

[REDACTED]
[REDACTED]
[REDACTED]

The General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650
Email: council@wagga.nsw.gov.au

Attention: Adam Wood

Dear Peter

RE: LEP20/007 ESTELLA ZONE ADJUSTMENTS PLANNING PROPOSAL

We strongly object to LEP20/0007 Estella Zone Adjustment planning proposal. As owners and residents of [REDACTED], we will be directly impacted by the proposed change in landuse zone from RE1 Public Open Space to R1 General Residential [REDACTED].

We specifically purchased our block of land because it would overlook open space and we would not have any neighbours along our western boundary. We purposefully oriented our house to overlook the open space knowing that houses would not be built there. We are devastated by elements of this planning proposal because we can't re-build our house and believe the proposal unfairly impacts our amenity and privacy.

We also question whether the proposal is in the public's interest and may not meet the priorities of Council's Recreation, Open Space and Community Strategy 2040.

Direct Impacts

Orientation of our home and loss of privacy

Living with plenty of open space is important to us. We selected our block knowing that houses would not be built beside us and we would be surrounded by open space (refer to Figure 1). We built our house on a deliberate angle to face away from our neighbours and towards the open space. Our front fence was built with double gates so we would have vehicular access to the rear yard and shed.

If houses are built beside us in [REDACTED], our front windows and porch would look directly into the neighbouring property at close range and from an elevated position. We would also lose the ability for vehicles to access our side gates (given the slope of our driveway, backing a trailer on an angle into our shed through the gates would be near impossible).

Loss of open space and amenity

We purchased our block of land because houses could not be built along our western boundary. We value the space and amenity that the open space provides. Not all neighbours are good neighbours, and more neighbours increases the likelihood of issues with noise, dogs barking, reduced privacy and disagreements. If the proposed zone amendments are approved we could have three additional neighbours, possibly more if units or smaller allotments are permitted. If the proposal is approved,

rather than three direct neighbours, we could share our boundaries with a total of between six and seven neighbours!

