supply of 5439 residential lots and 209 rural residential lots.

This indicates a current supply of residential lots for 16 years and a supply of rural residential lots for 7 years. If the growth reaches 2% the current supply of residential lots will support growth for 8 years and a supply of rural residential housing for 4 years.

Combining the current supply and the potential supply, the Spatial Plan indicates a supply of between 35 to 41 years of residential lots and a supply of rural residential lots for 14 years under the ID Data projected growth rates.

If growth reaches 2%, the overall supply of residential lots will support growth for 17 years and the supply of rural residential lots will support growth for 8 years.

Continual monitoring of land supply and demand will need to be undertaken to respond to the changing needs of the community and to ensure adequate land is available to support demand.

The Department of Planning and Infrastructure released preliminary 2013 population projections identifying an increase in population by 18.7% between 2011 and 2031. This is a projection of 0.9% per annum with an increase in population to 73,000 people by 2031.

## INFILL HOUSING

POTENTIAL NEW DWELLINGS	
	Zoned to Allow Development
Alan Staunton Oval	178-208
Wiradjuri	64-74
Eric Weisel Oval	76-89
The Mill	84
<b>Total</b>	<b>402-455</b>

Table: Infill Housing (Estimates Only)

*Note: This is the maximum land area per dwelling / unit and it is potential that more dwellings can be built where the land area per dwelling is less than 350m<sup>2</sup> for single dwellings and dual occupancies. These figures do not take into account the potential for 'residential flat buildings' and removes 20% of the land from the calculations to accommodate roads/public reserve.*

There are advantages in encouraging housing to meet diverse community needs in established urban areas, including the availability of services and amenities.

Proposals indicate future development of between 402-455 additional dwelling units on zoned land in established areas of the City in the shorter term. Further investigations may reveal additional sites suitable for infill development.

## CONCLUSIONS ON UNDERLYING DEMAND FOR INFILL HOUSING

Based on a survey completed by nine local real estate agents and one local valuer, infill housing equates to 15% of the demand for housing. This equates to 55 lots per year. The current supply of between 402 and 455 lots equates to a current supply of between 7 and 8 years

## RURAL LANDS

Rural Land uses have provided the foundation of the settlement of Wagga Wagga. Agriculture continues to provide significant economic return and employment, with Wagga Wagga contributing \$25 million in agricultural production in 2011. However, the nature of farming is changing and Council needs to respond to these changes in a sensible and sustainable manner. Key challenges for rural land include:

- Ensuring rural communities remain strong and viable, and continue to make their invaluable contribution to the character of our area.
- Ensuring production agricultural land is protected and not unreasonably fragmented by identifying appropriate minimum lot sizes and buffer distances
- Dealing with differing requirements for land faced by different types of agricultural production and where primary production small lots should be located
- Encouraging population retention / growth and compatible development in villages
- Maintaining and enhancing the natural resource base by making land use decisions based on the knowledge of environmental issues and protecting rural landscapes for the benefit of the community and visitors

## HOW IS RURAL LAND USED NOW

There is limited local information on the breakdown of agricultural and other rural production details in the region.

The total land area of the Wagga Wagga Local Government Area is approximately 482,5000 hectares.

## LAND USE IN WAGGA WAGGA

LAND USE	RURAL	ENVIRONMENTAL	URBAN
Area (ha)	458312	4909	9903
Percentage	96.87%	1.03%	2.10%

Source: Wagga Wagga Land Zoning Mapping Data

## EMPLOYMENT

The number of people directly employed in agriculture, forestry and fishing is relatively small, equating to 3.9% of people employed and has declined from 4.6% since 2006.

## EMPLOYMENT IN AGRICULTURE, FORESTRY AND FISHING

	2001 % OF PERSONS	2006 % OF PERSONS	2012 % OF PERSONS
Wagga Wagga	5.8	4.4	3.4
NSW	3.4	2.7	2.3

Source: Census of Population and Housing

## LAND SUBDIVISION IN RURAL AREAS

Council's records indicate a relatively low number of development applications for rural subdivision.

The majority of rural subdivision applications have been for farm adjustment purposes, which indicates that rural fragmentation is not occurring at an alarming rate.

Gradual fragmentation of rural land is being observed, however the rate of subdivision is fairly stable.

## RURAL SUBDIVISION DEVELOPMENT APPLICATIONS

YEAR	2003	2004	2005	2006	2007	2008	2009
No. of DAS	14	22	17	22	15	11	8

## RURAL POPULATION

The population of the rural areas and villages represents a small proportion of the Local Government Area.

The population of the rural areas has increased slightly from 4,706 people in 2006 to 4,890 people in 2011.

## POPULATION OF URBAN AND RURAL AREAS

LOCALITY	2006		2011		CHANGE	
	Persons	% of LGA	Persons	% of LGA	2006-2011	%
Urban Area	51832	90.9	54150	91.1	2318	4.3
Rural	2029	3.6	1987	3.3	-42	-2.1
Villages	3151	5.5	3326	5.6	175	5.3
Total LGA	57012	100	59463	100	2451	7.5

Source: Profile id – Community Profile

## RURAL POPULATION TRENDS

The rural areas have been subject to minimal population increase in the last four years. Any population growth for the rural area of Wagga Wagga will be limited to the villages or small holding areas.

There are a number of factors and trends that will limit rural growth.

### Employment

- Declining economic opportunities
- Mechanisation of labour
- Modern farming techniques
- Globalisation of the agricultural economy
- Economic rationalism of rural Australia
- Changing social values (ie changing role of women in workforce)
- Move away from traditional farming families, with more corporate farming operations
- Improved communications and facilities in rural areas
- High cost of land and start up costs limits ability of new farmers to enter

### Environment

- Long term drought and climate change
- Increased environmental awareness and accountability eg Landcare

### Lifestyle choice

- Ageing farmers - prefer to move into urban areas which are more accessible to facilities

9	2010	2011
	6	4

- Younger generation have other interests outside of farming – more urban influence means fewer people choosing farming as a career

### Statutory Controls

- Growth in the number of rural dwellings on properties has been restricted by controls on subdivision and buildings set out in the Wagga Local Environmental Plan 2010.

## VILLAGES

Our rural villages meet the demand of those seeking a lifestyle away from the more urbanised setting, and can provide affordable housing opportunities.

Mangoplah, Ladysmith and Collingullie all have opportunities for new housing. The past 10 years have seen an average increase of 35 dwellings per year.

Urban expansion in the villages will require access to sewerage infrastructure and will need to be identified in Council's Delivery Servicing Plan for sewer.

***The objectives, policy response, actions, outcomes and timeframes for how we will plan for a growing community in the future are identified in the 'achieving the Wagga Wagga Spatial Plan' section.***

*maintain our current & future infrastructure.*

*we maintain our*

**CURRENT &  
FUTURE**

**INFRASTRUCTURE.**



# *we maintain our* **CURRENT & FUTURE INFRASTRUCTURE.**

## **CURRENT SITUATION**

Council and a range of other Government and non-Government agencies are responsible for meeting existing demands for infrastructure and services, and planning for future development needs. The challenges for infrastructure provision include:

- Coordinating phasing of new development and supply of infrastructure and services in the most cost effective and responsive manner – balancing the sometimes long lead times, and the need for fiscal responsibility against the desires of stakeholders for out of sequence (leap frogging) service provision
- Equitably funding infrastructure and services
- Supplying a range of services and infrastructure to new development areas
- Early identification of any land required to meet infrastructure and servicing needs
- Ensuring sufficient car parking is provided to meet the varying needs of all central business district users including customers, business operators, employees, tourists, residents and service providers

Infrastructure of all types is vital to the community; most of it is hidden from view and to a large extent is taken for granted. Utilities such as sewer, drainage, water supply, telecommunications and energy are vital to the prosperity of communities.

Demand for infrastructure is generated predominantly through either an increased utilisation of existing infrastructure brought about by population and demographic change, seasonal factors and consumer expectations and preferences and the requirement for new infrastructure to meet the needs of growth in new development.

The demand created by these two circumstances requires analysis to consider the ramifications for existing infrastructure networks and the ability of these networks to cope with the increased infrastructure. This analysis applies in all cases ranging from new subdivisions creating increased load on an existing sewer network and treatment plant, to that same subdivision increasing traffic across existing road networks potentially creating the need to upgrade that existing infrastructure to cope with the increased utilisation and demand.

New infrastructure required to meet growth will either be acquired from land developments or constructed by Council. Council's land planning (for both new land release and infill development) guides agencies in service planning and programming, but better planning is required to ameliorate unpredictable changes to phasing patterns, and new development fronts.

## **PHYSICAL INFRASTRUCTURE**

Physical Infrastructure has a direct impact on planning. Physical Infrastructure with appropriate capacity is essential for the successful development of Wagga Wagga.

To support the community, Council maintains a network of physical infrastructure within the Wagga Wagga Local Government Area. This infrastructure provides a platform for economic and social development, strengthens the link between the community and the natural environment and creates a sense of place for the local community and its visitors. This infrastructure is integral to the community's well-being and their quality of life and is integral in the future development of Wagga Wagga.

Council's physical infrastructure includes:

- Roads
- Sewer
- Stormwater and Flood Mitigation Network
- Waste management facilities
- Car parks
- Footpaths and Shared Paths
- Bus Shelters

## **ROADS**

Growth of Wagga Wagga is dependent on the availability of roads to enable efficient and cost effective movement of people, goods and services throughout the Local Government Area.

The Integrated Movement Study for the City of Wagga Wagga 2008 identifies the hierarchy of roads as a powerful planning tool which defines the real purpose of each road in an urban area. The establishment of road hierarchies allows the pursuit of environmental objectives in planning of new residential areas and modifying and protecting existing residential areas. In traffic terms, it gives recognition to making adequate provision for access to and from land uses for road vehicles, for the safe movement of pedestrians, bicycles, and for the effective operation of local public transport and parking.

The City of Wagga Wagga is supported by an appropriate route network system. The Sturt Highway functions as a major east-west corridor while the Olympic Highway provides a major north-south connection. These routes also provide regional and interstate connections.

The north-south movements within Wagga Wagga are supported by a number of roads such as Holbrook-Glenfield Road, Bourke-Docker Street, Plumpton-Lake Albert Road and Koorinal Road as well as Hampden Avenue and Byrnes Road.

Other roads such as Lloyd Road, Gregadoo Road, Brunskill Road, Red Hill Road and Leavenworth Drive, Fernleigh Road, Ashmont Avenue, Kincaid Street, Travers Street, Urana Street and Gardiner and Mill Streets provide connections for east-west movements.

Council owns and maintains a sealed road network totalling 1,169km. These sealed roads range from major sub-arterial to minor access roads. The size of the network presents challenges and as the city and surrounding areas expand the usage of local roads increases and there is a risk that the vehicle movements per day will exceed the capacity of the road. This presents a challenge in the management of the network and the future development of the city.

In addition to the sealed road network, Council owns and maintains approximately 1,106km of unsealed roads. The unsealed road network is considerable in size and is spread across the entire Local Government Area. There are some unsealed roads which are linkages from rural areas into the Wagga Wagga urban area and the nine rural villages, the traffic volumes on these roads can be significant. Other rural roads are used by a small number of people and have very low traffic volumes.

The unsealed road network is also categorised into a hierarchy which is based on traffic volumes. This hierarchy allows informed decisions to be made relating to inspections, maintenance and renewal. The hierarchy is located in the Asset Management Plan – Unsealed Roads.

## **SEWER**

Council's sewerage network services over 18,000 residential properties and 2,000 non residential properties. The sewerage network consists of 531km of gravity and pressure mains and 36 pump stations. In 2012, 5,800 ML of sewerage was transported through Wagga's sewerage network.

All sewerage is transported to one of Council's six sewerage treatment plants where solids are removed and the remaining wastewater is further treated to remove impurities. The treated effluent is either discharged to the river or reused for irrigation.

### **Accommodating Growth**

In order to accommodate growth, expansion of Council services will be required. This may include the extension of infrastructure networks or augmentation of existing networks to cater for future loadings.

Council provides a Development Servicing Plan for Sewer with a 30 year forecast of predicted servicing growth for the sewer network.

## **STORMWATER AND FLOOD MITIGATION**

The stormwater and flood mitigation network managed by Council in the Wagga Wagga Local Government Area comprises of 17.4km of levee banks, 10.6km of detention basin banks, 20.5km of open drains and 392km of stormwater pipes.

There are many areas of the City where the stormwater infrastructure, above and below ground, cannot contain the storm levels they were originally designed for because their hydraulic catchments have been extended without upsizing of infrastructure lower in the catchment. This means that stormwater in these areas follow the natural overland flow path, usually through low lying properties.

## **WASTE AND RECYCLING MANAGEMENT**

Council operates its major landfill at Gregadoo Waste Management Centre. This landfill accepts the majority of the solid wastes produced within the City.

### **Accommodating Growth**

Council maintains 6 rural transfer stations and the Gregadoo Waste Management Centre, which is the only operating landfill under Council's control.

Council, design and construct landfill cells every 3 to 5 years pending amounts of waste disposed of to landfill. The current operating land area and landfill life for the GWMC is estimated to be over 100 years of operation, based on the current annual waste disposal figures.

## **CAR PARKS**

Council commissioned a Stepfair-Samsa Consultants to undertake a parking study for the city centre area. Parking is a critical part of an integrated transport system. During the study, parking issues identified included:

- Parking needs for various user groups
- Provision of commuter parking
- How existing parking provisions may be more effectively utilised
- Impact of parking on residents in the city fringe area; and
- How long stay parking needs can be best provided and managed

There are around 30 off street car parks with 4,345 spaces available. 1,328 of these spaces are not restricted by time limits.

The study identifies that three types of parking are required:

- Short stay parking – such as for shopping, personal business, and visiting the CBD for any reason during the day
- Long stay parking – such as for those who work in the CBD
- Casual parking – for special purposes such as one off sporting events or major recreational functions or convention

### **City Centre car parking facilities**

New residential developments across the Wagga Wagga Local Government Area will likely result in an increased demand for commercial and other non-residential development within the city centre or central business district.

Council's developer contribution plan identifies funds to be collected to fund the development of multi-level car parking as identified in the CBD Parking Study undertaken by Stepfair-Samsa as being required in the medium term. The following multi-level car parking options are identified:

- Multi-level off street car park upgrade to Peter Street between Morgan and Forsyth Streets including improvements to pedestrian access through to Bayliss Street from the parking area.
- Multi-level off street car park upgrade on Peter Street between Forsyth and Tompson Streets including improvements to pedestrian access through to Bayliss Street from the parking area.
- Multi-level off street car park upgrade at Johnson Street (Woolworths) including improvements to pedestrian access through Fitzmaurice Street from the parking area.
- Multi-level off street car park upgrade at Barrand Street (western side) including improvements to pedestrian access through to Fitzmaurice Street from the parking area.

## **WATER**

Riverina Water County Council is responsible for the water supply functions of Wagga Wagga Local Government Area. Riverina Water provides reticulated water to all urban and villages areas within the Local Government Area. Water is also made available to land within the rural area, where supply lines exist or can be laid at practical and economically recoverable cost.

Riverina Water is encouraging customers to think sustainably and consider ways of reducing water usage in accordance with the adopted Demand Management Strategy. This will assist, as well as future proofing Wagga Wagga against drought.

To demonstrate low water landscaping alternatives, Riverina Water Council launched the Riverina Urban Nature Strip Lawn Replacement Rebate Scheme for 18 months from December 2011. The scheme offered financial incentives for residents to replace lawn on their nature strips with an approved water efficient design.

Adequate levels of service cannot be met where: development is isolated from normal sequential growth; development has lots that are higher than can be serviced for that pressure zone and where designated or assumed open space is later developed as infill or is not developed in accordance with Riverina Water's 30 Year Strategic Plan.

#### **Accommodating Growth**

New residential and employment development in Wagga Wagga will need to be supported by a reliable and secure water source. Future releases of land for development should occur in proportion with the level of water made available.

## **FOOTPATHS AND SHARED PATHS**

Council's footpath network totals approximately 207km throughout the Wagga Wagga urban area. Footpaths are classified as off road pathways designed for pedestrians only. Council also has approximately 48km of off road shared paths throughout the Wagga Wagga urban area. These pathways are designed to be used by pedestrians and cyclists.

When new areas are developed it is important that new footpaths link with the existing network and link people's home and key community services within the new development.

#### **Wiradjuri Walking Track**

The Wiradjuri Walking Track follows a 30km trail around the city of Wagga Wagga. The track is suitable for all ages, it's a great way to discover the history and nature of the regional city.

Crown Lands manages the Wiradjuri Walking Track for the enjoyment of the community.

## **FUNDING**

The Asset Management Plan aims to predict infrastructure consumption and renewal needs to consider infrastructure requirements to meet community service expectations. The plan sets out the forecast capital requirements of Council for the next ten years.

Given that Council's assets are comprised of major community infrastructure assets such as roads, footpaths, storm water drainage and sewer management systems, it is imperative to link the Asset Management Plan with the Long Term Financial Plan. The Long Term Financial Plan ensures the necessary capital outlays are incorporated so that projected investment in infrastructure can be accommodated for renewal and replacement of existing community assets without detriment to Council's financial sustainability. The plan also earmarks funding for new community assets that are essential to the overall development of the city and surrounds.

## **INFRASTRUCTURE ZONES**

Council currently utilises both the SP1 Special Activities zone which is intended for land uses or sites with special characteristics that can not be accommodated in other zones and includes the juvenile justice centre.

The SP2 Infrastructure zone is intended for land that is highly unlikely to be used for a different purpose in the future and includes 'cemeteries', major 'sewerage treatment plants' and 'roads'. It may also be appropriate for major state infrastructure or strategic sites such as major 'hospitals', large campus universities / TAFEs, dams, power stations, landfill or waste disposal sites, correctional centres and airports.

***The objectives, policy response, actions, outcomes and timeframes for how we will maintain our current and future infrastructure in the future are identified in the 'achieving the Wagga Wagga Spatial Plan' section.***

*respond to & recover from natural disasters.*

**ARRANGEMENTS ARE IN PLACE TO**  
*respond to &*  
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# ARRANGEMENTS ARE IN PLACE TO *respond to &* **RECOVER FROM** **NATURAL DISASTERS.**

## **CURRENT SITUATION**

### **HAZARDS**

Planning for natural disasters will better position council in responding to and recovering from such events. Key challenges include:

- Managing natural hazards such as flooding and bushfire in a way that does not adversely impact on natural ecology processes or significant vegetation
- Ensuring development controls are appropriate for mitigating risks associated with natural hazards

### **RIVERINE FLOODING**

The City of Wagga Wagga has experienced flooding on numerous occasions with the most recent major flood occurring in 2012. A large part of the city centre remains on the floodplain and is protected from flooding by levee banks. These levee banks form a significant physical barrier between the city centre and the river.

