

Wagga Wagga City Council

Community workshop 12.11.19

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



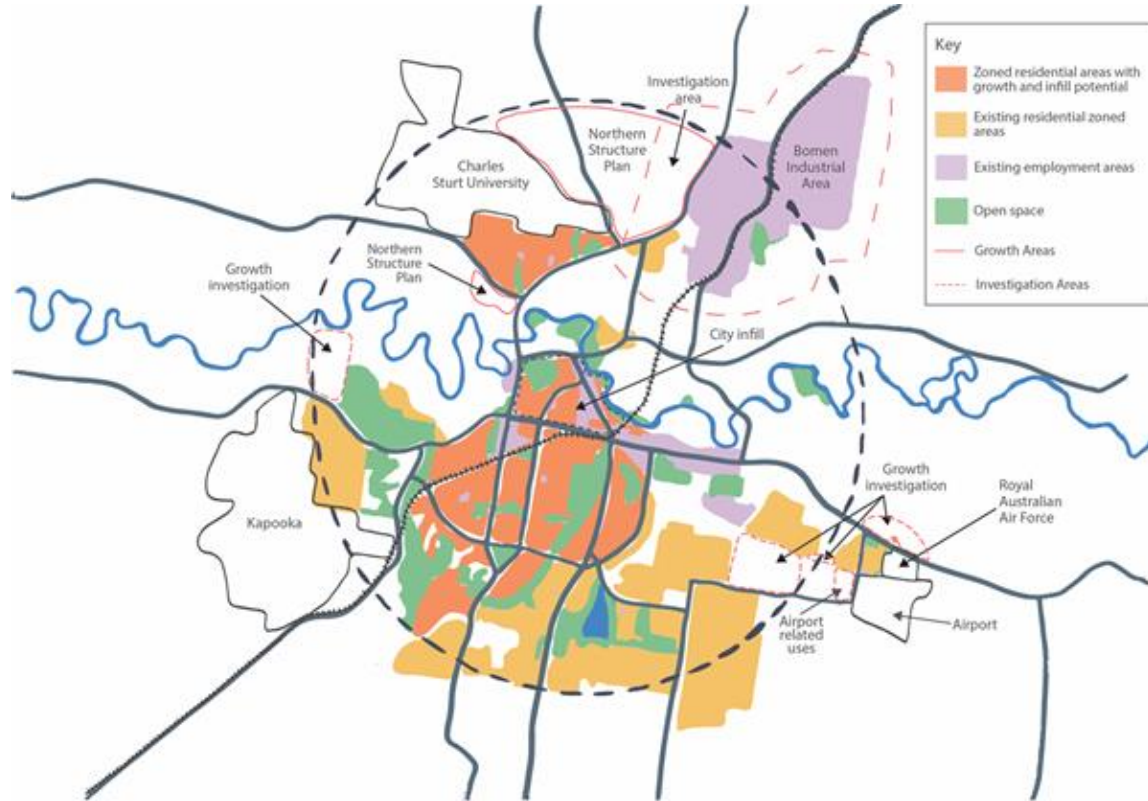
Wagga Wagga

Population Growth

- The resident population of 67,000 people.
- Serves catchment area of 190,000 people.
- 80,000 people in the next 20 years.
- City 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?



- Proposal is reclassify 205 Morgan Street from Community Land to Operational Land.
- Rezoning of Car Club to B4 and 5 residential properties on the corner of Morgan and Murray Streets.
- Proposal to increase height restriction from 16 to 35m.
- Remove floor space ratio.

Site specific presentation

Damasa Proposal – Morgan/Forsyth/Murray/Docker Streets

- Initial discussions with Council in 2013 – overall masterplan, review controls, Enixus building
- Evolution of City Strategies – Community, Transport, Infrastructure, Open space, Land use, Riverside, Health & Employment precincts
- All levels of Government promoting “smart cities”, mixed use precincts, live work & play
- What, where, why, how & who of guiding and developing the city
- Role of Developer – creating sustainable living spaces to meet community expectations
- Wagga Wagga Growth Strategy – 100,000 by 2038, 650–700 dwellings per year, double growth rate
- Residential mix – must change – more higher-density to avoid unsustainable urban sprawl
- Competing interests for limited serviceable land – WW physical constraints & assets, diverse economy
- Sustainable city + good urban design, achieving desired future character and urban living standards
- Comprehensive Planning Proposal to assist the City in achieving its vision.

Submissions received and Council response

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

Community feedback

Applicant's response

What happens next?

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

Discussion

THANK YOU

Contact – Adriaan Stander at Council

More information available:

www.waggaview.com.au/morganstreet