

Atkinson, Crystal

From: [REDACTED]
Sent: Monday, 24 May 2021 3:55 PM
To: Thompson, Peter
Cc: Keys, Michael; Atkinson, Crystal
Subject: Draft Planning Proposal LEP18/0004 and 18/0009

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Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

We are contacting Wagga Wagga City Council with concerns about these proposed changes.

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Also extremely concerning is the proposed extending of Tallowood Crescent. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Lake Albert, NSW, 2650

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Friday, 1 October 2021 3:27 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

I would like comment on the rezoning application. NO change to Tallowood Crescent with the exception of a sealed turn around where it presently ends. Definitely NO road or walk through access to any new development. NO future subdivision development to commence before the Gregadoo Road Upgrade from Plumpton Road to Main Street. This section of road has been ignored by Council for years, (apart from amateur pot hole patching) it's condition is appalling, dangerous in some sections, and indications are the reconstruction is still years away. If housing blocks are to be subdivided in Tallowood Crescent, driveway spacing only allowed between the current Tallowood trees. NONE of the present trees to be removed from Tallowood Crescent.

Would you like to be added to an email update list for this project?

Yes

Atkinson, Crystal

From: [REDACTED]
Sent: Sunday, 3 October 2021 11:52 AM
To: Atkinson, Crystal
Subject: Re: Gregadoo Road / Tallowood Crescent Exhibition - Closing this Sunday
Attachments: Attach 1.jpg; Attach 2.jpg

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Hi Crystal,

Please see attached 2 pages Re; Gregadoo Road / Tallowood Crescent proposal. Please forward to all interested parties at Council.

Kind regards,

[REDACTED]

[REDACTED]

On 30/09/2021 2:35 pm, Atkinson, Crystal wrote:

Good afternoon,

Just a friendly reminder that the exhibition for the Gregadoo Road / Tallowood Crescent proposal is closing this Sunday 3 October 2021.

Thank you for your continued interest in the project and if you haven't already done so, please provide your comments via the following options:

1. Website: https://connect.wagga.nsw.gov.au/lep18-0004/survey_tools/lep18-0004submission
2. Email: council@wagga.nsw.gov.au or myself
3. Mail – PO Box 20, Wagga Wagga NSW 2650

Once the exhibition period closes, we will be assessing submissions and prepare a report for consideration at a Council meeting.

At this stage we intend to report to the 25 October 2021 Council meeting and will be able to confirm this with you once submissions have been assessed.

If you would like to discuss or need further information, please let me know.

1st October 2021

Wagga Wagga City Council

PO Box 20

Wagga Wagga NSW 2650

Dear Sir/ Madam.

Proposed changes to Land Zoning. LEP18/0004, LEP18/0009

Re: Tallowood Crescent and Cottonwood Close

My grandchildren are the fifth generation of my family living in Wagga. I see Wagga as a city with a very rural flavour, with free open spaces. We have a diversity of subdivisions, Glenfield, Estella, Tatton, Lloyd small blocks and condensed housing, Springvale, Glen oak, Lake Haven, Bellgum, Tallowood, are larger lot more rural settings.

My hope for Wagga is forward thinking for the growth and beauty of Wagga so this kind of diversity in subdivisions can continue being planned with strong community consultation as this affects every resident of Wagga not just profiteering developers & council. It being obvious some infill along Plumpton road having no community consultation and will be a blight on Wagga's landscape for years to come.

Areas such as Lloyd and Estella have not had huge impacts on existing residents as they were mostly vacant or acquired rural land but has had big impacts on traffic, roads, schools & lack of services for as usual the cart was before the horse and the residents of these developments have to live with these issues that should have been addressed before these large developments occur.

Tallowood and areas around Gregadoo Rd are a mix and variety of larger land lots with existing residents passionate about their lifestyle and should be retained in this way and any future subdivision should be sympathetic to the lifestyle these areas offer. Future developments can happen anywhere we are not in Sydney and have no land available around us! This infill of some of our most beautiful subdivisions needs to stop!! Development cannot be to the

detriment of the beautiful leafy nature reserves we already have in these rural type subdivisions that already exist, so the developers who don't even live here can make a quick buck and move on with no care about the consequences of what they do.

I feel blessed to live in this area and have for 30 years and truly believe future generations of Wagga residents should have the chance to enjoy the lifestyle these mixed larger lot subdivisions offer.

I plead with all council and councillors those leaving and those hoping to continue in council to take the time to really look at the damage the future infill of our most beautiful rural suburbs will do to the future and beauty of Wagga and vote to keep a mix of 1 to 5 acre lots, as one size does not fit all!

I Beg of council to look very closely at all future developments in this area and put the horse before the cart this area is not ready for an explosion of housing! Gregadoo Road is a goat track with the first upgrade not till Dec 2022 if then, and the rest not for six years! We are still living with the mess from the last developments on Gregadoo and no road upgrade!, lake albert school is full, drainage is non-existent or just road flooding , services and amenities all need upgrading now for existing residents.


To add, I vehemently oppose any through Rd or walkway at the end of Tallowood Crs as this would destroy any tranquillity or peace we currently enjoy, also I am passionately against any removal of trees in Tallowood Crs if you have not been to our street please come and experience one of Wagga's most beautiful tree lined drives. Council has not always made good decisions, like the forced removal of our beautiful veranda's in the main street for one, please don't in hindsight be part of a council that destroys more of our beauty, as once done you can never go back.

Yours Sincerely



Lake Albert.

Mob



Email



Atkinson, Crystal

From: [REDACTED]
Sent: Monday, 24 May 2021 9:57 AM
To: Thompson, Peter; Keys, Michael; Atkinson, Crystal
Subject: RE: Draft Planning Proposal - LEP18/0004 and 18/0009. Tallowood Crescent
Attachments: Council letter 2019.docx; Council letter 2018.docx

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Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

We are again contacting Wagga Wagga City Council with concerns about these proposed changes. Email letters were sent to Adrienne Stander in 15 October 2018 and also in 5 September 2019 as well as appointments made to converse with him about the rezoning of the land adjoining our property at [REDACTED] Tallowood Crescent. It was indicated that we would have full consultation on this decision and would be kept fully informed. I will attach these two email letters sent to council on those days. To say the least The WWCC have NOT been very candid, and as ratepayers we request full disclosure regarding councils decisions and movements towards this unjustified rezoning. This is a subdivision already. To subdivide a subdivision has big questions surrounding it.

Our amenity and way of life would be interrupted by traffic flow, as well as the necessary infrastructure needed to upgrade our area for water, electricity and all other services. We have no street lights which makes it a pleasant and quiet area to live, with very few cars using this area except for the residents of this small community. The trees lining Tallowood crescent renown for their beauty, often we have visitors stopping to take photos of the avenue of trees, in particularly in Autumn and Spring. The subdivision of the property at 56 Gregadoo Rd would impact on these Tallowood and Elm trees as driveways into Tallowood would necessitate their removal. No! We are fully against this action. Surely Council has policy against the removal of trees?

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[REDACTED]
[REDACTED]

Lake Albert NSW 2650

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 5 September 2019 at 9:09:02 am AEST
To: council@wagga.nsw.gov.au
Subject: LEP18/004 & LEP18/0009

To Adrienne Stander.

Hi Adrienne I have been away for the past few months and missed out on all the action re proposed sub division. Would you please let me know the result of any determinations by council. Cheers, [REDACTED].

Sent from my iPad

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 15 October 2018 at 1:11:53 pm AEDT
To: council@wagga.nsw.gov.au
Subject: LEP 18/0004 and LEP 18/0009

Dear Adriaan Stander,

I live at 2 Tallowood Crescent, one of the subject lots of the draft proposals to rezone this area.

I purchased approx 12 years ago with the idea of an early retirement at the conclusion of my career in the building industry. Prior to my purchase I lived in a close suburban environment. This was so convenient to all services and schools for our three girls.

That train has gone and I now enjoy a bit more peace and quiet while being surrounded by a semi rural environment.

I worked very hard for this privilege, result.

I realise at this stage of the "proposal" that there is a lot of bridges to cross beforehand. In saying this please consider some of the future problems for council I can see.

Gregadoo Road is disgusting, shame on council for allowing the increase in traffic created by the Grange and the schools. Rezoning my area will only exacerbate this pothole paradise.

Water supply is abysmal at the best of times let alone summer watering lack of pressure and I am first in the street!

The sewer and electricity services would require some investigation as to future capacity .

Tallowood Crescent is predominately used by the residents.

I am deeply concerned about any increased traffic flow destroying my reasons for living here.

In a nutshell it's the amenity. The right to choose where I live and for my reasons alone. The profiteering developers have a one sided selfish idea that suits only them selves.

I am vehemently against this proposal and so are many I have spoken to.

Please keep me informed of this situation.

Cheers [REDACTED].

Sent from my iPad

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 25 May 2021 10:45 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

The rezoning of the subdivision including Tallowood cr and Cottonwood cl in Lake Albert is a money grab by non resident landowners in this area. The quiet amenity which we have all enjoyed, and the reason why we purchased property in this subdivision would be impacted greatly by not only traffic flow but the very nature of changing from large block residential to virtually suburbia considering the total acreage in question. Not to mention, water courses, storm water (currently non existent but rated anyway) water pressure plus sewerage costs to the council and the set up of infrastructure to cope. Our streetscape in Tallowood (magnificent Tallowood and elm lined) would be greatly impacted by necessary and costly infrastructure to support the huge and unnecessary growth in this area. Trees would have to be cut down. I'm sure the council has policy on cutting down trees planted by council! We stand totally opposed to this land and money grab and trust that councillors will stand up for us in our endeavours to keep the status quo.

Surely the residents of this area can be heard, and hopefully sense and reason will prevail. All we ask is a voice, and not to be ignored. We live here, we should have a say! Hopefully next Thursday's public meeting at Lake Albert will have some real discussion and inclusion of opinion of residents opposed to this scheme. So far the transparency and open information regarding this sub-subdivision has been totally lacking and residents have been left wondering 'what's going on?' Keep me informed please!

From: [REDACTED]
Sent: Sun, 30 May 2021 08:48:03 +1000
To: City of Wagga Wagga
Subject: Draft planning proposals LEP 18/0004 & 18/0009

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Hello Peter, what a great meeting it was at the Lake Albert hall on the evening of 27/05/21. It was well attended by approximately 50 concerned locals.

From information witnessed it seems hard to believe that developers can convince council that their planning proposals are well received by residents. Without prejudice was this the reason for a gross lack of communication from council to residents? It almost felt like a well designed ambush.

The proposal allows "141" new home sites, multiply this by building application fees and huge annual rates councils coffers will be overflowing. Prospectively some of these sites could be multi tenanted with unit blocks thus exponentially improving the rate harvest. I trust this idea has no bearing on councils and state government's decision.

Councils attending employees at the meeting now possess a long list of residents concerns..please read them, come out and visit our road, knock on our doors for a chat and get the feeling why we are reluctant to see our amenity threatened.

The ultimate desire of residents would be to have Tallowood Road become a cul de sac for very obvious reasons . Imagine all those new homes multiplied by 2.5 cars per lot, the vehicle movement would be well over 300, add that to Gregadoo road and skinny little Tallowood Rd.

I remember writing to council several years ago about the missing trees on Tallowood. It took 2 years before the trees were replaced and are now flourishing. Will the trees be ripped out to make way for developers bank accounts? Knowing of course council has a tree preservation policy in place?

There are many reasons why this development should be axed so let's keep the door open to further discussion and maintain total transparency.

Kindest regards, [REDACTED]

Sent from my iPad

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 15 September 2021 5:32 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you know this is a phishing email please forward to servicedesk@wagga.nsw.gov.au.

Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

We attended the meeting last night 14/9/21 and would just like to formally let you know that we are definitely agreeable to making a cul de sac/place/no through road for Tallowood. The idea of having a walkway/bikeway is NOT our preference and would prefer to just have a dead end and remain as it is now. I don't agree with Michael (council) who said that communities/subdivisions are encouraged to interact, that is why they want the road or bikeway/path to go through. Most people these days know their neighbours and when they go walking say hello on their walk to the person passing them. That is not community interaction and we don't need passing bike or foot traffic to be community minded. Seemed like that was made up on the spot. There are plenty of places to walk other than Tallowood or Cottonwood. I am sure you know from the meeting that all residents who attended have grave concerns for our amenity as well as the water supply and storm water, the traffic and our safety where opening this up would create danger for the current residents. At least at this meeting Michael (council) agreed that he would definitely push for Tallowood to be a no through road. If this division of our subdivision did not occur you would have never known of any of our grievances where the water and storm water were concerned, but it has opened a can of worms that cannot be closed now. We all feel that it is a money grab by land owner/developers who do not

even live in this area. The neighboring property to No 2 is a prime example. 101 to 105 on the plan. The owners do not live there and up until just recently the place looked like an abandoned shack. Now people are using the property for sheep adjustment and it is at least keeping down the grass growth. This property is proposed to be cut into 5 lots from Gregadoo back to our boundary. My question (which has been raised so many times it is boring), is "What about the trees" how many will have to be cut down on the entrance to Tallowood to facilitate driveways onto Tallowood from these properties. I know that all of the residents in Tallowood and Cottonwood admire and love the changing colours of the two varieties of trees lining our street. Is there not a tree preservation order in place, or does that only apply to everyone else but these developers??? Its just not on! We, along with every home/property resident in Tallowood and Cottonwood bought their properties with the express purpose of having something unique that Wagga had to offer. A very small subdivision which we were told would remain as we bought it and the road would never go through. We love the quiet pace of this small rural properties and not only the lack of noise of traffic and the quietness of the area with no lighting to interrupt the clear skies above to watch the stars so clearly. More people, more noise, and there will be lights blazing around us even if there are none in Tallowood. I'm all for progress, but Lake Albert and its surrounds have just mushroomed and there is no infrastructure to support more families. One more question. Who will the land developers sell their lots to? Builders who will make this another subdivision of houses that look alike?? and then sell them off making absolutely ridiculous profits, pushing up the prices of housing and the rates of all the homes in this area. The likes of the homes built off Main Street Lake Albert all have that same look and flavour? Is that what will be happening in this sub division of the subdivision (didn't know you could do that but apparently council can do what they want without a thought for the status quo). Its a money grab, and that is the bottom line. The one thing you'll never take away from Tallowood and Cottonwood, every home is different and every block is a different size, unique to say the least!

Would you like to be added to an email update list for this project?

Yes

15 September 2021

The General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Sir

Proposed changes to land zoning etc

Re: Tallowood Crescent and Cottonwood Close

We attended the meeting last night 14/9/21 and would just like to formally let you know that we are definitely agreeable to making a cul de sac/place/no through road for Tallowood. The idea of having a walkway/bikeway is NOT our preference and we would prefer to have a dead end having the street remain as it is now. I do not agree with Michael Keys (council) who said that communities/subdivisions are encouraged to interact, that is why they want the road or bikeway/path to go through. Most people these days know their neighbours and when they go walking say hello on their walk to the person passing them. That is not community interaction and we don't need passing bike or foot traffic to be community minded. His remarks seemed as though they were made up on the spot. There are plenty of places to walk other than Tallowood or Cottonwood.

I am sure you know from the meeting that all residents who attended have grave concerns for our amenity as well as the water supply and storm water, the traffic and our safety where opening this up would create danger for the current residents. At least at this meeting Michael (council) agreed that he would definitely push for Tallowood to be a no through road. If this division of our subdivision did not occur you would have never known of any of our grievances where the water and storm water were concerned, but it has opened a can of worms that cannot be closed now.

We all feel that it is a money grab by land owner/developers who do not even live in this area. The neighboring property to No 2 is a prime example. 101 to 105 on the plan. The owners do not live there and up until just recently the place looked like an abandoned shack. Now people are using the property for sheep adjustment and it is at least keeping down the grass growth. This property is proposed to be cut into 5 lots from Gregadoo back to our boundary. My question (which has been raised so many times it is boring), is "What about the trees" how many will have to be cut down on the entrance to Tallowood to facilitate driveways onto Tallowood from these properties. I know that all of the residents in Tallowood and Cottonwood admire and love the changing

colours of the two varieties of trees lining our street. Is there not a tree preservation order in place, or does that only apply to everyone else but these developers??? It is just not on!

We, along with every home/property resident in Tallowood and Cottonwood bought their properties with the express purpose of having something unique that Wagga had to offer. A very small subdivision which we were told would remain as we bought it and the road would never go through. We love the quiet pace of this small rural properties and not only the lack of noise of traffic and the quietness of the area with no lighting to interrupt the clear skies above to watch the stars so clearly. More people, more noise, and there will be lights blazing around us even if there are none in Tallowood. I'm all for progress, but Lake Albert and its surrounds have just mushroomed and there is no infrastructure to support more families.

One more question. Who will the land developers sell their lots to? Builders who will make this another subdivision of houses that look alike?? and then sell them off making absolutely ridiculous profits, pushing up the prices of housing and the rates of all the homes in this area. The likes of the homes built off Main Street Lake Albert all have that same look and flavour? Is that what will be happening in this sub division of the subdivision (didn't know you could do that but apparently council can do what they want without a thought for the status quo). It is a money grab, and that is the bottom line.

The one thing you'll never take away from Tallowood and Cottonwood is that every home is different and every block is a different size/shape, unique to say the least!

I trust that all of our concerns have been taken into account. Just reading the submission on the website for 2018 it is obvious that the majority of the residents in Tallowood/Cottonwood are in agreement. Leave us alone. Also I must say that I couldn't find our several submissions nor any mention of the several visits to council to meet with Adrienne. Council should make sure of all correspondence before saying that it was a mixed reaction to the proposal. Because it is not mixed. The residents say NO.

I look forward to your acknowledgement of this letter and trust that you understand the full impact by reading the submissions personally.

Yours sincerely Suzanne Smithers

[REDACTED], Lake Albert. Ph: [REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Monday, 24 May 2021 8:22 PM
To: Thompson, Peter; Keys, Michael; Atkinson, Crystal
Subject: Draft Planning Proposal - LEP18/0004 and 18/0009.

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Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

We are again contacting Wagga Wagga City Council with concerns about these proposed changes. We had previously emailed Wagga City Council with our concerns some two years ago.

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[REDACTED]
[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Monday, 24 May 2021 10:04 PM
To: Atkinson, Crystal
Subject: Concerned Resident

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Dear Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

I am writing this as a concerned resident on the corner of Tallowood Road and Cottonwood Close Lake Albert.

My family, as well as all my resident neighbors, have concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent, and Cottonwood Close. Consultation with the local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community. We chose to purchase our relatively expensive home because of what the street and area is. The residents of this street are close knit, street proud, and are here because they appreciate what its area is.

We already have issues in this area regarding water pressure, lack of stormwater and a narrow road, and we strongly feel that changing lot sizes in our area would make these issues worse.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[REDACTED]

[REDACTED]

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Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 9 June 2021 6:30 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

Thanks for hosting the meeting regarding resident concerns about the rezoning. One point that I would like to make clear is the issue of stormwater. Currently, my property at [REDACTED] does not have any stormwater services. I have always wondered why I pay for it in my rates if I and my neighbors manage stormwater ourselves. The stormwater off my roof spills to the ground in my backyard, and water off the road and nature strip flows towards my house. I have had to have this runoff managed by a series of spoon drains as water of the street was flowing up to my house foundations and compromising the structural integrity of my house slab. This is a very important concern as the soil type in this area is highly reactive clay where fluctuations in soil moisture around houses can and has done considerable damage. The streets of Tallowood and Cottonwood are in my, and my neighbor's opinion evidence of a poorly designed and approved subdivision, and the non-existent stormwater management is a clear example of this. This leaves us with grave concerns of similar poor designs being approved in the future which would most likely make our current challenges even harder. I request evidence of a detailed plan to manage stormwater in the area that is proposed to be subdivided before approval is given Kind Regards,

From: [REDACTED]
To: [Atkinson, Crystal](#)
Subject: Re: FW: Update 6 September 2021 - Gregadoo / Tallowood Planning Proposal
Date: Friday, 10 September 2021 10:21:11 AM
Attachments: [LEP180004 stormwater concern.docx](#)

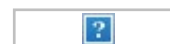
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Thanks Crystal,

Please find attached a letter.
Feel free to call me about it

Kind Regards,

[REDACTED]



On Fri, 10 Sept 2021 at 10:17, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Good morning,

Further to my previous email, I am pleased to advise that with the Covid-19 announcement yesterday, we will move two of the scheduled forums to a face-to-face session at the Council Civic Centre in the Council meeting room.

