

Community Workshop Summary

Gregadoo Rd / Tallowood Cr

Proposal

A community workshop was held on Thursday 27 May 2021 to provide an opportunity for affected and adjoining land owners to raise concerns and issues to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

Issues / concerns raised:

Approximately 36 people attended the community workshop at the Lake Albert Hall. Some of the key concerns raised are outlined below.

1. Communication:

The project has been going since 2018 with insufficient information provided and no regular communication around the project status and progress.

Notification and consultation have been inconsistent and not all landowners have been involved throughout the extended process.

Suggestion that more information be made available.

2. History:

There is a history on the development and sale of properties along Tallowood Crescent and Cottonwood Close that limited future development in the area.

Suggestions that initial purchasers were advised no further development in the estate. Original sales information limited any future potential development.

Information provided on the planning portal does not provide the full history of the planning proposal.

Council noted that State Government's NSW Planning Portal is limited in capacity for historical documents. Council's website includes historical documents and Council will review this context.

3. Servicing:

a. Sewerage:

Seeking information on how the sewerage will be managed and where pump stations will be located.

b. Stormwater:

There are concerns with stormwater infrastructure capacity along Tallowood Crescent and Gregadoo Road. Dedicated stormwater pipelines don't exist and also indicated that table drains do not exist in some areas.

During rain events there is flooding alongside the road and water running to the backs of properties.

The proposed upgrades to Gregadoo Road involve raising the road, this will impact stormwater management and potentially make flooding worse.

c. Water:

Water pressure throughout the estate is unsatisfactory. Riverina Water have tested supply but didn't confirm supply issues. Council to follow up with Riverina Water.

4. Roads:

a. Safety

Road is too narrow for increased number of vehicles.

The intersection of Tallowood Crescent and Gregadoo Road is sharp creating a traffic safety hazard when approaching intersection.

The road is unsafe for walking and cycling as it is too narrow, and the curve of the street makes it difficult to see oncoming traffic. Suggestion that no dedicated footpath and increased traffic will create safety hazard.

b. Gregadoo Road upgrade

Have received advice that the Greagdoo Road upgrades will not occur for another 5 years. Will this work be required before any development occurs?

The upgrades for Gregadoo Road are currently under review including roundabouts at Plunkett Drive and Plumpton Road. Gregadoo Road surface upgrade on the section with Tallowood Road is not anticipated to occur in the short-term i.e. 5 years.

c. Tallowood Crescent

Strong opposition to Tallowood Crescent becoming a through road. Suggestions for a separate development without Tallowood Crescent becoming a through road.

The road is too narrow for two large cars to pass each other without having to partially drive through table drain.

Significant concerns to the potential increased traffic and through connections.

5. Character and amenity:

Additional traffic and streetlights will impact the amenity of the area.

Key objectives of the R5 Large Lot residential zone are based on rural amenity and character, how will the changes to lot size achieve this?

Houses have been set back from the road and if development requires the road to be widened, it will remove established trees and impact amenity. Some houses were set back closer to their boundary based on road-width and landscaping; any changes could have significant impacts.

The lot size is not big enough to retain a rural outlook of the area.

Questions on the typology and character of potential lot sizes having regard to objective of the R5 Large Lot Residential zone.

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