

# Wagga Wagga City Council

Community workshop 12.11.19

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Morgan Street Planning Proposal

# Community Workshop

- Provide clarity on what is being proposed.
- Address key matters raised during the public exhibition period.

## AGENDA

1. Welcome and introduction - Council
2. Strategic vision for the city – Council
3. Site specific presentation – The applicant
4. Overview of submissions - Council
5. Community feedback – 5 speakers nominated
6. Response to the submissions – The applicant
7. Discussion
8. Process forward



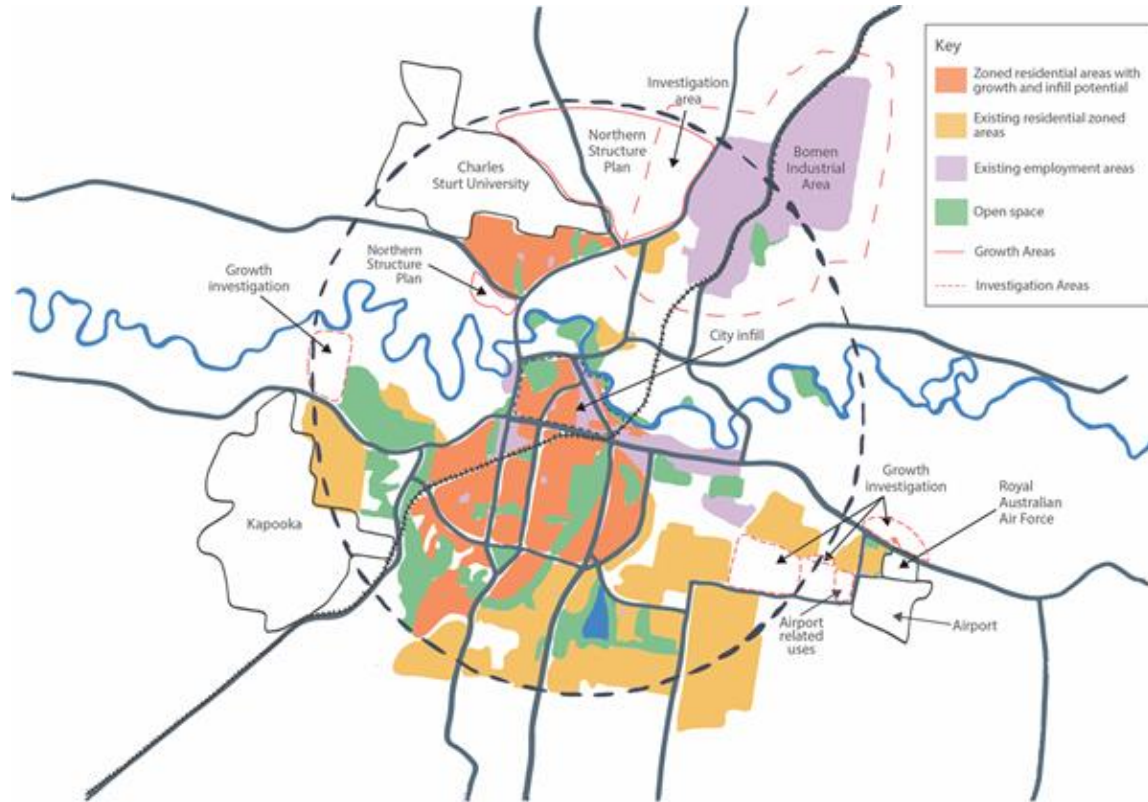
Wagga Wagga

# Population Growth

- The resident population is approximately 67,000 people.
- Serves a catchment area of 190,000 people.
- With the current growth rate, the population of Wagga Wagga will exceed 80,000 in the next 20 years.
- The 20-year Economic Vision for Regional NSW indicates Wagga Wagga as a significant growth area with a population of over 100,000 people in the year 2038.
- City therefore needs to plan to accommodate 100,000 people.
- Strategies underway to accommodate city growth over the next 20 years

# Growing City

- To accommodate 100,000 people, an additional 14,000+ homes are required.
- Capacity & planning for growth
- Urban sprawl not good planning
- Compact city environment has many benefits



# Central living

- City growth requires new approaches.
- Optimise the use of existing resources, infrastructure, services and amenities by increased densities.
- Residential opportunities in proximity of CBD, Health and Knowledge Precinct and other employment areas.
- Large areas of Central Wagga within Heritage Conservation Area.
- Limited opportunities to introduce mix use developments within proximity of the CBD.





## What is being proposed?



# Submissions received

- Submission period closed 4 October
- 73 submissions received
- 1 petition signed by 12 people
- Strong public interest
- Both objections and support
- A number of questions were included in submissions
- Webpage established to provide responses to some of these questions

<https://www.waggaview.com.au/MorganStreet>

# Key issues

## Support

- Revitalisation of the site
- Attracting business and opportunities for the city
- Improvement of neighbourhood amenities
- Add to vibrance of the city /neighbourhood
- Additional housing
- Choice of accommodation

## Concerns raised

- Sale of Council land
- Lack of community facilities
- Traffic and parking
- Overdevelopment
- Height & precedence
- Impact on character
- Heritage
- Amenity
- Impact on CBD
- Flood impacts
- Lack of open Space
- Rates and valuation



# What happens next?

- Public hearing 18 November
- Feedback from the community will be used to inform recommendation to Council.
- Council meeting in December
- Council may require a DCP amendment – will be subject to public consultation
- If approved, development applications will follow – also subject to public consultation

# THANK YOU

**Contact – Adriaan Stander at Council**

**More information available:**

**[www.waggaview.com.au/morganstreet](http://www.waggaview.com.au/morganstreet)**