In person sessions will be held on Tuesday 14 and Tuesday 21 September and the events have been updated to reflect this. Two online sessions will remain available for anyone concerned with or unable to attend face-to-face sessions.

The capacity will be 40 attendees and we will require attendees to register prior to attending. Upon entering the Civic Centre, attendees will be checked off the registered

Hello,

I apologise for the roughly formatted letter regarding the Gregadoo Proposal LEP18/0004

Stormwater concerns:

There are too many assumptions. The average block size for Cottonwood Close is 5610m. Lot 2 shown is actually Lot 1 and 2. So 6 houses were measured off 7 blocks from data that is over 6 years old and very obviously incorrect as highlighted below. These are 20 year old houses that are not as big as current houses being build on these types of blocks around Wagga.

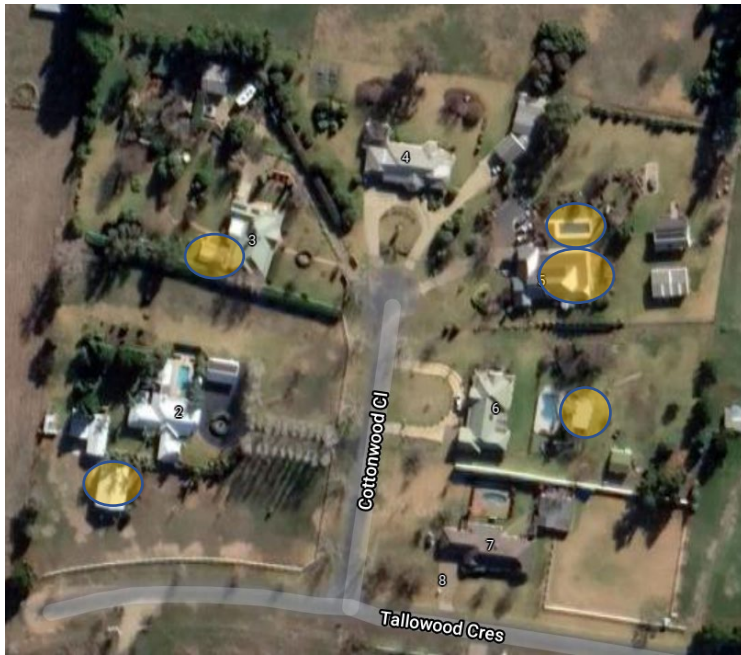
The ratio is very incorrect. Too much land, not enough impervious areas taken into account. Surely there are more accurate ways to calculate coefficient runoff.

The block sizes are 40% larger than the proposed blocks

The latest drainage plan opens more questions. As stated in previous correspondence and at the public meeting, we in Tallwood close are not connected to any stormwater. The water off the road flows towards our houses and not down the swale drains as they do not exist. All our run off from impervious areas spills to the ground. The new plan has easements in bold black lines and I do not understand if these are existing or are proposed. Can you please clarify this and if there are any plans in this to rectify existing issues which will be made worse with the proposed plan.

2.5.2. Rational method According to rational method, three parameters are needed to determine the flow; catchment area, runoff coefficient, and rainfall intensity. Ratio of impervious area is required to figure out the runoff coefficient. All impervious area for the existing land condition are measured through six maps and shown in Table 3. However, since the future land development is not taken place yet and impervious area for developed land Drainage and Sewer Report ▪ 68 Gregadoo Road – Lake Albert, Wagga Wagga – January 2020 MJM Consulting Engineers 6 condition cannot be directly measured, an assumption is made. A portion of the land which is already developed is considered (Figure 4) and its impervious ratio is assumed to be approximately the same for the whole catchment area after development. As it can be seen in this figure, all impervious areas including buildings, pools, parking lots, and roadways are measured and shown. Since the total area of the sample is known (i.e. 3.927 ha), the ratio of impervious is simply calculated as 0.186. This impervious ratio is assumed to be approximately the same for the catchment areas A, B, and C. The impervious ratio is then used to find out run off coefficient (C) which is needed in calculation of natural catchment discharge flow (Q). Based on Table 4.13.1 in part 3 of the WWCC engineering guidelines for subdivisions and development standards (WWCC, 2017), runoff coefficient is interpolated and shown in Table 3 and Table 4. In addition, the frequency factor for runoff coefficient is determined for annual recurrence intervals of 10 and 100 years.

Page 5 Drainage and sewer report 2020 from MJM



Some impervious development since the Sixmaps image was taken



Feel free to call me on [REDACTED] to discuss my concerns.

[REDACTED]

[REDACTED]

10/9/2021

From: [REDACTED]
To: [Atkinson, Crystal](#)
Subject: Re: Gregadoo Road / Tallowood Crescent Exhibition - Closing this Sunday
Date: Friday, 1 October 2021 10:13:44 AM

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Hi Crystal,

Thanks for your work regarding Community Consultation regarding LEP18/0004

Some of my concerns are:

Changes to the amenity of the street - particularly traffic volume/safety/noise and the potential removal of established trees which make the street so unique and beautiful. I strongly believe that current residents will be worse off if Tallowood Crescent is linked through to the proposed new road because of this.

Stormwater management. The proposal to utilize the existing inadequate stormwater system to manage the increased/concentrated stormwater. I believe the refusal to consider piped stormwater by Michael Keys at the conclusion of the Community Workshop on the September 14 was perceived by me to show Council's motivation to make the subdivision as cheap as possible to therefore maximize the developer's profits. It appeared to me that Michael was more interested in making money for the developers ahead of listening to the community who will be most likely worse off if the questionable stormwater management solution proposed by MJM is carried out. This comment was made without a detailed stormwater study being carried out. I was shocked that he could make such a comment without knowing the true details of stormwater impacts. This attitude/comment disappointed me it seems that he has already made engineering decisions without the facts being known and studies carried out.

The proposed creation of open drains and pedestrian walkways in the area is not wanted. These are an eyesore and costly for the council to maintain in the long term. Proper engineering solutions are needed here - not just cheap inadequate measures which will most certainly need costly rectifications in the future at the cost to the council/the community. Ensuring the developers are made to properly develop the area so these are not included is important to both current and future residents.

If it does go ahead - get it done right the first time and the council will save a great deal of money in the future. There is no need to make it as cheap as possible to the detriment of existing residents and the community. Make this proposed subdivision the benchmark for future subdivision around Wagga so that poor quality designs are a thing of the past.

Kind Regards,

[REDACTED]

[REDACTED]



On Thu, 30 Sept 2021 at 14:35, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Good afternoon,

Just a friendly reminder that the exhibition for the Gregadoo Road / Tallowood Crescent proposal is closing this Sunday 3 October 2021.

Thank you for your continued interest in the project and if you haven't already done so, please provide your comments via the following options:

- Website: https://connect.wagga.nsw.gov.au/lep18-0004/survey_tools/lep18-0004submission
- Email: council@wagga.nsw.gov.au or myself
- Mail – PO Box 20, Wagga Wagga NSW 2650

Once the exhibition period closes, we will be assessing submissions and prepare a report for consideration at a Council meeting.

At this stage we intend to report to the 25 October 2021 Council meeting and will be able to confirm this with you once submissions have been assessed.

If you would like to discuss or need further information, please let me know.

Kind Regards

Crystal Atkinson

Senior Strategic Planner

1300 292 442

d +61 2 6926 9556 | **e** Atkinson.Crystal@wagga.nsw.gov.au

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Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga.

We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers.

We also recognise the resilience, strength and pride of the Wiradjuri and First Nations communities.

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From: [REDACTED]
To: [Atkinson, Crystal](#)
Subject: Re: Gregadoo Road / Tallowood Crescent Exhibition - Closing this Sunday
Date: Tuesday, 5 October 2021 10:07:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Thanks Crystal.

Something else to add:

The proposed subdivision is above and close to Lake Albert.
Piped stormwater to the Lake would surely help the health and condition of the Lake.
Developers could pay for a solution to help with Lake issues and not the council?

Just a thought.

[REDACTED]



On Tue, 5 Oct 2021 at 09:50, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Hi [REDACTED]

Your feedback is appreciated.

I have included your feedback with your previous submissions.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442

d +61 2 6926 9556 | **e** Atkinson.Crystal@wagga.nsw.gov.au

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From: [REDACTED]
Sent: Friday, 1 October 2021 10:14 AM
To: Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au>
Subject: Re: Gregadoo Road / Tallowood Crescent Exhibition - Closing this Sunday

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Kind Regards,

[Redacted signature block]



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Kind Regards

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Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

We are contacting Wagga Wagga City Council with concerns about these proposed changes.

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[Redacted]

[Redacted]

[Redacted]

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Kind regards,

[Redacted]

[Redacted]

[Redacted]

Atkinson, Crystal

From: [REDACTED]
Sent: Tuesday, 25 May 2021 1:18 PM
To: Thompson, Peter; Keys, Michael; Atkinson, Crystal
Subject: Fwd:

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From: [REDACTED]
Date: 24 May 2021 at 3:52:12 pm AEST

Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

We are again contacting Wagga Wagga City Council with concerns about these proposed changes. **We wrote to the council previously on 17 October, 2018.**

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

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We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sat, 19 Jun 2021 13:54:57 +1000
To: City of Wagga Wagga
Subject: LEP18/0004 and 18/0009

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Attention: General Manager, Mr Peter Thompson

Dear Sir,

We want to reiterate our objection to the above proposed subdivision. We bought 10 years ago in what was a fairly new area, but already subdivided (we thought), on a quiet road with only 17 residences, with a small holding feel and supposedly fully developed. The proposed development will change this area to a fairly busy and densely populated one. Definitely not a rural outlook.

The people pushing for the development are mainly non residents, so they will not be adversely affected by a rise in population density.

We recently received a letter drop from Transport NSW where they seem to have some concerns about not adversely impacting residents at the Edward St/Murray St intersection, council does not have the same concerns about Tallowood/Cottonwood residents.

For those not wishing to subdivide, what is the future for our rates. Will we be rated on the number of blocks that theoretically could be divided.

Eg. 2ha = 5 blocks or 5 times the rate of the subdivided blocks. The question was asked at the Lake Albert hall meeting and the answer that rates always rise was not a clear answer.

[REDACTED]

From: [REDACTED]
To: [City of Wagga Wagga](#)
Subject: LEP18/0004 and 18/0009
Date: Saturday, 19 June 2021 1:55:09 PM

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For those not wishing to subdivide, what is the future for our rates. Will we be rated on the number of blocks that theoretically could be divided.

Eg. 2ha = 5 blocks or 5 times the rate of the subdivided blocks. The question was asked at the Lake Albert hall meeting and the answer that rates always rise was not a clear answer.

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Saturday, 2 October 2021 4:55 PM
To: Councillor Greg Conkey; Councillor Yvonne Braid; Councillor Paul Funnell; Councillor Dan Hayes; Kenan.Vanessa@wagga.nsw.gov.au; Councillor Rod Kendall; Councillor Tim Koschel; Councillor Kerry Pascoe; Councillor Dallas Tout
Cc: Atkinson, Crystal
Subject: LEP18/0004 and 18/0009

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We would like to re state our objection to this development and our preference would be that no more sub dividing occurred in this area at all. We bought our block in good faith believing that this sub division was already done and finished.

Gregadoo Road is in a very bad state and the last thing it needs is more traffic.

It has also come to our attention that councillors were not told that most people (85%) in Tallowood and Cottonwood were not in favour of the development when it was first mentioned to us.

We can't see why this area can't stay as it is, it is a nice varied development within reasonable distance from Wagga centre. It seems the council wants developments with more than one acre lots to be miles from town, what is wrong with some variety.

Regards [REDACTED]
[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Wednesday, 26 May 2021 10:42 AM
To: Thompson, Peter; Keys, Michael; Atkinson, Crystal
Subject: DRAFT PLANNING PROPOSAL - LEP18/0004 AND 18/0009

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Dear Mr Thompson, Mr Keys and Ms Atkinson

We are contacting Wagga Wagga City Council with concerns about these proposed changes.

Our local community has concerns about the proposed changes to zoning and minimum lot sizes in Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, basic services and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Thursday, 27 May 2021 1:28 PM
To: Thompson, Peter; Keys, Michael; Atkinson, Crystal
Subject: RE: Draft Planning Proposal – LEP18/0004 and 18/0009

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Dear Mr Thompson, Mr Keys and Ms Atkinson,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

I am contacting Wagga Wagga City Council with concerns about these proposed changes. I addressed Council last year in the public forum and was assured by Council that the local residents would be consulted regarding any proposed development within Gregadoo Road, Tallowood Crescent and Cottonwood Close. Consultation with local community and the available information about these changes has been inconsistent and ad hoc. We also note that the information available about these proposed changes on the Connect Wagga link is incomplete and thus does not provide all the required information to our community.

The changes to minimum lot size of this previously subdivided rural residential area would change it from a mixed lot size residential area to a masterplan which would have an area of uniform 4000 m² minimum lot sizes.

We have concerns for the quality of life, street scape, safety of pedestrians and bicycle riders on the curve in front of our house, water supply during summer and the substantial changes to traffic that future subdivisions with 4000 m² minimum lot sizes would create to this quiet rural residential large lot community. This change to a uniform lot minimum lot size does not take into consideration the diversity of life-style that should be provided by Council in a large lot rural residential community.

We ask that Council reconsider this rezoning and change to minimum lot size and will be further communicating our concerns about these proposed changes to other relevant stakeholders.

Kind regards

[REDACTED]

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Tuesday, 21 September 2021 8:59 PM
To: City of Wagga Wagga
Cc: Atkinson, Crystal
Subject: Fw: Update 13 September 2021 - Gregadoo / Tallowood Planning Proposal
Attachments: Public Exhibition Notification Update - 13 September 2021.pdf

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Good Evening

We wish to note my concerns regarding the attached Gregadoo/Tallowood Planning Proposal:

As a compromise our preference is to have Tallowood Crescent closed to all vehicle traffic from the proposed concept subdivision with a public reserve walking access only between the two areas.

- We live at [REDACTED] on the inside curve of the street, there has already been a tradie plough into a tree on the outside of the curve about 18 months ago due to speed, vehicle written off but tradie was not injured.
- When two vehicles are passing they have to go steady as there is not ample room for two vehicles to pass each other travelling in opposite directions
- We fear for the safety of young children that walk or ride bicycles along Tallowood as there is no verge to escape, especially at the bend in our street which has poor visibility due to the street trees.
- I regularly walk our dog up the street heading towards the Lake, there is no footpath, you walk on the road as the side grassed areas isn't easy to walk in, the verge is also our drainage, water does not drain out so it can be too wet to walk in, long grass in summer not safe to walk in, there are unseen holes/uneven ground.
- If our Tallowood Crs was opened up to all the vehicles it would not be safe to walk on the side of the road.
- The amount of construction trucks, trade vehicles travelling up our little street during the construction of new homes would be huge, the higher traffic level would assist in damaging the surface of our road, and the speed which some young tradies travel, they would travel up Tallowood at smoko times to go to Lake Albert, the concern about our corner not being over safe would come into play again.
- Our street would also be used a lot for new sub division residents when they want to go to Lake Albert village, as they would be avoiding more of Gregadoo Road, when you have nearly 100 new homes, possibly 150 as there is an option to have dual occupancy on some blocks, with at least one to two cars per day travelling on our streets, this would be huge, especially for our little street. How do we keep our kids safe when walking up the street, you are taking a peaceful street and turning it into something that is chaotic, this is not why we bought here.

There is also a huge issue with drainage in our street, we only have the grassed drainage on the even number homes side, but the water doesn't drain down to Gregadoo Road as the slope isn't correct, it has to travel uphill to get out of Tallowood, which it doesn't, it just lies there. There will more stormwater created in Tallowood from the new Lots numbered 101 to 105.

The drainage on the odd numbered homes has no drainage system with the road verge sloping towards the houses, so basically rain water drains down residents driveways .

The water pressure especially on the even numbered homes is hopeless, in the summer you need to choose to have the air con on or the sprinkler to water your plants, you can't have both. We have installed a water tank with a pump so that we can water our trees without it impacting on our house water and air conditioner.

If the access between Tallowood Crs and the new sub division is kept as a Public Reserve for pedestrian access only, the water main connection could be linked from the new sub division to our existing homes in Cottonwood/Tallowood and as advised at the Public meeting it would greatly assist in our water pressure issues.

The Easement drainage shows stormwater travelling between lots 79/80 towards Tallowood Crescent, what plan does Council have for where this water will flow especially once houses are built in sections 7/8/9/10? There are already drainage issues in our street so additional houses will only create further problems which is a concern.

We purchased in this area due to it being quiet, peaceful, no street lights so you can see the sky, not much traffic and a wonderful location to live and bring up a family, I ask that you please do not open up Tallowood Crescent but to please leave it blocked off to vehicle traffic to allow us to retain our lifestyle which we really value.

We wish to thank the Council staff for their Community Information sessions, to be able to talk openly about our concerns and to discuss possible scenarios to retain our lifestyle has been greatly appreciate, please pass on our appreciation for their time and effort.

Please do not hesitate to contact me on [REDACTED] if you wish to discuss further any of my concerns.

Kind regards

[REDACTED]

From: Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au>

Sent: Monday, 13 September 2021 2:08 PM

Subject: Update 13 September 2021 - Gregadoo / Tallowood Planning Proposal

Good afternoon,

Please see attached update that includes additional commentary for roads and water.

I would also like to remind you that forums are commencing tomorrow evening in the Council meeting room and we would love to see you registered to attend.

If you have any concerns or would like to discuss further, please get in touch.

Kind Regards

Crystal Atkinson

Senior Strategic Planner

1300 292 442

d +61 2 6926 9556 | e Atkinson.Crystal@wagga.nsw.gov.au

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From: Atkinson, Crystal

Sent: Friday, 10 September 2021 10:17 AM

Subject: FW: Update 6 September 2021 - Gregadoo / Tallowood Planning Proposal

Good morning,

Further to my previous email, I am pleased to advise that with the Covid-19 announcement yesterday, we will move two of the scheduled forums to a face-to-face session at the Council Civic Centre in the Council meeting room.

In person sessions will be held on Tuesday 14 and Tuesday 21 September and the events have been updated to reflect this. Two online sessions will remain available for anyone concerned with or unable to attend face-to-face sessions.

The capacity will be 40 attendees and we will require attendees to register prior to attending. Upon entering the Civic Centre, attendees will be checked off the registered list, be required to sign in using the Service NSW app, and need to sanitise and wear a face mask.

Please use the links below to register.

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If you have any concerns or would like to discuss further, please get in touch.

Kind Regards

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From: Atkinson, Crystal

Sent: Monday, 6 September 2021 5:03 PM

Subject: Update 6 September 2021 - Gregadoo / Tallowood Planning Proposal

Good afternoon,

Thank you for your continued interest in the Planning Proposal for Gregadoo Road, Tallowood Crescent and Cottonwood Close.

We previously extended the exhibition period to enable additional information to be prepared in response to concerns raised and give the community additional time to consider and respond.

Additional information has recently been received and now uploaded to the consultation page. This information is a full set of servicing plans.

The public exhibition period will now close on Sunday 3 October 2021.

The additional information is available here:

<https://connect.wagga.nsw.gov.au/66378/widgets/327989/documents/213753>

We understand that the current Covid-19 restrictions are challenging and are taking several measures to ensure the community can understand and comment on the proposed changes and additional information. This includes online forums being scheduled. The forums are scheduled on the following days and times which you can register to attend:

- **Register for Forum 1 - Tuesday 14 September 2021 – 5.30pm – 7.30pm**
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- **Register for Forum 4 - Thursday 23 September 2021 – 6.00pm – 7.30pm**
<https://www.eventbrite.com.au/e/169431637589>

If you are unable to attend an online forum but would like the opportunity to, please contact me and we can arrange another forum at a time suitable to you.

If Covid-19 restrictions ease and a face to face community workshop is possible, we will make this option available.

The attached notification is provided and has also been posted to the affected landowners and broader notification catchment.

If you require any further information, please let me know.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442

d +61 2 6926 9556 | **e** Atkinson.Crystal@wagga.nsw.gov.au

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Think before you print - help save our environment

10

28/5/2021

WAGGA WAGGA City Council

ATTENTION:-

PETER THOMPSON
MICHAEL KEYS
CRISTAL ATKINSON
COUNCILLORS.

DEAR SIR,

RE: SUBDIVISION OF RURAL LAND -
SOUTH OF GREGADOO ROAD.

