

Community Workshop Summary

Gregadoo Rd / Tallowood Cr

Proposal

A community workshop was held on Tuesday 14 September 2021 to provide an opportunity for affected and adjoining land owners to receive an update on additional information related to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

The following information are notes from the discussion at the Community Workshop and do not represent minutes or a formal record of the proceedings.

The forum was attended by 26 community members and was held in the Council Meeting Room at the Civic Centre.

Issues / concerns raised:

Some of the key concerns raised are outlined below.

Layout and staging

Questions / Comments:

1. Clarification sought on what the numbers and letters indicate on the staging plan and what the grey / dashed lines represented?
2. Disappointment was expressed by some attending with Council coming back with the same layout and road connection for Tallowood Crescent after the community has requested Tallowood Crescent remain as a cul-de-sac.
3. This concept is a significant change for people living there.

Response:

1. The numbers and letters on the staging plan provide an indication of how development could be staged and distinguish between the proponent's landholdings and existing private landowners.

Grey and dashed lines represent a private landholder who does not wish to be included.

2. The developer was requested to provide further details on how the development could be serviced. No request was made to ask for Tallowood Crescent to be shown as a cul-de-sac, this will form part of a report to Council.
3. Development and growth will continue to result in changes across the city.

Stormwater:

Questions / Comments:

1. Identified that some lots are larger and haven't been accounted for in the servicing modelling and concern that Stage D being used for the modelling will give inaccurate calculations.

Changing the land from being rural to residential will significantly increase the amount of water runoff and larger houses result in more water.

There will be a lot of hard surfaces when developed, will the stormwater calculations be recalculated when a development application for subdivision is submitted?
2. Tallowood Road is higher with no drainage creating water issues around existing houses. Residents have incurred significant expenses creating artificial drains to ensure water isn't impacting properties.
3. Residents don't want stormwater to get worse.
4. Easement between stages 9 and 10 is not shown on the drainage plan.

Response:

1. The stormwater calculations are based on averages runoff rates according to the size and form of development proposed. They rely on stormwater modelling standards. The calculations will be remodelled and reviewed at the subdivision development application stage.
2. Development will redirect some of the existing stormwater and may improve drainage issues. Council to look at existing drainage provision.

The stormwater network, both piped and swale, is designed for specific 1 in 10-year events and it is expected that roads will be flooded during some storm events but they won't have a long duration.
3. Noted and agreed
4. The easement is proposed as an open swale drain to take water towards Cottonwood Close. This will be further assessed as part of a development application and is not approved as part of this process.

Water:

Questions / Comments:

1. The feedback provided by Riverina Water is incorrect, they are testing pressure at the wrong time of the day.
2. Discussion on how having the water mains connecting through to the new development may improve water pressure.

Response:

1. Council rely on information from Riverina Water County Council as the water authority for the area.
2. Extension of the existing water supply mains to create a ring network with the new development has the potential to improve water pressure and reliability.

Gregadoo Road:

Questions / Comments:

1. Questions on the timing and works proposed for the Gregadoo Road upgrade.
Can this development go ahead if the Gregadoo Road upgrade hasn't been completed?
How many blocks will be developed prior to the Gregadoo Road upgrades?
Making right hand turns into driveways from Gregadoo Road is currently dangerous.
The development along with upgrades to Gregadoo Road will cause years of inconvenience and disruption from tradie vehicles and trucks.
2. With land acquisition on the table to enable the Gregadoo Road upgrade, the concept and design may not be able to be achieved. The proposal needs to consider the upgrade and land being acquired.
3. Will Gregadoo Road need to be four lanes?

Response:

1. Council has assessed Gregadoo Road and identified pinch points, particularly the intersections and a final design is still being developed.
The round-about at Gregadoo Road and Plunkett Drive is the first component of the upgrade and anticipated to take place during December 2020 school holiday period along with kerb and gutter works between Plumpton Road and Plunkett Drive.

2. The need to acquire land was identified where the land was to remain rural with swale drains. The proposal is now to construct kerb and gutter reducing and possibly removing the need for land acquisition.
3. The current traffic volumes are well below thresholds to justify or consider expansion to four lanes. Four traffic lanes are required when there are 4,000 vehicle trips per hour, and it was noted this is greater than the current traffic volumes on the Gobbagombalin Bridge crossing. Intersections in this area are the key components affecting traffic movements and safety, upgrades to the intersections will improve traffic flow.