Wagga Wagga City Council completed a Floodplain Risk Management Plan to address the management of the flood problem around Wagga Wagga. The plan included:

- Flood Study to define design flood levels, flows and velocities (2004, 2006)
- Floodplain Risk Management Study (2009)
- Floodplain risk Management Plan (2009).

One of the high priority recommendations of the Floodplain Risk Management Plan is to investigate the feasibility of raising the flood levees at Wagga Wagga. This priority recommendation will be achieved by the development of a costed and feasible concept/preliminary design for the levee upgrade, this risk management plan will assist in accessing where future planning and development can proceed.

Flooding is a significant constraint to development in the City of Wagga Wagga. The economic losses from floodwaters are substantial, and include damage to structures and equipment and loss of crops.

Due to river regulation and flood mitigation works, the area of floodplain inundated by natural flood flows has been reduced. This reduces the area available for nutrient recycling and affects many ecological processes. As a result, floodplain productivity, fish productivity and flood dependent populations are reduced.

### **LOCAL OVERLAND FLOW FLOODING**

Local overland flow flooding is the inundation by local runoff rather than over bank discharge from a stream, river, estuary, lake or dam. Flooding and overland flow are distinctly different; flooding is water that rises from a water source and overland flow is water that flows down to a water course.

The Wagga Wagga Major Overland Flow Flood Study provides detailed local design flooding information. The study provides information on flood levels, velocities, flow and hydraulic categories. The study will assist in better defining the areas and extent of urban inundation and provide a basis for determining appropriate development controls, and improvements to manage the risks associated with inundation to urban areas.

### **BUSHFIRE**

Significant areas within the Wagga Wagga Local Government Area are bushfire prone.

A major issue which has arisen with the introduction of bushfire legislation is the conflict between planting trees and the bushfire threat. Measures to reduce bushfire threat such as tree and understorey clearing potentially affect biodiversity values and need to be carefully considered in planning for new areas.

### **CONTAMINATED SITES**

In accordance with Part 5 of the Contaminated Land Management Act 1997, the Office of Environment and Heritage maintain a record of notices issued under section 58 of the CLM Act. A review of this register in March 2013 identified 3 properties that have received notices in regard to contamination in the Wagga Wagga Local Government Area. Council maintains a register of potentially contaminated lands where there is an indication that the past or present land use activities may cause contamination. This register is compiled in accordance with the Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land. During the planning process both the Office of Environment and Heritage and Council registers are referenced to inform planning decisions.

### **SALINITY**

Urban or man-made developments are now well understood to upset the natural equilibrium between recharge and discharge of the groundwater table. In general terms the catchment landscape can be broken up into two key areas. Those areas that are higher or hillier are the recharge zones, this is where water infiltrates the soil surface and seeps into the groundwater. The lower areas are the discharge zones, this is where the recharge water will cause the water table to rise closer to the ground surface or seep from the ground.

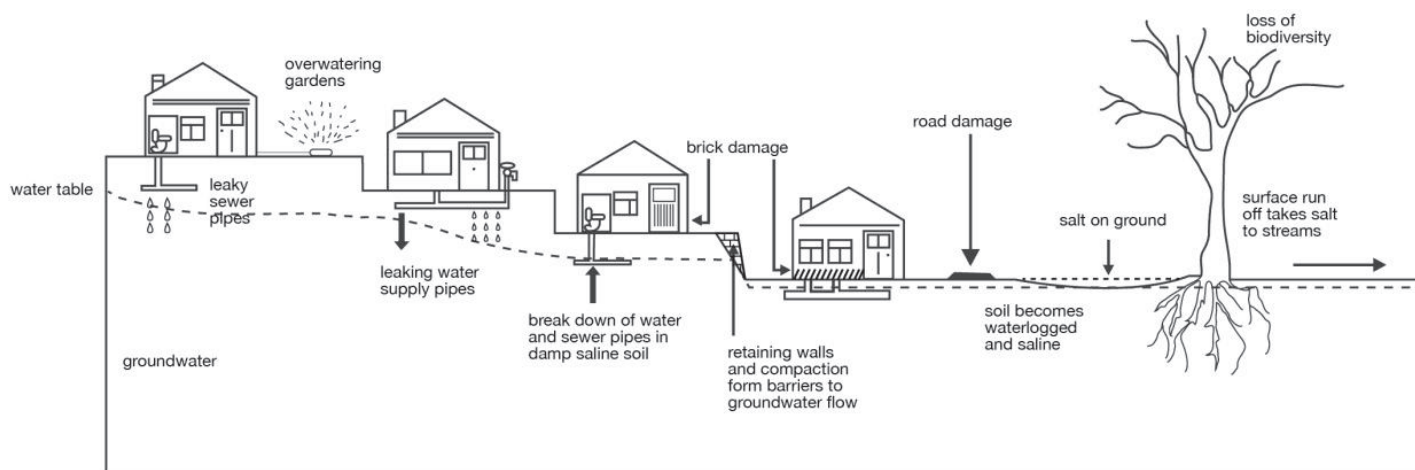
When the volume of recharge water is at the natural rate and balanced with the capacity and characteristics of the underlying aquifers salinity is not a problem. However if the recharge increases and exceeds natural rates and capacity of the aquifer the ground water level rises, salts already in the groundwater or stored in the soil profile are brought close enough to the soil surface to cause toxic effects on vegetation and degradation of built structures, this is referred to as urban salinity.

# *respond to & recover from natural disasters.*

Wagga Wagga was one of Australia's first cities to identify urban salinity as a serious problem to the regional economy and environment. Salinity was first noticed in Wagga Wagga in the late 1970s, but the real and potential impact of the problem was understood only in the late 1980s. It is predicted that significant damage to at least 7,500 properties might occur by the year 2020 if the causes of the problem are not addressed.

Common impacts of salinity on urban development include:

- Decreased life span of some bricks and concrete structures and increased road failure;
- Waterlogging of soil and decreased water quality; and
- Lawns and plants die. In salinity "hot spots", bare salt scalds develop and very little grows.



Council endeavours to manage salinity to minimise the detrimental impact on the natural environment, economic condition or lifestyle of residents living in the City of Wagga Wagga Council has implemented a number of strategies to raise awareness of the issues associated with urban salinity, this program aims to

- Increase community awareness of the causes, impacts and management strategies of urban salinity.
- Promote education programs in the community, schools and tertiary institutes including the Riverina Institute of TAFE and Charles Sturt University.
- Liaise with community, business and industry groups on ways to remediate urban salinity.
- Liaise with other authorities, such as the Office of Environment and Heritage and Riverina Water County Council, to ensure that urban salinity practices are kept up to date and that information is shared across agencies.
- Encourage attitude and behavioural changes to ensure Council works programs are supported by the community.
- Encourage community involvement in practical projects that will aid the management of urban salinity.

A network of 195 piezometers located throughout the Wagga Wagga Local Government Area is maintained by Wagga Wagga City Council to monitor urban salinity. The current monitoring network consists of 195 piezometers. The piezometers were monitored on a monthly, bi-monthly or quarterly basis to identify trends and possible causes.

**The objectives, policy response, actions, outcomes and timeframes for how we will have arrangements in place to respond to and recover from natural disasters in the future are identified in the 'achieving the Wagga Wagga Spatial Plan' section.**

*affordable housing options.*

*we have access*  
**TO AFFORDABLE  
HOUSING OPTIONS.**



# *we have access* **TO AFFORDABLE HOUSING OPTIONS.**

## **CURRENT SITUATION**

### **RESIDENTIAL DEVELOPMENT POTENTIALS**

The Wagga Wagga Local Environmental Plan 2010 utilises three residential zones for the purposes of permitting residential development.

- R1 General Residential zone – is intended to provide a broad variety of residential densities and housing types including 'dwelling houses', 'multi-dwelling housing', 'residential flat buildings', 'boarding houses' and 'seniors housing'. The zone also provides facilities or services to residents including 'neighbourhood shops', 'community facilities', 'child care centres' and 'respite day care centres'.
- R3 Medium Density Residential – is for land where a variety of medium density accommodation is to be established or maintained.
- R5 Large Lot Residential – this zone is intended to cater for development that provides for residential housing in a rural setting, often adjacent to towns or metropolitan areas. The allocation of large lot residential land should be justified by council's housing / settlement strategy prepared in accordance with planning principles set out in regional and sub-regional strategies and relevant State Environmental Planning Policies. Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural uses.

Other zones available for use under the standard template include; R2 Low Density Residential, intended for land where low density housing is to be established or maintained and R4 High Density Residential, intended for land where high density housing is to be provided such as residential flat buildings.

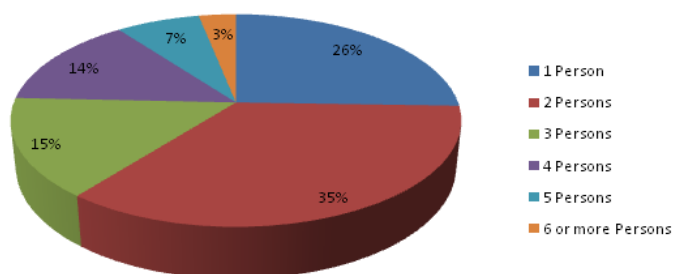
### **OCCUPANCY RATES**

The Wagga Wagga Local Government Area has 61,509 people living in 22,343 homes equating to an average occupancy rate of 2.7 persons.

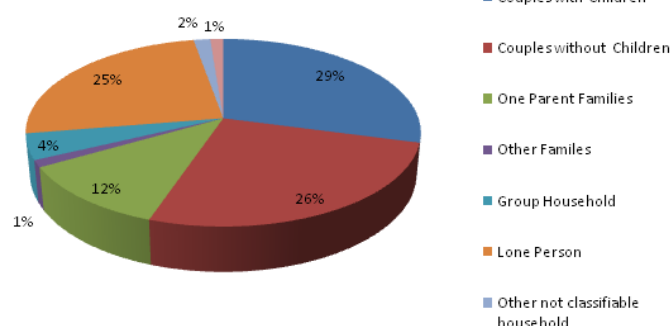
Changes in household size could be a result of a number of factors including, lack of affordable housing, increase in birth rate or increase in number of families, increase in retirees or young singles and couples.

For this reason, in addition to occupancy rate, household size and type needs to be considered.

**Household Size**



**Household Type**



Despite the average 2.7 occupancy rate, 61% of the households contain 1 person or 2 persons. This is an increase of 1,022 households from 2006. Households containing couples without children and lone persons equates to 51% of the households and also equates to an increase of 1,022 households from 2006.

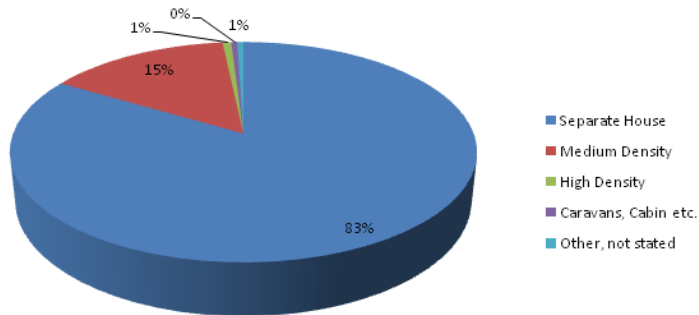
Households with 3 to 4 persons only equates to 29% of the households and has only increased by 48 households from 2006. Couples with families has decreased by 21 households since 2006 and group homes have increased by 85 households.

These trends may indicate the need for more medium and high density development in the future.

### **DWELLING STRUCTURES**

Dwelling structures provide further information on whether we are providing appropriate housing for the household types within the Local Government Area.

**Dwelling Structure**



Separate houses account for 83% of the total dwelling structures and 39% of households contain 3 or more persons.

This may indicate a shortfall of housing for lone and 2 person households.

## AFFORDABILITY

The maximum percentage of income allocated to housing is recommended to be 30% based on bank lending criteria.

MONTHLY HOUSEHOLD INCOME AND BORROWING CAPACITY							
WAGGA WAGGA CITY		2011				BORROWING CAPACITY BASED ON 30% OF INCOME, 5.45% INTEREST RATE AND LOAN TERM OF 30 YEARS	
MONTHLY HOUSEHOLD INCOME RANGE		NUMBER OF PEOPLE	% OF PEOPLE	30% OF INCOME RANGE			
	\$0	200	0.9	-	-	-	-
\$1	\$799	325	1.5	\$0.30	\$239.70	-	\$42,327
\$800	\$1,199	664	3	\$240.00	\$359.70	\$42,504	\$63,579
\$1,200	\$1,599	1,482	6.7	\$360.00	\$479.70	\$63,756	\$84,830
\$1,600	\$2,399	2,123	9.7	\$480.00	\$719.70	\$85,008	\$127,334
\$2,400	\$3,199	2,064	9.4	\$720.00	\$959.70	\$127,511	\$169,838
\$3,200	\$3,999	1,825	8.3	\$960.00	\$1,199.70	\$170,015	\$212,342
\$4,000	\$4,999	1,906	8.7	\$1,200.00	\$1,499.70	\$212,519	\$265,471
\$8,000	\$9,999	1,883	8.6	\$2,400.00	\$2,999.70	\$425,038	\$531,120
\$10,000	\$11,999	1,248	5.7	\$3,000.00	\$3,599.70	\$531,297	\$637,379
\$12,000	\$13,999	789	3.6	\$3,600.00	\$4,199.70	\$637,556	\$743,639
\$14,000	\$15,999	256	1.2	\$4,200.00	\$4,799.70	\$743,816	\$849,898
\$16,000	\$19,999	214	1	\$4,800.00	\$5,999.70	\$850,075	\$1,062,417
\$20,000	or more	164	0.7	\$6,000.00	-	\$1,062,594	-
	Not stated	2,343	10.7				
\$20,000	or more	164	0.7	\$6,000.00		\$1,423,136	
	Not stated	2,343	10.7				

Unable to afford median house price = 62.7%

Note: 5.45% interest rate is based on Reserve Bank of Australia 3 year fixed housing loan rate at March 2013.

Median house price is \$325,000 based on myrpdata.com as at April 2013.

UNDERSTANDING LOCAL HOUSING MARKET

NSW Housing produced Housing Market Analysis: Explanatory Notes and Fact Sheets which identifies that a lack of appropriate, affordable housing to meet the diverse needs of the community is a common concern across New South Wales, although the nature of housing needs will vary considerably from place to place and household to household. The explanatory notes and fact sheets were prepared to assist in understanding the local housing market, local needs and issues. A Local Government Housing Kit is available providing step by step advice on how to develop a local housing strategy, as well as information on addressing affordable housing, the NSW statutory framework for housing and planning mechanisms for promoting affordable housing. The Kit includes a significant database with demographic, economic and specific housing data from a range of sources.

The explanatory notes and fact sheets identify that ‘affordable housing’ refers to housing that is appropriate to the needs of a household in terms of size, form and location and within their means to pay for it.

NSW Housing also note that housing is critical to meeting basic human needs for shelter, security and a sense of connection

with communities. It is also linked with the success of those communities in a broader way. The availability of a suitable range of housing contributes to a community’s ability to function in efficient, equitable, prosperous and sustainable ways. A mix of appropriate and affordable housing is needed, not only to meet household needs, but so that communities can maintain social cohesion, support and functioning of local economies, and sustain a range of local services and businesses.

The provision of a range of housing types at a range of prices has the potential to allow long term residents, both old and young, to remain as part of their community. There is growing need for more appropriate, secure and affordable rental housing as more and more people will remain in the private rental market. How to encourage investment in such accommodation is a significant issue.

Lower income households paying more than the benchmark of 30% of gross income on housing costs are generally said to be in housing stress.

The type of hardship experienced by households in housing stress is indicated in the following table:

TYPE OF HARDSHIP	LOWER INCOME HOUSEHOLDS PAYING 40+% OF INCOME ON RENT
My family has sometimes gone without meals.	29.6%
My children have had to go without adequate health and / or dental care.	38.7%
Approached a welfare / community / counselling agency for assistance.	32.9%
Sold or pawned personal possessions.	33.7%

Source: Housing NSW Wagga Wagga Housing Market

There is a long term underlying trend of declining affordability. NSW Housing note that increases in incomes have not kept pace with increases in house prices. The gap between median house prices and the average weekly earnings has widened considerably.

WAGGA WAGGA HOUSING MARKET

Housing NSW provide information on Wagga Wagga housing market using the Australian Bureau of Statistics data from 2006 and 2001 census, Centrelink, Rental Bond Board data, Valuer General’s data and Housing NSW’s asset database. The information examines the affordability, adequacy and appropriateness of housing to meet the needs of the local community with a particular focus on low and moderate income earners.

Key points from the Housing NSW information include:

- There is an overwhelming predominance of larger bedroom stock, indicating a lack of housing diversity;
- The private rental market is not catering for adequately for low income single person households, despite the comparatively strong social housing presence;
- There are 40 households living permanently in caravan parks, indicating that this is a form of affordable housing for lower income earners;
- 44% of all low and moderate income households renting in the private rental market in Wagga Wagga are in housing stress;
- There is insufficient housing diversity with at least 78.5% of all dwellings being three or four bedrooms;
- Wagga Wagga has a significant number of Commonwealth rental assistance recipients in housing stress and the

majority of these are young people;

- Affordable student housing is needed to meet some of this demand.
- A significant number of young people living independently are spending more than 30% of their income on housing;
- There are more low and moderate income renters in housing stress than low and moderate income purchasers in stress;
- The provision of appropriate and affordable housing is critical to the successful, sustainable communities.

Note: “Low income” households are households where income is under 80% of the median household income. “Moderate income” households are households where income is between 80% and 120% of the median household income.

Source: Housing NSW Wagga Wagga Housing Market.

Housing NSW identifies the following options for local Council’s in addressing affordable housing:

- Use local planning instruments to encourage a range of housing types with a variety of housing configurations (a mix of one, two, three bedroom and larger housing stock) to meet the current and likely future needs of those in the community;
- Introduce specific initiatives to facilitate boarding houses, caravan parks and manufactured home estates, studio dwellings, shop top housing, granny flats or accessory dwellings, Senior’s living housing and other innovative forms of housing where appropriate;

- Council planning provisions can facilitate provision of affordable housing options. Attention being given to identifying and avoiding the use of controls that may unnecessarily add to housing costs, such as overly generous site area, car parking and landscaped area requirements;
- Planning mechanisms can be introduced to protect existing affordable housing.