WISH TO SAY, THAT WE DO NOT AGREE TO
MANY PARTS OF THE PROPOSED SUBDIVISION
OF WHAT WAS CLASSIFIED "RURAL" LIVING,
ON 5 ACRE BLOCKS.

WE APPRECIATE WAGGA IS GROWING
RAPIDLY, AND WE PROMOTE GROWTH AND
PROSPERITY FOR OUR REGION.

WHAT WE WOULD LIKE TO SEE IN YOUR
PLANNING, IS MORE AREAS SET ASIDE,
FOR PARK & LEISURE AREAS.

PERTH IS A WONDERFUL EXAMPLE FOR BEAUTY
AND SPACE FOR TREES, SHRUBS, BIRDLIFE.

HAVING SAID THAT, PLEASE NOTE THAT

HAS ALL OF THIS -
5 ACRES OF BEAUTIFUL TREES, SUCH AS
OUR 16 "NYSSA" TREES, GROWING UP OUR DRIVE,

WE HAVE CARED, MOWED, WATERED
THIS 5 ACRES FOR 16 YEARS -
WE BOUGHT [REDACTED], IN JULY 2003
- IT WAS A BARE PADDOCK

WE ASK THAT WE WOULD LIKE TO
SEE THIS AREA KEPT AS IT IS, & NOT
HAVE ROADS CUT THROUGH IT, AS WE
NOTE ON YOUR PROPOSED PLAN.

A ROAD AND CULDESAC WOULD LIE
RIGHT IN FRONT OF OUR HOUSE ON THE
SOUTH, & TO DO THIS, BEAUTIFUL TREES
WILL BE CUT DOWN, AND OUR PRIVACY
AND BEAUTY LOST

I ALSO WANT TO BRING TO YOUR
ATTENTION, THAT THE NEW BLOCKS ON
MAIN STREET, ARE A WALL OF COLORBOND
FENCES, & HUGE COLORBOND SHEDS -
NO TREES, LAWNS OR GARDENS.

IT PROOVES THAT THE BIG BLOCKS
JUST BUILD BIGGER SHEDS -
WHICH MEANS - COUNCIL APPROVAL.

MY HUSBAND AND I DO NOT WANT TO
LOOK AT A WALL OF FENCES & SHEDS, AS
WE NOW LOOK DOWN ON A BEAUTIFUL WALL
OF FLOWERS, TREES, TATON, SUN RISE & SUNSETS -
OUR BIRDLIFE IS AMAZING, IN AMONGST
FLOWERS, TREES AND NATIVE SHRUBS.

THEREFORE - WE SUPPORT THE GROWTH OF
WACCA, BUT ENCOURAGE YOU TO PLAN WITH
THOUGHT, & CARE, TO KEEP WACCA BEAUTIFUL.

YOURS FAITHFULLY
[REDACTED]

Memo To: Crystal Atkinson, Senior Strategic Planner
From: [REDACTED]
Subject: Response to Draft Planning Proposal LEP18/0004 – LEP18/0009
Date: 29 May 2021

Initial Response Dated: 1 October 2018

I am writing concerning the draft planning proposal LEP18/0004 – LEP18/0009 to reduce the minimum lot size requirement for the area to the southern side of Gregadoo Road which lies immediately opposite our property at [REDACTED]

When we purchased our property in 1995 we were buying into a low density area of 1 acre allotments with an outlook onto semi-rural 5 acre allotments.

We wish to oppose this development on the following grounds

1 Redevelopment of the area south of Gregadoo Road into smaller blocks has the potential to significantly degrade the rural outlook to the south of Gregadoo Road.

2 Since we moved here there has already been significant further development in this area, the Grange, Mater Dei School, the Tallwood Crescent Development and further developments to the south along Lloyd road. The combination of these developments has led to a significant increase in traffic congestion in the area.

3 Traffic in Gregadoo Road in particular is becoming increasingly busy as an arterial road in Wagga and Council should resist any developments that increase the number of residences fronting this road. This will also assist in maintaining the semi-rural aspect of the precinct.

4 My understanding was that part of the reason for initially establishing Lakehaven Estate on 1 acre allotments was to help control issues with runoff into Lake Albert.

5 We would strongly request Council to maintain a minimum block size of at least 1 acre in this area to limit runoff into Lake Albert, mitigate increasing traffic congestion and importantly maintain the semi-rural aspect of this area in which the existing residents have invested.

6 While I understand that developers will always look for opportunities to profit from rezoning areas into smaller allotments, council also needs to take on board the views of existing residents who have the potential to have their property values & amenity significantly reduced by such rezoning decisions.

7 There appears to be no shortage of rural land surrounding a regional city such as Wagga Wagga for new housing and I would hope that Council will continue its long term planning and development of the city with a view to maintaining the integrity & nature of existing residential zones, and specifically the low density semi-rural nature of the Lakehaven area.

In summary, we would request that Council reject any rezoning proposal for the area to the south of the Lakehaven Estate that does not maintain a lot size of at least 1 acre in keeping with the existing nature of the area and maintain the rural aspect on the southern side of Gregadoo Road by limiting the number of residences along the southern side of this road to the existing number and with a buffer land size for these Gregadoo Road facing residences of at least 2 acres.

Updated Response Dated: 29 May 2021.

Following the consultation meeting held with residents on the 27 May 2021.

It is clear from the responses of many of the existing residents in the area that they are very concerned with the potential impact of significantly increased traffic in the area, particularly through traffic along Tallwood Crescent and onto Gregadoo Road.

This issue is also of significant concern to me as my residence at [REDACTED] is directly opposite Tallwood Crescent and is already impacted by car headlights shining directly into our front lounge room windows. I would also note that we purchased our property in 1995, prior to the construction of Tallwood Crescent.

Given that this development is likely to proceed at some stage, I would suggest that the best traffic compromise for the existing residents, would be to terminate Tallwood Crescent as a cul de sac. Access to the new developments to be via a newly constructed exit onto Gregadoo Road, or preferably onto Plumpton Road, if possible.

A Plumpton Road exit would help alleviate some of the additional congestion on Gregadoo Road as many of the journeys from this area may well proceed directly to, and from, the Wagga CBD.

Sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Tuesday, 14 September 2021 8:09 PM
To: Atkinson, Crystal
Subject: Re: Update 13 September 2021 - Gregadoo / Tallowood Planning Proposal

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Hi Crystal

Thank you for the ongoing details concerning the updates to the Gregadoo / Tallowood Planning Proposal.

I would like to, again, register my ongoing concern as to the increased traffic density that this development has the potential to generate in Tallowood Crescent.

In particular the increased level of car light illumination that will impact the front of our house at [REDACTED], directly opposite the junction of Tallowood & Gregadoo Roads.

I would again ask that Tallowood Crescent be closed at its current extent, just beyond Cottonwood Close and that new traffic generated from the south & west of the new subdivision be directed down the new exit road onto Gregadoo Road.

I would also reiterate my suggestion that consideration be given to servicing this growing subdivision with road access [south of the Grange] to Plumpton Road, to take some of the increased road congestion off Gregadoo Road.

Sincerely

[REDACTED]

On Mon, 13 Sept 2021 at 14:09, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Good afternoon,

Please see attached update that includes additional commentary for roads and water.

I would also like to remind you that forums are commencing tomorrow evening in the Council meeting room and we would love to see you registered to attend.

If you have any concerns or would like to discuss further, please get in touch.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442

d +61 2 6926 9556 | e Atkinson.Crystal@wagga.nsw.gov.au

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From: Atkinson, Crystal

Sent: Friday, 10 September 2021 10:17 AM

Subject: FW: Update 6 September 2021 - Gregadoo / Tallowood Planning Proposal

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From: Atkinson, Crystal

Sent: Monday, 6 September 2021 5:03 PM

Subject: Update 6 September 2021 - Gregadoo / Tallowood Planning Proposal

Good afternoon,

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Think before you print - help save our environment

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Sunday, 30 May 2021 9:36 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We love Lake Albert and would like to build out there but there's a lack of suitable land. The civil infrastructure and community services and parks etc are all at your fingertips there. It's a great place. Boorooma has no supermarket etc and no attraction like the lake and the lots are very small. Please put the development through. Wagga needs it and the majority will benefit. Thanks

Attn: Crystal Atkinson

Wagga Wagga City Council

243 Baylis St

Wagga Wagga NSW 2650

E: atkinson.crystal@wagga.nsw.gov.au

RE: LEP18/004

Dear Crystal,

I am a long term resident of Lake Albert and I wish to express my support for the proposed re-zoning of land south of Gregadoo Road which is currently with council, LEP18/0004.

Our home, and most of our street, are all blocks of approximately 4,000sqm. This size block is most appropriate for residents seeking space and privacy without the responsibility of maintaining unused or not required land. It creates a very attractive and manicured street scape while preserving a predominately natural surrounding.

Growing the number of available blocks of land south of Lake Albert, will provide opportunities for an increased number of families to live in a very desirable part of our city. It will be especially attractive to families seeking easy access to Mater Dai School. It also adds to the business opportunities for the growing number of Lake Albert businesses including Lake Albert Shopping Centre, Thomas Blamey Tavern, Golf Club and Boat Club.

It is a natural progression on the fringes of our city to move from 1,000sqm to 4,000sqm and then to the hobby farms of 5 to 20 acres. For this to happen, the hobby farms must slowly move further out to let the city grow

I am a strong supporter of this rezoning and further development of blocks of land of approximately 4,000sqm on the extremities of our wonderful city.

Regards

[Redacted signature block]

10th June, 2021.

Wagga Wagga City Council.

Gregadoo Rd /Tallowood Cres Proposal.

We attended the meeting at the Lake Albert Hall regarding the proposed Gregadoo Rd / Tallowood Cres subdivision, as I mentioned back in 2018 my concerns are storm water and Gregadoo Rd.

We live at [REDACTED] and the proposed plan we received shows two blocks behind us, our storm water runs under the back fence into the paddock behind at the moment if the development goes ahead the water will run directly on to the blocks proposed.

Our concern is this will cause issues with whoever purchases the blocks, this issue should be addressed by the council or the developer so we do not incur any costs for any rectification work that may have to take place.

As discussed in the meeting Gregadoo Rd is to be improved and widened with roundabouts put in place, these works should be carried out before any subdivision works start.

It was also suggested Tallowood Cres could be widened to accommodate the extra traffic, this would mean the existing trees would have to be removed, we do not agree with this proposal.

The plan we received shows another road coming from the proposed subdivision to the eastern side would it be easier to make that road a major access road for the subdivision and turn Tallowood Cres into a Cul-de-sac which was brought up at the meeting by another resident, there could be a walking track joining the two areas as well this would save a lot of expense and cause less issues with people living in the area.

Similar things such as this have already been done along Plumpton Rd in recent years and seems to have worked well.

We are not against the development we just like it to be done with all concerns addressed before it is approved.

Regards,

[REDACTED]

From: [REDACTED]
To: [City of Wagga Wagga](#)
Subject: attention The General Manager re planning proposal
Date: Monday, 21 June 2021 11:36:07 AM
Attachments: [image001.jpg](#)
[Indicative Lot Layout Lake Albert.pdf](#)

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21 June 2021
Mr P Thompson
The General Manager
Wagga Wagga City Council

By email

Dear Mr Thompson

**RE : PLANNING PROPOSALS LEP18/0004 and LEP18/0009
TO REDUCE MINIMUM LOT SIZE REQUIREMENTS AND REZONE LAND
ON GREGADOO ROAD, TALLOWOOD CRESCENT AND COTTONWOOD CLOSE**

We refer to the Planning Proposals, LEP18/0004 and LEP18/0009 to reduce the minimum lot size and rezone land in the abovementioned streets/areas. The proposals' objectives are to classify the abovementioned areas as **Zone R5 Large Lot Residential**. We note that a major portion of the land is already classified as Zone R5 Large Lot Residential.

We also refer to the objectives of Zone R5, as specified in the Wagga Wagga Local Environmental Plan 2010:

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.

As residents of Cottonwood Close, we have comments and concerns about the proposals, particularly relating to the possible development plan, which is illustrated in the Senior Strategic Planner's correspondence dated 4 June 2021 (copy attached). We appreciate that this is only an **indicative lot layout**, however, if this plan was approved by Wagga City

Council, the achievement of all the objectives of Zone R5 Large Lot Residential appears unlikely.

We believe that a majority of the objectives would not be met, given the following:

- **To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.**

In the **indicative lot layout** the lots appear to be 'packed' into the area with some lots not having street access – is this necessary? Most of the lots are no larger than 4,000 square metres, whilst the proposed minimum lot size is 4,000 square metres, does it have to be the **only** lot size? Surely, if there were some larger lots, located in the proposed plan area, there would be more a feeling of 'open space' and scenic quality.

- **To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.**

As this indicative lot plan has characteristics of an 'urban layout', it appears unlikely that the 'large residential lots', would hinder any future urban development, as it is an urban area.

- **To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.**

Water: it is noted that Riverina Water County Council have advised that they would have capacity in the existing network to service the potential increase in density created by the proposal.

Currently, water pressure to our block is low in the peak watering times, in summer, when residents in the area are watering gardens etc, there is extremely low water pressure. We are concerned that an increase in the number of consumers in our area would result in even lower water pressure.

Sewer: Our block is serviced by the gravity sewerage method into the Koorinal Sewerage Treatment Plant. The proposal does not account for the increased effluent treatment usage of this facility, only the extra pumping facilities that will be required to deliver the extra effluent to be treated.

Stormwater: Currently our sub division does not have kerb and guttering. Our storm water is managed with gradient easements, which flow along Tallowood Cres into Gregadoo Rd. Cottonwood Close also has gradient easements running down both sides of the road, along housing block boundaries and through some properties. The stormwater eventually finds its way to Lake Albert via the single under road pipe across Gregadoo Rd, into the green belt easement, then down to the Lake.

The submission does not address the extra run off that will be channelled into the existing stormwater facility.

Traffic: We believe that should the **indicative plan layout** be approved by Wagga City Council, there would be enormous pressure placed on the existing roads, Gregadoo Road and Tallowood Cres. These roads are not designed for heavy traffic flow. As Wagga City Council would be aware, Gregadoo Road is currently in a disgraceful state, with potholes, uneven surface and stormwater running onto the road.

As residents of Cottonwood Close, we have enjoyed minimal traffic flow, and this is, of course, a characteristic of a 'rural setting'. Perhaps, our 'rural setting' could be preserved, to some extent, by the permanent closure of the western end of Tallowood Cres.

Street Lights: currently there are no street lights in this area, **not even a street light at the corner of Gregadoo Road and Tallowood Crescent.** Consequently, should the **indicative plan layout** be approved by Wagga City Council, there would be a need for street lighting, given the

increase in traffic and the population living in the area. The introduction of street lights would detract from the 'scenic quality' of our current rural setting.

- **To minimise conflict between land uses within this zone and land uses within adjoining zones.**

We note that some residents in the area currently have livestock (horses, cattle, sheep). If the **indicative lot layout** is approved, this livestock would be in close proximity to new residents. It is possible that new residents may be unhappy about the noise and odour of livestock. There may be some pressure on current residents (larger blocks) to remove current livestock.

- **To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.**

If the **indicative lot layout** was approved, there may not have to be a large amount of clearing of native vegetation.

However, it would be disappointing to see the removal of trees on the avenue on Tallowood Crescent, which were planted by the subdivision's land developers about 1997. We request that should the rezoning be approved, that any future land development plan consider the above comments, concerns and questions, particularly as they relate to the **indicative lot layout**.

Yours sincerely

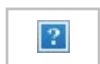
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NSW 2650

SilverHeronSignatureGreySml



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Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 9:44 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

I think that the sub division would be an excellent residential development for the residents of gregadoo

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 9:55 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

I am in favour of the subdivision

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 9:55 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 9:59 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

Signing to subdivide

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 10:01 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 10:06 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

Address

Email

Contact number

Submission

In agreement with the proposal

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 10:07 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

Good planning idea.

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 10:07 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

I am in favour of the subdivision

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Tuesday, 27 July 2021 10:16 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

In favour of subdivision

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 28 July 2021 12:21 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Submission

In favour of the subdivision

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 28 July 2021 5:47 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

I am in favour of the subdivision

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 28 July 2021 6:49 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

Please allow subdivision at Gregadoo Road

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 28 July 2021 9:10 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

Address

Email

Contact number

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Wednesday, 28 July 2021 1:11 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Friday, 30 July 2021 4:42 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

I am in favour of the subdivision

Would you like to be added to an email update list for this project?

Yes

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Monday, 27 September 2021 11:03 AM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

We are writing to you in relation to Draft Plan - Project Number 170065 that has been submitted to Wagga Wagga City Council from MJM Consulting Engineers. This plan involves our property [REDACTED] Wagga Wagga and has a draft road (that MJM Consulting Engineers drew in) going through our land. Also LEP18-0004 and LEP18-0009 Planning Proposals show our property has been listed as development planning. At no point either in writing or verbal have we spoken of sub-dividing our property with any developers. We do not intend to have a road behind our home on our land. There is already 2 roads surrounding our property being Gregadoo Road and Tallowood Crescent, this is more than enough traffic flow surrounding us. Further to this we do not want to see Tallowood become a high traffic area due to development of Project Number 170065. We will not be sub-dividing our property as per this draft plan and any further plans are to show our property remaining as a 5acre land holding. If we want any future planning/changes regarding our property it will be made by direct contact. This project is not supported by us in anyway. Tallowood Crescent should remain as it is and not become an open road.

Atkinson, Crystal

From: [REDACTED]
Sent: Monday, 27 September 2021 9:55 AM
To: MJM Solutions
Cc: Atkinson, Crystal; conkey.gregory@wagga.nsw.gov.au; Councillor Rod Kendall; Councillor Dallas Tout; [REDACTED]
Subject: 52 Gregadoo Road Wagga
Attachments: Cover page from LEP18-0004-Planning_Proposal_to Council as_lodged_by_applicant.pdf; Page from ORDINARY MEETING OF COUNCIL_8 July 2019_Attachments_Application Details.pdf; Draft Plan - MJM.JPG

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27/9/2021

MJM Consulting Engineers
Level 1, 37 Johnston St
Wagga Wagga NSW 2650

Subject: 52 Gregadoo Road Wagga Wagga

We are writing to you in relation to the attached Draft Plan - Project Number 170065 that has been submitted to Wagga Wagga City Council from MJM Consulting Engineers.

This plan involves our property [REDACTED] Wagga Wagga and has a draft road (that MJM Consulting Engineers drew in) going through our land. At no point either in writing or verbal have we spoken of subdividing our property with MJM. However as attached documents Planning Proposal to Council and Ordinary Meeting of Council, show our property has been listed for planning proposal.

We do not intend to have a road behind our home on our land. There is already 2 roads surrounding our property being Gregadoo Road and Tallowood Crescent, this is more than enough traffic flow surrounding us.

We will not be sub-dividing our property as per this draft plan and request that you amend the draft plan removing the road and development as indicated.

Any further plans are to show our property remaining as a 5acre land holding on your submissions to Wagga Wagga City Council.

If we want any future planning/changes regarding our property it will be made by direct contact.

[REDACTED]

[REDACTED]

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Thursday, 30 September 2021 5:56 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

Any sub-division east of Tallowood Crescent will be affected by storm water run off for any weather event greater than 70mm The water line on proposed plan is incorrect and should be moved west by 1-2 blocks Still want to direct any run off from 0-60mm south of our property to the east to Old Redbank Road, but events greater than 60mm would run through western paddock of my property to run east on Gregadoo Road Regards Carl

Would you like to be added to an email update list for this project?

Yes

From: Connect Wagga <notifications@engagementhq.com>
Sent: Friday, 1 October 2021 5:17 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

As a landholder who is supporting the minimum lot size reduction, I have participated in several of the council consultation events and read the material available online. I believe council has successfully satisfied the concerns of the landholders that oppose the development, some of which may be valid; however, many of which are not. I believe that many of the landholders do not comprehend that even if the minimum lot size is reduced, there will be no requirement on them to subdivide their property or sell it to developers. Many have indicated they do not wish to subdivide, along with their neighbours, meaning they will be minimally impacted. It is unreasonable to expect that land that immediately borders urban development, i.e., on Gregadoo Road, will never be developed given its vicinity to urban development and community services, and the need for additional building land in Wagga. The fact that the residents prefer it not to be in their region is not a valid reason to impede progress of the city – urban spread will always happen on the outskirts of cities eventually. The proposed lot sizes are much larger than regular house blocks – up to 5 times larger than common house block sizes. In addition, there are already several properties in the development precinct that are approximately the same size as the lot size being recommended, assumably owned by those opposing development. For example, our property has an urban house block directly across

Gregadoo Road and a property of approximately 4000 m2 on the opposite boundary. Council has more than adequately addressed all concerns raised by landholders opposing the development. There are many who will not subdivide and will not be affected, especially given the road changes. It is positive change for a thriving area that desperately needs more land.

