



Australia's property industry

Creating for Generations

Property Council of Australia
ABN 13 00847 4422

Level 1, 11 Barrack Street
Sydney NSW 2000

T. +61 2 9033 1900
E. nsw@propertycouncil.com.au

propertycouncil.com.au
 @propertycouncil

11 December 2020

Mr Peter Thompson
General Manager
City of Wagga Wagga
PO Box 20
WAGGA WAGGA NSW 2650

Email – council@wagga.nsw.gov.au

Dear Mr Thompson

Local Strategic Planning Statement - Planning for the future: Wagga Wagga 2040

The Property Council of Australia welcomes the opportunity to provide comments on City of Wagga Wagga's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, manager and developers of property across all asset classes.

The Property Council support the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land-use based strategies contained within the *Riverina Murray Regional Plan 2036* and *Community Strategic Plan 2040 – Wagga View*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission. The City of Wagga Wagga LSPS has balanced the key issues of environment, economy and community in its LSPS and we encourage Council to make the implementation of its LSPS a priority in the next 12-18 months.

Should you have any questions, please contact Troy Loveday, NSW Policy Manager, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely

A stylized handwritten signature in blue ink.

Jane Fitzgerald
NSW Executive Director
Property Council of Australia

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Themes & Actions	Property Council Response
<p><u>The Environment</u></p> <p><i>Actions:</i></p> <p>ENV 1 – Development integrates, protects and enhances high value biodiversity and natural areas, environmental corridors, open space and parklands based on the hierarchy of “protect, minimise, mitigate and offset”.</p> <p>ENV 2 – Consider and pursue biodiversity outcomes through a range of methods,</p> <p>ENV 3 – Review and implement new environmental conservation zones,</p> <p>ENV 4 – Review native vegetation provisions of the DCP with a view to enhancing biodiversity, decreasing salinity and mitigating erosion,</p> <p>ENV 5 – Ensure the city is prepared and plans for future natural hazards and disasters,</p> <p>ENV 6 – Continue to monitor and manage urban salinity and land contamination,</p> <p>ENV 7 – Improve environmental outcomes through the use of water sensitive urban design principles,</p> <p>ENV 8 – Infrastructure strategies are developed for existing urban areas to identify opportunities and guide infill development,</p> <p>ENV 9 – Future development connects to and supports the Wagga Wagga active travel network, and</p> <p>ENV 10 – Promote circular economy opportunities through collaboration and innovation with business and industry.</p>	<p>The Property Council supports the ten (10) actions proposed under this theme.</p> <p>In particular, we encourage Council to work closely with the Department of Planning, Industry and Environment (DPIE) in respect of its biodiversity actions to ensure they are aligned to State Government policy.</p> <p>Improvements to the quality of the local environment as part of the DA and land use regulation process are broadly supported and should be implemented in consultation with the development and construction industry.</p>

Themes & Actions	Property Council Response
<p><u>Growing Economy</u></p> <p><i>Actions:</i></p> <p>ECON 1 – Implement planning provisions based on our precinct Master and Structure Plans that protect and promote the role of key industry and service precincts,</p> <p>ECON 2 – Develop and implement a CBD Master Plan,</p> <p>ECON 3 – Develop an Infrastructure Strategy to support and guide decisions regarding infill, intensification (urban fringe) and new release areas,</p> <p>ECON 4 - Integrate land use and transport planning,</p> <p>ECON 5 – Promote continual improvement to physical and digital infrastructure that connect Wagga Wagga and southern NSW to global networks,</p> <p>ECON 6 – Protect assets and encourage developments that facilitate Wagga Wagga serving as the gateway city of southern NSW,</p> <p>ECON 7 – Engage with the business community to ensure that our LEP, DCP and approvals systems are enabling the right types of land uses in the right locations to support investment, business and employment growth,</p> <p>ECON 8 – Provide for more diverse industries, including renewable energy, emerging and creative industries and the development of new small business ventures,</p> <p>ECON 9 – Develop a Smart City Strategy to use new technology for monitoring and managing infrastructure and service provision, and</p> <p>ECON 10 – Develop a Rural Lands Strategy to protect productive rural land and diversify economic activity.</p>	<p>The Property Council supports the ten (10) actions proposed under this theme.</p> <p>In particular we support Council placing a strong emphasis on economic development and investment attraction to the region, including connecting Southern NSW to national and global markets, the Smart City Strategy, CBD Masterplan and development of an Infrastructure Strategy.</p> <p>Action item identified as ECON 7 is supported and we encourage Council to set up a process for regular dialogue with the local and regional business community to ensure that its planning framework delivers the right types of land uses in the right locations.</p> <p>The intention to develop a CBD Master Plan is strongly encourage and Council should work closely through this process with key landowners with landholdings in the CBD explore and test development options.</p>

Themes & Actions	Property Council Response
<p><u>Community Place and Identity</u></p> <p><i>Actions:</i></p> <p>COM 1 – Review village DCP provisions to build a distinct character to each village and open opportunities for housing growth and local trade,</p> <p>COM 2 – Develop a structure plan for the Northern Growth Area,</p> <p>COM 3 – Develop a Housing Strategy to accommodate an additional 14,500 homes and 36,000 people, with a view to housing affordability, diversity, serviceability and sustainability,</p> <p>COM 4 – Build a ‘15-minute city’,</p> <p>COM 5 – Review and provide for growth corridors within villages,</p> <p>COM 6 – Encourage high quality urban design outcomes promoting innovative design techniques and land use integration to increase activity and usage of public spaces,</p> <p>COM 7 – Review the heritage conservation area to balance development and growth pressures with desired heritage conservation outcomes,</p> <p>COM 8 – Prepare a Heritage Design Guide to assist conservation of significant sites and guide new development within heritage conservation areas,</p> <p>COM 9 – Support Wiradjuri and First Nations people and organisations to provide culturally appropriate storage and care for artefacts and items of cultural heritage,</p> <p>COM 10 – Revise the DCP to be flexible to enable innovative, high-quality development that responds to changing needs of the population,</p> <p>COM 11 – Develop a Streetscape Design Guide and Assessment Tool to support delivery and retrofitting of streets to be healthy, attractive and inclusive,</p> <p>COM 12 – Collaborate and advocate for urban renewal opportunities with State and Federal Government in key locations of Tolland, Koorringal and Ashmont,</p>	<p>The Property Council generally supports the sixteen (16) actions under this theme.</p> <p>In particular, we support the Council developing a housing Strategy with a specific focus of providing additional supply of 14,500 new homes. We encourage Council to bring industry members into its consultation process on this strategy and our members would be interest in working with Council to progress the work.</p> <p>We also support the strategic planning work that Council has committed to undertake in respect of growth within its villages, preparation of a Heritage Design Guide, the structure plan for the Northern Growth Area and reviewing the village DCP. It is important that Council work closely with the members of the development industry to ensure these measures to not impact upon development viability.</p>

COM 13 – Prepare and implement an Urban Canopy Strategy for our public spaces and street, COM 14 – Incorporate cultural heritage in the design of public spaces, COM 15 – Co-locate local facilities and services to create hubs of activity, with housing provided within walking distance, and COM 16 – Improve the entrances to the city and its precincts.	
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