

# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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A community workshop was held on **Tuesday 21 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 13 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. When lots are subdivided, will they use Tallowood Crescent for access?
2. Question on how the cul-de-sac can go ahead on private property for access to proposed lot 14 next to The Grange.
3. How much change is possible when the DA is lodged?
4. What does the letter staging mean in comparison to the number staging?

##### Response:

1. Additional driveway access points could occur on Tallowood Crescent. This will be landowner driven based on development outcomes.
2. A formalised cul-de-sac design has not been proposed at this stage. Initial consideration is the existing road layout with turning head at Cottonwood Close suggests no further works are required if Tallowood Crescent remains closed.
3. The development can change at DA stage, this planning proposal process looks to set provisions in the Local Environmental Plan and Development Control Plan to

guide development to achieve important outcomes such managing stormwater. Each DA will need to address all infrastructure requirements in detail based on the DA proposal where lots and layout is confirmed.

4. The different staging is relevant to property boundaries and infrastructure catchments.

### **Stormwater:**

#### Questions / Comments:

1. Can buildings be placed on the stormwater easement? Properties on Cottonwood Close have stormwater easements, where will the water go if the land is developed?
2. Residents are unable to mow nature strip as water doesn't drain away, want Council to mow this. Will stormwater be piped?
3. What happens with water runoff from existing houses? How do residents manage water flows from their block onto land proposed to be developed? In practice, new developments having to manage stormwater doesn't work.
4. Have put own money into property to protect property from flooding. Want Tallwood Crescent to stay as is.

#### Response:

1. Any easement identified on property titles will need to be retained and buildings setback from the easement to maintain the existing function.
2. Where water is not draining, consideration of existing drainage provision can be undertaken.
3. New developments will need to provide evidence and model stormwater flow which includes existing flow and manage as part of any new development proposal. New development needs to demonstrate and confirm that they are not impacting adjoining properties.
4. Comments are noted.

### **Water:**

#### Questions / Comments:

1. Is making the water main a ring main definite and will it improve water pressure? Residents have water pressure issues. Developer is putting pressure on Council to have Tallwood Crescent a through road to increase water pressure. How will water

pressure be fixed with lots still being developed? Is it guaranteed the water pressure will be fixed?

2. Under the relevant legislation, existing residents should not be worse off because of development, why is Council allowing this proposal?
3. Developers are working on averages for modelling.

**Response:**

1. Extension of the existing water main to make a ring main will be discussed and considered in conjunction with Riverina Water County Council. There is no guarantee that a ring main will improve water pressure as some water pressure issues result from internal plumbing.  
Council will continue to liaise with Riverina Water County Council on the best approach.
2. Development is required to demonstrate that existing conditions are not made worse because of the proposed development.
3. Average runoff rates are used in modelling and assessment. More detailed evaluation will be required at development application stage when development specifics are known.

**Gregadoo Road:**

**Questions / Comments:**

1. The upgrades to Gregadoo Road should be completed prior to development occurring.  
Various subdivisions and development across this area have caused traffic issues. It should have been obvious and planned for previously with a round-about constructed at the start. Gregadoo Road is dangerous with potholes and poorly designed.
2. Can traffic be directed to Plumpton Road rather than Gregadoo Road?
3. Do not want the road to be any closer to existing house on northern side of Gregadoo Road as part of the upgrade. Now is the time to determine where the road will be.
4. Where is the round-about up to for the Gregadoo Road / Plunkett Drive intersection?

Response:

1. Gregadoo Road was originally designed to cater for the development potential at the time. Over time, development has occurred adding additional demand requiring Council to reconsider the existing road network, development potential and identify upgrades required. The upgrades are being planned to meet the long-term needs taking into consideration Council's strategy for growth.  
The upgrades are being designed in response to traffic demand and service levels.
2. This development is required to enable a future connection point south of the proposal area to facilitate future development and connectivity to Plumpton Road further south.
3. The Gregadoo Road corridor is currently under review and it has been identified that land acquisition may not be required. The options being considered include a change from swale drain to kerb and gutter which will only require 5m either side of the existing road.
4. Options for the round-about are being investigated and Council will be talking directly to affected landowners. Construction is anticipated for Christmas school holidays in 2023.