Would you like to be added to an email update list for this project?

Yes

Atkinson, Crystal

From: Connect Wagga <notifications@engagementhq.com>
Sent: Monday, 4 October 2021 8:40 PM
To: Atkinson, Crystal
Subject: Anonymous User completed Public Exhibition Submission - Gregadoo Road Proposal

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Anonymous User just submitted the survey 'Public Exhibition Submission - Gregadoo Road Proposal' with the responses below on Gregadoo Road Proposal.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission / Comments

We have concerns regarding the mapping that council has performed in regards to the overland flood studies. These appear to be incorrect and further investigation is required as we have been told by a council representative who visited a neighbor that the information collected from the topography study was not completed in the correct grid to reflect what actually occurs. Flooding of the road occurs frequently and any changed to the level of the road in the upgrade to accommodate an increase in traffic would impact the flow of water onto existing properties. Mapping of the storm water in the documentation provided by council appears to push water down towards the rear of the existing properties. This would impact on the level of water flowing through our property from the back and raising the level of the road would also impact on the water pushed towards our property from the front. We are requesting the findings of a more detailed hydrology study or a independent audit of the existing hydrology study. Whenever it rains we have water over the road currently and council has been aware of this for the past 17 years that we are aware of. Nothing seems to have been considered regarding the storm water and the flow of storm water is continually changing with the developments in this area. We have also had lack of consultation in regards to developments, 7 lots have been allocated directly across from our property and no consultation. We have

had two houses built directly behind our property bordering onto our property and again no consultation. The lack of consultation is concerning and does not provide us with confidence in council providing a solution or ensuring that we as property owners are not impacted on by the current Tallowood/Gregadoo rd proposal.

Would you like to be added to an email update list for this project?

Yes

Mr Peter Thompson,
The General Manager, Wagga Wagga City Council,
PO Box 20, Wagga Wagga, NSW, 2650.

Dear Mr Thompson,

RE: Submission against Draft Planning Proposals – LEP18/0004 and 18/0009.

Please find attached a submission regarding the above mentioned draft planning proposals.

Our family is opposed to any further reduction in lot size in the Tallowood/Cottonwood precinct or changes to Tallowood Crescent which would result in it being connected to new developments by a road or access walkway. We also do not want swale drains bringing more storm water flow into Tallowood Crescent and causing further stormwater issues for the residents. Stormwater management is a significant issue in this area and increased development will only add to the current problems. Unless you have actually lived in a quiet, rural, diverse allotment size subdivision, you won't really understand why the residents within this community are overwhelmingly opposed to these proposed lot size changes.

KEY ISSUES PERTAINING TO THE TALLOWOOD/COTTONWOOD PRECINCT:

1. This area is an existing and successful diverse allotment size subdivision (*see attachment 1 and 2*). There is no legal requirement for Council to infill this area by reducing lot size.
2. At the time of purchase, enquiries were made to Council and it was categorically stated that, in line with the Strategic Plan, no further subdivision would occur in this already subdivided precinct.
3. The proposal is being driven by non-resident landowners who wish to subdivide land adjacent to this diverse allotment community (*attachment 3*).
4. Council staff have stated that it would be prudent to have a decision on the proposal before the next Council elections occur. It also must be noted that the time frame for completing the LEP is to be 17 months following the date (10 June 2020) of the Gateway determination. The expiry date for completing this LEP is rapidly approaching.
5. The current plans of the proposal include land owned by residents who are opposed to the reduction in lot size and who have never agreed to be part of the development plan.
6. The initial proposal submitted in 2018 was supported by Council without due process being followed as adequate community consultation and information was not provided.
7. At least 85% of community submissions in 2018 were against the proposal (*see attachment 4*).
8. The proposal will create substantial reduction and change to this community's amenity.
9. There will be an unwanted reduction in R5 large lot subdivisions in Wagga Wagga that are able to provide a diversity of allotment sizes.

10. Residents' very real concerns about e.g. overland flow, stormwater management with open swale drains, local traffic, amenity, rates and noise, have not been alleviated by the information provided.

11. If Council continues to support the proposal, it has been established that development could begin early in 2022, well before any necessary upgrades to Gregadoo Road are completed.

A DIVERSE ALLOTMENT SIZE SUBDIVISION PROVIDES CHOICE FOR RESIDENTS

I have been a resident at [REDACTED] for more than 10 years. Our family home is located in a thriving and diverse allotment size subdivision that consists of Tallowood Crescent and Cottonwood Close (*see attachment 2*). We were drawn to this quiet street for the exact reason that this current subdivision was developed in 1996 (*see attachment 1*) i.e. a 'country lifestyle' and 'city convenience' and a range of allotment sizes that provided choices for people. It is extremely difficult to find subdivisions in Wagga Wagga that have diverse small acreage lifestyle allotments. Most large lot R5 developments in Wagga Wagga are a homogeneous patchwork of houses. A homogeneous subdivision does not suit everyone and creating another homogeneous housing development will actually reduce subdivision choice in Wagga Wagga.

A LOCAL COMMUNITY WITH OVERWHELMING OPPOSITION TO ALLOTMENT SIZE REDUCTION

In 2018 when very little information about the proposal was available and limited community consultation was undertaken, this unique Lake Albert residential precinct responded to the proposal with submissions. The community did not just have a '*mixed response...with some residents seeing the opportunity to subdivide their land in the future and others opposed to any form of subdivision in the locality*' (Planning Proposal Assessment, 2018) to the draft planning proposal. The Community response was overwhelmingly (85% of submissions, *see attachment 4*) opposed to a proposed reduction in allotment size and yet Council resolved to support the development proposal.

In 2021 our community asked for Council to defer any further decisions about this proposal because due process had not been followed and decisions were being made without proper details and information. Due to ongoing questions from the community there is now three times the information available on the Connect-Wagga portal and workshops have also been conducted. However nothing that has been supplied by the developers or Council since the deferment has changed my own, my consultants or our community's opposition to, or alleviated my own, my consultants or our community's concerns about, the negative impact of this draft planning proposal. The proposal will do nothing but change the highly valued amenity of the Tallowood Crescent/Cottonwood Close precinct and cause issues with e.g. storm water, overland flow and traffic.

At a recent community workshop Council informed residents that 100% of the community could object but Council could still support such a development. This is very concerning as successful

introduction and implementation of any significant change within a community relies heavily upon planning, process and partnerships; dialogue, discussion and details; and collaboration, cooperation and consultation. The successful, unique and diverse subdivision in Tallowood and Cottonwood has stood the test of time. Rather than be subjected to infill and re-development, it should be seen as a potential model for future diverse allotment subdivisions so that our city can provide precincts for people who value and seek to live in these type of communities (*see attachment 2*).

INFILL IS A CHOICE IN OUR CITY AND NOT A LEGAL OBLIGATION AND IT DECREASES THE CHOICE OF COMMUNITY TYPES

In 2009 there was no indication when I purchased our property in an already subdivided and diverse allotment size community that lot sizes would be reduced in the future. Infill is certainly not a legal requirement in our regional City and the Strategic Planning Committee had clearly identified that the growth areas should be in the north. However our thriving, diverse allotment size subdivision is now going to be impacted by infill if the non-resident landowner developers continue to include the Tallowood Crescent and Cottonwood Close Community in their development proposal.

Wagga Wagga City Council is **not obliged to infill all larger lot subdivisions**. Council can choose which precincts are suitable for infill and which existing subdivisions should be excluded. Not all existing subdivisions are suitable for redevelopment and intensification. I would encourage Council to exclude the diverse allotment subdivision in Tallowood and Cottonwood from the proposal. The vast majority of the residents are clearly opposed to future subdivision and any changes to the amenity of the area. Council has stated in assessment reports that the infill in a precinct *'will contribute to the housing mix already available in the city'* because it will increase the number of e.g. homogeneous R5 4000m² large lots that are available in an area. Conversely infill in a multi-sized diverse allotment size subdivision will **DECREASE** the choice of housing precincts available to Wagga residents and will definitely not help balance the diversity of land available in the future.

I am an advocate for improving housing availability, equity, connection, and sustainability in our communities. However I cannot support infill in the diverse allotment precinct of Tallowood and Cottonwood because it appears to: i) be convenient; ii) *'fit an existing (homogeneous) pattern emerging in the area'* (Council's Planning Proposal Assessment p15), or iii) be a *'site that was identified by two individual (**non-resident**) landowners (on Gregadoo Road) who wish to subdivide their own land'* (Council's Planning Proposal Assessment p17) (*also see attachment 3*).

DON'T REDUCE, REUSE OR RECYCLE A SUBDIVISION THAT IS NOT BROKEN

The 4000m² minimum lot size chosen for the proposed changes to the area is considered by Council to be *'appropriate in ensuring the existing amenity is retained'*. I fail to see how an increase of **at least 130 houses** will not change the existing amenity or character of our thriving and diverse

allotment size subdivision, particularly if Tallowood Crescent is connected to the proposed subdivisions along Gregadoo Road. Gregadoo Road also requires a significant upgrade before it can manage any future increase in residential or building development traffic, particularly near the Mater Dei Schools and The Grange. This will not be undertaken before development begins.

The precinct of Tallowood and Cottonwood should not be subject to further subdivision or connection to any neighbouring subdivisions as the narrow, tree lined road will not safely support the increase in traffic. Due to existing building envelopes, houses along Tallowood Crescent are built close to the road and residents will be disturbed by increased traffic noise, particularly during the building phase of any new development that may occur on or connects to this precinct.

There is no valid reason why an already subdivided and successful development, which has been identified for infill by non-residential landowner developers, should be catastrophically changed to meet the needs of Wagga Wagga's growing population at the expense of current and future local Wagga Wagga residents who seek to live in a quiet diverse allotment size community with a rural outlook. The Tallowood/Cottonwood precinct does not need to be included in this proposal. It does not need to be reduced, reused and recycled. The community was thoughtfully planned and repurposed for its residents—past, current and future—when it was first subdivided. It is a subdivision that offers choice to future residents who may wish to live in a diverse allotment size community (*see attachments 1 and 2*).

COUNCIL CHOICES AND COMMUNITY VOICES

The choice to include Tallowood/Cottonwood in this development proposal ultimately lies with Council but when an overwhelming proportion of the local community choose to raise their voices in concern it is certainly worth listening and reflecting on past decisions. Future decisions need to be made so that people within Wagga Wagga still have the choice to live and enjoy what diverse allotment size communities such as the Tallowood/Cottonwood precinct are able to offer. Unless you have lived in one, you won't really understand why the residents have chosen to resist these proposed changes for our community. However Council's choice should be influenced by the community voice.

Kind regards,

A black rectangular box redacting the signature of the sender.A long black rectangular box redacting the contact information of the sender.

1996



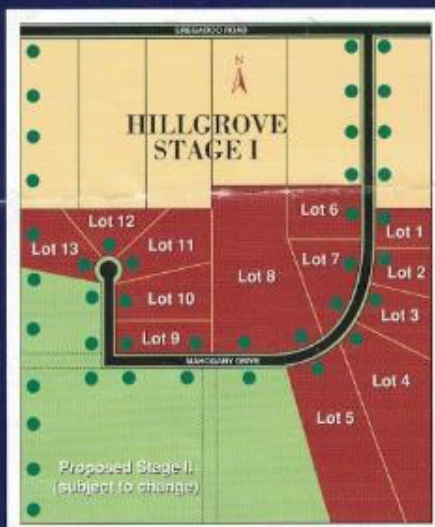
HILLGROVE

Country lifestyle • City convenience



A SUPERB CHOICE OF LAND TO SUIT YOUR LIFESTYLE

- Hillgrove offers a range of allotments which will enable people of all ages to enjoy this location.
- One Acre - (4000m²) to Five Acres (20,000m²).
- The Estate is fully serviced.
- Underground power
- Sewerage
- Natural Gas
- Extensive tree planting by the developer.



- Elevated land with panoramic views across rolling hills and Lake Albert.
- Investment protection by covenants.
- Hillgrove is positioned in a prime location offering superb level building sites.
- Blocks priced from \$89,500



Marketing Agents:

HORE & DAVIES
REAL ESTATE

Contact: Doug Newbigging
Mobile: 0418 693767
A.H.: (069) 223009

133 PETER STREET • WAGGA WAGGA • TELEPHONE (069) 212113 • FACSIMILE (069) 215844

TALLOWOOD CR. AND COTTONWOOD CL.

2021



*streets that don't need to alter their
Country lifestyle & City convenience*

*There are a range
of allotments
which enable its
residents (who are
of all ages) to enjoy
this location.*

*Houses are fully
serviced with no street
lighting so night skies
can be appreciated.*

*Avenues of mature
autumnal trees.*



*Panoramic views
of farmland and
rolling hills and a
walking distance
to The Lake.*

*A welcoming
community in
a quiet street.*

*An area in
Wagga that has
already been
subdivided and
established.*

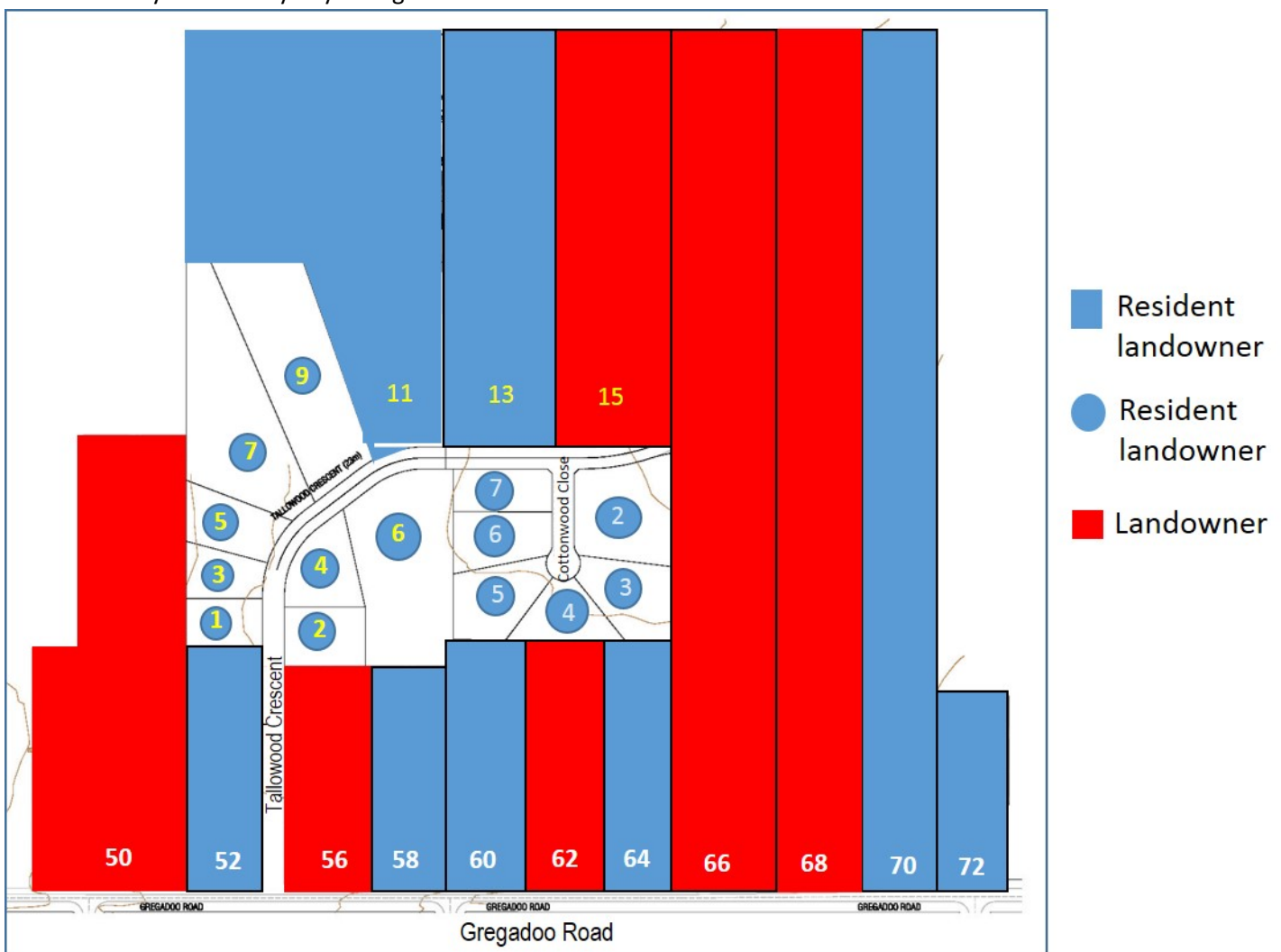
“Hillgrove”

“Community is much more than belonging to something; it is about doing something together that makes belonging matter.”

Brian Solis, author and digital anthropologist.

WHY HAVE THESE CHANGES BEEN PROPOSED?

Some non-resident land owners that have road access to Gregadoo Road are seeking approval to reduce minimum lot size so that they can subdivide their land. These submissions have prompted Council to propose a change to the minimum lot size across a larger area of the Gregadoo Road precinct and also within Tallowood Crescent. Residents of Tallowood Crescent and Cottonwood Close were not adequately consulted and most found out because they were informed by residents in Gregadoo Road. It is concerning that those who are seeking and driving these changes are **land owners AND NOT resident landowners** of this area and so will not be directly affected by any changes.



Attachment 4_ 

2018 Community Submissions



[REDACTED]
LAKE ALBERT
28/9/2018

GENERAL MANAGER
WAGGA WAGGA CITY COUNCIL

DEAR MR THOMPSON,

WITH REFERENCE TO DRAFT PLANNING PROPOSAL
LEP 18/0009 TO AMEND THE WAGGA WAGGA
LEP 2010 TO REDUCE THE MINIMUM LOT SIZE
REQUIREMENT & REZONE LAND

THIS REPLY FOLLOWS 2 PREVIOUS LETTERS
WRITTEN 25/9/2018, ADDRESSED TO ADRIAN
STANDER.

I AM SORRY THAT YOU DID NOT COME WITH
ADRIAN YESTERDAY, TO SEE FOR YOURSELF, THE
LANDSCAPE OF [REDACTED] GREGADOO R, WITH THE
BEAUTIFUL OPEN LANDSCAPE OF OUR NEIGHBOURS
[REDACTED] GREGADOO RD., & [REDACTED] GREGADOO - ALL
BEAUTIFULLY KEPT, IT'S PLANTING LOVELY OLD GUM TREES,
BOX, ETC.

WE BOUGHT OUR 5 ACRES 14 YRS AGO -
AND ON THE CONDITION, WE WOULD NOT BE
BUILT OUT WITH FUTURE DEVELOPMENT, AS IT
WAS CLASSED "RURAL" -
ON THOSE CONDITIONS, WE PAID \$[REDACTED].00
FOR HOUSE & 5 ACRES.

THE 5 ACRES WAS TOTALLY BARE OF TREES
AS THIS AREA WAS AN OLD DAIRY FARM.

IT WAS HUGE MONEY AT THE TIME, BUT IN GOOD FAITH, WE PAID THE 'MONEY' FOR PRIVACY, THE VIEW, THE BEAUTY OF TATTON HILLS & GRECADOO HILLS, & THE LAKE - AND - NO CLOSE NEIGHBOURS.

WE HAVE SINCE SPENT 14 YRS CHANGING A BARE Paddock, TO A WONDERFUL PARK - GARDEN, WITH AMAZING MYSSA DRIVEWAY, MANCHURIAN PEARS, ALDERS, CHINESE ELMS PLAIN TREES ETC.

THIS WAS DONE WITH 14 YRS OF LARGE WATER-BILLS, PLANNING, PRUNING & MAINTENANCE - PROBABLY AT A COST \$200,000.00 - \$300,000.00

MR THOMPSON, IF YOU HAD THE OPPORTUNITY TO LIVE HERE, SURROUNDED BY SPACE, BEAUTY, FLOWERS & BIRDS, WOULD YOU BECOME AS PASSIONATE ABOUT OUR SECRET PRIVACY, AS WE ARE?

