

Key issues and concerns

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| Tallowood Crescent | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Want no change to Tallowood Crescent. ▪ No road link or pedestrian link to be provided at the end of Tallowood Crescent. ▪ As a compromise, preference to have Tallowood Crescent closed off to all vehicle traffic with a public reserve walking access only between the two areas. ▪ Increased traffic on Tallowood Crescent is a concern. <p>Options:</p> <ol style="list-style-type: none"> 1. Note the comments and do nothing. 2. Completely remove Tallowood Crescent and Cottonwood Close properties from the planning proposal. 3. Make changes to the proposed DCP amendment to ensure Tallowood Crescent remains a closed road with a pedestrian access provided that also provides infrastructure connectivity. 4. Make changes to the proposed DCP amendment to ensure Tallowood Crescent remains a closed road with no pedestrian access. 5. Make changes to the proposed DCP amendment to ensure Tallowood Crescent remains a closed road with future development to consider merits of a pedestrian access or infrastructure easement connection in consultation with Riverina Water County Council and Wagga Wagga City Council to ensure infrastructure servicing requirements can be addressed. <p>Discussion / Recommendation:</p> <p>Most residents in Tallowood Crescent have raised concerns with Tallowood Crescent being a through road. Council staff have assessed the road network and Tallowood Crescent is not required to be a through road for the purposes of potential future development.</p> <p>Removal of Tallowood Crescent and Cottonwood Close from the planning proposal is not the preferred approach as consideration of planning at the precinct scale is a key outcome identified in our Local Strategic Planning Statement. In addition, there are a number of existing properties in Tallowood Crescent and Cottonwood Close that are less than 1-hectare in size significantly lower than the existing minimum lot size of 2-hectares.</p> <p>It is recommended to implement Option 5 above to ensure full consideration can be given to a pedestrian / infrastructure easement option.</p> |
| Consultation / Exhibition Material | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Consultation with the community and the available information has been inconsistent and ad hoc. ▪ The information made available about the proposed changes on the Connect Wagga page is incomplete and does not provide all the required information. |

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| | <p>Discussion / Recommendation:</p> <p>In response to this feedback in May 2021, the exhibition period was extended to obtain additional information and make all relevant exhibition material available.</p> <p>Additional documents were made available on the website in June 2021 and additional servicing / infrastructure information provided in September 2021 with a new exhibition close date set for 3 October 2021.</p> <p>No recommendations are made in response to these comments.</p> |
| Minimum Lot Size | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ The changes to the minimum lot size would change the pattern from a mixed lot residential area to a uniform 4,000m². ▪ The change does not take into consideration the diversity of lifestyle that should be provided in a large lot residential community. ▪ Preference for no further subdivision in the area. ▪ Bought block believing subdivision was finished. ▪ Do not intend to subdivide. <p>Options:</p> <ol style="list-style-type: none"> 1. Remove properties who do not wish to subdivide from the planning proposal and retain a 2ha minimum lot size on these properties. 2. Retain the precinct approach to changing the minimum lot size. <p>Discussion / Recommendation:</p> <p>Changes to the minimum lot size provisions will acknowledge that there are existing lots below 1-hectare and down to approximately 4,000m² in size as well as provide opportunities for further subdivision. The change will not force landowners to subdivide to this size, however, will ensure a consistent approach to planning, particularly for infrastructure provision to ensure development and infrastructure upgrades / provision is not occurring in an ad hoc manner.</p> <p>The recommendation is to implement Option 2.</p> |
| Amenity / Character: | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Have concerns for the quality of life and streetscape. ▪ Want diversity in subdivisions. ▪ The lot size proposed does not take into consideration the diversity of lifestyle that should be provided in large lot residential communities. ▪ The proposal will change the quiet area to a busy and densely populated one, impacting on rural outlook. <p>Discussion / Recommendation:</p> <p>The lot size proposed is large enough to retain and reflect the existing rural residential character in this locality.</p> <p>The Wagga Wagga Development Control Plan provides development controls for new developments that facilitate retention of the rural residential character in these locations.</p> <p>No recommendations are made in response to these comments.</p> |

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| Infrastructure / Servicing | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Concerns for the basic infrastructure and changes to traffic. ▪ Services and amenities all need upgrading for existing residents. ▪ The proposal does not account for increased load on existing infrastructure. <p>Discussion / Recommendation:</p> <p>The site has access to basic infrastructure and demonstrates options for connection to and management of infrastructure provision for potential future development. Full details of infrastructure upgrades will be identified when development outcomes are known and submitted as part of a development application.</p> <p>No recommendations are made in response to these comments.</p> |
| Gregadoo Road Upgrade | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ No development to commence before the Gregadoo Road upgrade occurs. ▪ Gregadoo Road is not ready for the increase in housing. ▪ An exit directly onto Plumpton Road would alleviate some of the additional congestion on Gregadoo Road. <p>Options:</p> <ol style="list-style-type: none"> 1. Note the comments. 2. Require changes to the DCP that require the upgrades to Gregadoo Road to be completed prior to development. 3. Enable development to proceed relying on the DA process to condition works that contribute to or directly impact on the upgrade of Gregadoo Road. <p>Discussion / Recommendation:</p> <p>Gregadoo Road was originally designed to cater for the development potential at the time. Over time, development has occurred adding additional demand requiring Council to consider the existing road network, development potential and any required upgrades. The upgrades are being planned to meet the long-term needs taking into account Council's strategy for growth.</p> <p>The upgrades are being designed in response to traffic demand and service levels. If development occurs prior to the upgrade, the development can be conditioned to complete some of the upgrade works.</p> <p>Development in this area is required to enable a future connection point south of the proposal area to facilitate future development and connectivity to Plumpton Road further south.</p> <p>As development will be staged, a suitable option is to require the developer to complete relevant upgrade works as part of the DA process if required. It is recommended to implement Option 3.</p> |

