



*projectura*

# Federation Council Streetscape Review of Sanger Street

**DRAFT Situational Analysis**

July 2019





## Project summary

Projectura has been engaged by Federation Council to assist in better understanding the opportunities and challenges associated with Sanger Street.

Projectura has developed a methodology to best engage with the community for this streetscape review. This approach considers the involvement of stakeholders, particularly those people and businesses that interface with the Sanger Street frontage and those through which the pedestrian/cycle connections pass.

Our role is to involve local people and relevant stakeholders in the review and identify acceptable and affordable opportunities. At the same time, we will work with local business owners to unearth opportunities to improve their 'business exposure' and contribute towards future decisions and design outcomes.

The community engagement process will include the facilitation of a focus group meeting, face to face interviews with traders and residents who live and work in the Sanger Street area and an online survey to gain insight into the communities challenges, opportunities and desired direction for the development of Sanger Street.

## Context

### History of place

The township owes its existence to John Foord and John Crisp who settled the town. Initially a resident of Wahgunyah, Foord established a trade route across the river, and purchased land in NSW, planning "North Wahgunyah" - now Corowa. Corowa was established as a river port in the 1850s due to its proximity to the goldfields in Beechworth, Rutherglen and Chiltern. There was rapid growth in the population and infrastructure during this time, and the district was soon a major supplier of meat and grain to the goldfields.

Corowa is known as "The Birthplace of Federation" after the People's Convention was held in the town, providing the catalyst for the first steps towards federation. Corowa is steeped in history, with a number of heritage listed landmarks in the town. The John Foord Bridge between Corowa and Wahgunyah, Corowa Courthouse, Corowa Railway Station and the Flour Mill. Tom Roberts' famous Australian painting "Shearing of the Rams" was painted in Corowa.

### Sanger Street

Sanger street represents the retail heart of Corowa. It plays a strong role in the vibrancy and vitality of Corowa and supports many functions of public life of the town. The streetscape of Sanger Street showcases the Corowa community, connects movement corridors of the built environment, and provides a place for residents and visitors to meet, eat, drink, shop, sit and engage with their community. Sanger Street makes the local environment more inviting, safe and connected. Sanger Street leads into one of the main road connections across the border to Victoria. The last major upgrade of the street was in 1996.

### Who lives here?

Corowa is home to 5,482 people. The 2016 Australian Bureau of Statistics Census data for Corowa (NSW State Suburb SSC) found:

- An older community. The median age of Corowa residents is 49 years, compared to 38 years for all NSW residents. 28.1 percent of the population of Corowa is over the age of 65 while only 16.1 percent is under the age of 14.
- The top three industries for employment include: manufacturing (15 percent), agriculture, forestry and fishing (12.4 percent) and health care and social assistance (11.9 percent).
- A lower level of disadvantage compared to the rest of the state. Corowa has a SEIFA Index of Disadvantage of 947.6, compared to 971 for NSW.
- Unemployment is higher in Corowa (5.5 percent), compared to 4.9 percent for the whole of Federation Council.



## Sanger Street review

Projectura notes that the Sanger Street streetscape project has been investigated by Council previously. Those findings will be utilised as part of our consultation process and have contributed to the challenges and opportunities identified within this document. The following table illustrates the strengths and weaknesses from a site visit of Sanger Street by Projectura and Council, as well as findings from the original scoping of this project.

Table 1. Sanger Street Corowa: challenges and opportunities

Urban Design Considerations	Challenges / Opportunities
Paving and footpaths	<ul style="list-style-type: none"> <li>• Footpath paving treatments form disjointed view - concrete blocks, pebble Crete pavers, stencilled concrete.</li> <li>• Wide footpath area can make the street appear desolate.</li> <li>• Uneven surfaces in various locations.</li> </ul>
Street trees and other planting	<ul style="list-style-type: none"> <li>• Variable street tree performance - some in good health, others not survived.</li> <li>• Planters regularly empty.</li> <li>• Leaf litter and grates surrounding trees.</li> </ul>
Street furniture	<ul style="list-style-type: none"> <li>• Street furniture looks tired.</li> </ul>
Access for all	<ul style="list-style-type: none"> <li>• Pram and pedestrian ramps do not meet current standards.</li> <li>• Pram ramp – slippery with bricks.</li> <li>• No tactile ground – surface indicators (TGSI).</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• High demand for parking on south end of street.</li> <li>• Low demand for parking on north end of the street.</li> <li>• Overabundance of loading zones which remain empty.</li> <li>• Disability parking no longer compliant with recommended standards.</li> <li>• Driveways restrict car parks available.</li> <li>• RV and caravan parking.</li> </ul>
Traffic and road safety	<ul style="list-style-type: none"> <li>• Pedestrian access is disjointed and perhaps redundant.</li> <li>• Line marking – unclear delineation.</li> <li>• Middle refuges are temporary.</li> <li>• Traffic calming.</li> </ul>
Signage (traffic, way-finding, interpretive)	<ul style="list-style-type: none"> <li>• Banner poles obstruct view of significant architecture.</li> <li>• Interpretive signage for formation and architectural history are dated. Potential for phone app for this purpose.</li> <li>• Little interpretive commentary on the Pbangarang people</li> <li>• Signposts not consistent.</li> </ul>
Connections (to parks, play and recreation)	<ul style="list-style-type: none"> <li>• Federation Gardens at north end of the street is in need refurbishment.</li> </ul>
Spaces for events, gathering and play	<ul style="list-style-type: none"> <li>• Make a semi-permanent arrangement for the Christmas tree.</li> </ul>
Public art	<ul style="list-style-type: none"> <li>• Interactive art boards.</li> </ul>
Town identity/ “brand”	<ul style="list-style-type: none"> <li>• Colours – faux heritage.</li> <li>• Australia – bicentennial.</li> </ul>
Improved buildings and street activation	<ul style="list-style-type: none"> <li>• Shop façades</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Graffiti not regularly removed.</li> <li>• NBN Conduit.</li> </ul>



Project scope - Map of the area





Community engagement

## Have your say

Have we captured all the challenges and opportunities of Sanger Street, Corowa? We'd like to hear from you.

An online survey will be available at Federation Council's website from Monday 22 July to Friday 23 August 2019. Visit [[www.federationcouncil.nsw.gov.au](http://www.federationcouncil.nsw.gov.au)] to have your say.

Projectura will be visiting businesses on the:

- 9.30am – 12.00pm Monday 22 July 2019
- 2.00pm – 4.40pm Wednesday 24 July 2019
- 9.30am – 12.00pm Thursday 25 July 2019

## Next steps

Projectura will collate your thoughts and ideas and present the findings to the Council project team to consider if further work is required as part of this streetscape review.

## Contact us

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