I COMMENT YOU, HAVING TO BE SHUT UP IN AN OFFICE ALL DAY !!? I WOULD HATE THAT. BUT A LOT OF PEOPLE WOULD PAY HUGE MONEY, TO HAVE WHAT WE HAVE.

WE ARE VERY FORTUNATE, BUT WE HAVE WORKED VERY HARD ALL OF OUR LIVES, LIVING IN DROUGHTY HAY, TO DESERVE THIS PRIVILEGED LIFE WE LOVE AT WAGGA.

BUT - IF HOUSES ARE BUILT ALL AROUND US, & IN FRONT OF US -

WITH NOISE, BARKING DOGS, CARS ROARING,
OBSCURING ALL LOVELY VIEWS 360° —
THEN IT DEVALUES WHAT WE HAVE.

IT WILL THEN BECOME AN AREA, LIKE
ASMONT ETC — VERY UNATTRACTIVE.

PLEASE CONSIDER LOOKING FURTHER
SOUTH OR WEST, IN OPEN BARE PADDOCKS,
WHERE A NEW SATELLITE AREA COULD
BE CONSTRUCTED, WITH 1800² BLOCKS
— AND NOT TRY TO WRECK A BEAUTIFUL
EXISTING SUBURB, WITH BULL-DOZERS
PUSHING DOWN ACRES OF EXISTING TREES,
WHICH YOU WOULD HAVE TO DO.

AT HAY, WHEN WE WANTED TO KILL A TREE
— JAIL WAS THE RESULT.

WE COULDN'T EVEN PLOUGH LAND, BECAUSE
IT WAS A BIRD HABITAT !!

THE LAW WAS THE LAW, & HUGE FINES
FOLLOWED !!

SO WHAT ARE THE LAWS AROUND WACCA —
CAN YOU JUST GO IN AND BULL-DOZE
EXISTING TREES & PARKS ??

I RESPECT THAT WACCA IS GROWING.
THAT'S WONDERFUL.

BUT SENSIBLE AND CARING, & PASSION
MUST GO INTO YOUR DECISIONS.

4

SURELY LOVELY AREAS SHOULD BE PRESERVED.

SATELLITE SUBURBS ARE GOING UP OUTSIDE MELBOURNE - WE HAVE OBSERVED - (NORTH) ON AN AREA, WITH NO EXISTING TREES OR HOMES.

I INVITE ALL COUNCIL MEMBERS TO VISIT US IF THEY WISH. -

WE LOVE PEOPLE, WE LOVE COMMUNITIES, AS HAY WAS TO US. A FRIENDLY COUNTRY TOWN, WHERE ALL NEIGHBOURS PULLED TOGETHER. THAT IS HOW WE ALWAYS LIVED.

OUR 4 IMMEDIATE NEIGHBOURS HERE, HAVE BEEN OUR NEIGHBOURS FOR 14 YRS.

WE LOOK AFTER EACH OTHER, & RESPECT EACH OTHERS PRIVACY.

MR. THOMPSON, I WOULD STILL LIKE YOU TO KEEP YOUR APPOINTMENT WITH MY HUSBAND, & I, ON FRIDAY 26TH OCT 2008, AT 4.0PM. I WANT YOU TO SEE, PERSONALLY, THIS AREA. YOU WILL FEEL RELAXED, HAPPY, & AT "PEACE WITH THE WORLD" WHEN YOU ARE AWAY FROM 4 WALLS, & LISTENING TO OUR BIRDS, UNDER THE FLOWERING CRAB-APPLE TREES.

YOURS FAITHFULLY



CITY OF WAGGA

LAKE ALBERT
25/9/2018

STRATEGIC PLANNING OFFICER

DEAR SIR

WITH REFERENCE LEP 18/0009

REPLYING TO YOUR SECOND LETTER IN
2 DAYS -
THE ANSWER IS NO.

NO-ONE IS GOING TO PUT A ROAD,
AND BULLDOZERS THROUGH ANY PART
OF OUR BEAUTIFUL 5 ACRE PARK.
OUR BEAUTIFUL [REDACTED] HOME WAS
BUILT WITH NO EXPENSES SPARED.
QUALITY, STYLE, SIZE AND WONDERFUL
VIEWS 360° AROUND THE HOUSE.
FROM ANY VIEW, WE WATCH THE SUN RISE,
THE SUNSET, VIEW THE STARS & MOON -
SURROUNDED BY BIRDS, FLOWERING
TREES & SHRUBS
AT HUGE EXPENSE, WE HAVE CREATED
OUR OWN GARDEN OF EDEN.
ALL WAGGA ENVY WHAT WE HAVE.
NO AMOUNT OF MONEY COULD BUY WHAT
WE HAVE.

WE HAVE CREATED A HOME THAT ANYONE WITH A PASSION FOR WHAT WE HAVE - P WOULD BUY IT AT GREAT COST TO THEM.

WE HAVE A ONE ONLY POSITION, VIEW, STYLE, GARDEN, OPEN-AIR HOME - AND A PEACEFUL REFUGE FROM THE NOISE AND POLLUTION OF INNER WACCA, EX. ASHMONT & THE LIKE - BARKING DOGS, PEOPLE ACTING BADLY - & SO ON.

WE HAVE LOVELY NEIGHBOURS - WE ALL RESPECT EACH OTHERS SPACE !! THAT IS WHY WE ALL BOUGHT 5 ACRES,

IF YOU WANT TO BUILD MORE HOUSES, GO SOUTH OR WEST TO AN EMPTY Paddock - ACRES LIE EMPTY & IDLE !!

DO NOT OVERCROWD & BULL-DOZE DOWN A BEAUTIFUL AREA.

WACCA COUNCILLORS NEED TO HAVE SOME FEELINGS - & THINK OF OTHERS WHO WANT PRIVACY.

SURELY YOU WOULD LIKE THAT ADRIAN STANDER ??

THE ANSWER IS NO.

YOURS FAITHFULLY



LAKE ALBERT

2650

25/9/2018

City of WAGGA

DEAR SIR

WITH REFERENCE

TO PLANS FOR 52 & 56 GREGADOO ROAD
REF

LEP 18/0004.

DRAFT PLANNING PROPOSAL LEP/0004
TO AMEND THE WAGGA WAGGA LEP 2010
TO REDUCE THE MINIMUM LOT SIZE
REQUIREMENT

YOU WISH TO AMEND THE WAGGA WAGGA
LOCAL ENVIRONMENTAL PLAN - 2010.

WE ASK - "HOW DOES THIS HELP THE
ENVIRONMENT?" ???

14 YEARS AGO, WE BOUGHT [REDACTED] GREGADOO RD
BECAUSE IT WAS 5 ACRES IN SIZE,
PURELY BECAUSE OF THE BETTER
ENVIRONMENT WITH NO HOUSES ON TOP
OF YOU - LESS NOISE, MORE BIRDS IN
THE 5 ACRES OF BEAUTIFUL TREES AND
SHRUBS WE HAVE PLANTED - AND
CREATED A WONDERFUL PARK FOR
THE TOWN, & NEIGHBOURS TO ENJOY.

YOU NOW WANT TO DESTROY, WHAT
WE HAVE CREATED -
WITH PRIZE MYSSA TREES, CRAB APPLES
MANCHURIAN PEARS, NATIVES -
THE BIRD LIFE IS AMAZING
THE 5 ACRES IS SO BEAUTIFUL
PEACEFUL, AND NATURE AT ITS BEST.

WE HAVE TAKEN 15 YEARS TO CREATE,
FROM A BARE 5 ACRES, AN
ENVIRONMENT & BEAUTY ALL IN
WAGGA ENVY.

THIS WAS NOT DUE TO HANDOUTS
FROM WAGGA CITY COUNCIL -
IT IS 15 HARD YEARS, OF COST,
WATER, MOWING AND TRIMMING.
I WOULD SAY AT A COST OF
\$200,000.00 !!

AND NOW YOU WANT TO DESTROY THE
LIFESTYLE OF ALL WHO LIVE SOUTH
SIDE OF GREGADOO RD.

WE STRONGLY OBJECT TO YOU
SAYING IT IS AN ENVIRONMENTAL PLAN!!
ADDING MORE HOUSES, CREATING NOISE
TRAFFIC, BARKING DOGS WITH
GREGADOO ROAD SO OVER-RUN WITH
TRAFFIC NOW, ON A ROAD WHICH HAS
NOT BEEN UPGRADED IN OUR 14 YRS HERE.

PLEASE NOTE THE DANGEROUS
EDGES AT OUR ENTRANCE OF
[REDACTED] GREGADOO RD.

YOU COULD BE SUED BY SOMEONE
SOON, FOR THE EDGES ARE SO
BAD, IT WILL CAUSE A CAR TO
ROLL OVER.

WE HAVE COMPLAINED MANY TIMES
TO WACCA CITY COUNCIL, &
NOTHING HAS EVER BEEN DONE.

By CHANGING YOUR RULES TO
ALLOTMENT SIZES, IS NOT
FAIR.

WE BOUGHT THIS COUNTRY LIFE-
STYLE BLOCK, PURELY FOR
THE RURAL LIFE-STYLE WE WANT.
WE HAVE GREAT NEIGHBOURS, WHO
ALL LOOK AFTER EACH OTHER.

FINALLY - OUR ANSWER IS NO.

WE DO NOT WANT TO BECOME
WESTERN SYDNEY.

YOURS FAITHFULLY
[REDACTED]

From: [REDACTED]
Sent: 19 Oct 2018 08:13:44 +1100
To: City of Wagga Wagga
Subject: Attention Adrian Stander

Dear Mr Stander

Re: Draft Planning Proposal LEP18/009
Draft Planning Proposal to reduce the minimum lot size requirement and rezone land.

We refer to the letter we received dated 21st September 2018 re the above proposal and we wish to comment.

- The information re the block sizes is incorrect, as our block [REDACTED] Cottonwood Close is 1.18 acres - 4759M2 and not the stated 2 Ha.
- We were attracted to this area because of the larger block size and its close proximity to the town and it provided us an opportunity to build a larger home and sheds to accommodate our lifestyle. It also allowed a large backyard for our children to be able to play.
- The current subdivision has no street lighting and if the proposal to allow reduction in block sizes there would possibly be a need to provide street lighting due to the extra traffic movement.
- The area does not have curb and guttering, consequently all storm water runoff travels down both sides of Tallwood and Cottonwood and in fact most of this water then travels down an easement through our block. We have on occasions had several feet of storm water running in this area and on one occasion we had large amount of water rushing through an area of our property that had never had water there before. Several years ago Wagga City Council increased the depth of this easement on our property due to backlogging of storm water and the water was redirected further along the subdivision. I'm unable to give a time frame this was attended but it would be on council records.
- Interestingly to note, there has not been a large turnover of home owners and of the 5 blocks in Cottonwood Close we are 3 of the original owners with 1 other home having its 2 owner. This is similar to Tallwood Cres as well. I'm sure these home owners are still here for the same reasons as us – the rural outlook and quietness
- As I mentioned, we chose to build in this area to the rural lifestyle and its larger block size. We have no intention of subdividing the block and due to the configuration it would be very difficult.
- We do not support the proposal to reduce the minimum lot size and the rezoning of the land.

Yours sincerely

[REDACTED]
Cottonwood Close
Lake Albert 2650

Karpanen, Sarah

From: Stander, Adriaan
Sent: Wednesday, 24 October 2018 9:35 AM
To: Karpanen, Sarah
Subject: FW: Attention Adriaan Stander
Attachments: image001.jpg

Categories: ECM

Hi, can you please register on ECM LEP18/0004 and LEP/0009, print out with the rest of the submission and send of acknowledgement.

Thanks,

A

Adriaan Stander
Strategic Planning Coordinator

1300 292 442
d +61 2 6926 9564 | e stander.adriaan@wagga.nsw.gov.au
[Wagga Wagga City Council](#) · 243 Baylis Street (PO Box 20) · Wagga Wagga NSW 2650

From: [REDACTED]
Sent: Tuesday, 23 October 2018 10:12 PM
To: Stander, Adriaan <Standar.Adriaan@wagga.nsw.gov.au>
Subject: Re: Attention Adriaan Stander

Hi Adriaan,

Thanks for the reply.
Appendix D was missing from the MJM proposal so it is difficult to give accurate feedback.

We at [REDACTED] Cottonwood close are not supportive of the rezoning proposal for several reasons, some of which are included below:

- # We paid a premium only a couple of years ago to live in a quiet street with minimal traffic and with large rural blocks around us.
- # Tallowood road in it's current state can only just support the traffic that it currently serves as the narrow and tight corners have already caused many 'near misses'
- # We have young children who walk and ride bikes to school along the already narrow road, and more traffic increases the risk of an incident.
- # There would need to be upgrades to services such as water mains as pressure at the moment is an issue.

I'm sure there are other reasons we are not comfortable with the proposal, but based on the minimal information given, it poses more questions for us than clear plans.

Thanks for the talk today.

Can you please forward me the documents regarding the proposals around Tallowood Crescent please?

Regards,

[Redacted signature]



[Redacted content]

[Redacted content]

Attention:

The information contained in this e-mail message and any attached files are intended only for the use of the individual or entity named. It may contain information which is confidential or the subject of legal privilege. If you are not the intended recipient, any use, dissemination, disclosure or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify Wagga Wagga City Council immediately by reply e-mail and delete the original.

Think before you print - help save our environment

From: [REDACTED]
Sent: 23 Oct 2018 07:21:46 +1100
To: City of Wagga Wagga
Subject: Draft Planning Proposal LEP18/0009
Importance: Normal

Ref: LEP18/0009

Att. Adriaan Stander.

We are the owners and reside at [REDACTED] Tallowood Crescent, Lake Albert, and are replying to the above proposal received from Council.

We were initially attracted to this area for its peaceful semi rural ambience, and in 2011 purchased our current residence after consulting with Council there was no plans to extend or further develop Tallowood Crescent.

Future development of 50 and 52 Gregadoo Road will have an impact on the north and west boundaries of our property.

We strongly object to the Amendment to minimum lot sizes, in particular the lots reduced to 1800m, which I would assume would mean rezoning from the current Large Lot Residential. We also strongly object to any further development which will impact on the traffic flow on Tallowood Crescent.

Any development of the lots listed that face Gregadoo Road should only be allowed access from Gregadoo Road, with no further extension to Tallowood Crescent.

The current appalling condition of Gregadoo Road between Plumpton Road and Main Street cannot support the current traffic flow with dangerous edges, and potholes unsuccessfully patched almost every week.

To sustain the current traffic flow there needs a major upgrade to the surface and in particular the dangerous intersection with Plumpton Road, and the intersections which service the area's schools. It is of real concern with the current number of vehicles using this road include school buses, parents and students in drop off and pick up times, heavy vehicles on route to the waste facility, regular use by cyclists, and current residents.

Kind regards,

[REDACTED]
[REDACTED] Tallowood Crescent,
Lake Albert. 2650



From: [REDACTED]
Sent: 17 Oct 2018 11:59:02 +1100
To: City of Wagga Wagga
Subject: attention Adriaan Stander
Attachments: Hillgrove subdivision.pdf, Hillgrove 1996.pdf

17 October 2018

Mr A Stander
Strategic Planning Coordinator
Council of City of Wagga Wagga

Dear Mr Stander

Re: Draft Planning Proposal LEP18/0009

**MJM Consulting Engineers Planning Proposal
Gregadoo Road and Tallowood Crescent, Lake Albert
(Cottonwood Close – not listed on cover page, however, included in the proposal).**

We refer to your letter dated 21 September 2018, and the MJM Consulting Engineers document titled 'Planning Proposal Gregadoo Road & Tallowood Crescent, Lake Albert'.

Our comments and concerns for your consideration are as follows:

Existing Minimum Lot Size

The existing minimum lot size, as disclosed in the Proposal, in some cases, is incorrect. Our lot, Lot [REDACTED] is 1.73 acres, accordingly, is less than a minimum lot size of 2ha. The majority of the other lots are also less than 2ha. For your information, attached is a copy of the advertising material issued by the property developers in 1996.

Requirement for additional services and infrastructure

Water: it is noted that Riverina Water County Council have advised that they would have capacity in the existing network to service the potential increase in density created by the proposal.

Currently, water pressure to our block is low in the peak watering times, we have a large garden and we are concerned that an increase in the number of consumers in our area would result in even lower water pressure.

Sewer: Our block is serviced by the gravity sewerage method into the Koorinal Sewerage Treatment Plant. The proposal does not account for the increased effluent treatment usage of this facility, only the extra pumping facilities that will be required to deliver the extra effluent to be treated.

Stormwater: Currently our sub division does not have kerb and guttering. Our storm water is managed with gradient easements, which flow along Tallowood Cres into Gregadoo Rd. Cottonwood Close also has gradient easements running down both sides of the road, along housing block boundaries and through some properties. The stormwater eventually finds its way to Lake Albert via the single under road pipe across Gregadoo Rd, into the green belt easement, then down to the Lake.

The submission does not address the extra run off that will be channelled into the existing stormwater facility.

Street Lights: currently there are no street lights in this area, consequently should the lot size be reduced, there may be a need for street lighting, given the increase in traffic and the population living in the area.

Environmental, social & economic impact

Bird habitats: we have lived here for over 20 years, and have seen the bird population increase from virtually nil to hundreds of bird, with a good variety of bird species.

This population increase is due to the planting of a variety of trees by all the residents of this area.

An increase of closer urban housing may discourage the bird population.

Rural outlook, quiet area: in 1997, when we purchased our block of land in Cottonwood Close, our aim was to live in a quiet area with a rural outlook.

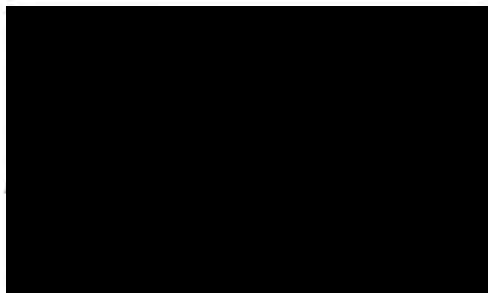
We request that should the Council of the City of Wagga Wagga decide to amend the *Wagga Wagga Local Environmental Plan 2010* to reduce the minimum lot size provisions for Gregadoo Road, Tallowood Cres and Cottonwood Close, Lake Albert, that the minimum lot size for this area be no less than 1 acre (i.e. approximately 4,000 sq metres).

We note that in the Planning Proposal, our lot size would be effectively halved (ie our lot is approximately 7,000 sq metres, and it would be reduced to 3,500 sq metres). It is not our intention to subdivide our lot.

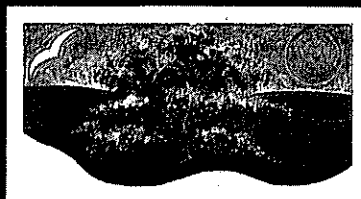
Yours sincerely



Cottonwood Close
Lake Albert
NSW 2650



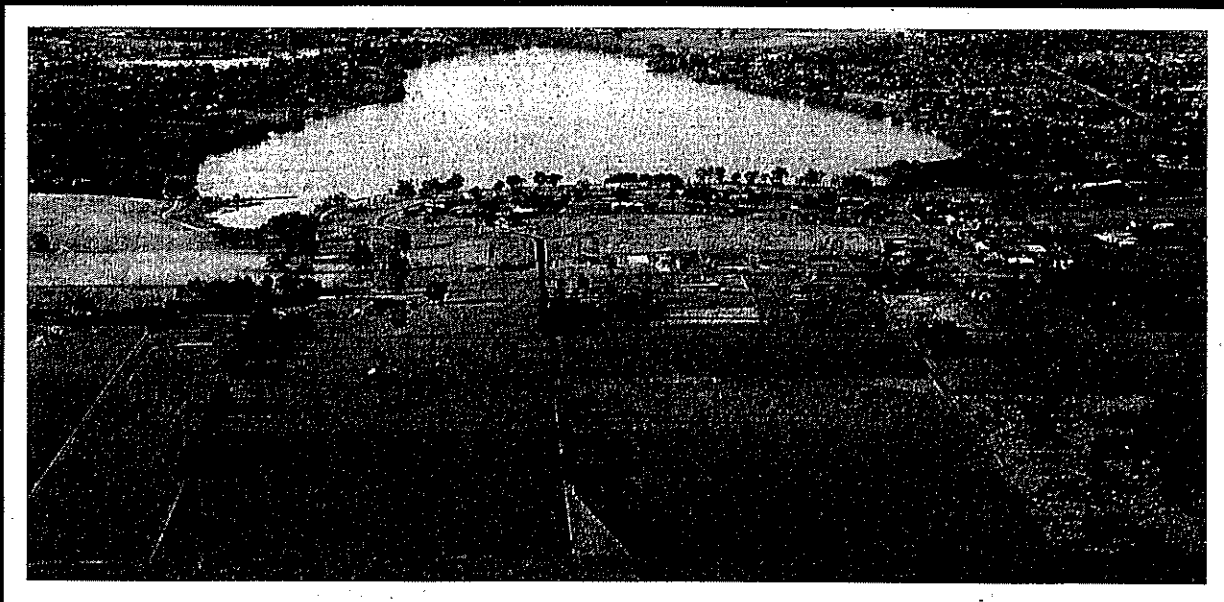
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HILLGROVE

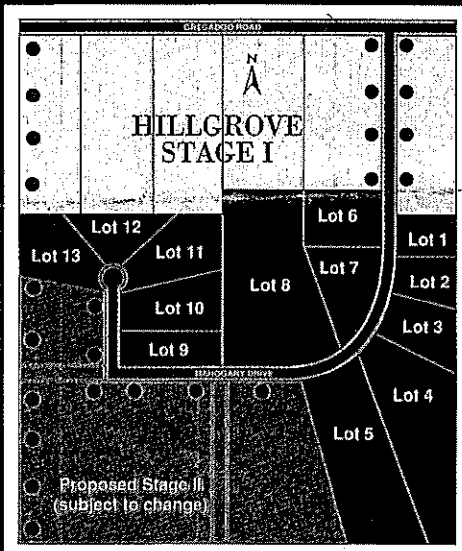
Country lifestyle

City convenience



A SUPERB CHOICE OF LAND TO SUIT YOUR LIFESTYLE

- Hillgrove offers a range of allotments which will enable people of all ages to enjoy this location.
- One Acre - (4000m²)
to Five Acres (20,000m²).
- The Estate is fully serviced.
- Underground power
- Sewerage
- Natural Gas
- Extensive tree planting by the developer.