## CHANGE IN RENTS AND HOUSE PRICES

AREA	MEDIAN RENTS 2 BEDROOM FLATS-\$ PER WEEK	MEDIAN RENTS 3 BEDROOM HOUSES-\$ PER WEEK	ANNUAL CHANGE IN RENTS (%) 2 BEDROOM FLATS	ANNUAL CHANGE IN RENTS (%) 3 BEDROOM HOUSES	MEDIAN SALES PRICES NON STRATA - \$'000	MEDIAN SALES PRICES STRATA - \$'000	ANNUAL CHANGE IN PRICES (%) NON STRATA	ANNUAL CHANGE IN PRICES (%) STRATA	TOTAL NEW BONDS	TOTAL BONDS HELD
Wagga Wagga	240	300	9	3	288	186	-4	-3	635	6,106
NSW (excluding Sydney)	250	310	9	3	330	285	0	1	24,700	224,688

Source: NSW Housing : Local Government Housing Kit Database

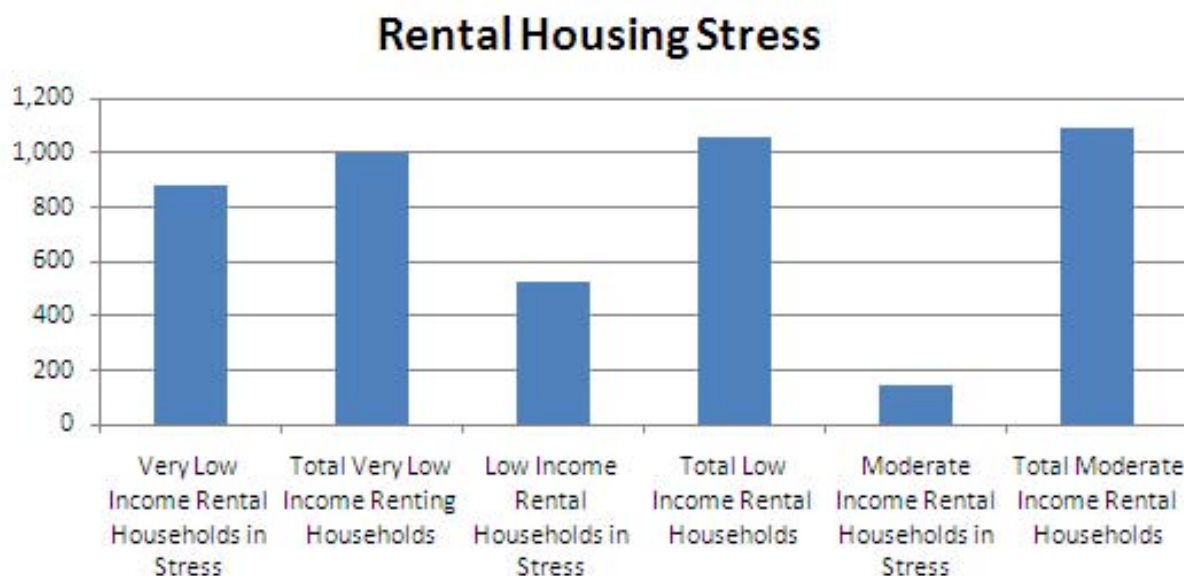
## NUMBER OF RENTAL PROPERTIES

AREA	NEW BONDS HOUSES DECEMBER 12 QUARTER	NEW BONDS FLATS DECEMBER 12 QUARTER	NEW BONDS TOTAL DWELLINGS DECEMBER 12 QUARTER	% ANNUAL CHANGE IN NEW BONDS	TOTAL BONDS FLATS DECEMBER 12 QUARTER	TOTAL BONDS HOUSES DECEMBER 12 QUARTER	TOTAL BONDS TOTAL DWELLINGS DECEMBER 12 QUARTER	% ANNUAL CHANGE IN TOTAL BONDS
Wagga Wagga	303	178	673	9.4	1,832	2,240	6,106	6.8

Source: NSW Housing : Local Government Housing Kit Database

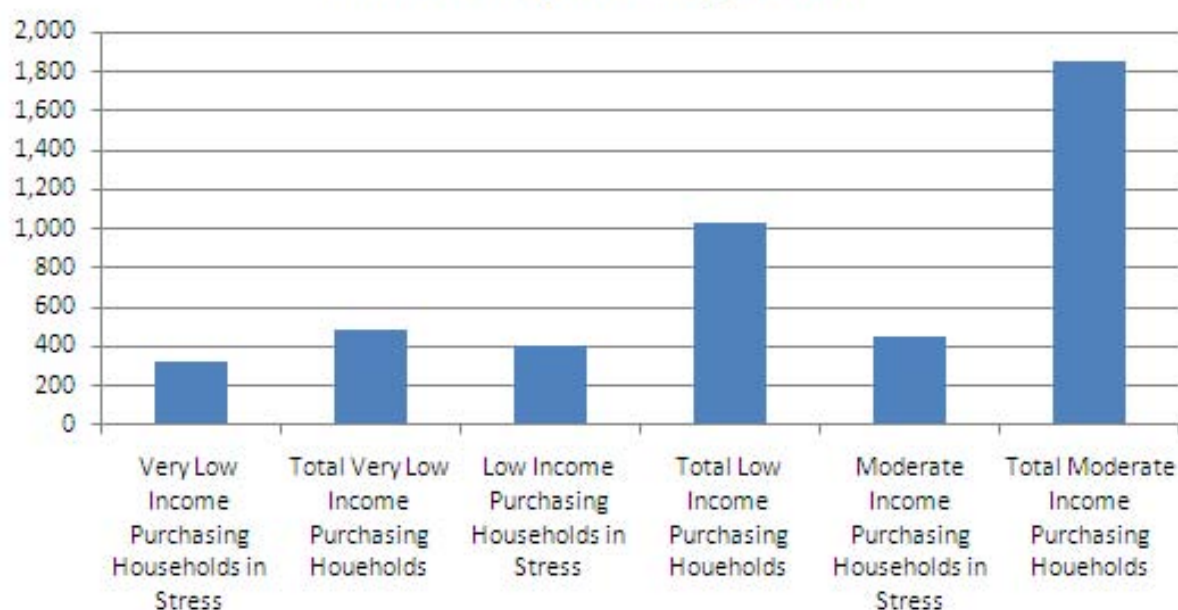
The table indicates that of the 22,343 total households in Wagga Wagga, the number of rental bonds being held is 6,106 which equates to 27% of the housing stock being rented.

## HOUSEHOLDS IN STRESS



Source: NSW Housing : Local Government Housing Kit Database

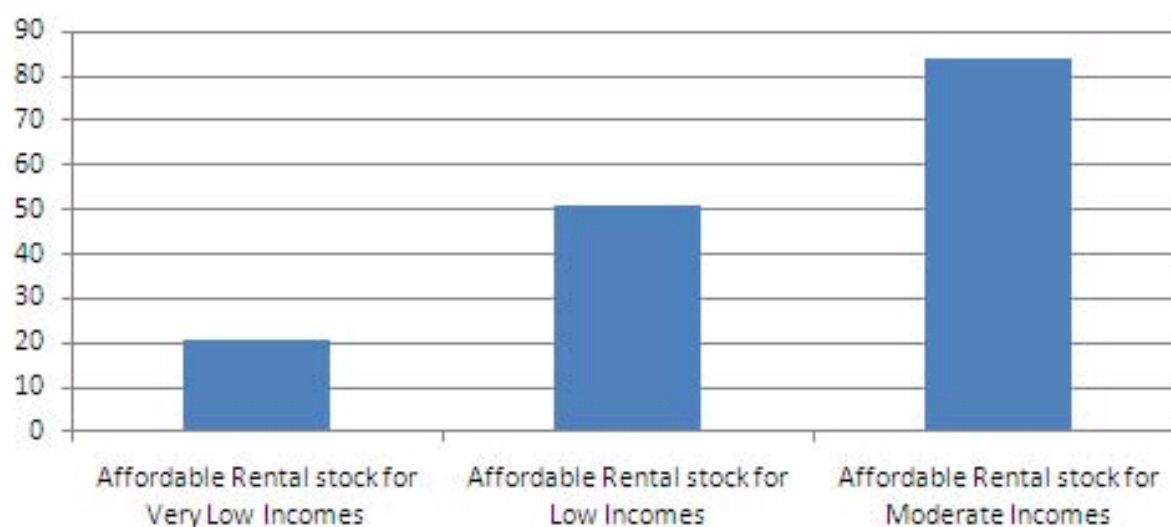
## Purchasing Housing Stress



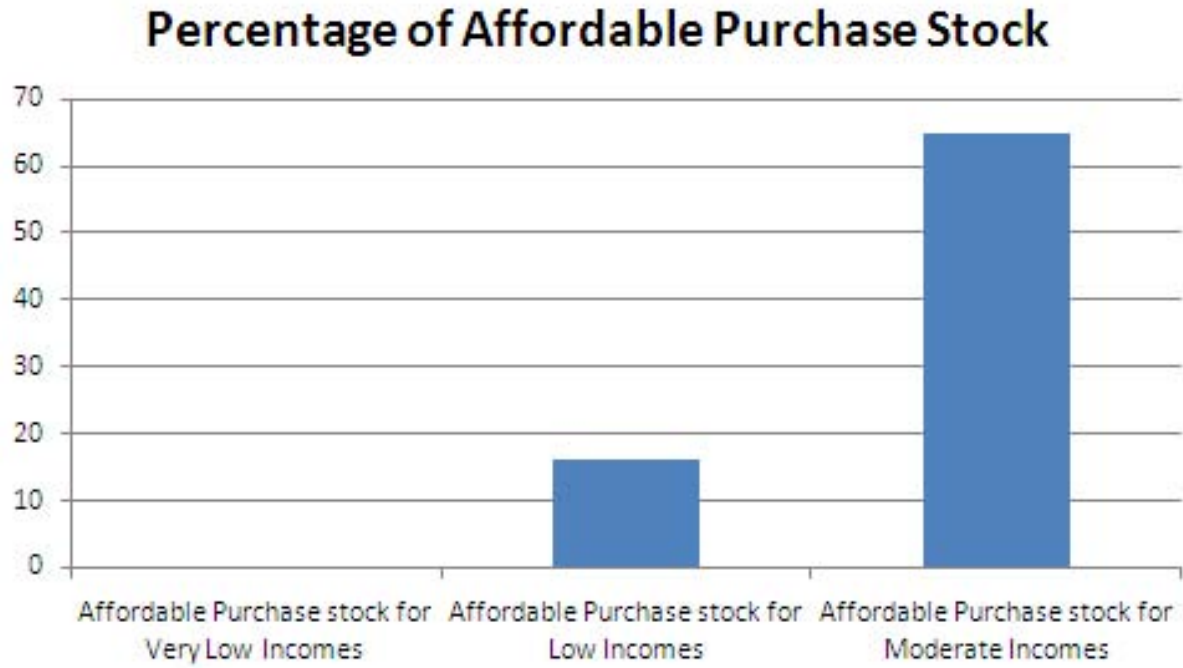
Source: NSW Housing : Local Government Housing Kit Database

## AFFORDABLE HOUSING STOCK

### Percentage of Affordable Rental Stock



Source: NSW Housing : Local Government Housing Kit Database



Source: NSW Housing : Local Government Housing Kit Database

***The objectives, policy response, actions, outcomes and timeframes for how we will have access to affordable housing options in the future are identified in the 'achieving the Wagga Wagga Spatial Plan' section.***

*growing business investment.*

**THERE IS**  
*growing business*  
**INVESTMENT IN**  
**OUR COMMUNITY.**



# THERE IS *growing business* INVESTMENT IN OUR COMMUNITY.

## CURRENT SITUATION

### ECONOMIC BASE

Professional employment continues to be an integral component of the Wagga Wagga economy with a significant increase in education assets led by Charles Sturt University and TAFE NSW Riverina Institute investing over \$100 million in Wagga Wagga. Redevelopment of health assets such as the \$282 million investment as the Base Hospital will improve Wagga Wagga's stature as the health care provider of the area and result in additional investment in the growing health precinct. This is already evident with investment in medical facilities in the surrounding area already exceeding \$9 million. Wagga Wagga's industrial sectors continue to grow steadily, evidenced by the recent completion of a \$60 million Renewed Metal Technologies (RMT) plant for recycling of lead-acid batteries and construction of the \$63 million Riverina Oils and Bio Energy Pty Ltd (ROBE) facility. The ROBE plant is currently the largest value-added agricultural investment in Australia.

Source: Wagga Wagga Economic Snapshot Spring 2012

## RETAIL AND COMMERCIAL DEVELOPMENT IN WAGGA WAGGA

Wagga Wagga City has a clear hierarchy of centres with the Wagga Wagga CBD at its apex. Two sub-regional scale centres are located within the CBD namely Sturt Mall and Wagga Wagga Marketplace.

Key Challenges for retail and commercial development in Wagga Wagga include:

- Maintaining the primacy of the city centre as the retail and commercial hub of the region.
- Promoting increased commercial office development in the city centre.
- Maintaining the integrity of retail and commercial zones, and zoning choices for the future.
- Managing specialist retailing (e.g. bulky goods)
- Provisions for local and district centres (and baseline shop access for neighbourhoods).
- Ongoing understanding of the key land use planning drivers for sustainable successful performance in retailing and commercial use.

Apart from its CBD, the City has a number of suburban centres anchored by supermarkets of various sizes, with one becoming increasingly significant.

Bulky goods retailing is found in a number of locations outside the CBD. The largest bulky goods complex is the Wagga Wagga Homebase centre and the largest area zoned for bulky goods is the Dobeny Avenue/Pearson Street area.

## RETAIL HIERARCHY

The Wagga Wagga retail sector comprises several centres including:

**Wagga Wagga CBD:** The commercial core and administrative centre for Wagga Wagga and the surrounding region. The CBD is bisected by Wollundry Lagoon creating two distinct precincts:

**CBD South:** The current activity centre of Wagga Wagga anchored by the Sturt Mall and Market Place shopping centres, with significant strip retail focussed along Baylis Street including Myer and Target Country.

**CBD North:** The historical centre of Wagga Wagga located primarily along Fitzmaurice Street. Key activity catalysts include a Woolworths and Cinema with a range of strip retail, cafes, pubs and professional services.

**Glenfield Park Shopping Centre:** Neighbourhood shopping centre comprising South City Shopping Centre and anchored by two supermarkets and a recent development approval will see speciality stores increase to 28.

**Koorringal:** Neighbourhood shopping centre anchored by a supermarket with 24 smaller tenancies.

**Lake Albert:** Neighbourhood centre anchored by a supermarket and tavern with 12 smaller tenancies.

**Tolland:** Neighbourhood shopping centre anchored by a supermarket with seven smaller tenancies.

**Ashmont:** Neighbourhood centre anchored by a small supermarket and hotel with 10 smaller tenancies.

**Turvey Park:** Neighbourhood shopping centre anchored by a supermarket with 18 smaller tenancies.

**Forest Hill:** Neighbourhood centre anchored by a supermarket with six smaller tenancies.

**Lake Albert Road:** Small convenience centre with a grocery store and two smaller tenancies.

## EXISTING WAGGA WAGGA COMMERCIAL FLOOR SPACE

CENTRE	BUSINESSES			FLOORSPACE (SQM)		
	Businesses	Vacancies	Vacant %	Floorspace	Vacant	Vacant %
<b>Regional Centre</b>						
CBD South						
Marketplace	66	CIC	CIC	22,185	CIC	CIC
Sturt Mall	46	CIC	CIC	15,522	CIC	CIC
Street	311	25	7.4%	84,825	4,835	5.7%
Subtotal	423	28	6.2%	122,532	5,024	4.1%
CBD North	149	15	9.1%	48,955	4,410	9.0%
<b>Total CBD</b>	<b>572</b>	<b>43</b>	<b>7.0%</b>	<b>171,487</b>	<b>9,434</b>	<b>5.5%</b>
<b>Neighbourhood Centres</b>						
Glenfield Park Shopping Centre	12	CIC	CIC	6,215	CIC	CIC
Koorinal	24	CIC	CIC	5,072	CIC	CIC
Turvey Park	17	CIC	CIC	3,762	CIC	CIC
Lake Village	11	CIC	CIC	3,264	CIC	CIC
Tolland	8	CIC	CIC	2,841	CIC	CIC
Forrest Hill	6	CIC	CIC	1,633	CIC	CIC
Ashmont	9	CIC	CIC	1,285	CIC	CIC
Lake Albert Road	3	CIC	CIC	590	CIC	CIC
<b>Total Neighbourhood Centres</b>	<b>90</b>	<b>12</b>	<b>11.8%</b>	<b>24,662</b>	<b>1,590</b>	<b>6.4</b>
South Wagga Business Centre – Morgan Street	21	1	4.5%	7,861	700	8.9%
<b>Total Wagga Wagga Retail and Office</b>	<b>683</b>	<b>56</b>	<b>7.6%</b>	<b>204,010</b>	<b>11,724</b>	<b>5.7%</b>
<b>Bulky Goods</b>						
Homebase	13	CIC	CIC	18,767	CIC	CIC
Street	20	CIC	CIC	35,635	CIC	CIC
<b>Total Wagga Wagga Bulky Goods</b>	<b>33</b>	<b>2</b>	<b>5.7%</b>	<b>54,402</b>	<b>8,600</b>	<b>15.8%</b>

Note: Vacancy data for individual centres has not been published for confidentiality reasons. CIC = Commercial in Confidence

Source: Centre Managers, AEC Group – Wagga Wagga Retail Growth Strategy 2010-2025

## DEMAND ANALYSIS

Based on an analysis of the existing expenditure of the population of Wagga Wagga's primary and secondary catchments, there is a demand for an estimated 143,600sqm of retail floorspace in Wagga Wagga compared with 141,140sqm of occupied retail floorspace. The 2,450sqm shortfall indicates that there is demand for additional retail floorspace including groceries and specialty food. The retail modelling indicates a significant shortfall in food & liquor catering though this is exaggerated by the fact that

demand includes all expenditure on eating out while supply does not include the significant number of pubs and clubs in Wagga Wagga which account for significant expenditure on meals. Based on household expenditure, there is an oversupply of bulky goods in the order 17,620sqm. This does not include business to business expenditure and when it does it is estimated that there is no significant oversupply in the market.

RETAIL CATEGORY	TURNOVER / SQM	DEMAND (SQM)	SUPPLY (SQM)(A)	SHORTFALL
Groceries & Specialty Food	\$8,000	36,130	33,858	2,272
Food & Liquor Catering (b)	\$6,000	28,043	16,285	11,758
Clothing & Accessories	\$5,000	23,407	26,337	-2,931
Furniture, Houseware & Appliances	\$4,500	18,333	20,549	-2,217
Recreation & Entertainment Equipment	\$4,500	18,604	19,583	-983
Garden & Hardware Goods	\$4,000	1,228	3,918	-2,758
<b>Total</b>		<b>143,590</b>	<b>141,138</b>	<b>2,452</b>
Bulky Goods	\$4,000	28,618	46,241	-17,623

Note: (a) Occupied retail floorspace. (b) Food and liquor includes meals at hotels and pubs though pubs have not been included in the retail floorspace.

