

Atkinson, Crystal

From: [REDACTED]
Sent: Friday, 16 October 2020 12:04 PM
To: City of Wagga Wagga
Subject: Submission 47-49 Vincent Road Change to Zoning and minimum lot size
Attachments: Submission 47-49 Vincent Road.pdf

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Please find attached a submission against the change to zoning and minimum lot size 47-49 Vincent Road, Lake Albert.

██████████
██████████
WAGGA WAGGA NSW 2650

12 October 2020

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

Dear Sir

RE: PROPOSED AMENDMENT TO THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLANT 2010 – 47-49 VINCENT ROAD, LAKE ALBERT

We refer to the abovementioned proposed amendment to the LEP in relation to rezoning of the land located at 47 and 49 Vincent Road and provide this submission as an adjoining neighbour for consideration.

We do not support the proposed land rezoning as we are concerned about localised flooding having experienced flooding to our property in 2010 and 2012. The proposal to allow for up to 40-50 lots could have significant impact on existing infrastructure. The report submitted to Council on Monday, 29 June 2020 does alert to the fact that the subject land and land adjoining is affected by overland flow flooding in a 100 year flood event. This has occurred twice in the last 10 years.

There is currently a storm water easement running through our property at ██████████ Crescent, Lake Albert and we are at the low end of the catchment. The proposed 40-50 lots, with the increased hardstand areas, will dramatically increase the amount of storm water runoff and decrease the time of concentration which will push more water into the system faster. This will inhibit the flow of water along the drainage easement past my property and consequently will dramatically increase the chance of over floor flooding in my property.

The stream or storm water drain to the east in its current state without addressing the issues of past flooding does not seem like an adequate suggestion for connecting storm water. (photo below)



Number 19 – 21 Grevillea Crescent



19 Grevillea Crescent



15 Grevillea Crescent



We understand that there is a review of the Major Overland Flow Flood Study and note that Council Infrastructure Officers have reviewed the proposal confirming they think there is suitable solutions for flooding, sewer, storm water management. Whilst this may be the case, we would like to ensure that these solutions not only consider the proposed lots but the impact to adjoining properties.

Regards

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Friday, 16 October 2020 2:16 PM
To: City of Wagga Wagga
Subject: LEP20/0003 - 47-49 Vincent Rd
Attachments: Concerned Residents submission re Vincent Rd and Grevillea.docx

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Attn Crystal Atkinson

Dear Crystal,

Please find attached a late submission to the Planning Proposal of the above.

[REDACTED]

Wagga Wagga

Sent from [Mail](#) for Windows 10

Concerned Residents

Wagga Wagga

16th October 2020

Crystal Atkinson
Senior Strategic Planner
Wagga Wagga City Council

Dear Crystal,

We, the concerned residents of Sycamore road write to register our concerns about the likely impact further residential development in regards LEP20/0003 – 47-49 Vincent Rd Lake Albert will have on the overall stormwater drainage in Lake Albert area and in particular its impact on Sycamore Drain.

Our experience since 2010 tells us that increased residential sub-divisions have impacted an already under maintained and overloaded drainage system being that of Sycamore Drain. Bellgum and the other residential developments upstream from Brunskill Rd in recent years are examples of our concerns where increased hydraulic action has exacerbated flooding downstream.

We are also very aware of the effects of flooding in the Grevillea Crescent area and the inadequacy of the Grevillea drain in large downpours.

Our specific concerns are:

1. That this change does not seem to address the impact of this additional stormwater emptying into the Grevillea drain and how that additional flow might impact the overall drainage system encompassing Grevillea and Sycamore drains.
2. There appears to be no suggestion of any stormwater retention to slow stormwater flow

We request Council to respond to our concerns advising what steps it intends taking that will lessen these impacts.

[Redacted]

for

[Redacted] Rd
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Atkinson, Crystal

From: [REDACTED]
Sent: Friday, 16 October 2020 2:24 PM
To: City of Wagga Wagga
Subject: Proposed Amendment 47-49 Vincent Rd

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The GeneralManager,

I am writing in regards to the proposal regarding rezoning of the blocks 47-49 Vincent road. I am objecting to the proposal as am concerned about any further construction on this land as it has tendency to flood in high rainfall times due to the creek in rear of land area. The storm water system in this area has struggled with dispersing water in past and if more housing is built then issue may become worse.

Am also concerned with a drop in value of my own property which backs onto this area with the addition of new homes and losing the semi rural outlook of my property which adds a selling point for my property.

Thank you for your attention in this matter.

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Thursday, 15 October 2020 10:36 PM
To: City of Wagga Wagga
Subject: Vincent road rezone LEP-20/0003

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To The General Manager WWCC

With regard to the rezoning of 47/49 Vincent Road Lake Albert, I strongly object to the proposal as a property owner that backs onto the land, when purchased we were advised by your council that the land could never be rezoned as it was located in close proximity to the treatment works.

The decision to buy was based on the fact that we would not have buildings at our back fence, just rural property. We would have made the decision to buy closer to the village should we have wanted to have houses all around.

Rezoning the blocks would be a loss of habitat for the wildlife (a variety of birds, reptiles and amphibians) that frequent the sometime marsh like area.

The rezoning would add further to the congestion of traffic at the Vincent Road and Koorungal Road intersection during peak times.