- Elevated land with panoramic views across rolling hills and Lake Albert.
- Investment protection by covenants.
- Hillgrove is positioned in a prime location offering superb level building sites.
- Blocks priced from \$89,500

Marketing Agents:

HORE & DAVIES
REAL ESTATE

Contact: Doug Newbigging
Mobile: 0418 693767
A.H.: (069) 223009

133 PETER STREET • WAGGA WAGGA • TELEPHONE (069) 212113 • FACSIMILE (069) 215844

Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.



"HILLGROVE"

PRICE LIST

STAGE 1

1st May, 1996

<u>LOT</u>	<u>STREET</u>	<u>PRICE</u> \$	<u>AREA</u> m ²	<u>ACRES</u>
1	TALLOWOOD CRESCENT	89 500	4000	.988
2	" "	89 500	4025	.995
3	" "	89 500	5645	1.40
4	" "	119 000	2,018 ha	4.99
5	" "	119 000	2,017 ha	4.98
6	" "	89 500	5246	1.30
7	" "	89 500	5810	1.44
8	" "	124 000	1,999 ha	4.94
9	COTTONWOOD CLOSE	89 500	4663	1.15
10	" "	95 000	5685	1.41
11	" "	97 000	6518	1.61
12	" "	95 000	4759	1.18
13	" "	99 000	6981	1.73

BUILDING COVENANTS SUMMARY

*Dwellings to be a minimum area of 140 square metres living area (excluding attached garages, carports, verandahs, patios and pergolas).

*Building plans to be submitted to developer prior to submission to Wagga Wagga City Council to ensure construction, materials and other aspects are in keeping with a quality rural/residential estate.

*Walls of building to be predominantly of brick or materials approved by the developer and roofing of tile, colourbond metal or other non-reflective material approved by the developer.

*Sheds are to be constructed of colourbond, brick or other approved materials and have maximum size limit of 75 square metres (garden lots) and 150 square metres (2 hectare lots).

*No building under construction is to be left without substantial work for more than three months and the total construction period for a dwelling is not to exceed twelve months.

*Lots are to be used for rural/residential purposes with no trades/businesses allowed including boarding kennels etc.

*Lawn and garden areas are to be maintained in an attractive condition.

*Land is not to be used for residential purposes until the residence is completed.

* Building must be set back 15 metres.

17 October, 2018

Tallowood Crescent

Lake Albert
NSW 2650

The General Manager
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650



Dear Sir,

Re: Draft Planning Proposal LEP18/0009

We bought our home, [REDACTED] Tallowood Crescent, in late 2010. We chose this property for its location on a quiet street with acreage blocks-lifestyle in a relatively new yet fully developed area. If the proposed development proceeds the character of the area will be gone. Further subdivision of the area appears to be contradictory to the relatively recent plans for the area. We strongly oppose the subdivision.

Yours faithfully,

Document Set ID: 4587507
Version: 1, Version Date: 18/10/2018

From: [REDACTED]
Sent: 19 Oct 2018 16:55:27 +1100
To: City of Wagga Wagga
Cc: Stander, Adriaan
Subject: LEP18/0009
Attachments: img-X19160121-0001.pdf

-----Original Message-----

From: DocuCentre-IV C2263 [REDACTED]
Sent: Friday, 19 October 2018 5:01 PM
To: [REDACTED]
Subject: Scan Data from FX-B49FEA

Number of Images: 2
Attachment File Type: PDF

Device Name: DocuCentre-IV C2263
Device Location:

Adriaan Stander
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

18th October 2018

Dear Adriaan

Re: LEP 18/0009

We purchased our 8Ha property at [REDACTED] Tallowood Cres Wagga Wagga 20 years ago for the opportunity to live a semi-rural lifestyle while still close to town and amenities. Our 3 sons grew up here with space to enjoy riding motorbikes and enjoying all that the additional land had to offer. Now, 20 years later, our grandchildren are enjoying the same. We have a few alpacas for the grandchildren to enjoy, a few cows and chickens. All of our family love gathering here and enjoy the open space that it currently offers.

We are aware of the proposed amendment of the Wagga Wagga LEP 2010 to reduce the minimum lot size requirement and rezone land and while we do not completely object to the proposal, we do however have some concerns.

We do understand that land can be subject to rezoning and changed throughout the years but we are left wondering if it is necessary to create smaller blocks of land in this area. With some blocks on Tallowood Cres and Cottonwood Close already under the 2Ha, 2 blocks at 5Ha and our block at 8Ha we feel that it is a great mix of property size giving the residents options to keep horses (as many do), sheep, cattle, alpaca's etc and outdoor lifestyle for the many children in the area. If the proposal is adopted and some land owners choose to rezone, what impacts will this have on those who choose to not rezone and want to keep their livestock? The livestock will potentially be very close to new homes. How will health and safety be managed? Will this cause angst between the livestock owners and the new homeowners who do not have livestock?

We have chosen not to be a part of the rezoning proposal as we do not wish to alter our lifestyle which we have enjoyed over the past 20 years. We want our grandchildren to come out here and ride their motorbikes, go yabbing in the dam and pat our alpaca's, gather the eggs and pick the fruit and vegetables from our orchard & veggie patch. They all love the open space and unfortunately, this is all too often, lost in today's society. We do not want our grandchildren to miss these opportunities.

Traffic:

It is a very quiet street in Tallowood Cres with mostly local traffic and the odd "Sunday Driver". Tallowood Cres and Cottonwood Close are very narrow roads with no line marking, kerb and gutters or street lighting. There is a sharp bend on Tallowood Cres which many cars often cut. This could become a real safety concern if the traffic increases. There is often children riding bikes up and down the streets and many elderly use the area as a walking track every day. Our concern is, how will the additional traffic be managed on Tallowood Cres? If left as it is, it will pose a real danger to road users, children riding bikes and the elderly walking. If it is upgraded to cope with the additional traffic, it will ruin the idyllic rural/residential lifestyle that we have all enjoyed throughout the years. To have all the traffic entering and exiting Tallowood Cres will create a high traffic flow on a very

narrow, unmarked and unlit road. To have another entry/exit onto Gregadoo Rd will lower the traffic flow on Tallowood.

Water Supply:

With the water supply pressure already quite low in this area we are concerned that the additional connections will further compromise our supply. How will this be addressed so that our water supply is not lessened in any way?

Storm Water:

As there is no storm water drains in this area, all of our storm water is released overland. This is an acceptable process and has caused very little impact over the years. If this change to the LEP is accepted, how will the storm water be managed when many more blocks of land are released and many more homes are built? We fear that if the same practice of overland stormwater release is adopted, we will be left with minor localised flooding issues as we do on occasions have now with heavy rain events.

Gregadoo Rd:


Gregadoo Rd is already quite a busy road especially during school drop off and pick up times of the day. In recent years we have seen "The Grange" retirement village developed along with sub-divisions at Lakehaven and lifestyle sub-divisions spread further down Gregadoo Rd we have seen a dramatic increase in road traffic along Gregadoo Rd in recent years. With this increase in traffic there has not been any road upgrades and the road is currently in poor condition particularly in the area of "The Grange" and Mater Dei School. We are concerned that with the additional traffic that the proposal will create will make Gregadoo Rd an accident waiting to happen. We have witnessed many close calls over the past few years, especially in wet conditions. How will Gregadoo Rd be managed with the additional cars that this proposal will create.

Coming out of Tallowood Cres onto Gregadoo Rd, there is a steep rise in the road to the right. This can, at times be dangerous as cars come up over the rise a little faster than expected especially if you are looking directly into the eastern sun in the mornings. Gregadoo Rd also runs due east and west. This means that travelling east in the morning, you are looking directly into the sun and in the afternoon if you are travelling west you are looking directly into the afternoon sun creating difficult visibility. Add this difficult condition to poor road conditions and increased traffic, could cause accidents.

The intersection at Gregadoo and Plumpton Rd's is a very difficult intersection particularly at school drop off and pick times. The traffic can bank up past the refuge island and with cars entering and exiting both school entryways, the area becomes a very busy and congested area with "near misses" occurring regularly. How will the additional traffic that this proposal will create be managed?

In conclusion, as we stated earlier, we do not object to the proposal as we fully understand that it is everyone's rights to do what they wish with their land as long as it does not impact on neighbouring properties. We do feel, however that unless our concerns are addressed adequately, this proposal will impact on our lifestyle which we chose and have enjoyed for 20 years.

Yours faithfully

A large black rectangular box redacting the signature of the person who wrote the letter.

18/00099

From: [REDACTED]
Sent: 17 Oct 2018 17:19:59 +1100
To: City of Wagga Wagga
Cc: [REDACTED]
Subject: Proposed Rezoning of Tallowood Crescent, Lake Albert
Attachments: Proposed Rezoning Tallowood Cres.pdf

Good Afternoon Adriaan

Please find attached letter of concern regarding the rezoning of Tallowood Crescent, Cottonwood Close and Gregadoo Road. A Community meeting about the proposed rezoning of our area is requested.

We would greatly appreciate the Council taking our concerns seriously.

Kind regards

[REDACTED]
[REDACTED] Tallowood Crescent
Lake Albert

[REDACTED]

Before printing, please consider the environment

[REDACTED]

17 October 2018

Ref: LEP18/0009

Contact Adriaan Stander

Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Adriaan

DRAFT PLANNING PROPOSAL LEP18/0009 TO AMEND THE WAGGA WAGGA LEP 2010 TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT AND REZONE LAND

I refer to your letter dated 21 September 2018 and wish to raise concerns about the rezoning of Gregadoo Road, Tallowood Crescent and Cottonwood Close.


Concerns are:

- Gregadoo Road is already in dire need to major infrastructure repair, the road needs to be totally redone with hot mix bitumen. The area around Meter Dai and The Grange is disgusting and quite dangerous.
- Gregadoo Road also needs proper drainage, it can flood between Meter Dai and Lakehaven Road as well as corner Gregadoo Road and Tallowood Crescent, the water runs over the road in heavy downpours. There is currently nowhere for the water to run to due to lack of drainage.
- Tallowood Crescent and Cottonwood Close do not have any specified drainage even though we pay drainage rates every year.
- We have the main sewerage line going through the back of our property, can this take the increase load.
- We have a 5 acre property next to us, can they sub divide to have small blocks with a number of them backing onto our property and destroying our privacy?
- If there are additional houses built in Tallowood Crescent would this affect the current house and lot numbers, if so this will be at a considerable cost to current residents both in physical and legal requirements
- There needs to be a roundabout at the corner of Gregadoo and Plumpton Roads, this corner is getting very dangerous especially at peak times due to School buses, garbage trucks, pensioners coming from The Grange, parents dropping off children and current residents trying to get to work.
- Can you please arrange for a community meeting to be held at Lake Albert hall to address all of our concerns as it greatly affects our whole region?

We especially bought in this area due to the semi-rural environment, you will be increasing the density of homes in these streets and taking away the lovely environment we currently have.

Your reply to our concerns about the proposed new Sub Division would be greatly appreciated.

Kind regards


Tallowood Crescent
Lake Albert NSW 2650

From: [REDACTED]
Sent: 18 Oct 2018 20:53:12 +1100
To: City of Wagga Wagga
Subject: REF. LEP18/0009 - Objection to DRAFT PLANNING PROPOSAL LEP18/0009 TO AMEND THE WAGGA WAGGA LEP 2010 TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT AND REZONE LAND

To the General Manager, Wagga Wagga City Council

RE: DRAFT PLANNING PROPOSAL LEP18/0009 TO AMEND THE WAGGA WAGGA LEP 2010 TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT AND REZONE LAND

We would like to object to the current proposal (Ref LEP18/0009) based on the following:

- Suburb Profile / Rural Outlook – we believe the proposal to reduce the land size to 1800sqm will have a negative impact on the rural aspects of the location. The Wagga Wagga Development Control Plan 2010 Land Use Table Zone R5 describes the objective of the zone is 'To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.' I don't believe 1800sqm blocks is in anyway consistent with this goal. We purchased our house in 2016 on the outskirts of Wagga Wagga to enjoy a rural outlook, facing rural blocks with rural fencing.
- Current established houses – Houses on the northern side of the proposed changes on Gregadoo Road, Angela Road, Evangelist Ave and Clare Ave are all large lot housing, it makes no sense to move to a higher density further out then the current established houses and I believe is inconsistent with the existing established subdivision pattern which is a guiding principle in the Wagga Wagga Development Control Plan 2010, Chapter 7, 'P2 Subdivision design should be responsive to orientation, topography, natural features, catchments, and the established subdivision pattern.'
- Infrastructure (Traffic) – The proposal is in the direct vicinity, and a thoroughfare for 3 schools, Lake Albert Primary School and Mater Dei Catholic Primary School and Mater Dei Catholic College. The current traffic flow along Gregadoo Road is very poor, specifically at the intersections of Gregadoo Road/Plumpton Road and Gregadoo Road/Main Street. The additional pressure on this road will cause further congestion and increase the danger around the school zones as traffic backs up severely at the intersections around the schools.
- Infrastructure (Storm Water) – The housing along Gregadoo Road currently has no storm water drainage and the run off is along the roadside. Flooding occurs along Gregadoo Road towards Main Street during even moderate rain events. With the increase in roof, driveways and roads in this proposal will increase this risk as the water will run off faster causing it to pool across the road. The Wagga Wagga Development Control Plan 2005, 26.3.4 Land and Water Management Plan states that any proposed development activity also be supported by a Land and Water Management Plan, has this been provided within this proposal? If so, how can a copy be accessed?
- Lack of Demand – There are a considerable amount of large lot residential land available for sale in Lake Albert in Crooked Creek and on Plumpton Road that remain unsold. There would

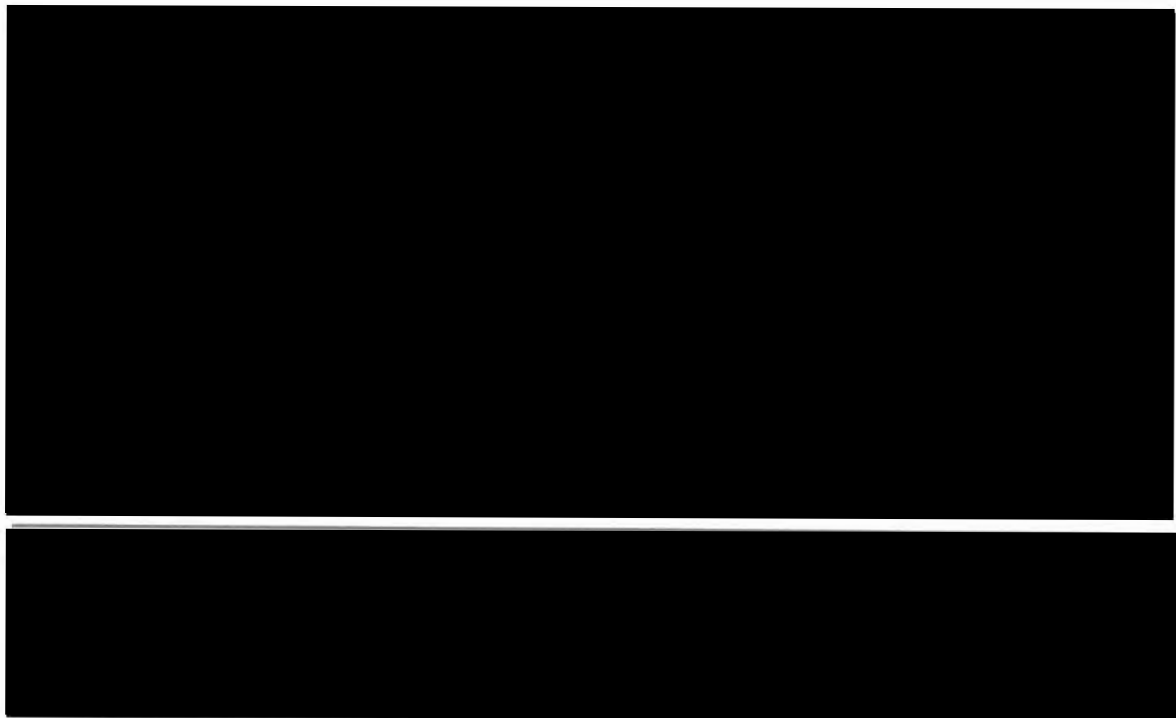
appear to be a lack of demand to warrant such a large drop in minimum block size from 2HA to 1800sqm. There is also large amounts of land available nearby in Lloyd along with Estella.

- Multiple conflicting proposals – there are currently 2 proposals covering the same blocks of land. LEP18/0009 and LEP18/0004 both include 52 Gregadoo Rd and 56 Gregadoo Rd, in LEP18/0009 the proposed minimum lot size is 1800sqm and in LEP18/0004 it is 3000sqm. How can there be 2 conflicting proposals, what if both are approved?

If a reduction in lot size was to be made we would request the minimum lot size to be no smaller than 2 Acre similar to that of other similar areas such as Springvale/Glenoak.

Regards,

[REDACTED]
[REDACTED] Gregadoo Road, Lake Albert NSW 2650



Consider the environment before printing this email.

From: [REDACTED]
Sent: 1 Oct 2018 20:23:25 +1000
To: City of Wagga Wagga
Subject: Response to Draft Planning Proposal LEP18/0009
Attachments: Draft Planning Proposal LEP18_0009 - Response from John Louis.pdf



Dear General Manager

Please find attached my response in opposition to Draft Planning Proposal LEP18/0009.

Sincerely

[REDACTED]
E-Mail:

Mobile: [REDACTED]

Memo To: General Manager Wagga Wagga City Council
From: [REDACTED]
Subject: Response to Draft Planning Proposal LEP18/0009
Date: 1 October 2018

I am writing concerning the draft planning proposal LEP18/0009 to reduce the minimum lot size requirement for the area to the southern side of Gregadoo Road which lies immediately opposite our property at [REDACTED] Gregadoo Road.

When we purchased our property in 1995 we were buying into a low density area of 1 acre allotments with an outlook onto semi-rural 5 acre allotments.

We wish to oppose this development on the following grounds

1 Redevelopment of the area south of Gregadoo Road into smaller blocks has the potential to significantly degrade the rural outlook to the south of Gregadoo Road.

2 Since we moved here there has already been significant further development in this area, the Grange, Mater Dei School, the Tallowood Crescent Development and further developments to the south along Lloyd road. The combination of these developments has led to a significant increase in local traffic congestion in the area.

3 Traffic in Gregadoo Road in particular is becoming increasingly busy as an arterial road in Wagga and Council should resist any developments that increase the number of residences fronting this road. This will also assist in maintaining the semi-rural aspect of the precinct.