**Tallowood Crescent:**

Questions / Comments:

1. Prefer Tallowood Crescent to be kept as a cul-de-sac and wouldn't mind a pedestrian connection. Would like to know if vehicle turning could still occur if it is a cul-de-sac.
2. Will Council "look" at the cul-de-sac? The semantics lead to believe things will happen but there are low trust levels.
3. The meeting has eased concerns of some residents with Council identifying Tallowood Crescent can remain as a cul-de-sac.

Response:

1. Community feedback will help determine the outcomes regarding the pedestrian connection along with infrastructure requirements and safety.
2. Council have undertaken traffic modelling indicating Tallowood Crescent extension is not required for this development to occur. The modelling outcomes along with community feedback will form the basis of a recommendation to Council.

3. Comment noted.

### **Process and timing:**

#### Questions / Comments:

1. Need to note that Council is rushing this through and trying to push to a Council meeting prior to Council election caretaker mode commencing. It is being pushed by Council staff and developers.
2. Process is flawed, need to look at documents that went to Council in 2018, 85% of residents did not want this. It could have been stopped with a phone call and the Councillors need to understand the position of the residents. Residents are happy to wait until next year for a decision.
3. Want full notes for full transparency.

#### 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. Summaries of comments and responses at each forum are provided.

### **History and development:**

#### Questions / Comments:

1. How do you know lots will be serviced at DA stage?
2. What are Council's standards for fencing in this location?
3. Other developments are not being done well, what is Council's vision for large lots being a lifestyle choice? Why can't higher density be pushed to rural areas rather than destroying these existing areas?
4. Previous studies identified infill to the north of the city and Council told residents that no further development will happen in this area. Council are indicating that development must happen, but Council has a choice.

5. The development is money driven making Wagga Wagga less affordable for young people. People want motorbikes and horses, and this development won't attract medical professionals to town.

**Response:**

1. At the planning proposal stage, ultimate lot yield is identified, and averages are used to demonstrate how servicing can occur. At DA stage, the lot yield is confirmed, and further remodelling done to confirm servicing.
2. The current development control plan provisions for fencing on land zoned R5 Large Lot Residential is rural style fencing.
3. Wagga Wagga is growing through a mix of new development areas and infill of existing areas. The reason for considering precincts rather than individual lots is to enable better development outcomes. Further sprawl to rural areas reduces the ability for development to occur in an efficient manner in relation to infrastructure provision as well as taking up productive agricultural land.
4. Council has adopted the 20-year local strategic planning statement after extensive community consultation. This strategy along with the previous 30-year strategy adopted in 2013 both identified consideration of infill in these areas south of the city centre to make use of existing infrastructure and balance new development with intensification. Strategies can change over time to reflect current circumstances and policy direction.
5. Comment noted.

**Trees:**

**Questions / Comments:**

1. Would like Council to make a rule to not allow trees to be removed in Tallowood Crescent as it is not possible to put a driveway in without tree removal.

**Response:**

1. Vegetation that is protected is generally native species. If tree removal is proposed as part of development, this will need to be taken into consideration.

**Church Development:**

**Questions / Comments:**

1. Concerned there will be an increase in traffic along Lake Haven Drive and want to know how parking and traffic will be managed with this development.

Response:

1. The details of this development are not known at this stage. Details will be followed up and provided.

The development application details are available on Council's website:  
<https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?ApplicationId=DA21%2F0492&f=%24P1.ETR.APPDET.VIW&r=WW.P1.WEBGUEST>

The proposal identifies 13 car parking spaces will be provided along with 1 disabled space. The report provides details on assessment of traffic impact.

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If you would like to be added to an email list for updates, please contact Council's Senior Strategic Planner, Crystal Atkinson by email: [council@wagga.nsw.gov.au](mailto:council@wagga.nsw.gov.au) or phone: 1300 292 442

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