Source: AEC Group - Wagga Wagga Retail Growth Strategy 2010-2025.

Annual available retail spending in the primary trade area is projected to be \$644.5 million in 2021, an increase of +\$163.1 million over 2006 levels (\$2006). In the secondary trade area in 2021 annual available spending is forecast to be \$368.3 million, a rise of +\$7.2 million over 2006 levels (\$2006).

## CURRENT LAND USE ZONES

The Wagga Wagga Local Environmental Plan utilises the following business land use zones:

### B1 Neighbourhood Centre

This zone is for neighbourhood centres that include small-scale convenience retail premises, 'business premises', 'medical centres' and community uses that serve the day to day needs of residents in easy walking distance.

### B2 Local Centre

This zone is generally intended for centres that provide a range of commercial, civic, cultural and residential uses that typically service a wider catchment than a neighbourhood centre. This zone provides for residential accommodation in the form of 'shop top housing', and other uses such as 'educational establishments', 'entertainment facilities', 'function centres', 'information and education facilities', 'office premises', and 'tourist and visitor accommodation'. Such a mix of uses will increase walking, cycling and public transport options for more people by making more activities available in one location.

### B3 Commercial Core

This zone is for major centres that provide a wide range of uses including large scale retail, office, businesses, entertainment and community uses directly linked to major transport routes. These centres are intended to meet the needs of a wider region as well as those of the local community. The zone should be applied in all major regional centres only where the focus is on the provision of employment and services. In some areas inclusion of higher density residential accommodation that would activate the area outside of working hours, may be appropriate depending on the scale, role and location of the commercial core.

Land that is zoned Commercial Core might be surrounded by other business zones such as Mixed Use (zone B4) or Business Development (B5 zone) where a variety of supporting uses provide a transition from the major centre.

### B4 Mixed Use

This zone is generally used where a wide range of land uses are to be encouraged, including commercial, residential, tourist and visitor and community uses. The residential development component in this zone can form an important element in revitalising and sustaining the area, and increasing housing diversity close to Commercial Cores and major transport routes.

### B5 Business Development

This zone is to provide for business, warehouse and bulky goods retail uses that require large floor area, in locations that are close to, and that support the viability of centres. This zone provides for employment generating uses such as 'warehouses or distribution centres', 'bulky goods premises', 'hardware and building supplies', 'landscaping material supplies' and 'garden centres'. The zone may be applied to areas that are located close to existing and proposed centres and which will support (and not detract from) the viability of those centres.

## POTENTIAL LAND USE ZONES

### B6 Enterprise Corridor

The zone is generally intended to be applied to land where commercial development is to be encouraged along main roads. The zone provides for such uses as 'business premises', 'hotel or motel accommodation', 'light industries', 'hardware and building supplies', 'garden centres' and 'warehouse and distribution centres'. Retail activity needs to be limited to ensure that Enterprise Corridors do not detract from the activity centre hierarchy that has been identified or planned.

### B7 Business Park

This zone is generally intended for land that primarily accommodates office and light industrial uses, including high technology industries. Business Parks perform the vital economic and employment roles in a certain region. Specialised functions must be protected for the long term and competing uses must not override the core activities in these centres.

## EXISTING INDUSTRIAL LAND BANK

Supply of well located, competitively valued, industrial land is a key factor for local and regional prosperity. The key challenges for supplying industrial land include:

- The amount and type of industrial land are needed to meet demand and strategic opportunity.
- Capitalising on local competitive advantages or industry specific relationships (e.g. clustering).
- Providing for future industrial opportunities in the face of uncertain requirements as to lot size and servicing needs.
- Protecting industrial activity and capacity by buffering its impacts.
- Zoning choices and clarity on what uses should be allowed as complementary to industry, and what is not.
- Maintaining and improving environmental performance
- Providing expeditious and effective development assessment and regulatory systems, while recognising the changing needs of business.

At the time of the most recent study, there was around 40ha of vacant developable industrial land, 20ha of under-developed or underutilised land in Wagga Wagga and around 2,000ha of land in Bomen.

AREA	OCCUPIED	UNDER-OCCUPIED	FLOOD AFFECTED	VACANT	TOTAL
(ha)					
Dobney Ave	80				80
East Wagga	114	19	68	42	224
Bomen	20			2040	2040
Elsewhere	42				42
Total	276	19	68	2082	2386

Table: Industrial Lands Supply

Note: This data is based on Hill PDA's Industrial Lands Study, the data for which was compiled in 2005 and The Bomen Strategic Master Plan 2009. There is considerable recent activity which should be factored into future studies. For example there is very little flood free land now available within East Wagga industrial area.

Some of this land suffers from significant constraints, either in terms of land ownership characteristics or environmental features.

Vacant land with highway frontage is in demand. However, much of that land needs to be built-up to meet flood constraints.

### At what rate is industrial land consumed in Wagga Wagga?

Historical trends suggest long term demand of about 4-5ha per annum. However the future demand profile is difficult to model.

There is considerable difficulty in coming up with confident predictions on future demand for industrial land, especially with regard to the short term view. This is not a local phenomenon, it is evident nationally. Planning for industrial land supply needs to take into account, new enterprises which may not come along every year, but may have a large land take demand.

## BOMEN BUSINESS PARK

The Bomen Business Park, located 12km north of the Wagga Wagga Central Business District, is a 2,040 hectare industrial estate zoned IN1 General Industrial and IN2 Light Industrial.

### The key aim of the Bomen Business Park is:

The Bomen Business Park will be a high-quality and nationally renowned place for transport and logistics-based enterprises, well-designed and integrated with existing industry, which meets the requirements of a targeted range of businesses and supporting activities; to complement and nurture a more sustainable City of Wagga Wagga and Riverina Region.

As Bomen Business Park continues to grow, planning will need to consider servicing the employment population by way of services and housing on the northern side of the river.

Key developments occurring within the Bomen Business Park include:

- Riverina Oils & Bio-Energy (ROBE)
- Renewed Metals Technology (RMT)
- Riverina Intermodal Freight & Logistics Hub (RIFL)

ROBE facility at Bomen commenced production late 2012 and is a state of the art integrated oilseed crushing and refining plant with a crushing capacity of 500 tonnes of oilseeds per day. ROBE will produce 200 tonnes of refined vegetable oil and 300 tonnes of vegetable protein meal per day for the poultry, dairy and animal feed industries. In the current business model the plant employs 50 staff and is the single largest Green Field Investment in the Agriculture / food processing sector in the last five years in Australia.

## WAGGA WAGGA AIRPORT

Wagga Wagga Airport serves as a transportation, business and tourism gateway to the City and the Riverina region. The Airport is a major centre of development itself, as well as a key economic enabler, providing job creation and social growth.

Wagga Wagga has a strategic vision to become "A World Class Aviation Education and Training City", which is buoyed by the Airports progress towards its vision to become "A Centre of National Aviation Significance. A Wagga Wagga Master Plan 2010 in support of this vision.

## ROYAL AUSTRALIAN AIR FORCE

The RAAF Base has been an integral part of the Wagga Wagga community since 1940 delivering technical and non-technical initial employment and post graduate training fundamental to the delivery of military air space power in support of national objectives.

## EDUCATION

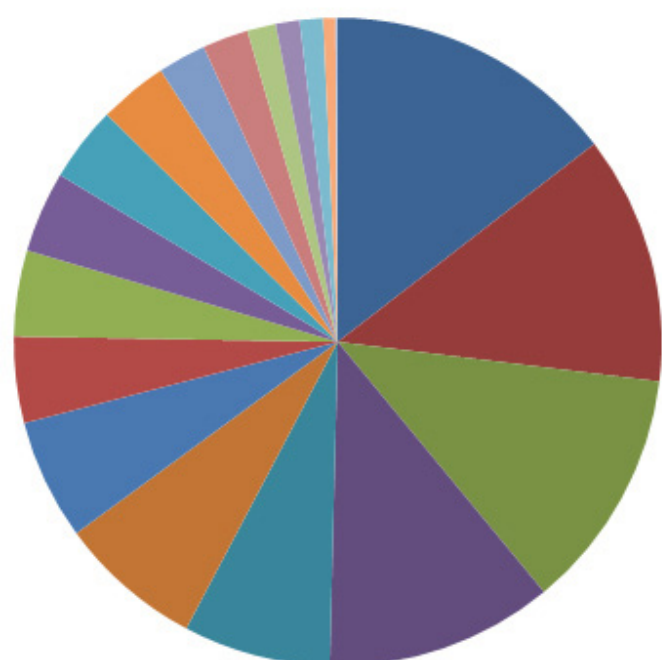
Wagga Wagga is home to thousands of students and recruits visiting the city for training at institutions such as Charles Sturt University (CSU), the University of NSW, University of Notre Dame, TAFE NSW - Riverina Institute, Australian Airline Pilot Academy and two major Defence Training Centres at Kapooka (Australian Army) and RAAF Forest Hill (Royal Australian Air force).

Planning will need to ensure retention and expansion of key education providers within the Local Government Area.

## CONSIDERING EMPLOYMENT AND INDUSTRY SECTORS

Wagga Wagga has a diverse employment base, a unique feature for a regional city. Particular strengths of the employment base include public administration and safety which is more represented than in other regional areas because of the Army Recruit Training Centre (ARTC) at Kapooka and the Royal Australian Air Force (RAAF) Base. Another unique feature is the high proportion of manufacturing representing 8.6% of the total workforce. While retail trade is the third largest employment sector in the economy, this high proportion of workers is the result of Wagga Wagga's place as the retail catchment for a much larger population base of the Murrumbidgee and the one million visitors to Wagga Wagga annually.

### Employment



■ Health Care & Social Assistance 14.54%
■ Public Administration & Safety 12.41%
■ Retail Trade 12.07%
■ Education & Training 11.38%
■ Manufacturing 7.35%
■ Accommodation & Food Services 7.20%
■ Construction 6.02%
■ Other Services 4.30%
■ Transport, Postal & Warehousing 4.29%
■ Professional, Scientific & Technical Services 4.05%
■ Wholesale Trade 3.77%
■ Agriculture, Forestry & Fishing 3.42%
■ Financial & Insurance Services 2.41%
■ Administrative & Support Services 2.29%
■ Rental, Hiring & Real Estate Services 1.42%
■ Electricity, Gas, Water & Waste Services 1.20%
■ Information Media & Telecommunications 1.16%
■ Arts & Recreation Services 0.60%
■ Mining 0.12%

Table: Employment by Industry Sector  
Source: REMPLAN Economy 2012

## INVESTMENT

















The Wagga Wagga Economic Snapshot Spring 2012 identifies that the three year horizon has commercial and industrial investment in the order of \$487 million across both the public and private sectors. Public entities such as those at Charles Sturt University and at the Wagga Wagga Base Hospital represent the largest proportion of this investment. Key private sector projects already approved include:

- International Motel, Lake Albert Road – The total investment in this site will be \$8.5 million and when complete, it will feature 81 hotel units, a 100 seat restaurant, a 250 seat conference centre and 125 parking spaces on 7,729m<sup>2</sup> of land.
- Murrumbidgee Mill, Edward Street – This central Wagga Wagga project during the peak of construction will have up to 150 people working on the site with an investment of \$35 million. The project will contain penthouse apartments, townhouses, specialty shops, conference facilities and a supermarket.
- Masters Home Improvement, Hammond Avenue – Scheduled to be completed in 2013, this project represents a \$23 million investment.

VALUE ADDED BY INDUSTRY SECTOR	\$M	%
Public Administration & Safety	\$446.746	14.1%
Rental, Hiring & Real Estate Services	\$375.655	11.9%
Health Care & Social Assistance	\$287.782	9.1%
Manufacturing	\$258.588	8.2%
Education & Training	\$245.050	7.7%
Financial & Insurance Services	\$244.937	7.7%
Construction	\$207.779	6.6%
Retail Trade	\$182.026	5.8%
Wholesale Trade	\$162.482	5.1%
Transport, Postal & Warehousing	\$141.081	4.5%
Professional, Scientific & Technical Services	\$115.563	3.7%
Electricity, Gas, Water & Waste Services	\$101.264	3.2%
Accommodation & Food Services	\$99.526	3.1%
Agriculture, Forestry & Fishing	\$79.360	2.5%
Other Services	\$68.645	2.2%
Information Media & Telecommunications	\$66.906	2.1%
Administrative & Support Services	\$63.468	2.0%
Arts & Recreation Services	\$10.692	0.3%
Mining	\$6.264	0.2%
<b>Total</b>	<b>\$3,163.813</b>	

**The objectives, policy response, actions, outcomes and timeframes for how we will have growing business investment in our community in the future are identified in the 'achieving the Wagga Wagga Spatial Plan' section.**

# URBAN LEGEND:

-  Highway
-  Railway
-  Potential Employment Land
-  Potential Urban Land
-  Potential Intensification
-  Urban Containment Line
-  Potential Employment/  
Residential Land
-  Community Infrastructure
-  Urban Land
-  Rural Land
-  Employment Land
-  Industrial Land
-  Water
-  Environmental Land
-  Recreation
-  # See Potential  
Urban Areas from  
page 95

**CHARLES STURT  
UNIVERSITY**

**KAPOOKA  
ARMY BASE**

2

12

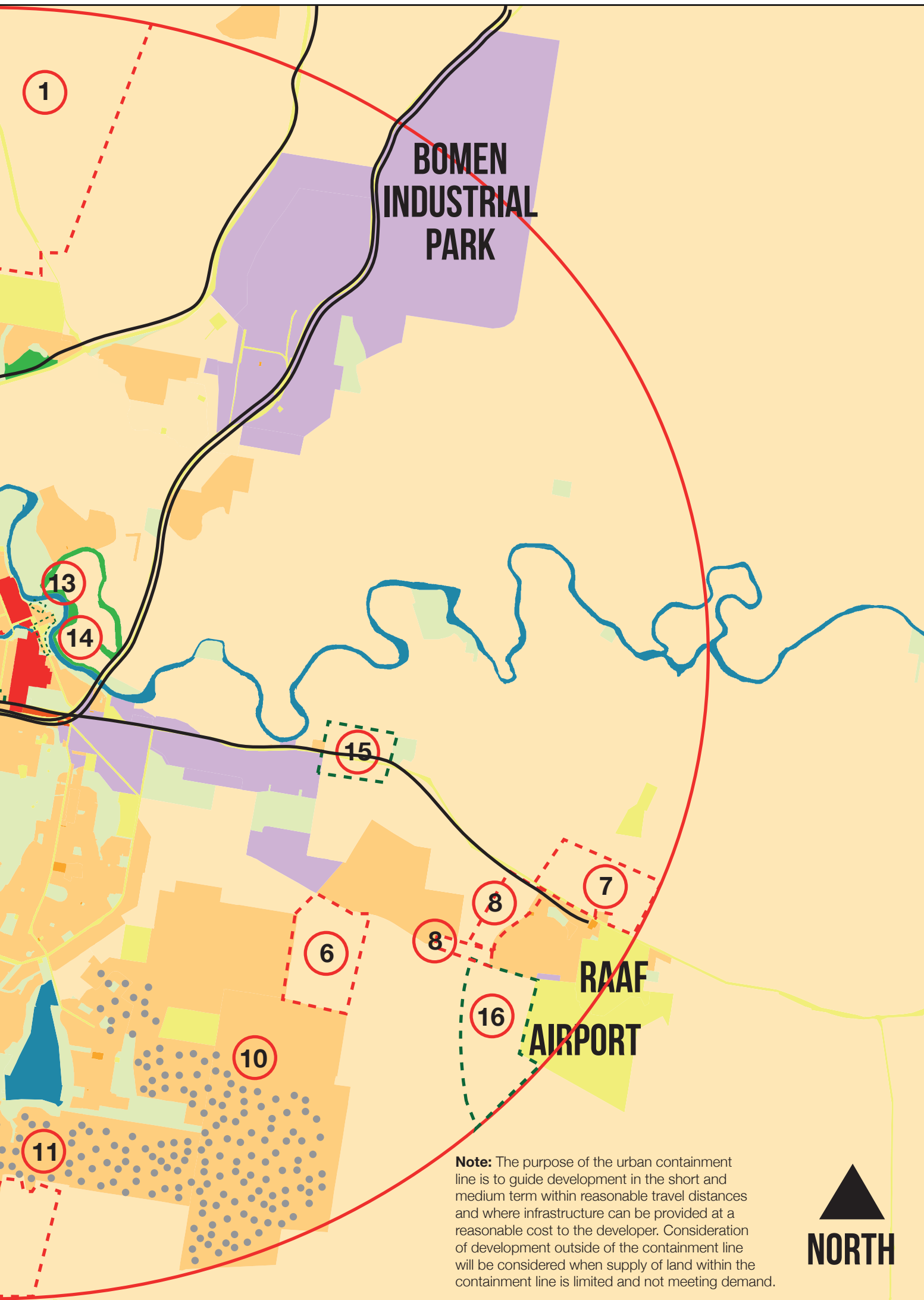
9

3

4

5

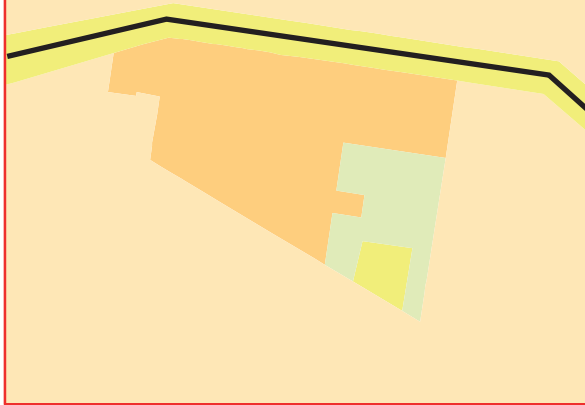
**Note:** Areas identified are indicative only and may change substantially based on constraints in the area.



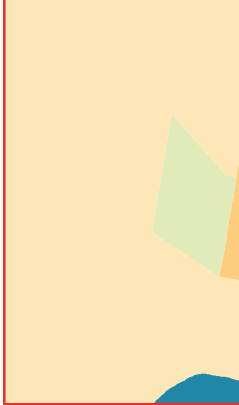
**Note:** The purpose of the urban containment line is to guide development in the short and medium term within reasonable travel distances and where infrastructure can be provided at a reasonable cost to the developer. Consideration of development outside of the containment line will be considered when supply of land within the containment line is limited and not meeting demand.