4 My understanding was that part of the reason for initially establishing Lakehaven Estate on 1 acre allotments was to help control issues with runoff into Lake Albert.

5 We would strongly request Council to maintain a minimum block size of at least 1 acre in this area to limit runoff into Lake Albert, mitigate increasing traffic congestion and importantly maintain the semi-rural aspect of this area in which the existing residents have invested.

6 While I understand that developers will always look for opportunities to profit from rezoning areas into smaller allotments, council also needs to take on board the views of existing residents who have the potential to have their property values & amenity significantly reduced by such rezoning decisions.

7 There appears to be no shortage of rural land surrounding a regional city such as Wagga Wagga for new housing and I would hope that Council will continue its long term planning and development of the city with a view to maintaining the integrity & nature of existing residential zones, and specifically the low density semi-rural nature of the Lakehaven area.

In summary, we would request that Council reject any rezoning proposal for the area to the south of the Lakehaven Estate that does not maintain a lot size of at least 1 acre in keeping with the existing nature of the area and maintain the rural aspect on the southern side of Gregadoo Road by limiting the number of residences along the southern side of this road to the existing number and with a buffer land size for these Gregadoo Road facing residences of at least 2 acres.

Sincerely

[REDACTED]
E-Mail: [REDACTED]

Mobile: [REDACTED]

08 October 2018

The General Manager
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

ATTN: Adriaan Stander

Dear Mr Stander,

RE: Draft Planning Proposals LEP18/0004 & LEP18/0009 – Gregadoo Road, Lake Albert

I refer to your letters of 19 and 20 September 2018 asking for submissions in relation to the proposals to vary the minimum lot size over our land.

Our preferred option is LEP18/0004 which involves 3000m² minimum lot sizes.

We consider the LEP18/0009 option involving 1800m² as too complicated in relation to servicing and not in character with the surrounding development. That proposal seems to be lacking in detail to be seriously considered.

Please note our preference above.

Yours sincerely,

[Redacted signature block]



From: [REDACTED]
Sent: 15 Oct 2018 13:11:51 +1100
To: City of Wagga Wagga
Subject: LEP 18/0004 and LEP 18/0009

Dear Adriaan Stander,

I live at [REDACTED] Tallowood Crescent, one of the subject lots of the draft proposals to rezone this area.

I purchased approx 12 years ago with the idea of an early retirement at the conclusion of my career in the building industry. Prior to my purchase I lived in a close suburban environment. This was so convenient to all services and schools for our three girls.

That train has gone and I now enjoy a bit more peace and quiet while being surrounded by a semi rural environment. I worked very hard for this privilege, result.

I realise at this stage of the "proposal" that there is a lot of bridges to cross beforehand. In saying this please consider some of the future problems for council I can see.

Gregadoo Road is disgusting, shame on council for allowing the increase in traffic created by the Grange and the schools. Rezoning my area will only exacerbate this pothole paradise.

Water supply is abysmal at the best of times let alone summer watering lack of pressure and I am [REDACTED]

The sewer and electricity services would require some investigation as to future capacity .

Tallowood Crescent is predominately used by the residents.

I am deeply concerned about any increased traffic flow destroying my reasons for living here.

In a nutshell it's the amenity. The right to choose where I live and for my reasons alone. The profiteering developers have a one sided selfish idea that suits only them selves.

I am vehemently against this proposal and so are many I have spoken to.

Please keep me informed of this situation.

Cheers [REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 9 Oct 2018 20:03:48 +1100
To: City of Wagga Wagga
Subject: WWCC Draft Proposal
Attachments: 201810091543.pdf, 201810091543.pdf

Dear Adriaan

Thank you for your letters Ref LEP18/0004 and LEP18/0009 as attached.

We are very interested in the proposals to reduce the minimum lot size of our property [REDACTED] Gregadoo Rd Lake Albert.

The proposal of enabling our 2Ha property to be reduced to 1,800m2 blocks is met with our approval.

Please keep us informed of further developments regarding our land.

Regards

[REDACTED]
[REDACTED] Gregadoo Road
Wagga Wagga
NSW 2650

Email: [REDACTED]

Phone: [REDACTED]

Atkinson, Crystal

From: Councillor Greg Conkey <Mayor@wagga.nsw.gov.au>
Sent: Wednesday, 6 October 2021 10:18 AM
To: Keys, Michael; Atkinson, Crystal
Cc: Graham, Fiona
Subject: FW: Community concerns about unnecessarily infilling an existing and thriving diverse allotment size subdivision in Lake Albert
Attachments: [REDACTED]_October 2021 Letter of concern to Councillors.pdf

Hi Michael and Crystal,

I have sent the Mayor's standard reply to Dr Bowcher regarding the below and advised I have forwarded to relevant staff for consideration.

I have also registered this correspondence on ECM and tasked Crystal for information, so you know where I have saved it.

Kind regards,

Leonie Bryce
Executive Assistant (Mayor)

1300 292 442
d +61 2 6926 9111 | e Bryce.Leonie@wagga.nsw.gov.au
[Wagga Wagga City Council](#) · 243 Baylis Street (PO Box 20) · Wagga Wagga NSW 2650

Committed to a thriving, innovative, connected and inclusive city

Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga. We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers. We also recognise the resilience, strength and pride of the Wiradjuri and First Nations communities.

From: [REDACTED]
Sent: Sunday, 3 October 2021 6:26 PM
To: Councillor Greg Conkey <Mayor@wagga.nsw.gov.au>; Councillor Yvonne Braid <Braid.Yvonne@wagga.nsw.gov.au>; Councillor Dan Hayes <Hayes.Dan@wagga.nsw.gov.au>; Councillor Vanessa Keenan <Keenan.Vanessa@wagga.nsw.gov.au>; Councillor Rod Kendall <Kendall.Rod@wagga.nsw.gov.au>; Councillor Tim Koschel <Koschel.Tim@wagga.nsw.gov.au>; Councillor Kerry Pascoe <Pascoe.Kerry@wagga.nsw.gov.au>; Councillor Dallas Tout <Tout.Dallas@wagga.nsw.gov.au>
Subject: RE: Community concerns about unnecessarily infilling an existing and thriving diverse allotment size subdivision in Lake Albert

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you know this is a phishing email please forward to servicedesk@wagga.nsw.gov.au.

Dear Wagga Wagga City Councillor,

RE: Draft Planning Proposal – LEP18/0004 and 18/0009.

I am again contacting all Wagga Wagga City Councillors to bring to your attention the very grave concerns our community has with the above planning proposal in Lake Albert.

At a recent community workshop Council staff told residents that the proposal is being driven by non-resident landowner developers. These developers have certainly not properly consulted with the community in Tallowood and Cottonwood.

Part of the plan aims to infill our already successfully subdivided and thriving diverse allotment size community in Lake Albert.

Existing development plans in these proposals include land owned by residents in our community who are opposed to any reduction to lot size. Other larger lots (also owned by residents who oppose the lot size reduction) have been omitted from the plans.

Changes to minimum lot sizes in the Tallowood Crescent and Cottonwood Close subdivision will significantly change the amenity of this area and reduce mixed-lot subdivision choice for future residents.

The 2018 Planning Proposal Assessment associated with this proposal clearly stated that there was a 'mixed response' in the community to the proposed reduction in lot size 'with some residents seeing the opportunity to subdivide their land and other opposed to any form of subdivision in the locality'. However the community submission data does not reflect this.

I have continually asked for more data and information about this proposal so that there is more transparency associated with the decision making.

Recently the redacted 2018 community submissions were made available on the Connect Wagga document library (<https://connect.wagga.nsw.gov.au/lep18-0004>).

It is very clear that more than 85% of community submissions received in 2018 were opposed to this planning proposal.

Currently this percentage would be similar or even higher as more of the affected community are now aware of the planning proposal and do not support it.

We also note that when Council voted in 2018 to support the proposal the information available on the Connect Wagga link was incomplete and thus did not provide all the required information to our community.

Fortunately further action by Council was deferred in May 2021 until proper community consultation could occur and relevant information could be provided. This new information has raised further questions and concerns.

We ask that Council thoughtfully reconsider this proposal when it is again presented to them at the end of October.

We ask that when they make their choice they should consider the community voice.

There is no need to reduce, reuse or recycle an existing and thriving diverse allotment size subdivision precinct that current (and future) Wagga Wagga residents value for its amenity and call their local community.

Infilling this precinct and connecting it to other large lot developments may appear convenient but it will unnecessarily change a quiet, mixed allotment subdivision which was cleverly designed in 1996 to cater for choice.

"Community is much more than belonging to something; it is about doing something together that makes belonging matter." (Brian Solis, author and digital anthropologist)

Kind regards,

[REDACTED]

[REDACTED]

October 2, 2021.
PO Box 8469,
Wagga Wagga, NSW, 2650.

Dear Wagga Wagga City Councillors,

RE: Submission against Draft Planning Proposals – LEP18/0004 and 18/0009.

Please find attached a submission regarding the above mentioned draft planning proposals.

Our family is opposed to any further reduction in lot size in the Tallowood/Cottonwood precinct or changes to Tallowood Crescent which would result in it being connected to new developments by a road or access walkway. We also do not want swale drains bringing more storm water flow into Tallowood Crescent and causing further stormwater issues for the residents. Stormwater management is a significant issue in this area and increased development will only add to the current problems. Unless you have actually lived in a quiet, rural, diverse allotment size subdivision, you won't really understand why the residents within this community are overwhelmingly opposed to these proposed lot size changes.

KEY ISSUES PERTAINING TO THE TALLOWOOD/COTTONWOOD PRECINCT:

1. This area is an existing and successful diverse allotment size subdivision (*see attachment 1 and 2*). There is no legal requirement for Council to infill this area by reducing lot size.
2. At the time of purchase, enquiries were made to Council and it was categorically stated that, in line with the Strategic Plan, no further subdivision would occur in this already subdivided precinct.
3. The proposal is being driven by non-resident landowners who wish to subdivide land adjacent to this diverse allotment community (*attachment 3*).
4. Council staff have stated that it would be prudent to have a decision on the proposal before the next Council elections occur. It also must be noted that the time frame for completing the LEP is to be 17 months following the date (10 June 2020) of the Gateway determination. The expiry date for completing this LEP is rapidly approaching.
5. The current plans of the proposal include land owned by residents who are opposed to the reduction in lot size and who have never agreed to be part of the development plan.
6. The initial proposal submitted in 2018 was supported by Council without due process being followed as adequate community consultation and information was not provided.
7. At least 85% of community submissions in 2018 were against the proposal (*see <https://connect.wagga.nsw.gov.au/lep18-0004> document library Submissions received in 2018*).
8. The proposal will create substantial reduction and change to this community's amenity.
9. There will be an unwanted reduction in R5 large lot subdivisions in Wagga Wagga that are able to provide a diversity of allotment sizes.
10. Residents' very real concerns about e.g. overland flow, stormwater management with open swale drains, local traffic, amenity, rates and noise, have not been alleviated by the information provided.

11. If Council continues to support the proposal, it has been established that development could begin early in 2022, well before any necessary upgrades to Gregadoo Road are completed.

A DIVERSE ALLOTMENT SIZE SUBDIVISION PROVIDES CHOICE FOR RESIDENTS

I have been a resident at 9 Tallowood Crescent for more than 10 years. Our family home is located in a thriving and diverse allotment size subdivision that consists of Tallowood Crescent and Cottonwood Close (*see attachment 2*). We were drawn to this quiet street for the exact reason that this current subdivision was developed in 1996 (*see attachment 1*) i.e. a ‘country lifestyle’ and ‘city convenience’ and a range of allotment sizes that provided choices for people. It is extremely difficult to find subdivisions in Wagga Wagga that have diverse small acreage lifestyle allotments. Most large lot R5 developments in Wagga Wagga are a homogeneous patchwork of houses. A homogeneous subdivision does not suit everyone and creating another homogeneous housing development will actually reduce subdivision choice in Wagga Wagga.

A LOCAL COMMUNITY WITH OVERWHELMING OPPOSITION TO ALLOTMENT SIZE REDUCTION

In 2018 when very little information about the proposal was available and limited community consultation was undertaken, this unique Lake Albert residential precinct responded to the proposal with submissions. The community did not just have a ‘mixed response...with some residents seeing the opportunity to subdivide their land in the future and others opposed to any form of subdivision in the locality’ (Planning Proposal Assessment, 2018) to the draft planning proposal. The Community response was overwhelmingly (85% of submissions, (*see connect.wagga.nsw.gov.au/lep18-0004*)) opposed to a proposed reduction in allotment size and yet Council resolved to support the development proposal.

In 2021 our community asked for Council to defer any further decisions about this proposal because due process had not been followed and decisions were being made without proper details and information. Due to ongoing questions from the community there is now three times the information available on the Connect-Wagga portal and workshops have also been conducted. However nothing that has been supplied by the developers or Council since the deferment has changed my own, my consultants or our community’s opposition to, or alleviated my own, my consultants or our community’s concerns about, the negative impact of this draft planning proposal. The proposal will do nothing but change the highly valued amenity of the Tallowood Crescent/Cottonwood Close precinct and cause issues with e.g. storm water, overland flow and traffic.

At a recent community workshop Council informed residents that 100% of the community could object but Council could still support such a development. This is very concerning as successful introduction and implementation of any significant change within a community relies heavily upon planning, process and partnerships; dialogue, discussion and details; and collaboration, cooperation

and consultation. The successful, unique and diverse subdivision in Tallowood and Cottonwood has stood the test of time. Rather than be subjected to infill and re-development, it should be seen as a potential model for future diverse allotment subdivisions so that our city can provide precincts for people who value and seek to live in these type of communities (*see attachment 2*).

INFILL IS A CHOICE IN OUR CITY AND NOT A LEGAL OBLIGATION AND IT DECREASES THE CHOICE OF COMMUNITY TYPES

In 2009 there was no indication when I purchased our property in an already subdivided and diverse allotment size community that lot sizes would be reduced in the future. Infill is certainly not a legal requirement in our regional City and the Strategic Planning Committee had clearly identified that the growth areas should be in the north. However our thriving, diverse allotment size subdivision is now going to be impacted by infill if the non-resident landowner developers continue to include the Tallowood Crescent and Cottonwood Close Community in their development proposal.

Wagga Wagga City Council is **not obliged to infill all larger lot subdivisions**. Council can choose which precincts are suitable for infill and which existing subdivisions should be excluded. Not all existing subdivisions are suitable for redevelopment and intensification. I would encourage Council to exclude the diverse allotment subdivision in Tallowood and Cottonwood from the proposal. The vast majority of the residents are clearly opposed to future subdivision and any changes to the amenity of the area. Council has stated in assessment reports that the infill in a precinct *'will contribute to the housing mix already available in the city'* because it will increase the number of e.g. homogeneous R5 4000m² large lots that are available in an area. Conversely infill in a multi-sized diverse allotment size subdivision will **DECREASE** the choice of housing precincts available to Wagga residents and will definitely not help balance the diversity of land available in the future.

I am an advocate for improving housing availability, equity, connection, and sustainability in our communities. However I cannot support infill in the diverse allotment precinct of Tallowood and Cottonwood because it appears to: i) be convenient; ii) *'fit an existing (homogeneous) pattern emerging in the area'* (Council's Planning Proposal Assessment p15), or iii) be a *'site that was identified by two individual (**non-resident**) landowners (on Gregadoo Road) who wish to subdivide their own land'* (Council's Planning Proposal Assessment p17) (*also see attachment 3*).

DON'T REDUCE, REUSE OR RECYCLE A SUBDIVISION THAT IS NOT BROKEN

The 4000m² minimum lot size chosen for the proposed changes to the area is considered by Council to be *'appropriate in ensuring the existing amenity is retained'*. I fail to see how an increase of **at least 130 houses** will not change the existing amenity or character of our thriving and diverse allotment size subdivision, particularly if Tallowood Crescent is connected to the proposed subdivisions along Gregadoo Road. Gregadoo Road also requires a significant upgrade before it can

manage any future increase in residential or building development traffic, particularly near the Mater Dei Schools and The Grange. This will not be undertaken before development begins.

The precinct of Tallowood and Cottonwood should not be subject to further subdivision or connection to any neighbouring subdivisions as the narrow, tree lined road will not safely support the increase in traffic. Due to existing building envelopes, houses along Tallowood Crescent are built close to the road and residents will be disturbed by increased traffic noise, particularly during the building phase of any new development that may occur on or connects to this precinct.

There is no valid reason why an already subdivided and successful development, which has been identified for infill by non-residential landowner developers, should be catastrophically changed to meet the needs of Wagga Wagga's growing population at the expense of current and future local Wagga Wagga residents who seek to live in a quiet diverse allotment size community with a rural outlook. The Tallowood/Cottonwood precinct does not need to be included in this proposal. It does not need to be reduced, reused and recycled. The community was thoughtfully planned and repurposed for its residents—past, current and future—when it was first subdivided. It is a subdivision that offers choice to future residents who may wish to live in a diverse allotment size community (*see attachments 1 and 2*).

COUNCIL CHOICES AND COMMUNITY VOICES

The choice to include Tallowood/Cottonwood in this development proposal ultimately lies with Council but when an overwhelming proportion of the local community choose to raise their voices in concern it is certainly worth listening and reflecting on past decisions. Future decisions need to be made so that people within Wagga Wagga still have the choice to live and enjoy what diverse allotment size communities such as the Tallowood/Cottonwood precinct are able to offer. Unless you have lived in one, you won't really understand why the residents have chosen to resist these proposed changes for our community. However Council's choice should be influenced by the community voice.

Kind regards,

[REDACTED]

[REDACTED]

1996



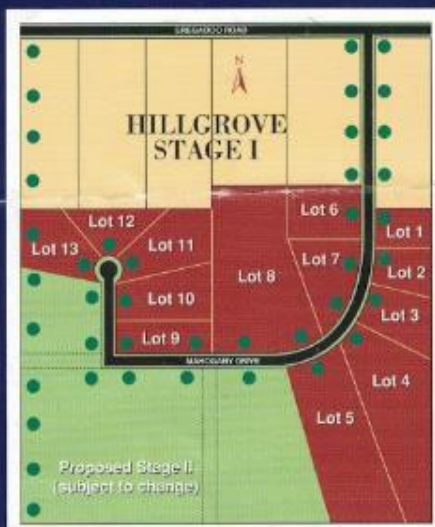
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TALLOWOOD CR. AND COTTONWOOD CL.