Yours Faithfully

[REDACTED]

Atkinson, Crystal

From: [REDACTED]
Sent: Friday, 13 November 2020 10:10 AM
To: Atkinson, Crystal
Subject: Re: Proposed amendments to 47-49 Vincent Rd, Lake Albert

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Hi Crystal

If you can assure us that there will be no pressure for us to subdivide. Our rates will remain postponed till we wish to subdivide and there is no expense to us for this to occur. Then you may proceed for approval.

Thanks [REDACTED].

Sent from my iPad

On 9 Nov 2020, at 9:57 am, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Hi [REDACTED]

Thank you for the response.

What is proposed will not require you to subdivide, you can continue to keep your property as it is. It will allow you to consider subdivision in the future if you desired.

In terms of costs, if you were to choose to subdivide, we don't have these types of cost figures and it would require a developer to be able to do these figures for you based on how many lots were proposed as part of a subdivision.

This process is seeking feedback on changes to the zoning and minimum lot size which would enable subdivision.

If a comment/feedback could be provided by Friday, that would be great.

If you need 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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<image001.jpg>

From: [REDACTED]
Sent: Monday, 9 November 2020 9:33 AM
To: Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au>
Subject: Re: Proposed amendments to 47-49 Vincent Rd, Lake Albert

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Hi Crystal,
Sorry I did not return your call Friday. We were only able to see our solicitor on Wednesday and as yet she has not followed up to us with any further information.
She was looking into the information you provided.
She suggested we should look into the costs of subdivision to us. Are you able to provide us with council requirements and all expenses from council we would incur.
Thank you for your help. [REDACTED]

Sent from my iPad

On 5 Nov 2020, at 11:40 am, Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au> wrote:

Hi [REDACTED],

I left a voice message on your mobile.

Hoping you've had a chance to discuss with your solicitor and are able to formalise your response on this?

Can you please let me know how this is going so I can get your submission on this?

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442
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<image001.jpg>

From: Atkinson, Crystal
Sent: Tuesday, 20 October 2020 4:53 PM
To: [REDACTED]
Subject: RE: Proposed amendments to 47-49 Vincent Rd, Lake Albert

Hi Sharon,

I can provide you with the following information:

Postponement of rates:

There is a form that you can complete to postpone increases in rates. The form is attached and has information on the third page about the process.

Fencing:

It is agreed that fencing should be consistent, not just for your boundary but other boundaries where subdivision to smaller lots will be adjoining larger lots.

There are a couple of options for this:

- Relying on the development assessment at subdivision to impose this
- Requesting development controls be adopted that will specify fencing controls for when a subdivision occurs

Both options will then result in covenants being placed on the lots to impose a consistent approach.

The fence that adjoins your property may also be conditioned to be done upfront in consultation with the adjoining neighbour so that colours can be discussed.

I hope this assists.

I'll give you a call tomorrow to see if you have any further questions and to identify a date you'd be able to make a submission.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

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

From: Atkinson, Crystal
Sent: Monday, 19 October 2020 4:09 PM

To: [REDACTED]
Subject: RE: Proposed amendments to 47-49 Vincent Rd, Lake Albert

Hi [REDACTED],

I'm am just chasing up some final details.

I'll have something to you tomorrow.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442
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From: Atkinson, Crystal
Sent: Friday, 16 October 2020 2:54 PM
To: Sharon Coombe <scoombe@live.com.au>
Subject: RE: Proposed amendments to 47-49 Vincent Rd, Lake Albert

Hi [REDACTED]

Apologies for not getting back to you sooner, I have just tried calling and have left a message on your mobile.

Thank you for getting in touch.

I can provide the following information for you:

- We do have a process for land owners to apply for rate increases to be postponed until development occurs. So if rates were to increase as a result of the zoning and minimum lot size changing, this could be postponed. Our rates section are able to help with this.
- The proposal is intending to remove the minimum lot size so there would be no minimum size requirement if subdivision could occur.
- Costs associated with development occur when land is subdivided and built on, so this proposal wouldn't impose any costs to you unless you chose to subdivide.
- No fencing requirements will be imposed on you, if your neighbour decides to subdivide, they will be responsible for the fencing when they develop.

I'm sure you will have more question, so despite the submission period closing today, as you are a land owner, I would like to continue this discussion with you and provide you as the land owner additional submission time so that you have adequate time to consider this.

Please let me know a time that would suit you to discuss.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

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From: [REDACTED]
Sent: Tuesday, 13 October 2020 12:41 PM
To: Atkinson, Crystal <atkinson.crystal@wagga.nsw.gov.au>
Subject: Proposed amendments to 47-49 Vincent Rd, Lake Albert

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Hi Crystal,
As the property owners of [REDACTED], Lake Albert I would like to advise you that we do not yet wish to have our property rezoned at this stage as we would like to seek further advice on this matter.
Are you able to provide us with all the council information regarding this development plan or direct us to the department/ person who is responsible for such information. We would like to know how this will impact our rates & when this would apply. The minimum & maximum lot sizes allowed. Any building restrictions that may apply. Fencing requirements for residential zoning. Services which we would have to supply and all council charges which we would incur. I would appreciate your assistance with this information.
Thanking you [REDACTED]

Sent from my iPad

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