## GALORE



## CURRAWA



## VILLAGES LEGEND:



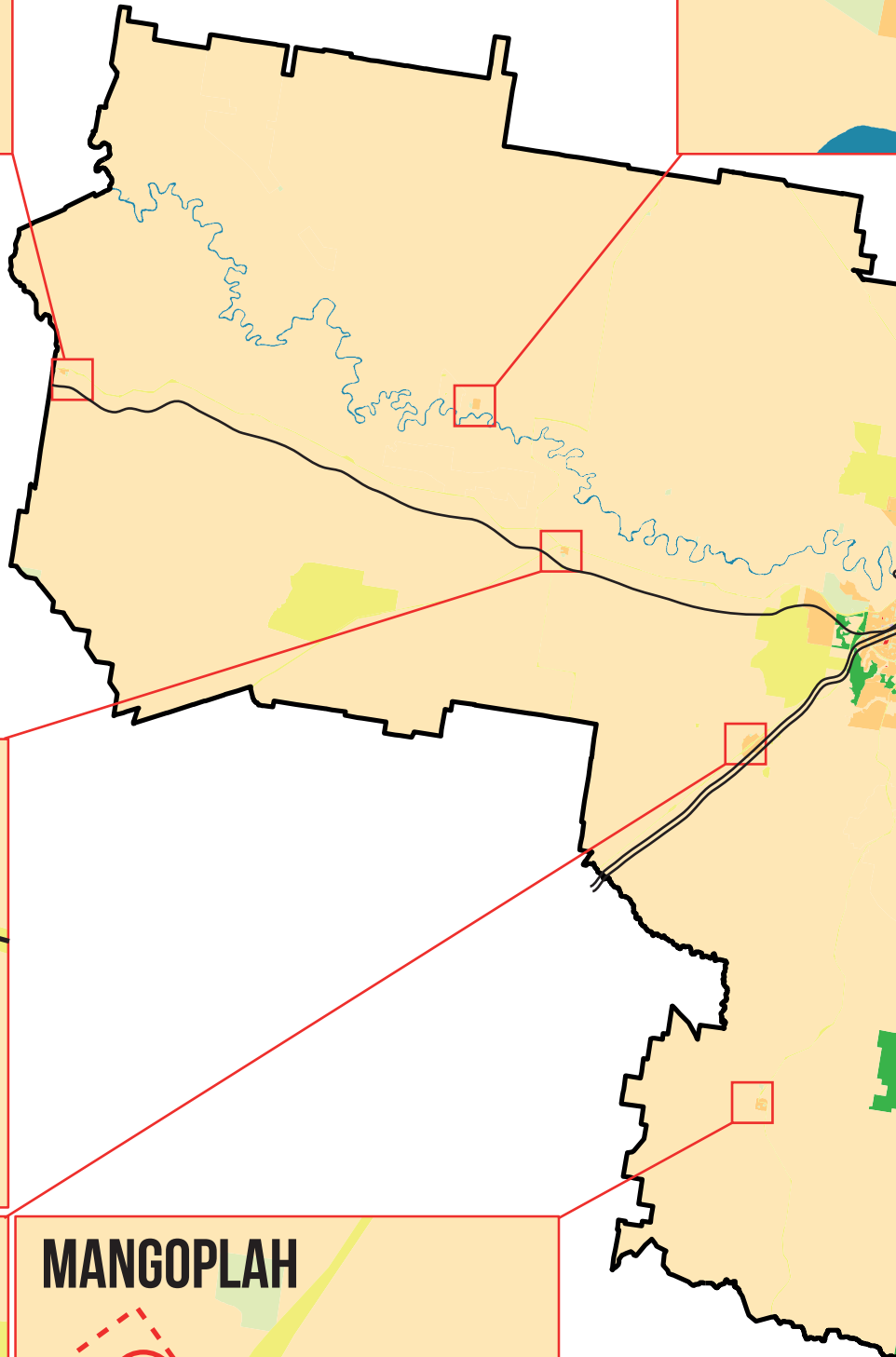
Potential Urban  
Development



Railway



See Potential Urban  
Areas from Page 99



## COLLINGULLIE

21

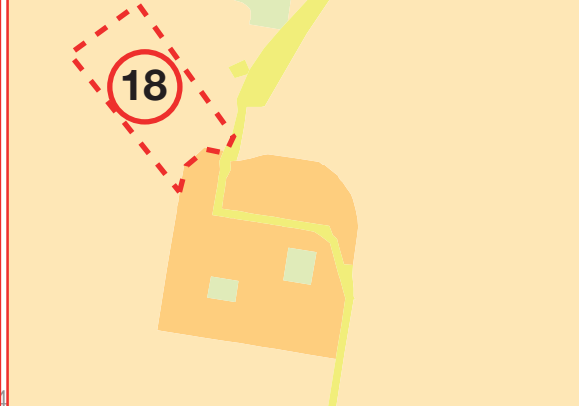
17

## URANQUINTY

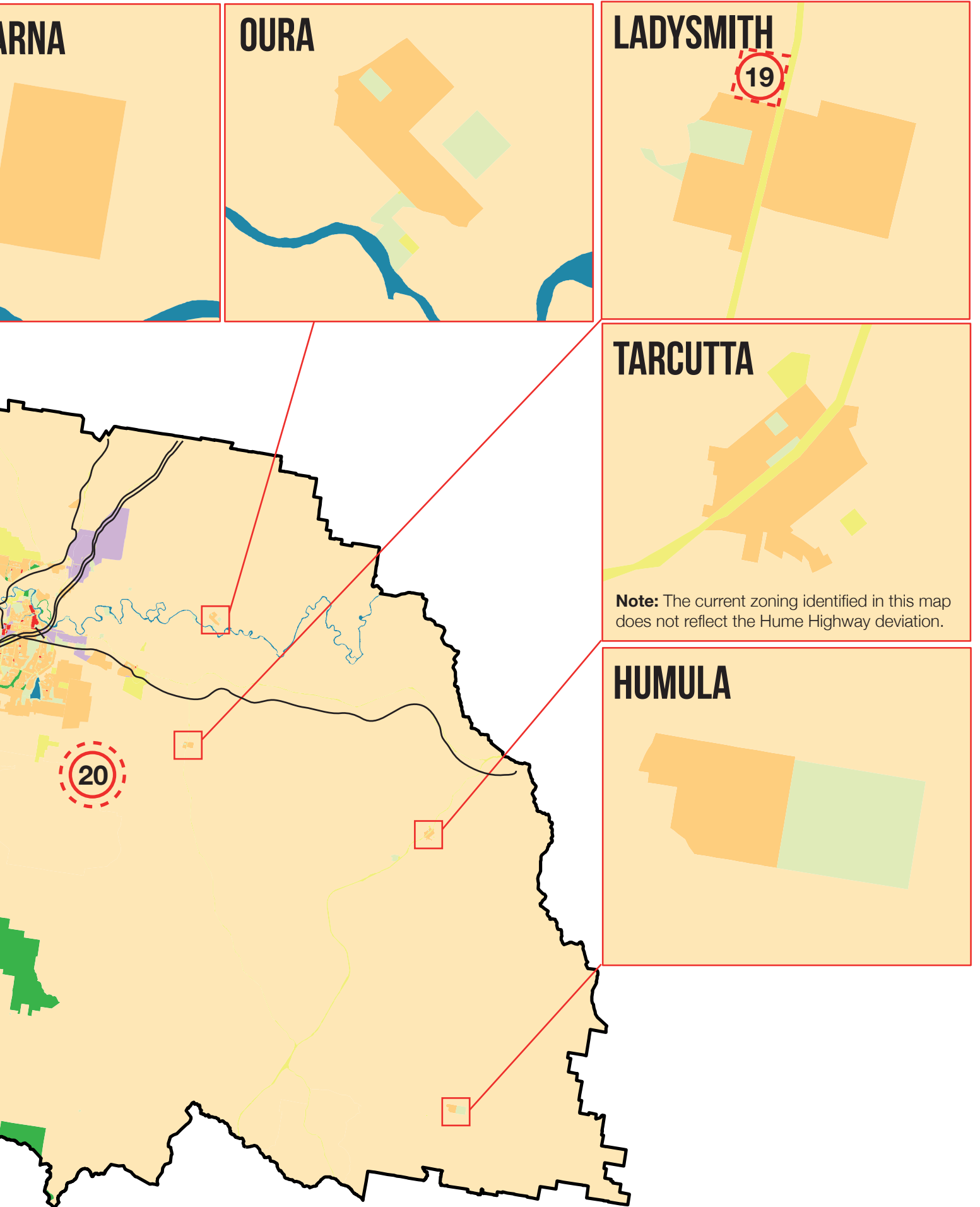


## MANGOPLAH

18



**Note:** Areas identified are in



## LEGEND:









- Potential Parking Traffic Routes
- Potential Shared Zone

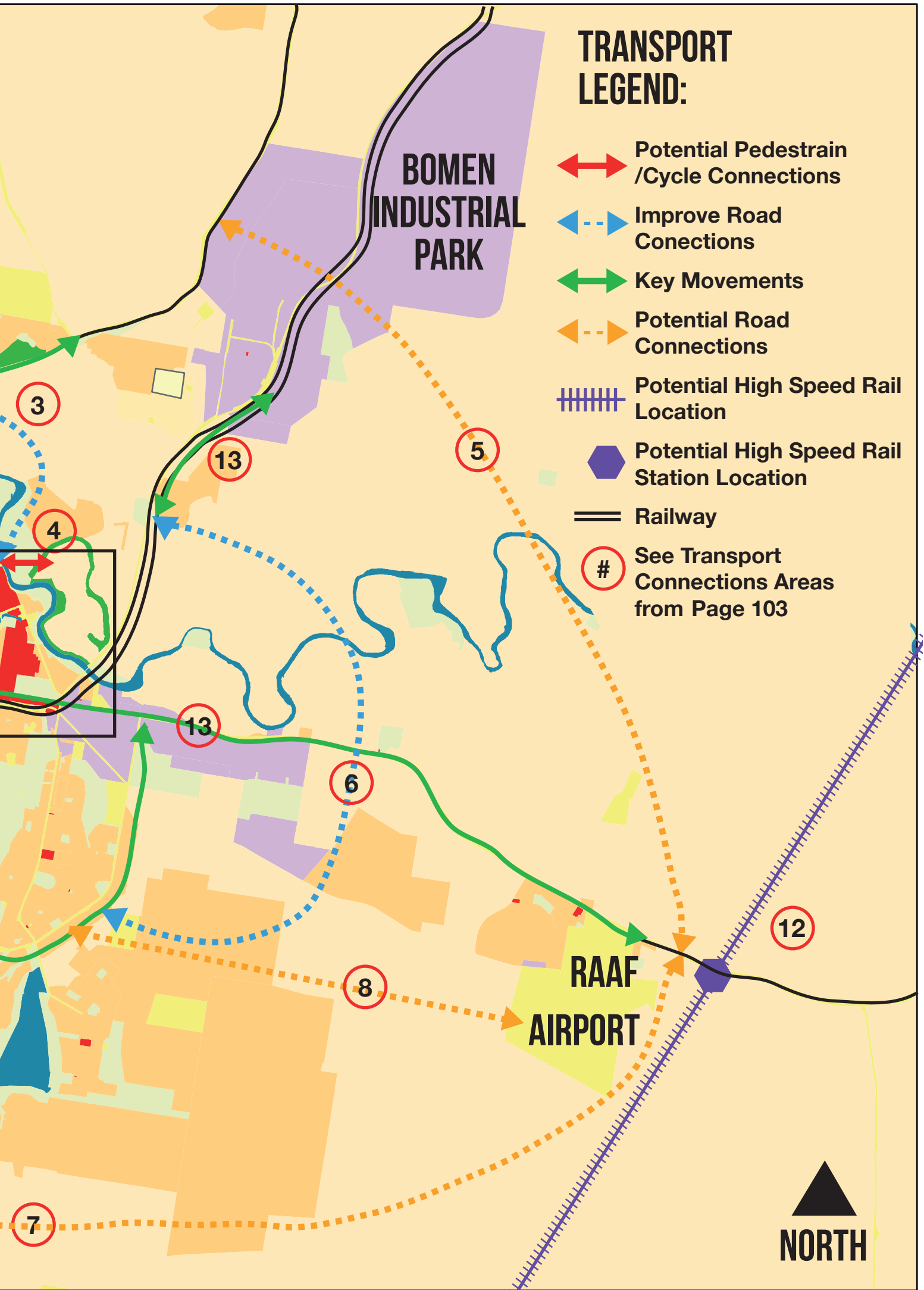
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KAPOOKA  
ARMY BASE

**Note:** Potential connections indicate links only and do not reflect actual alignment.

## TRANSPORT LEGEND:

-  Potential Pedestrian /Cycle Connections
-  Improve Road Connections
-  Key Movements
-  Potential Road Connections
-  Potential High Speed Rail Location
-  Potential High Speed Rail Station Location
-  Railway
-  # See Transport Connections Areas from Page 103



# ENVIRONMENT LEGEND:



Constraints to Future  
Development



Significant Ridgelines



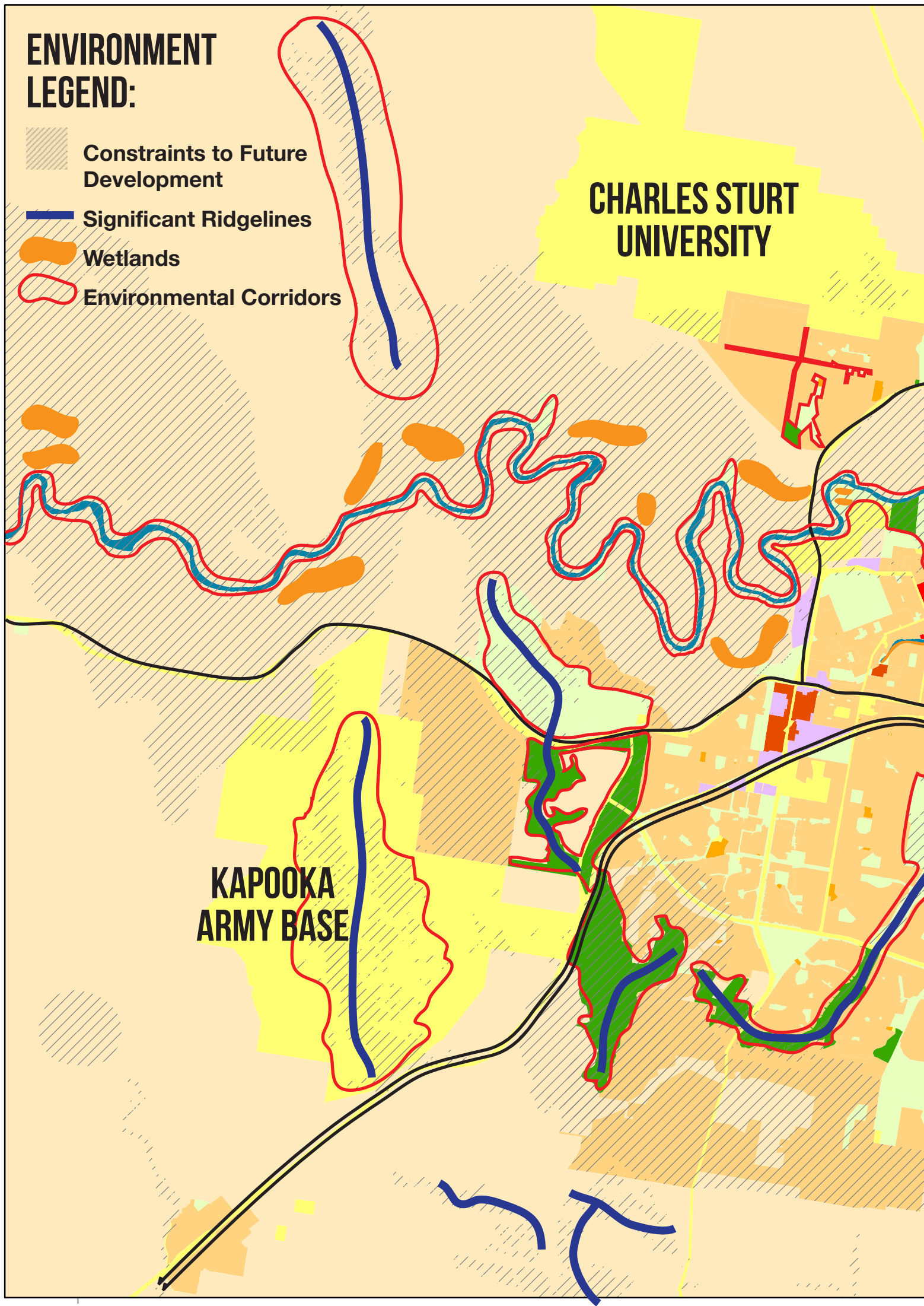
Wetlands

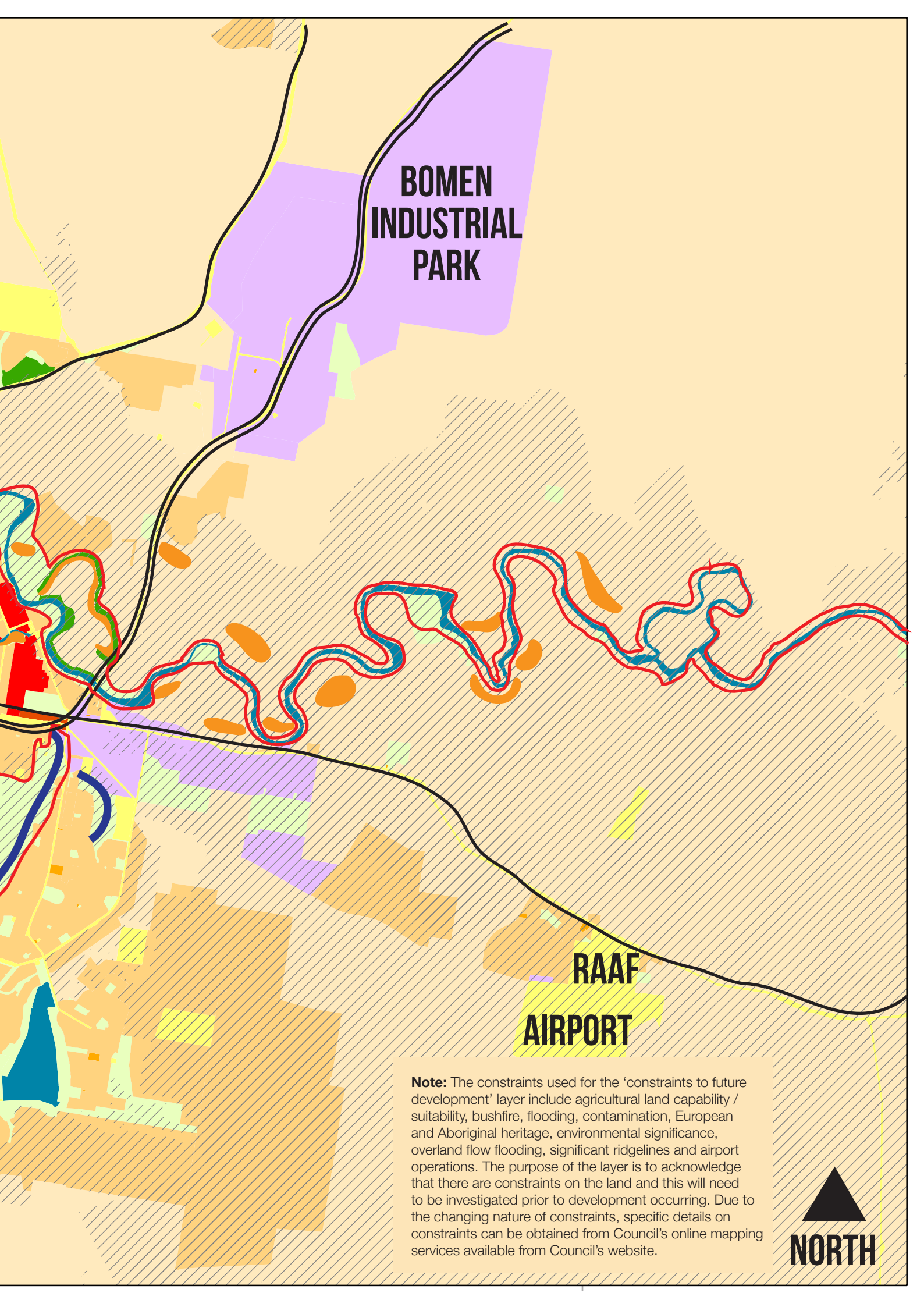


Environmental Corridors

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UNIVERSITY**

**KAPOOKA  
ARMY BASE**





**BOMEN  
INDUSTRIAL  
PARK**

**RAAF  
AIRPORT**

**Note:** The constraints used for the 'constraints to future development' layer include agricultural land capability / suitability, bushfire, flooding, contamination, European and Aboriginal heritage, environmental significance, overland flow flooding, significant ridgelines and airport operations. The purpose of the layer is to acknowledge that there are constraints on the land and this will need to be investigated prior to development occurring. Due to the changing nature of constraints, specific details on constraints can be obtained from Council's online mapping services available from Council's website.