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| Trees | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ If subdivision occurs in Tallowood Crescent, driveway spacing should only be allowed between the current trees, no trees to be removed. ▪ Tallowood Crescent is renowned for its beauty with visitors taking photos of the avenue trees. ▪ Council should have a policy against removal of trees. <p>Discussion / Recommendation:</p> <p>Vegetation is protected when it is a native species. If tree removal is proposed as part of future development, this will need to be taken into consideration and further street tree planting undertaken as required.</p> <p>The street trees in Tallowood Crescent and Cottonwood Close are part of the local character of this area and any impacts on that character must be accounted for and taken into consideration in any future development application.</p> <p>No recommendations are made in response to these comments.</p> |
| Stormwater | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Calculations are incorrect and based on assumptions. ▪ Stormwater drainage is non-existent with flooding of the roads occurring. ▪ Swale drains do not exist and water off the nature strip and road flows towards house foundations. ▪ Consideration should be given to piped stormwater. Open drains are an eyesore and costly for Council to maintain. ▪ Pipe stormwater to the Lake to help with the health and condition of the Lake. • <p>Options:</p> <ol style="list-style-type: none"> 1. Remodelling and review is undertaken at subdivision development application stage to ensure development does not impact adjoining properties. <p>Discussion / Recommendation:</p> <p>Stormwater calculations are based on average runoff rates based on stormwater modelling standards and are in accordance with the size and form of development proposed. Calculations will be remodelled and reviewed at subdivision development application stage.</p> <p>The DCP requires that new developments will need to provide further evidence and model stormwater flow which includes existing flow and manage as part of any new development proposal. New development will need to demonstrate and confirm they are not impacting on adjoining properties.</p> <p>It is recommended to implement Option 1.</p> |

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| Water | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Riverina Water County Council have advised they have capacity in the existing network to service the potential increase in density, however, current water pressure is low. <p>Options:</p> <ol style="list-style-type: none"> 1. Make changes to the proposed DCP amendment to ensure Tallowood Crescent remains a closed road with future development to consider merits of a pedestrian access or infrastructure easement connection in consultation with Riverina Water County Council and Wagga Wagga City Council to ensure infrastructure servicing requirements can be addressed. <p>Discussion / Recommendation:</p> <p>Extension of the existing water main, whilst not guaranteed, may improve water pressure, however some pressure issues may be a result of internal property connections or plumbing fixtures.</p> <p>Council will continue to liaise with Riverina Water County Council on the best approach.</p> <p>It is recommended to implement Option 1.</p> |
| Process | <p>Comments / issues</p> <ul style="list-style-type: none"> ▪ Great meeting at Lake Albert on 27 May 2021. ▪ Feel like it is a money grab by landowners / developers. ▪ If it goes ahead, get it done right the first time. ▪ Make this proposed subdivision a benchmark for future subdivisions around Wagga Wagga. ▪ Councillors were not told that most people (85%) in Tallowood Crescent and Cottonwood Close were not in favour of the development in 2018. ▪ Thank Council staff for their Community Information Sessions, to be able to talk openly about our concerns and discuss possible scenarios to retain our lifestyle has been appreciated. ▪ Not against development, just want it to be done with all concerns addressed. ▪ The proposal involves land and we have not been spoken to by developers. ▪ There has been a lack of consultation in regard to developments in the area. ▪ Council is rushing this through and trying to push to a Council meeting prior to Council election caretaker mode commencing. <p>Discussion / Recommendation:</p> <p>The full consultation outcomes have been identified in this report and all submissions have been attached.</p> <p>The current Council has been involved in this proposal and have awareness of the sensitivities and demand for this development. A report will bring the issues to a decision with Council having the ability to support the proposal, support with changes, or refuse the proposal.</p> <p>No recommendations are made in response to these comments.</p> |

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| Rates / Property Values | <p>Comments / issues</p> <ul style="list-style-type: none"> For those not wishing to subdivide, what is the future of rates? Will rates be based on the number of blocks that could be achieved? While developers look to maximise profits from rezoning into smaller lots, Council needs to take on board the views of existing residents who have the potential for their property values and amenity to be significantly reduced by such decisions. <p>Discussion / Recommendation:</p> <p>Rates are determined by property values and where property values increase, rates can change. It is anticipated that property values will increase over time, the market will determine how this occurs on the ground.</p> <p>The impact on property values is not a planning related consideration and cannot be considered as relevant grounds to reuse a planning proposal. The Valuer General determines land value based on 'highest and best permitted use' and in most cases, this is based on current zoning and planning restrictions. Land value is on land only and not the value of structures on the land.</p> <p>No recommendations are made in response to these comments.</p> |
| Open Space | <p>Comments / issues</p> <ul style="list-style-type: none"> Want to see planning have more areas set aside for park and leisure areas. <p>Discussion / Recommendation:</p> <p>Council's Open Space Strategy seeks to ensure there is well located, useable, accessible, and connected open space opportunities available to the whole community. The proposed site does not trigger the need for local open space.</p> <p>The open space provision in the Lake Albert Catchment is sufficient and accessible for the proposed development.</p> <p>No recommendations are made in response to these comments.</p> |
| Support | <p>Comments / issues</p> <ul style="list-style-type: none"> Love Lake Albert and would like to build there but there is a lack of suitable land. The civil infrastructure and community services and parks are all at your fingertips. As a long-term resident of Lake Albert, support the proposal. Our home and most of the street is around 4,000m², this size is most appropriate for residents seeking space and privacy without the responsibility of maintaining unused or not required land. 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 the city. <p>Discussion / Recommendation:</p> <p>The support is noted.</p> |