2021



*streets that don't need to alter their
Country lifestyle & City convenience*

*There are a range
of allotments
which enable its
residents (who are
of all ages) to enjoy
this location.*

*Houses are fully
serviced with no street
lighting so night skies
can be appreciated.*

*Avenues of mature
autumnal trees.*



*Panoramic views
of farmland and
rolling hills and a
walking distance
to The Lake.*

*A welcoming
community in
a quiet street.*

*An area in
Wagga that has
already been
subdivided and
established.*

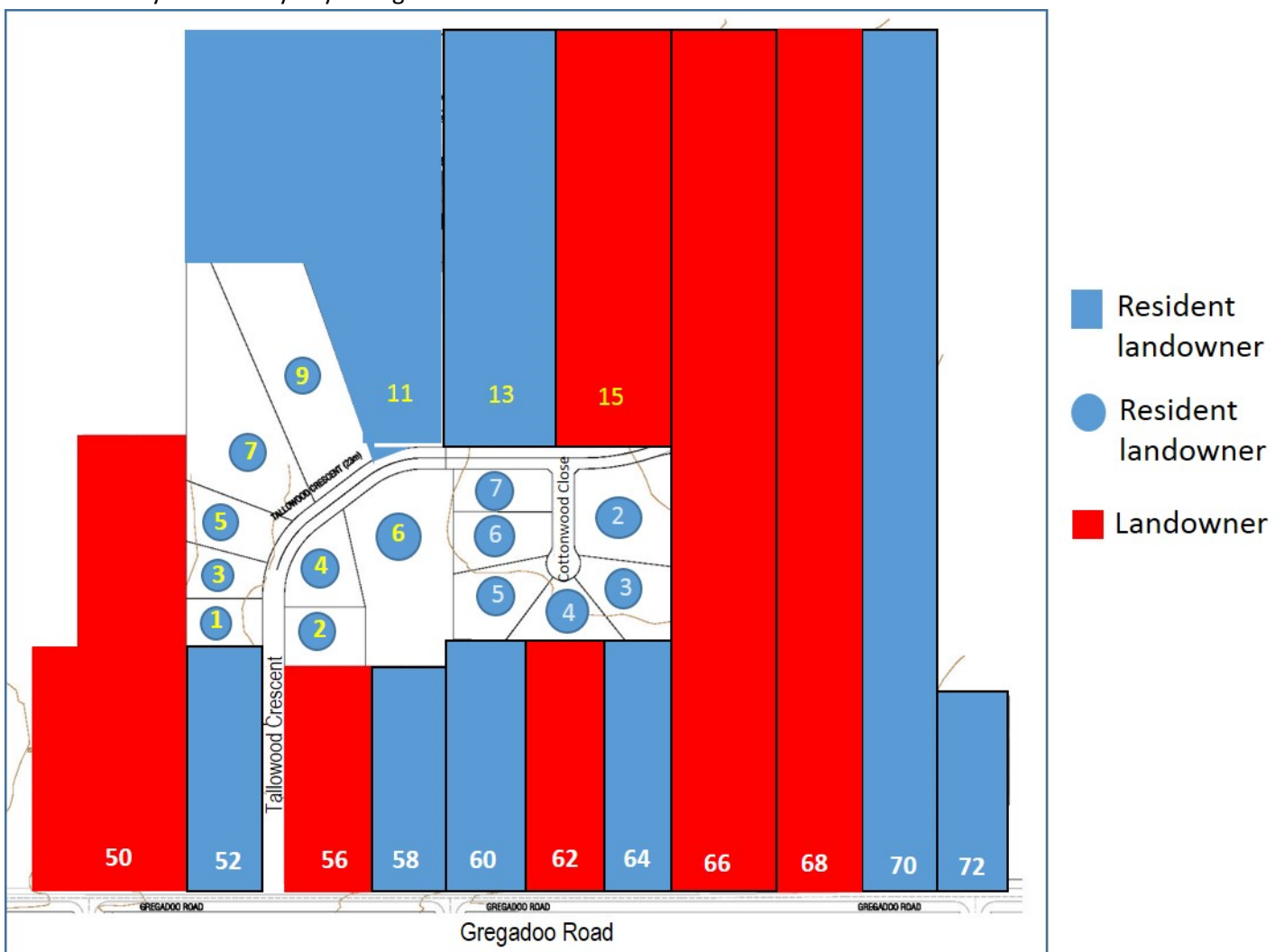
“Hillgrove”

“Community is much more than belonging to something; it is about doing something together that makes belonging matter.”

Brian Solis, author and digital anthropologist.

WHY HAVE THESE CHANGES BEEN PROPOSED?

Some non-resident land owners that have road access to Gregadoo Road are seeking approval to reduce minimum lot size so that they can subdivide their land. These submissions have prompted Council to propose a change to the minimum lot size across a larger area of the Gregadoo Road precinct and also within Tallowood Crescent. Residents of Tallowood Crescent and Cottonwood Close were not adequately consulted and most found out because they were informed by residents in Gregadoo Road. It is concerning that those who are seeking and driving these changes are **land owners AND NOT resident landowners** of this area and so will not be directly affected by any changes.



From: [REDACTED]
To: [City of Wagga Wagga](#)
Cc: [Grp- Councillors](#)
Subject: Gregadoo Rd/Tallowood Cres Planning Proposal
Date: Saturday, 2 October 2021 6:16:44 PM
Attachments: [Document1.docx](#)
[.msg](#)
[.msg](#)
[.msg](#)
[.msg](#)
[.msg](#)

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Dear Council Staff and Councillors

Please see attached submission against the Gregadoo Rd/Tallowood Cres Planning Proposal and supporting photos.

I thank you for taking the time to read through our concerns.

Kind regards

[REDACTED]

Wagga Wagga City Council
Email: council@wagga.nsw.gov.au

1st October 2021

Dear Sir/Madam

Re: Gregadoo Rd/Tallowood Cres subdivision proposal

For the past 22 years we have called [REDACTED] our home. We have enjoyed the semi-rural lifestyle with our 3 sons growing up enjoying the outdoors with their friends riding motor bikes, building and riding go carts and enjoying the space that this area offers. Our grandchildren now love to come and do the same. We have a few cows, alpacas and chickens on our 20 acres. For us it is the perfect lifestyle. It is quiet, peaceful and is our haven.

When we purchased the land in 1998 I enquired at Wagga Wagga City Council to see what the future plans were for the Southern side of Wagga. I was told that there was to be no further subdivision approvals "in our lifetime". I was told of the many issues which further subdivision would pose including stormwater inundation. I was very pleased to hear this and we purchased our property feeling very secure in the fact that we would not be built out with further subdivision in the future.

We were saddened to see the new Gregadoo Rd/Tallowood Cres proposal with 7 blocks directly backing onto our western boundary and an overall additional 40 lots proposed for Tallowood Cres alone. This includes 13 blocks on our property. On the overall staging plan drawn by MJM it shows our property as **stage 11** indicating that we are involved in the proposal and are interested in subdivision. This is a misrepresentation of the facts. **We are not interested in subdivision and have never been.** I do understand that once the subdivision idea begins then all avenues need to be explored and accounted for including future possibilities.

Our question is, why does Tallowood Cres need to be re-subdivided at all?

Our street has already been subdivided into a diverse array of lot sizes giving residents choice. It is a great mix of property sizes giving residents the opportunity to keep horses, cows, alpaca's, sheep etc and the outdoor lifestyle for the children in the street. If the proposal is adopted and some land owners choose to subdivide, what impacts will this have on those who choose not to and wish to keep their livestock? The livestock will be very close to new homes. How will this impact on health and safety? Will this cause angst between the livestock owners and the owners of the smaller lots?

The land owners that are proposing this subdivision do not live in the area. They are land owners who have either bought property to develop or have inherited property and can see a financial opportunity. The Gregadoo Rd proposal does make some sense in the fact that several of those properties are vacant and have been for many years. They are coming in off Gregadoo Rd and creating a new little rezoned area just as has already happened with Tallowood Cres and Cottonwood Close 25 years ago. Again, I ask, what is going to be gained by re-subdividing Tallowood? It will destroy the amenity of the area significantly.

The southern side of our property is low lying and is very wet and swampy during the winter months and is certainly not good land for any future potential construction.

There are significant issues with the Tallowood proposal:

Traffic: Tallowood Cres is a very quiet street with mostly local traffic and the odd “Sunday driver”. Tallowood and Cottonwood are very narrow streets with no line marking, kerb and gutters or street lighting. This is not a problem for the current residents that live in the street with minimal traffic movements each day but will become a major issue if the proposal is to go ahead. The traffic report suggests that the traffic will increase by 450 vehicle movements per day at the current proposed planning option. There is a sharp bend on Tallowood which many cars often cut. This could become a real safety concern if traffic was to increase. There are many children riding bikes and scooters up and down the street, we have elderly walkers that use it as a walking track every day. After attending the Community Workshops facilitated by WWCC this year it was suggested that Tallowood become a cul-de-sac with a pedestrian connection to connect with the Gregadoo Rd proposal. We are in favour of this scenario. It will keep the traffic in Tallowood as it currently is and will create foot and cycle connectivity between the two subdivisions. I note that the amended plan shows Tallowood Cres abruptly stopping with no cul-de-sac shown. I feel that this will pose a problem and would like to see the cul-de-sac option explored.

Gregadoo Rd: Gregadoo Rd is becoming increasingly busier with the additional subdivision approvals in the area. We are very grateful that WWCC have earmarked Gregadoo Rd as a major upgrade over the coming years which will alleviate issues that we currently experience. This road is becoming dangerous and becomes a bottleneck during school drop off and pick up times.

Schools: With the additional subdivisions proposed and approved in this area schooling could be a potential issue in coming years. Lake Albert School is already struggling to cope with the current enrolment numbers. Are there any plans to mitigate this? Mater Dei School is a private school and is limited in their enrolment applications.

Stormwater: Stormwater is our major issue. I have attached a few photos of stormwater inundation on our property over the past couple of years. This occurs regularly after heavy rain and has been known to lap up onto our front verandah. The stormwater follows the natural water course through our property. We prepared ourselves during the build to alleviate the problems to an extent but we still at times have issues. Our major concern is that with the Tallowood subdivision proposal, we will be further impacted by stormwater during rain events. With the new lots proposed the hardstand areas will be significantly increased all of which will be channelled into pipework. The outlet is proposed to be discharged onto Tallowood Cres upstream adjacent to our property. This will significantly increase the water volume during any rain event creating a water surge onto our property. Who is going to be accountable for any damage caused by this water surge and flooding issues? The drainage diagram shows that the water will be channelled down the swale along Tallowood Cres. **There is no swale along Tallowood Cres.** There is a swale that is at the entrance to Tallowood from Gregadoo Rd in front of proposed lots 101 – 105 on the western side & Lots 120 – 106 on the eastern side. This is a very slow draining swale with little to no fall and will hold water for several weeks. All stormwater comes down from the west and enters the front of our property, down our driveway or through our western boundary fence and across the front of our yard. Our concern is that with the proposal as it is now, our property will be further impacted and this will occur more regularly. The Gregadoo Rd proposal will not impact on our stormwater issues. With the proposal for stages 6, 7, 8, 9 & 10 the stormwater is proposed to be directed to the east and to the north which will be directly flowing onto the front and rear of our property. The rear drainage will then drain to the north east through our neighbouring properties and eventually out onto Gregadoo Rd. This area is already a traffic hazard in wet weather with Gregadoo Rd being subject to water over the road several times a year. Will this additional water create further water crossings or potential road closures due to excess water over the road?

Wagga Wagga currently has a wide variety of lot sizes all within a 15 minute drive to the CBD. This draws many people to relocate to Wagga. I believe that this is a big draw card for many who are looking for the rural lifestyle to enjoy their horses, livestock or just the open space whilst still being close to town. I do understand the need for some infill in the Wagga area but we do still need the diverse array of lot sizes currently available. By re-subdividing lots, reduces options and creates a more cookie cutter approach. Is this what we want/need for Wagga? We are developers and do understand the need for additional land in the right areas. Subdivided land is scarce in Wagga but to start dividing previously subdivided land and creating infrastructure issues and losing the amenity of the outskirts of Wagga is not productively moving forward. Tallowood is on the furthest southern outskirts of Wagga. It makes sense to leave it as larger rural/residential allotments. It would be a shame to lose the rural outcrops of Wagga.

I would like to take the opportunity to invite WWCC staff and Councillors to come out and see how the stormwater and traffic issues will affect our property and Tallowood Cres as a whole.

I thank you for your time

[Redacted Signature]

Ph:

Email:

[Redacted Contact Information]











Wagga Wagga City Council
Cnr Baylis & Morrow Streets
Wagga Wagga NSW 2650

1 October 2021

To: WWCC General Manager, Councillors, Gregadoo Road Proposal Team Members,

RE: Gregadoo Road Proposal - Approx. 130 New 1 Acre Lots

I am writing this submission in regards to the proposed 130 new one-acre lots proposed south of Gregadoo Road. With work and family commitments we were unable to attend the hosted workshops but thank Council for its extensive and thorough approach to community consultation during a difficult year (i.e. Covid 19 impacts on Wagga Wagga socially and economically).

I currently reside in Tallowood Crescent with my partner, 6 and 3-year-old sons. I have done so for 8 months now. It is a wonderful area. Others have enjoyed residing in the area for over 20 years. I am in support of the development as it would allow us, if we so chose, to access a windfall of excess land not in use.

I can also understand the concerns of existing residents. I acknowledge that the development will bring prosperity to some, a beautiful new place to live for others during times of high demand and disruption to the current way of life for others.

Infrastructure: Roads & Drainage

Without attending the workshops some of the existing issues are obvious even without residing in the area. Concerns have been raised about drainage. It is understood that the existing drainage issues along Tallowood Cres are a result of previous development and will not be resolved through new development.

- Land should have been leveled with a slight gradient encouraging overland flow into roadside table drains.
- Sewer drainage is also slow and less than ideal. Again, gradient is insufficient and potentially pipe sizes too.

Future development however, need be performed in a way that these issues are not duplicated or exacerbated. The drainage issues along, and road quality of, Gregadoo Rd, is currently insufficient for overland flow and traffic numbers pre-development. Specifically, between The Grange and the intersection on Main St with excess water flowing over the road when it rains causing damage to the roads and representing a safety hazard for transport/traffic.

The issues in the existing areas are difficult to fully amend due to 1. existing homes and infrastructure being in place, 2. the cost to correct being more than significant relative to the overall benefit and 3. that there is no funding source. However, Gregadoo Rd drainage could be improved at the same time as the Gregadoo Rd Upgrade occurs. Ideally Developer Contributions collected for stormwater in the area

could be directed towards addressing trouble spots on Gregadoo Rd. This means evaluating the priorities on the stormwater works list and adding any additional works item/s.

The 'Wagga Wagga Local Infrastructure Contributions Plan' lists works amounting to \$180m from which developer contributions will cover \$31.5m. (Excludes Sewer and Stormwater works.)

The Gregadoo Rd Proposed development represents new development that was not already identified as part of the existing developer contributions plans. If development contributions collected for Lake Albert exceed the funds required to complete the works listed in the Plans, I would like to see the Road and drainage issues along Gregadoo Rd fully rectified rather than improved and 'patched up'. The additional traffic, the residents and their safety depends on this.

The current Developer Contributions Plans list new projects and upgrades related to Sewer, Stormwater, Roads, Pathways, Recreation Areas, Open Space and Community Facilities etc. Specifically identified projects for Lake Albert include:

Wagga Wagga Local Infrastructure Contributions Plan:

- Safer intersections along Gregadoo Road Corridor, similar to the Grange entrance. Partial road upgrade to handle more traffic. Total Upgrade Cost \$4.468m with \$3.268m funded from developer contributions.
- Shared pathways \$414k cost with \$62.1k covered by developer contributions
- Shared pathways \$1.5m cost with \$229k covered by developer contributions

At an estimated \$25k will be collected in developer contributions per lot. (To be further broken down for Sewer, Stormwater and s7.11 Works). At 130 new lots this represents \$3.25m in funds that are not yet directed towards infrastructure items. Clearly, I am advocating for funds to address road quality and drainage in the proposed areas.

Sewer

I understand that Council's sewer assets in the Lake Albert catchment area are not at capacity and can adequately handle the increased intake. It is also understand that sufficient Sewer Infrastructure is planned relative to the new development and will be conditioned upon development. Important to note that the current movement of sewer seems slow and without being an engineer I can only conclude due to inadequate gradient and or pipe size/s. Ideally this is not repeated and is made satisfactory in the newly developed areas.

Rates

Currently the WWCC collects rates of \$96k per annum in the precinct proposed for development. Once land development is fully completed, rates collected would reach \$453k per annum (excluding impacts of inflation/in today's dollar terms). An increase of \$357k per annum for WWCC to utilise in delivering and improving services to the community. (See attached estimate Appendix A.) This enhances WWCC's capacity to serve and in turn the community ultimately benefits.

Change of Life

Undoubtedly there will be an increase in traffic to Tallowood Cres with additional residents in the street and also in the south west of the precinct. Children on bikes and scooters, wildlife (ducks, birds), animals

(dogs, horses, sheep and cattle) frequent councils grassed streets edge at times as needed and as part of an everyday almost semi-rural lifestyle. People lean on each other, share and swap tools, appliances, produce and animals. It is a safe and enjoyable place to be where residents are well known to each other.

Originally, the tail end of Tallowood Cres was proposed to continue and connect to future development. I had suggested as I believe others have also, that the street remain closed to new residential roads and remain open to pedestrians. This is a good compromise which will reduce the impacts of new traffic in the street and the impediment to the existing way of life.

So far as a lifestyle that is attained within any one existing lot, I feel that this is able to be maintained where residents can choose not to develop and to retain the use of their land as occurs now. The impacts will be felt more externally in common places in-between existing lots. (Road reserves and lawn areas where residents gather for conversation and sharing). Perhaps this will not occur to the same extent, although I personally feel that the community spirit will endure, and new friendships will be made.

I trust that the impact to wildlife will be dealt with as is always the case with any proposed development. Native flora and fauna will be aimed to be retained, any bird flight pathways sustained and protected where possible etc. Where trees are removed council has the ability to condition that additional trees be planted elsewhere to counter the impact to the environment/eco-system we thrive from.

Fencing

It always interests me how such a small item, (cost and size wise relative to the development of a lot), can impact a suburb.

Fencing is often dealt with as part of development conditions issued. Ideally in a semi-rural/larger lot setting, front fences at least are 'see through' allowing for a certain look and feel of 'openness' and 'tidy lawn/house proud' focused residents. Ideally, this should be sustained. The suburban style of 5-foot fences encasing homes would detract from the natural beauty and 'community feel' of the area. I understand for privacy this is necessary in an area with 400-600m² lot sizes but hopefully sustaining the current standard, or else, some close compromise can be reached within assigned development conditions.

Lot Sizes

An alternative to further mitigate any loss of community due to higher resident numbers on smaller lots and an increase in traffic would be to amend the lot sizes.

I understand that a variety of lot sizes were proposed years earlier from a variety of landowners, however WWCC was pre-emptive and required an all-encompassing collusive effort to plan the overall area adequately. For fairness and planning a single one-acre lot size was proposed for the whole precinct. This approach is appreciated as I understand some lot sizes may have been too small and unsuited to the area.

While lots greater than one acre would mitigate concerns further, I feel that WWCC is nearing the end of its process with this particular development proposal and that lot size considerations have been dealt

with in depth in years gone by. It would be inefficient given the level of research, review, investigation, planning and time invested to make such changes at this stage.

Zoning

I note that this proposal is a change to lot sizes, not changing to high density residential zoning, commercial or industrial use zoning. It isn't one of the more controversial and debated developments like the Murray St proposal. The planned approach to this precinct and its lot size change is in fitting with the pattern of development in Lake Albert and mirrors that of better planned cities within NSW. It is a natural progression that the circumference around a city centre is continually built out and the densities are required to intensify for reasons of proximity/convenience with access to amenities, connection to/use of infrastructure, ongoing infrastructure and maintenance costs/efficiencies.

The proposed lot sizes are not 400m² minimums but are 10 times this at 4000m². They are well in excess of the recent 1300m² lot sizes in the Crooked Creek development that is within closer proximity to Lake Alberts community hub/shopping precinct. I also note the development occurring along Plumpton Rd (although the proposed Gregadoo precinct is thought out/better planned).

I note that further away, there are (larger again) rural lot sizes (4ha to 9ha/ 40,000m² to 90,000m²) in Butterbush Rd (developed in recent years). Again in keeping with the sensible pattern of progressively larger lot sizes being generated as the distance to the city centre increases. Beyond this you have larger scale rural properties.

Lake Albert hosts great existing facilities for education, health, shopping, entertainment, recreation, civil infrastructure etc. I think the lot size in the proposed area represents a natural progression as the city continues to grow and makes good use of existing community assets/features/benefits.

Other

There are other obvious unstated benefits to Wagga Wagga's economy allowing for new residents and new homes. No doubt debated extensively elsewhere and well known to community members and community representatives.

Thankyou for Council's investment in addressing the potential for the development area and in seeking to hear, address and mitigate the identified issues.

Thanks & Regards

[Redacted signature block]

[Redacted contact information]

Appendix A

An estimate of the impact to WWCC Annual Rates as a result of the Development once fully complete:

AREA	ADDRESS LAKE ALBERT NSW 2650	ANNUAL RATES	Estimated Rates Post Development
2.39 H		3,124	-
2.03 H		2,214	-
2.03 H		2,792	-
2.03 H		2,766	-
2.09 H		2,792	-
4759 m2		3,262	3,262
5645 m2		3,539	3,539
5810 m2		3,062	3,062
1.07 H		3,938	3,938
5685 m2		3,354	3,354
2.02 H		2,792	-
2.02 H		4,238	4,238
4663 m2		3,322	3,322
6518 m2		3,728	3,728
4025 m2		3,108	3,108
5246 m2		3,193	3,193
5246 m2		3,193	3,193
2.03 H		2,971	-
4000 m2		3,062	3,062
6981 m2		3,424	3,424
2.02 H		4,238	4,238
2 H		4,421	4,421
2.03 H		2,971	-
2.02 H		3,124	3,124
8.57 H		3,906	3,500
6.96 H		3,655	-
5.04 H		3,507	3,507
5.16 H		3,507	-
1.57 H		2,507	-
Estimate	130 Lots @ Rates of \$3k	-	390,000
Total Rates		95,711	453,215
Difference Current v Proposed			357,504