*goals & objectives.*

*goals*  
**AND**

**OBJECTIVES.**



goals  
AND

## OBJECTIVES.

## GOALS AND OBJECTIVES UNDERPINNING THE SPATIAL PLAN

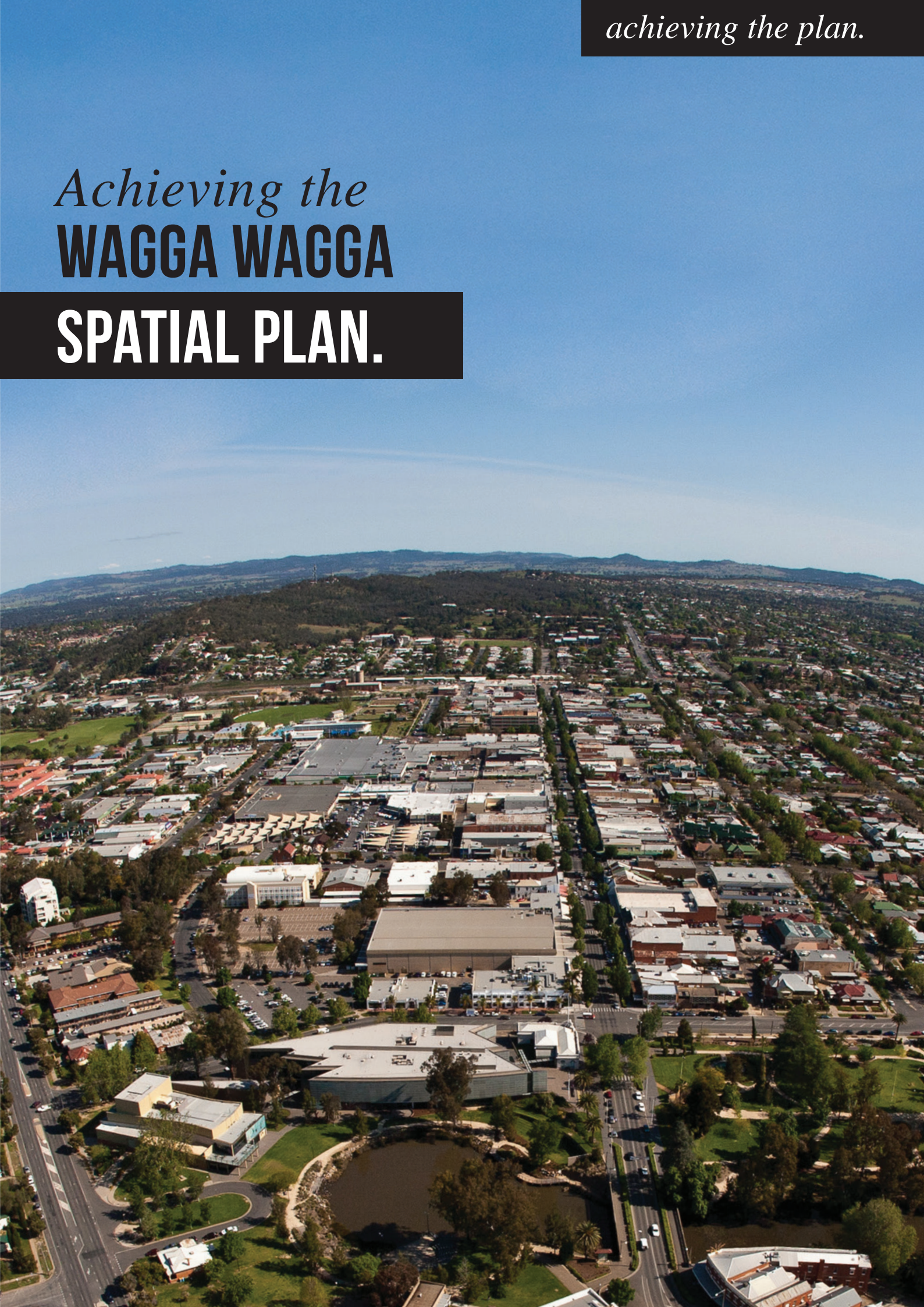
The Spatial Plan provides for the future urban development of Wagga Wagga in a sustainable manner. Core values have emerged from consultation with the community during the development of the Wagga Wagga Community Strategic Plan and these have been translated into a series of goals and objectives in the Spatial Plan.

GOAL	WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION
Objectives	Facilitate an environment that provides shared access to public spaces and promotes healthy activities
	Retain and strengthen the open space network, including the hills, ridges, natural watercourses and gullies
	Recognise the integral importance cultural heritage provides in contributing to our sense of identity and place
	Provide for the long term protection of Aboriginal and European Heritage of Wagga Wagga Local Government Area
	Promote an understanding and appreciation of the heritage items and values
	Establish a more sustainable and responsive transport system
	Maintain and enhance the ease of getting around
	Maximise linkages and access to services and employment for the population of Wagga Wagga and the surrounding region
GOAL	WE ARE A COMMUNITY THAT IS INFORMED AND INVOLVED IN DECISIONS IMPACTING US
Objectives	Provide opportunities for the community to be informed and involved on decisions impacting on them
GOAL	WE LIVE IN A SAFE COMMUNITY
Objectives	Facilitate the management and mitigation of the impacts of natural disasters
	Maximise safety and perceptions of safety within the community
GOAL	WE LOOK AFTER AND ENHANCE OUR NATURAL ENVIRONMENT
Objectives	Protect the biodiversity of Wagga Wagga Local Government Area
	Improve water quality and water flows to the Murrumbidgee River
	Manage impacts of natural systems and hazards, particularly salinity, flooding and bushfires

GOAL	WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS
Objectives	Accommodating population growth through adequate supplies of well planned residential land, providing a variety of housing options to achieve housing choice and affordability.
	Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.
	Facilitate the provision of physical infrastructure in a coordinated and cost effective manner
	Facilitate improved efficiency of urban infrastructure such as water supply, wastewater management, stormwater management, electricity and telecommunications
GOAL	WE ARE HAPPY WITH OUR STANDARD OF LIVING
Objectives	Accommodate the increasing demand for smaller homes
	Ongoing commitment to promotion of affordable housing in locations with access to services.
GOAL	OUR COMMUNITY GROWS
Objectives	Facilitate the development of a prosperous city
	Support viable neighbourhood centres
	Provide flexible opportunities and appropriate locations for establishing and growing business
	Provide opportunities for key businesses established in Wagga Wagga to grow further

*achieving the plan.*

*Achieving the*  
**WAGGA WAGGA**  
**SPATIAL PLAN.**



# key components AND INITIATIVES.

The purpose of this section is to identify what actions will occur from adopting the Wagga Wagga Spatial Plan. This section outlines goals and objectives to be addressed through the implementation of the Plan. It then outlines the policy response that underpins the actions to be initiated when the Wagga Wagga Spatial Plan is adopted.

Short Term – 1 to 5 years

Medium Term – 6 to 15 years

Long Term – 16 to 30 years

WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION	
<i>We use sports, recreation, arts and leisure as ways of staying connected</i>	
OBJECTIVE	POLICY RESPONSE
Facilitate an environment that provides shared access to public spaces and promotes healthy activities	Recreation facilities and spaces will be provided in conjunction with urban development throughout the Local Government Area
Retain and strengthen the open space network, including the hills, ridges, natural watercourses and gullies	
The open space network is a fundamental part of the city's amenity, being the 'seeing space' of the immediate landscape setting.	
	The <i>Environmental Planning and Assessment Act 1979</i> grants Council's the power to levy contributions for public amenities and services, required as a consequence of development.
	The hills, ridges, waterways, major water features and gullies will be protected and retained as the landscape setting.
	There will be no additional urban development on hilltops and steeply sloping ridges.
	Additional open space and recreation facilities will be provided for as a result of demand from new development.
	Open space and drainage will be recognised as separate elements when planning for new developments.

## WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION

*We use sports, recreation, arts and leisure as ways of staying connected*

ACTIONS	TIMEFRAME	OUTCOMES
Provide a range of recreational activities to meet the needs of the Wagga Wagga community and visitors.	Ongoing	Supportive environments for physical activity, passive recreation and entertainment for all the community.
Plan for the provision of a range of sports and active recreation facilities at the local and regional levels across the city.	Ongoing	Preserved and enhanced open space network.
The planning process will include identification of any key vistas that should be retained.	Ongoing	Access to, and enjoyment of open space areas. Increased participation in sports.
Review city centre zones abutting riverside as necessary to accommodate known uses, e.g. cultural centre.	Short Term	Increased community satisfaction with the variety of leisure and recreation options.
Review the development control plan and ensure provision for open space and drainage is identified as separate operations and kept separate when planning for new development.	Short Term	Increased community satisfaction with the ability to participate in arts and cultural related activities.
Controls be developed to ensure that community land is developed on appropriate sites e.g. parks on minimal slope.	Short Term	Increased community satisfaction with the variety of entertainment options.
Review the current requirements for open space to ensure the current requirements are appropriate.	Short Term – requires funding in the Long Term Financial Plan	

## WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION

*We protect our heritage to keep what was*

OBJECTIVE	POLICY RESPONSE
<p>Recognise the integral importance cultural heritage provides in contributing to our sense of identity.</p> <p>Provide for the long-term protection of Aboriginal and European Heritage of Wagga Wagga Local Government Area.</p> <p>Promote an understanding and appreciation of the heritage items and values.</p>	<p>The Wagga Wagga Local Environmental Plan 2010 lists heritage items and maps heritage conservation areas with the objective of conserving environmental heritage and the heritage significance of heritage items and conservation areas, archaeological sites and Aboriginal objects and places of heritage significance.</p> <p>Wagga Wagga has a rich natural and cultural heritage encompassing both Indigenous and European cultural values. This heritage is an integral part of the urban and rural fabric of Wagga Wagga.</p> <p>Council provides funding assistance to landowners to repair and restore heritage items.</p> <p>All greenfield development and redevelopment projects will acknowledge cultural and natural heritage sites of Aboriginal and European significance.</p>

## WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION

*We protect our heritage to keep what was*

ACTIONS	TIMEFRAME	OUTCOMES
The development approval system will continue to consider heritage issues and ensure protection of heritage values. Future development will be sympathetic and complementary.	Ongoing	The local heritage register truly represents and protects the diverse nature of diversity in Wagga Wagga.
All greenfield development and redevelopment of urban renewal projects will acknowledge cultural and natural heritage sites of Indigenous and European significance.	Ongoing	The Indigenous community is engaged in the identification and protection of Indigenous sites of significance.
The outcomes of the Wiradjuri Heritage Study will inform the future planning and development of Wagga Wagga.	Short Term	Maintained number of heritage listings.
Investigate and identify contributory and non-contributory buildings within the conservation area and development controls that encourage infill development where appropriate.	Short Term	Community support for heritage incentives
Undertake significance assessments as part of broader strategic planning processes to establish the significance of places before decisions are made about land development and land use.	Short Term	
Work with the community and land owners in developing a better understanding and appreciation of the value of protecting and preserving our heritage.	Ongoing	
Promote the value of heritage to the local economy and in attracting visitors to the area.	Ongoing	
Investigate options for an ongoing approval for cultural events.	Short term	
Review the heritage conservation area.	Short term	
Implement the recommendations of the review of the Wagga Wagga heritage study.	Short term	

## WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION

*We have a variety of transport options*

OBJECTIVE	POLICY RESPONSE
<p>Establish a more sustainable and responsive transport system.</p> <p>Maintain and enhance the ease of getting around.</p> <p>Maximise linkages and access to services and employment for the population of Wagga Wagga and the surrounding region.</p> <p>Work with State Government Agencies in the provision of freight transport options.</p> <p>Support airport operations and commercial airlines in the facilitation of passenger transport for business, community and social needs.</p>	<p>Wagga Wagga will continue to be a regional strategic corridor linking NSW and South Australia.</p> <p>Movements systems will be improved to increase functionality, connectivity and accessibility.</p> <p>Improvements to pedestrian safety and amenity and improved cycling and walking access will be provided.</p> <p>Council will continue to make provision for cyclists in an integrated transport system.</p> <p>New developments will provide for walking and cycling with connections to existing walking and cycling paths and connections to existing recreation places of interest.</p> <p>Council recognises the importance of the Airport to transport in the region.</p>

## WE HAVE OPPORTUNITIES AND PLACES FOR CONNECTION

*We have a variety of transport options*

ACTIONS	TIMEFRAME	OUTCOMES
Strategies will be introduced to improve pedestrian and cycle access and use.	Short / medium term – requires funding in the Long Term Financial Plan.	Increased accessibility for present and future generations.
In conjunction with transport providers, review the viability of public transport services to new developments.	Short / medium term – requires funding in the Long Term Financial Plan.	An integrated transport and land use approach to new development.
Investigate the improvement of existing road connections and the provision of additional road connections.	Medium / long term – requires funding in the Long Term Financial Plan.	More active lifestyles and a safer and healthier community.
Investigate options for the provision of truck parking facilities / truck stop.	Medium / long term – requires funding in the Long Term Financial Plan.	A greater use of walking , cycling and public transport.
Investigate public transport shortfalls and work with public transport providers to improve shortfalls.	Short / medium term – requires funding in the Long Term Financial Plan.	Increase in the number of people who walk or ride their bike to work.

WE ARE A COMMUNITY THAT IS INFORMED AND INVOLVED IN DECISIONS IMPACTING US	
<i>We are provided the opportunity to be involved in decisions impacting us</i>	
OBJECTIVE	POLICY RESPONSE
Provide opportunities for the community to be informed and involved in decisions impacting on them	Consultation for amendments to the Wagga Wagga Local Environmental Plan 2010 and Wagga Wagga Development Control Plan 2010 will continue to meet legislation requirements for community consultation.