Tallowood Crescent:

Questions / Comments:

1. Keeping Tallowood Crescent as a cul-de-sac is the preference for the community.
Discussion then focused on whether there is a preference for a pedestrian connection from Tallowood Crescent through to the new development if it were retained as a cul-de-sac. This connection would also enable infrastructure services to be extended. Concerns raised on ensuring any pedestrian connection provided doesn't have the ability to be a through road in the future.
Tallowood Crescent is unsafe and putting more traffic on Gregadoo Road without upgrades is dangerous.
Don't want to see street lighting on Tallowood Crescent.
Want to make a statement that we don't want any more traffic on Tallowood Crescent.
Extra driveways on Tallowood Crescent would require trees to be removed.
2. Question on whether there needs to be two connections to Gregadoo Road for the development.

Response:

1. Council's traffic assessment has identified that Tallowood Crescent is not needed to be a through road to enable or support this development.
Keeping Tallowood Crescent as a cul-de-sac is anticipated to be Council officer's recommendation. It is on the table for consideration whilst looking at potential for a pedestrian/cycling connection from the Tallowood Crescent through to the new development that also provides service connectivity.

Feedback from the community on preference for a pedestrian connection is sought.

2. The proposed new connection to Gregadoo Road is sufficient to service the proposed development area.

Process and timing:

Questions / Comments:

1. Why is Council rushing to get this through before Councillor elections? This process shouldn't be rushed, why is Council in a hurry to get a decision made?
2. The development is premature when community facilities are not in place e.g. schools, shops, and road.
3. Can areas that don't want to be developed be removed from the proposed changes?
4. Will the report back to Council include a recommendation to keep Tallowood Crescent as a cul-de-sac. What steps will be undertaken to make sure it is non-negotiable that Tallowood Crescent remains a cul-de-sac?
5. Did the proponent seek clarification from landowners about the concept prior to submitting to Council?
6. Question on how many people can speak at the Council meeting.

Response:

1. The current Council has been involved in this Planning Proposal and has awareness of the sensitivities and demand for this development. They are aware of the residents' concerns. A report to Council brings the issues to a decision, Council can support the proposal, support with changes or refuse the planning proposal. Presenting to Council in October will mean there will be a decision for residents and the developer rather than extending it further and causing more uncertainty.
2. The area is well serviced with existing facilities and the urban development surrounding the site. There are delays in provision of some services in new greenfield development areas where private and State Government investment can be delayed, and time taken to establish the facilities in line with demand.
3. Council looks to obtain consistency in planning provisions across a precinct or catchment.
4. Based on strong community feedback and the traffic assessment, the recommendation to Council will be to retain Tallowood Crescent as a cul-de-sac.

5. The proponent advised that each landowner was contacted as part of the preliminary work.
6. Council meeting process allows for two speakers in favour and two speakers against the report.

History and development:

Questions / Comments:

1. Former Council strategies identified development would occur to the north of the City with no subdivision of the large lot areas in the south.
Why has Council's position changed.
Have been told that land would not be subdivided under 5 acre lots.
2. What is the ultimate number of houses that can be achieved? Is dual occupancy permissible in this area?
3. Previous reports are inaccurately depicting what the percentages were for feedback.
4. What fencing provisions will exist for new developments?

Response:

1. The City's long-term vision can change over time as community demand, expectations and development trends change over time and the City continues to grow and evolve.
Council cannot guarantee that current strategies and policies won't change over time.
2. Dual occupancies are permitted with consent in the R5 Large Lot Residential area; however, this type of development is unlikely in these locations and not a trend we currently see.
3. Report to Council will include detailed numbers from both current and previous consultation.
4. Existing fencing provision for large lot residential areas in Council's development control plan require rural style fencing. This will be retained.

Rates:

Questions / Comments:

1. How will this impact rates, will they increase because of this development?

Response:

1. Rates are determined by property values and where property values increase, rates can change. It is anticipated that all property values will increase over time, the market will determine how this occurs on the ground.

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