**WE ARE A COMMUNITY THAT IS INFORMED AND INVOLVED IN DECISIONS IMPACTING US**

*We are provided the opportunity to be involved in decisions impacting us*

<b>ACTIONS</b>	<b>TIMEFRAME</b>	<b>OUTCOMES</b>
Continue ongoing consultation with community on amendments to the Wagga Wagga Local Environmental Plan 2010 and Wagga Wagga Development Control Plan 2010.	Ongoing	Increased community satisfaction with opportunities to have a say on important issues.
Gain a better understanding of local needs through consultation.	Ongoing	Council will continue to engage the community in line with the City of Wagga Wagga Community Engagement Strategy.
Enable the community to be better informed through consultation.	Ongoing	

## **WE LIVE IN A SAFE COMMUNITY**

*Arrangements are in place to respond to and recover from natural disasters*

<b>OBJECTIVE</b>	<b>POLICY RESPONSE</b>
Facilitate the management and mitigation of the impacts of natural disasters  Maximise safety and perceptions of safety within the community	<p>To ensure Council can respond to and recover from natural disasters, it needs to be recognised by State legislation that overland flow flooding needs to be identified as a natural disaster.</p> <p>Urban development should not be permitted in areas that are at high risk of major natural hazards.</p> <p>Council has adopted Disaster Recovery Plans for each section of Council to ensure Council's critical and vital operations continue during a disaster.</p>

**WE LIVE IN A SAFE COMMUNITY***Arrangements are in place to respond to and recover from natural disasters*

<b>ACTIONS</b>	<b>TIMEFRAME</b>	<b>OUTCOMES</b>
Council to work with State Government in progressing legislation to address overland flow flooding.	Medium term	Risks to the community from overland flow flooding are minimised.
Review impact of overland flow flooding on development.	Ongoing	Risks to the community from bushfires are minimised.
Review development control plan controls to ensure adequate controls are in place for flood prone land in line with hazard categories identified in the flood study.	Short term	Risks to the community from floods and other natural hazards are minimised.
Maintain and review village Bushfire Action Plans.	Medium term – requires funding in the Long Term Financial Plan	
Maintain Neighbourhood Safe Places.	Ongoing	

## WE LOOK AFTER AND ENHANCE OUR NATURAL ENVIRONMENT

*We improve the quality of our environment*

OBJECTIVE	POLICY RESPONSE
<p>Protect the biodiversity of Wagga Wagga Local Government Area</p> <p>Improve water quality and water flows to the Murrumbidgee River</p> <p>Manage impacts of natural systems and hazards, particularly salinity, flooding and bushfires</p>	<p>Areas identified as having significant biodiversity values due to the existence of threatened species, ecological communities and habitat of threatened species will be protected.</p> <p>The natural habitats of Wagga Wagga are a part of the areas ecological resource. As development pressures occur, these natural habitats need to be protected.</p> <p>Water resources management is a key sustainability issue that will influence the type and extent of future development within Wagga Wagga.</p> <p>Major river corridors, urban hills and ridges that provide links for wildlife movement and connection to natural areas will be protected.</p> <p>Urban areas will be designed and managed to protect water quality.</p> <p>Planning policies and regulations will continue to control atmospheric pollutants.</p> <p>Councils Stormwater Strategic Management Plan 2010 provides for the coordinated management of stormwater systems within catchments. In addition to this, its objective is also to improve the total environment and water quality of receiving water ways into which the stormwater is discharged.</p>

## WE LOOK AFTER AND ENHANCE OUR NATURAL ENVIRONMENT

### *We improve the quality of our environment*

ACTIONS	TIMEFRAME	OUTCOMES
Investigate impacts of Biodiversity Certification and Council's commitment to certification beyond 2020.	Medium term – requires funding in the Long Term Financial Plan.	<p>Key nature conservation assets and threatened species and ecological communities will be protected.</p> <p>Protection of sensitive natural environments.</p> <p>Water quality in Wagga Wagga is protected.</p> <p>Air quality in Wagga Wagga is maintained.</p> <p>Area being managed for biodiversity is maintained.</p> <p>Increase the number of native plants being planted.</p> <p>Reduction in water consumption per capita across the Local Government Area.</p>
Identify sustainable and unsustainable impacts upon natural resources such as water, land and biodiversity within the Development Control Plan, then revise on an annual basis.	Medium term	
Include controls in the development control plan that incorporates natural features and vegetation is protected during subdivision design.	Short term	
Amend the development control plan to include controls on reducing water consumption. Controls will incorporate: <ul style="list-style-type: none"> <li>• Water sensitive urban design features appropriate to the local environment.</li> <li>• Appropriate lot sizes for residential development that encourage a reduction in water use.</li> <li>• Investigation of controls that restrict irrigation of land outside of building envelopes on R5 Large Lot Residential land in conjunction with increased water wise planting.</li> </ul>	Short term	
Review passive heating and cooling controls in the development control plan to ensure they are adequate.	Short term	
Review zones adjacent to water ways to ensure water ways are appropriately protected including: <ul style="list-style-type: none"> <li>• Review water way master plans and facilitate progress.</li> <li>• Review zonings of flood prone land and wetlands.</li> <li>• Review the findings of the overland flow study.</li> <li>• Review controls for development within close proximity to water ways to prevent contamination.</li> </ul>	Short / medium term – requires funding in the Long Term Financial Plan	
Review salinity controls in the development control plan to ensure they are appropriate and adequate and provide clear direction on stakeholder responsibilities.	Short / medium term – requires funding in the Long Term Financial Plan	
Continue to partner with Landcare groups to improve environmental corridors and assist in providing facilities and facilitating actions.	Ongoing	
Review zones within the Lloyd Urban Release Area where land owners have provided a review of the Lloyd Urban Salinity Study.	Long Term	

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

OBJECTIVE	POLICY RESPONSE
<p>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</p> <p>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</p>	<p>Council's role is to ensure effective planning and regulatory processes for development controls plans and detailed design, including road and engineering works.</p> <p>Demand for residential development is based on development approvals data and population growth as at 2011 census data.</p> <p>Current supply of residential land is adequate but will be reviewed in conjunction with the Local Environment Plan reviews as required.</p> <p>Council will continue to ensure guidelines are revised to guide development.</p> <p>Council will regularly monitor supply and demand for residential development.</p> <p>Areas identified as 'urban potential' will not be rezoned without the support of a Residential Strategy.</p> <p>Areas identified as 'potential intensification' will not proceed without the support of a Residential Strategy.</p> <p>Council will review the impact of development on the existing road infrastructure through the Wagga Wagga Traffic Model to identify upgrades required prior to development.</p> <p>Areas identified as having 'urban potential' are supported by the Sewerage Delivery Servicing Plan.</p> <p>An urban containment line has been identified for the purposes of maintaining existing travel times, to ensure that the provision of infrastructure can occur in a cost effective manner and to prevent the fragmentation of rural land.</p>

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

ACTIONS	TIMEFRAME	OUTCOMES
Development controls are reviewed to tailor streetscape strategies for precincts.	Short term	Dwelling demand for the full range of household types is met.
Review potentials and limitations of permissible and prohibited land uses in environmental zones.	Short term	Adequate choice of housing type and location is provided.
Review controls in the development control plan to encourage aesthetically pleasing development across all zonings.	Short term	Adequate and affordable housing is available in accessible locations through urban areas.
Investigate neighbourhood redesign to facilitate better connection through design and use.	Short term	Decrease in land use complaints.
Studies to be undertaken for rural lands to identify a range of appropriate rural lot sizes.	Short term	
Review allocation of residential zoning.	Short term	
Identify controls that encourage innovative housing design and promote the development of quality built environments.	Short term	
Undertake master planning and strategy planning for development to encourage neighbourhood development and place making principles to create a sense of place.	Ongoing	
Identify areas within Wagga Wagga central that cater for 'empty nesters' and community demand.	Short term	
Provide for a range of densities in neighbourhoods that respond to community demand.	Short term	
Identify opportunities, in addition to State Government incentives, for affordable housing that respond to community demand.	Short / medium term – requires funding in the Long Term Financial Plan	
Investigate options of prohibiting low density housing in medium and high density zones that respond to community demand.	Short term	
Undertake a Residential Strategy to support residential growth in Wagga Wagga and investigate the timing of release for urban potential areas and potential intensification areas.	Short term	
Investigate areas identified as 'potential intensification' for the provision of services.	Short term	
Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth.	Short term	
Investigate incentives that encourage infill development and provide high quality medium and high density residential development throughout the city.	Short / medium term – requires funding in the Long Term Financial Plan.	
Investigate areas that have the potential for redevelopment to achieve crime prevention by environmental design.	Short / medium term – requires funding in the Long Term Financial Plan.	
Examine the conditions during 2005 – 2008 that facilitated a peak in growth and development.	Short term	
Continually monitor housing supply and demand to facilitate the provision of housing options.	Ongoing	

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

OBJECTIVE	POLICY RESPONSE
<p>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</p> <p>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</p>	<p>Council's role is to ensure effective planning and regulatory processes for development controls plans and detailed design, including road and engineering works.</p> <p>Demand for residential development is based on development approvals data and population growth as at 2011 census data.</p> <p>Current supply of residential land is adequate but will be reviewed in conjunction with the Local Environment Plan reviews as required.</p> <p>Council will continue to ensure guidelines are revised to guide development.</p> <p>Council will regularly monitor supply and demand for residential development.</p> <p>Areas identified as 'urban potential' will not be rezoned without the support of a Residential Strategy.</p> <p>Areas identified as 'potential intensification' will not proceed without the support of a Residential Strategy.</p> <p>Council will review the impact of development on the existing road infrastructure through the Wagga Wagga Traffic Model to identify upgrades required prior to development.</p> <p>Areas identified as having 'urban potential' are supported by the Sewerage Delivery Servicing Plan.</p> <p>An urban containment line has been identified for the purposes of maintaining existing travel times, to ensure that the provision of infrastructure can occur in a cost effective manner and to prevent the fragmentation of rural land.</p>

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

ACTIONS	TIMEFRAME	OUTCOMES
Development is to occur in liaison with infrastructure providers to ensure efficient and cost effective provision of services.	Ongoing	Dwelling demand for the full range of household types is met.
The provision of traffic, cycle ways and pedestrian connections are to be done in conjunction with infrastructure providers to help facilitate the efficient and cost effective provision of services.	Ongoing	Adequate choice of housing type and location is provided.
Areas identified as potential urban areas will be subject to master planning for development to ensure that efficient and cost effective provision of infrastructure can occur and to ensure development doesn't require access to the Classified Road network.	Ongoing	Adequate and affordable housing is available in accessible locations through urban areas.
Consider land outside of the urban containment line when supply of urban land within the containment line cannot support the anticipated growth. Land considered outside of the containment line will need to be reviewed against travel times, servicing and constraints.	Medium / long term	Decrease in land use complaints.
Review zones immediately adjoining villages in the Local Government Area with a view to identifying any potential to rezone land to provide for lots that will support future village growth.	Short / medium term	
<b>Potential Urban Areas:</b>		
<b>Area 1 - North of Charles Sturt University:</b> The subject area is in the vicinity of odour and noise from the Bomen Industrial Sewerage Treatment Facility. A review of the odour and acoustic studies needs to be undertaken prior to the land being rezoned to determine the zone boundary.	Short / medium term – requires funding in the Long Term Financial Plan	
<b>Area 2 - River Road, Gobbagombalin:</b> The subject area is constrained by the APA NSW Pipeline and buffer, has potential for Aboriginal heritage in the area and is partially flood prone land. Prior to rezoning, constraints of the site must be identified and avoided to ensure the constrained land remains as a rural zone.	Short / medium term	
<b>Area 3 – Holbrook Road, Springvale:</b> The subject area is currently 2 lots used for residential purposes. The land will be rezoned to an appropriate zone and minimum lot size that protects the environmentally significant vegetation whilst permitting the addition of two lots and associated dwellings. Investigations on salinity in the area need to be looked at before allowing development on the site. Any reduction in the E2 Environmental Conservation zone will need to be offset to maintain bio certification for the area.	Short term	
<b>Area 4 – Dunns Road, Kapooka / Uranquinty:</b> The subject area is partially bush fire prone land and contains a significant ridgeline. The zone and minimum lot size will be considered after the outcomes of the residential study are known. The land will provide for Large Lot Residential / Rural Small Holding lifestyle blocks. The subject area is in the vicinity of a 'potential road connection' identified on the Transport Map. The rezoning of this land should be done in conjunction with the planning and investigation of the identified 'potential road connection'.	Short / medium term	

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

OBJECTIVE	POLICY RESPONSE
<p>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</p> <p>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</p>	<p>Council's role is to ensure effective planning and regulatory processes for development controls plans and detailed design, including road and engineering works.</p> <p>Demand for residential development is based on development approvals data and population growth as at 2011 census data.</p> <p>Current supply of residential land is adequate but will be reviewed in conjunction with the Local Environment Plan reviews as required.</p> <p>Council will continue to ensure guidelines are revised to guide development.</p> <p>Council will regularly monitor supply and demand for residential development.</p> <p>Areas identified as 'urban potential' will not be rezoned without the support of a Residential Strategy.</p> <p>Areas identified as 'potential intensification' will not proceed without the support of a Residential Strategy.</p> <p>Council will review the impact of development on the existing road infrastructure through the Wagga Wagga Traffic Model to identify upgrades required prior to development.</p> <p>Areas identified as having 'urban potential' are supported by the Sewerage Delivery Servicing Plan.</p> <p>An urban containment line has been identified for the purposes of maintaining existing travel times, to ensure that the provision of infrastructure can occur in a cost effective manner and to prevent the fragmentation of rural land.</p>

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

ACTIONS	TIMEFRAME	OUTCOMES
<p><b>Area 5 – Holbrook / Plumpton Road, Rowan:</b> The subject area is in the vicinity of a 'potential road connection' identified on the Transport Map. The rezoning of this land should be done in conjunction with the planning and investigation of the identified 'potential road connection'.</p> <p>The subject area is partially bush fire prone land and contains a significant ridgeline. The zone and minimum lot size will be considered after the outcomes of the residential study are known. The land will provide for Large Lot Residential / Rural Small Holding lifestyle blocks.</p> <p>Run off as a result of development in this area needs to be controlled to ensure it doesn't affect existing residences in the area.</p> <p>Overland flow flooding affects part of this area and any intensification in this area will not be supported on land affected by overland flow flooding.</p>	Short / medium term	<p>Dwelling demand for the full range of household types is met.</p> <p>Adequate choice of housing type and location is provided.</p> <p>Adequate and affordable housing is available in accessible locations through urban areas.</p> <p>Decrease in land use complaints.</p>
<p><b>Area 6 – Bakers Lane, Gumly Gumly / Lake Albert:</b> The subject area is adjacent to existing large lot residential land and is partially affected by major overland flow flooding. The zone and minimum lot size will be considered after the outcomes of the residential study are known. The land will provide for Large Lot Residential / Rural Small Holding lifestyle blocks.</p>	Short / medium term	
<p><b>Area 7 – Braehour Road, Forest Hill:</b> The subject area is north of the Sturt Highway in Forest Hill and the area may be affected by the airports Australian Noise Exposure Forecast and Obstacle Limitation Surface. The zone and minimum lot size will be considered after the outcomes of the residential study are known.</p> <p>The subject area will need to be reviewed in the traffic model in consultation with Roads and Maritime Services to review the impacts on the access to the Highway and potential improvement of highway location.</p> <p>Any development in this area will need to occur on land that is not affected by the 1 in 100 year flood level.</p>	Short / medium term	
<p><b>Area 8 – Sturt Highway / Hazelwood Drive, Forest Hill:</b> The subject area is an extension to the existing residential area in Forest Hill. The area may be affected by Australian Noise Exposure Forecast and Obstacle Limitation Surface constraints. The zone and minimum lot size will be considered after the outcomes of the residential study are known.</p> <p>Any development in this area will need to occur on land that is not affected by the 1 in 100 year flood level.</p>	Short / medium term	
<p><b>Area 9 – San Isidore:</b> Development in this area is dependent on the Sturt Highway for access to Wagga Wagga. The impacts of development on the current intersection of Kapooka Road will be investigated through the Traffic Model in conjunction with Roads and Maritime Services. The minimum lot size for the subject area will be reviewed to allow for some subdivision potential in the area whilst maintaining large lot residential lots.</p>	Short / medium term	

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

OBJECTIVE	POLICY RESPONSE
<p>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</p> <p>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</p>	<p>Council's role is to ensure effective planning and regulatory processes for development controls plans and detailed design, including road and engineering works.</p> <p>Demand for residential development is based on development approvals data and population growth as at 2011 census data.</p> <p>Current supply of residential land is adequate but will be reviewed in conjunction with the Local Environment Plan reviews as required.</p> <p>Council will continue to ensure guidelines are revised to guide development.</p> <p>Council will regularly monitor supply and demand for residential development.</p> <p>Areas identified as 'urban potential' will not be rezoned without the support of a Residential Strategy.</p> <p>Areas identified as 'potential intensification' will not proceed without the support of a Residential Strategy.</p> <p>Council will review the impact of development on the existing road infrastructure through the Wagga Wagga Traffic Model to identify upgrades required prior to development.</p> <p>Areas identified as having 'urban potential' are supported by the Sewerage Delivery Servicing Plan.</p> <p>An urban containment line has been identified for the purposes of maintaining existing travel times, to ensure that the provision of infrastructure can occur in a cost effective manner and to prevent the fragmentation of rural land.</p>

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

ACTIONS	TIMEFRAME	OUTCOMES
<p><b>Area 10 – Lake Albert:</b> Overland Flow Flooding will need to be controlled in this area to ensure further development doesn't impact on the existing residences in the area.</p> <p>Existing development in this area meets the current requirements of the Wagga Wagga Development Control Plan for density provisions. Further intensification will require new studies to manage risks associated with increasing intensity.</p> <p>Overland flow flooding affects part of this area and any intensification in this area will not be supported on land affected by overland flow flooding.</p>	Short / medium term	<p>Dwelling demand for the full range of household types is met.</p> <p>Adequate choice of housing type and location is provided.</p> <p>Adequate and affordable housing is available in accessible locations through urban areas.</p> <p>Decrease in land use complaints.</p>
<p><b>Area 11 – Lake Albert:</b> A reduction in the minimum lot size of the subject area will be considered after the outcomes of the residential study are known. The land will still provide for Large Lot Residential development with flexibility for further subdivision.</p> <p>Existing development in this area meets the current requirements of the Wagga Wagga Development Control Plan for density provisions. Further intensification will require new studies to manage risks associated with increasing intensity.</p> <p>Overland flow flooding affects part of this area and any intensification in this area will not be supported on land affected by overland flow flooding.</p>	Short / medium term	
<p><b>Area 12 – Sturt Highway, Wagga Wagga:</b> This area will require a review of access management measures through the traffic model in consultation with the Roads and Maritime Services to ensure access to the highway is avoided and appropriate measures are in place to support the development. The areas will need to be inline with the Roads and Maritime Services Corridor Strategy.</p>	Short / medium term	
<p><b>Area 13 – Sturt / Tarcutta Street, Wagga Wagga:</b> The subject area facilitates the Riverside Wagga Wagga Strategic Master Plan key element of a mixed use / residential / hotel facilities.</p>	Short / medium term	
<p><b>Area 14 – Tarcutta Street, Wagga Wagga:</b> The subject area facilitates the Riverside Wagga Wagga Strategic Master Plan key element of a civic plaza.</p>	Short / medium term	
<p><b>Area 15 – Sturt Highway, Gumly Gumly:</b> This area identified for potential employment land was subject to two planning proposal's to rezone the land to B6 Enterprise Corridor at the time of developing the Spatial Plan. Identifying this land, acknowledges the proposed rezoning of the land.</p>	Short / medium term	
<p><b>Area 16– Elizabeth Avenue, Forest Hill:</b> This area identified for potential employment land to facilitate the development of activity directly involving or related to the airport. The Wagga Wagga Airport Master Plan 2010 identified the precinct on the western side of the airport (area 16) as potentially offering a number of land-uses that would be synergistic with the airport's growth and needs (e.g. an education and research campus).</p>	Short / medium term	

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

OBJECTIVE	POLICY RESPONSE
<p>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</p> <p>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</p>	<p>Council's role is to ensure effective planning and regulatory processes for development controls plans and detailed design, including road and engineering works.</p> <p>Demand for residential development is based on development approvals data and population growth as at 2011 census data.</p> <p>Current supply of residential land is adequate but will be reviewed in conjunction with the Local Environment Plan reviews as required.</p> <p>Council will continue to ensure guidelines are revised to guide development.</p> <p>Council will regularly monitor supply and demand for residential development.</p> <p>Areas identified as 'urban potential' will not be rezoned without the support of a Residential Strategy.</p> <p>Areas identified as 'potential intensification' will not proceed without the support of a Residential Strategy.</p> <p>Council will review the impact of development on the existing road infrastructure through the Wagga Wagga Traffic Model to identify upgrades required prior to development.</p> <p>Areas identified as having 'urban potential' are supported by the Sewerage Delivery Servicing Plan.</p> <p>An urban containment line has been identified for the purposes of maintaining existing travel times, to ensure that the provision of infrastructure can occur in a cost effective manner and to prevent the fragmentation of rural land.</p>

## WE PLAN FOR RESILIENT AND SUSTAINABLE BUILT ENVIRONMENTS

### *We plan for a growing community*

ACTIONS	TIMEFRAME	OUTCOMES
<b>Area 17 - Collingullie:</b> Any future development of the subject area is to be done in consultation with the Roads and Maritime Services to ensure there is no access to the Sturt Highway and minimal access to the classified roads is provided.	Short / medium term	
<b>Area 18 - Magoplah:</b> Any future development of the subject area is to be done in consultation with the Roads and Maritime Services to ensure there is no access to the Holbrook Road and development of the subject area is reviewed with the traffic model to ensure any upgrades required are identified.	Short / medium term	Dwelling demand for the full range of household types is met.  Adequate choice of housing type and location is provided.  Adequate and affordable housing is available in accessible locations through urban areas.
<b>Area 19 - Ladysmith:</b> Development of the subject area is to be done in consultation with the Roads and Maritime Services to ensure there is minimal access to Carabost – Alfredtown Road.	Short / medium term	Decrease in land use complaints.
<b>Area 20 - Gregadoo:</b> The subject area is outside the urban containment line. Part of the land is identified as having environmental significance, is bush fire prone, subject to a property vegetation plan and has a significant ridgeline. The land has the ability to support residential demand in the longer term but will only be considered for rezoning after a residential study of the Local Government Area has been undertaken and land within the urban containment line is exhausted to less than 15 years supply.  The subject area contains biodiversity values and endangered ecological communities which are to be protected through appropriate zonings of E2 Environmental Conservation and E4 Environmental Living.	Long term	
<b>Area 21 - Collingullie:</b> The subject area is the subject of a current planning proposal to rezone the land from RU1 Primary Production to RU5 Village to facilitate the development of a caravan park. The identification of this land acknowledges the current planning proposal for the site.	Short term	

WE PLAN FOR A GROWING COMMUNITY	
<i>We maintain our current and future infrastructure</i>	
OBJECTIVE	POLICY RESPONSE
<p>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</p> <p>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.</p>	<p>Infrastructure will be provided to correspond with land release and development to meet the projected demand for additional development.</p> <p>The outward spread of the city will be contained to help ensure that existing facilities are used to maximum efficiency.</p> <p>All new development areas will address the timely provision of services.</p> <p>Before rezoning occurs, any upgrades to infrastructure required as a result of the rezoning should be identified in Council's future Delivery Program, Long Term Financial Plan and Contributions Plan.</p>

## WE PLAN FOR A GROWING COMMUNITY

### *We maintain our current and future infrastructure*

ACTIONS	TIMEFRAME	OUTCOMES
Investigate a public and private joint venture in the provision of additional parking within the central business district.	Medium term – requires funding in the Long Term Financial Plan.	Efficient use of existing facilities and capacities.
Review locations of bus stops in conjunction with a movement study to ensure they are in the right locations.	Medium / long term – requires funding in the Long Term Financial Plan.	Recurrent costs for infrastructure maintenance contained.
Ongoing liaison with infrastructure providers to ensure integrated planning occurs.	Ongoing.	Increased community satisfaction with infrastructure.
Review zonings and circulation around both hospitals and the effects on residential neighbourhoods.	Short / medium term – requires funding in the Long Term Financial Plan.	
Investigate leased car parking potential on the fringes of the central business district with public parking in locations that are integrated with commercial land uses.	Medium / long term – requires funding in the Long Term Financial Plan.	
Review potentials of unused transport corridors.	Short / medium term.	
Review engineering design guidelines to increase focus on pedestrians and the need for pedestrian friendly design and traffic calming measures.	Short term – requires funding in the Long Term Financial Plan.	
Council review the delivery servicing plan for sewerage and stormwater in conjunction with adoption of the Spatial Plan.	Short term	
Review provisions in the development control plan for parking and stormwater and identify potentials for flexibility.	Short term	
Development and redevelopment sites within existing urban areas will be identified and planned to ensure efficient use of existing infrastructure.	Short term	
Review the impacts of development in the Villages through the Wagga Wagga Traffic Model in conjunction with the Roads and Maritime Services.	Short term	
Further investigate the potential pedestrian / cycle connections, road connections and car parking options in line with the Car Parking Strategy and Council's Traffic Model.	Short term	
Include controls in the Development Control Plan that facilitate the timely provision of social infrastructure for new development areas.	Short term	

WE PLAN FOR A GROWING COMMUNITY	
<i>We maintain our current and future infrastructure</i>	
OBJECTIVE	POLICY RESPONSE
<p>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</p> <p>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.</p>	<p>Infrastructure will be provided to correspond with land release and development to meet the projected demand for additional development.</p> <p>The outward spread of the city will be contained to help ensure that existing facilities are used to maximum efficiency.</p> <p>All new development areas will address the timely provision of services.</p> <p>Before rezoning occurs, any upgrades to infrastructure required as a result of the rezoning should be identified in Council's future Delivery Program, Long Term Financial Plan and Contributions Plan.</p>

## WE PLAN FOR A GROWING COMMUNITY

### *We maintain our current and future infrastructure*

ACTIONS	TIMEFRAME	OUTCOMES
Review the impacts of the areas identified as 'urban potential', 'potential intensification' and 'potential employment' land in the Wagga Wagga Traffic Model in conjunction with the Roads and Maritime Services prior to rezoning.	Short term	Efficient use of existing facilities and capacities.  Recurrent costs for infrastructure maintenance contained.  Increased community satisfaction with infrastructure.
Proposed traffic connections identified on the traffic map will also provide the main route for utility trunk systems and should be planned for in conjunction with infrastructure providers.	Ongoing	
Review the traffic model in consultation with the Roads and Maritime Services to reflect the traffic generated from the development of the Riverina Freight Logistic Hub at Bomen.	Short / medium term – requires funding in the Long Term Financial Plan.	
<b>Transport Connections:</b> <b>Connection 1:</b> The potential parking traffic routes and potential shared zone will improve traffic in the Central Business District and help minimise traffic flow and vehicle movements on Bayliss Street to facilitate the implementation of a shared zone.	Long term – requires funding in the Long Term Financial Plan.	
<b>Connection 2:</b> The potential pedestrian / cycle connection will improve links between Estella and the Central Business District.	Long term – requires funding in the Long Term Financial Plan.	
<b>Connection 3:</b> The improved road connection will improve the links between Estella and the Central Business District for vehicles.	Long term – requires funding in the Long Term Financial Plan.	
<b>Connection 4:</b> The potential pedestrian / cycle connection will improve the link between North Wagga Wagga and the Central Business District.	Long term – requires funding in the Long Term Financial Plan.	
<b>Connection 5:</b> This potential road connection crosses the Murrumbidgee River and constraints to the connection include flooding, potential Aboriginal heritage, APA Pipeline, property vegetation plans and biodiversity. These constraints will need to be addressed during investigations for the appropriate location of the proposed connection. The connection provides a more direct connection to Bomen and the Olympic and Sturt Highways.	Long term – requires funding in the Long Term Financial Plan.	
<b>Connection 6:</b> This improved road connection crosses the Murrumbidgee River and constraints to the connection include flooding, potential Aboriginal heritage, APA Pipeline, property vegetation plans and biodiversity. These constraints will need to be addressed during investigations for the upgrade of the improved connection. This connection will also provide an alternate distribution for traffic to residential areas within the northern parts of Wagga Wagga.  This improvement improves the function of the Eunony Bridge Road in the road network.	Short / medium term – requires funding in the Long Term Financial Plan.	

## **WE PLAN FOR A GROWING COMMUNITY**

*We maintain our current and future infrastructure*

<b>OBJECTIVE</b>	<b>POLICY RESPONSE</b>
Facilitate the provision of physical infrastructure in a coordinated and cost effective manner. Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.	Infrastructure will be provided to correspond with land release and development to meet the projected demand for additional development.  The outward spread of the city will be contained to help ensure that existing facilities are used to maximum efficiency.  All new development areas will address the timely provision of services.  Before rezoning occurs, any upgrades to infrastructure required as a result of the rezoning should be identified in Council's future Delivery Program, Long Term Financial Plan and Contributions Plan.

## WE PLAN FOR A GROWING COMMUNITY

### *We maintain our current and future infrastructure*

ACTIONS	TIMEFRAME	OUTCOMES
<p><b>Connection 7:</b> The proposed connection is in the vicinity of a 'potential urban area' identified on the Urban Map. The planning and investigation of this land should be done in conjunction with the planning and rezoning of the identified 'potential urban area'.</p> <p>This potential road connection connects the Sturt and Olympic Highways and improves connections for the southern residential area. Constraints to the connection include potential Aboriginal heritage, existing waste facility, existing residential development, property vegetation plans and significant ridgelines. These constraints will need to be addressed during investigations for the appropriate location of the proposed connection.</p>	Long term – requires funding in the Long Term Financial Plan.	
<p><b>Connection 8:</b> This potential road connection will provide a connection from the southern suburbs to the airport that is alternate access to the Sturt Highway and constraints to the connection include existing residential development. This constraint will need to be addressed during investigations for the appropriate location of the proposed connection.</p>	Long term – requires funding in the Long Term Financial Plan.	
<p><b>Connection 9:</b> This is the key connection for the north – south traffic. The quality of this connection should be maintained to prevent the use of other routes.</p> <p>Council's Section 94 Contributions Plan 2006 – 2019 identifies Works to Glenfield Road and overpass including widening / duplication of Rail Bridge / associated drainage and note includes additional work for Glenfield Road / Urana Street intersection upgrade.</p> <p>Significant roadside vegetation exists in the corridor of this connection. Any upgrades to the connection will need to consider the significant vegetation.</p>	Long term – requires funding in the Long Term Financial Plan.	
<p><b>Connection 10:</b> This is the key connection for the north – south traffic. The quality of this connection should be maintained to prevent the use of other routes.</p>	Long term – requires funding in the Long Term Financial Plan.	
<p><b>Connection 11:</b> This potential connection reflects the Roads and Maritime Services approved plans to improve the Kapooka Bridge / Sturt Highway alignment.</p>	Long term – requires funding in the Long Term Financial Plan.	
<p><b>Connection 12:</b> This connection reflects the Australian Government's intention to build a High Speed Rail and reflects the potential location for the High Speed Railway Line and Station.</p>	Long term	

## **WE PLAN FOR A GROWING COMMUNITY**

*We maintain our current and future infrastructure*

<b>OBJECTIVE</b>	<b>POLICY RESPONSE</b>
Facilitate the provision of physical infrastructure in a coordinated and cost effective manner. Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.	Infrastructure will be provided to correspond with land release and development to meet the projected demand for additional development.  The outward spread of the city will be contained to help ensure that existing facilities are used to maximum efficiency.  All new development areas will address the timely provision of services.  Before rezoning occurs, any upgrades to infrastructure required as a result of the rezoning should be identified in Council's future Delivery Program, Long Term Financial Plan and Contributions Plan.

<p><b>Connection 13:</b> This is the key connection for east – west traffic. This connection is referenced in the Urban Corridor Strategy developed by the Roads and Maritime Services. Council will be closely involved in the finalisation of the Strategy and its implementation.</p>	<p>Long Term</p>
<p><b>Connection 14:</b> This is the key connection for the suburbs of Gobbogombalin, Boorooma and Estella and Charles Sturt University. Council will continue to liaise with the Roads and Maritime Services on this key connection and its importance.</p> <p>Continued liaison to occur with Roads and Maritime Services in upgrading the connection and acquiring land.</p> <p>Upgrading the connection and continued liaison with Roads and Maritime Services to ensure funding is allocated for either a north or south potential road connection.</p> <p>Liaison with Roads and Maritime Services to ensure the connection is adequately maintained.</p>	<p>Long Term</p>    <p>Short Term</p>    <p>Medium Term</p>    <p>Ongoing</p>

**WE ARE HAPPY WITH OUR STANDARD OF LIVING**

*We have access to affordable housing options*

OBJECTIVE	POLICY RESPONSE
Ongoing commitment to promotion of affordable housing in locations with access to services.	<p>Housing choice can be achieved through a mix of residential zones balanced between greenfield development and redevelopment (infill development).</p> <p>Changing demographic patterns, along with Council's housing approval trends are indicating an increasing demand for smaller dwellings and/or multi unit housing.</p> <p>Council will continue to monitor housing supply and demand to facilitate the provision of a variety of housing options.</p>

## WE ARE HAPPY WITH OUR STANDARD OF LIVING

### *We have access to affordable housing options*

ACTIONS	TIMEFRAME	OUTCOMES
Review the potential for student housing in the central business district.	Short / medium term	Dwelling demand for the full range of household types met for both owners and renters.
Master planning to identify the suitability of areas for residential intensification. Investigations will ensure these areas are consistent with sustainable planning principles, including proximity to existing infrastructure, transport, services and facilities and environmental constraints.	Short term	Adequate choice of housing type and location provided. Adequate adaptable housing for people with a disability or the elderly. Representative mix of demographics in each suburb or neighbourhood.
Investigate demand for affordable housing through a residential study utilising the NSW Housing - Local Government Housing Kit Database.	Short / medium term – requires funding in Long Term Financial Plan	Decrease in the percentage of households where the mortgage repayments are 30% of household income or greater.
Work with private stakeholders in the redevelopment of key sites.	Medium / long term – requires funding in Long Term Financial Plan	Decrease in percentage of households where rent payments are 30% of household income or greater.
Review Council owned land and its zonings and the potential for future use of land for community benefit.	Short Term	

## OUR COMMUNITY GROWS

*There is growing business investment in our community*

OBJECTIVE	POLICY RESPONSE
<p>Facilitate the development of a prosperous city</p> <p>Support viable neighbourhood centres</p> <p>Provide flexible opportunities and appropriate locations for establishing and growing business</p> <p>Provide opportunities for key businesses established in Wagga Wagga to grow further.</p> <p>Support the growth of employment opportunities at the airport</p>	<p>Key characteristics of the city that contribute to the economic growth of the city will be enhanced.</p> <p>Support a stronger and more vibrant city centre to attract businesses and additional residents.</p> <p>Consider appropriateness of future zonings around the airport.</p> <p>(33) In order to protect the Wagga Wagga Airport as a significant transport asset for the region, its operations need to be unconstrained by the potential limiting effects of incompatible development. This may be where airport noise would impact on residents, or alternatively where developments have an impact on airport operations.</p> <p>Growth at the airport will provide employment opportunities not available elsewhere in the Local Government Area, and other social and economic benefits. Planning to ensure that the airport continues to play a major roles in the area as a transport hub and commercial business precinct bringing new jobs, is of fundamental importance to Wagga Wagga.</p> <p>Potential employment corridors are mapped for investigation and must be supported by an updated Retail Growth Strategy.</p>

## OUR COMMUNITY GROWS

*There is growing business investment in our community*

ACTIONS	TIMEFRAME	OUTCOMES
Protect the expanding operations of the airport from incompatible development.	Ongoing	Vibrant, active and prosperous city centre and neighbourhood centres.
Review and update the retail hierarchy.	Short term	Visually attractive built form and city layout.
Develop commercial precincts to facilitate future development.	Short / medium term	Employment growth within Wagga Wagga.
Amend development guidelines to achieve streetscape strategies in precincts.	Short / medium term	Airport continues to grow as a transport hub, and commercial and economic precinct.
Review availability of upper floors of existing commercial premises and suitability for use.	Short / medium term	Increase in the number of new businesses.
Review neighbourhood centre zones to ensure they reflect the specific needs of each neighbourhood.	Short term	Increase the perception of the community on the variety of retail options.
Review potentials and limitations of permissible and prohibited land uses for the business zones.	Short term	Increase the total value added to the Wagga Wagga economy.
Investigate the full range of options for tourism accommodation and related accommodation with development control plan controls.	Short term	
Review controls to provide flexibility in floor space ratios.	Short term	
Review range of business zones and the potential for additional zones.	Short term	
Investigate the demand for an Enterprise Corridor zone predominately located along Hammond Avenue, Sturt Highway.	Short term	
Review zonings within proximity to Charles Sturt University to facilitate anticipated growth in agricultural footprint.	Short / medium term	
Review potentials and limitations of permissible and prohibited land uses for industrial zones.	Short term	
Investigate realistic ribbon development opportunities and limitations along Sturt Highway.	Short / medium term	
Investigate linking the airport with Govenors Hill and other future development areas.	Short / medium term	
Develop a retail strategy to provide the necessary flexibility in retailing within Wagga Wagga and reflect changing retail patterns.	Short / medium term – requires funding in the Long Term Financial Plan.	
Update the current Retail Growth Strategy 2010-2025.	Short / medium term – requires funding in the Long Term Financial Plan.	
Update the Industrial Land Supply Study.	Short / medium term – requires funding in the Long Term Financial Plan.	

# *funding*

# IMPLICATIONS.

## FUNDING IMPLICATIONS

There is a demonstrated community desire to improve standards of Government infrastructure in Wagga Wagga to improve the overall “liveability” of the City.

Like many regional areas, Wagga Wagga has been faced with limited capacity to maintain public roads, public buildings, parks and sportsgrounds and other community facilities. Council has adopted a suite of plans to provide development contributions, which brings a flexible approach to the long term commitment to improvement of its own facilities and services. A ten year financial plan has been developed which addresses key community priorities.

In the context of these wider community desires and the principles of equity, Council is also:

- Liaising with State and federal agencies with a view to securing partnerships in the ongoing improvement of service levels, and
- Reviewing its policy in regard to recent legislative change, as well as meeting new requirements of release areas of the city.

The Spatial Plan is intended to better position Council, and other Government authorities, on funding implications of development decisions, to support more equitable financial outcomes for the community of Wagga Wagga.

For Council to be able to fund a project, the project must first be identified in the Long Term Financial Plan, Delivery Plan and relevant Delivery Servicing Plans.

# *monitoring &* **REVIEW.**

## **MONITORING & REVIEW**

The supply of residential land and the delivery of new housing will be regularly monitored and progress on actions established in this plan will be monitored to ensure their progress.

The Spatial Plan will be comprehensively reviewed every five years so it can adjust to any demographic and economic changes and environmental impact information. This will assist Council in the mandatory reviews of the Wagga Wagga Local Environmental Plan 2010.

## *references &*

# ACKNOWLEDGEMENTS.

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Below is the reference list for source documents used in the preparation of the draft Spatial Plan.

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References identified can be found on the internet. If you require assistance in locating documents referenced, please contact Council's Strategic Planning Section.

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*questions?*  
**COMMENTS?**

**CONTACT US.**

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