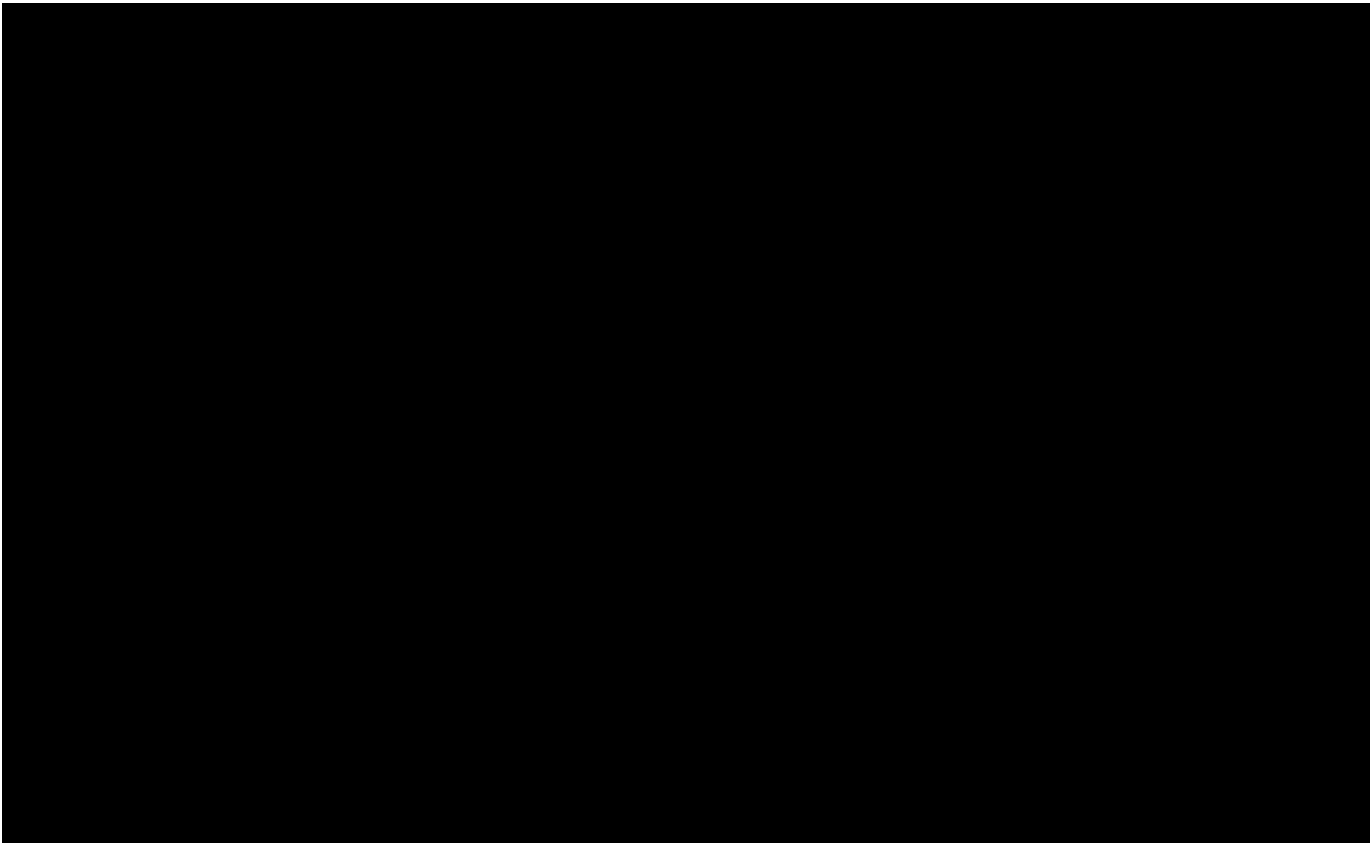


Figure 1 – Existing landuse zoning, [redacted] surrounded by open space

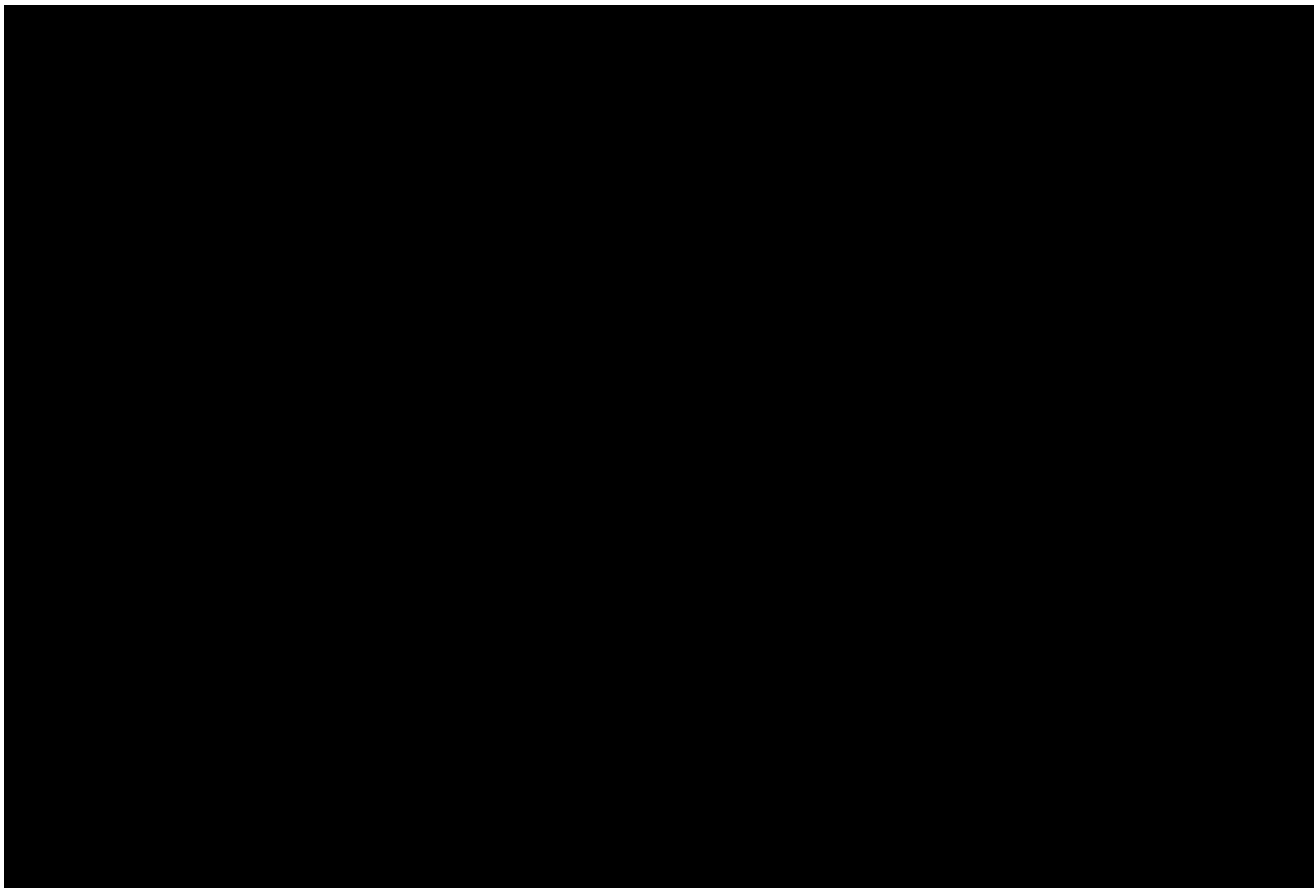


Figure 2 – Impact on our property and amenity

Figure 3 shows minor alterations to the planning proposal that would significantly reduce the impact of the proposal on us, described below:

- Slightly extend the proposed public open space boundary further north to be level with our front fence. This would mean we would not be looking directly into a future neighbour's property from an elevated position at close range. This would also preserve some form of outlook over open space.
- Grant us a small portion of land along our western boundary to allow access to our front double gates and to act as a small buffer to future residential development and reduce the impact from loss of privacy and amenity.

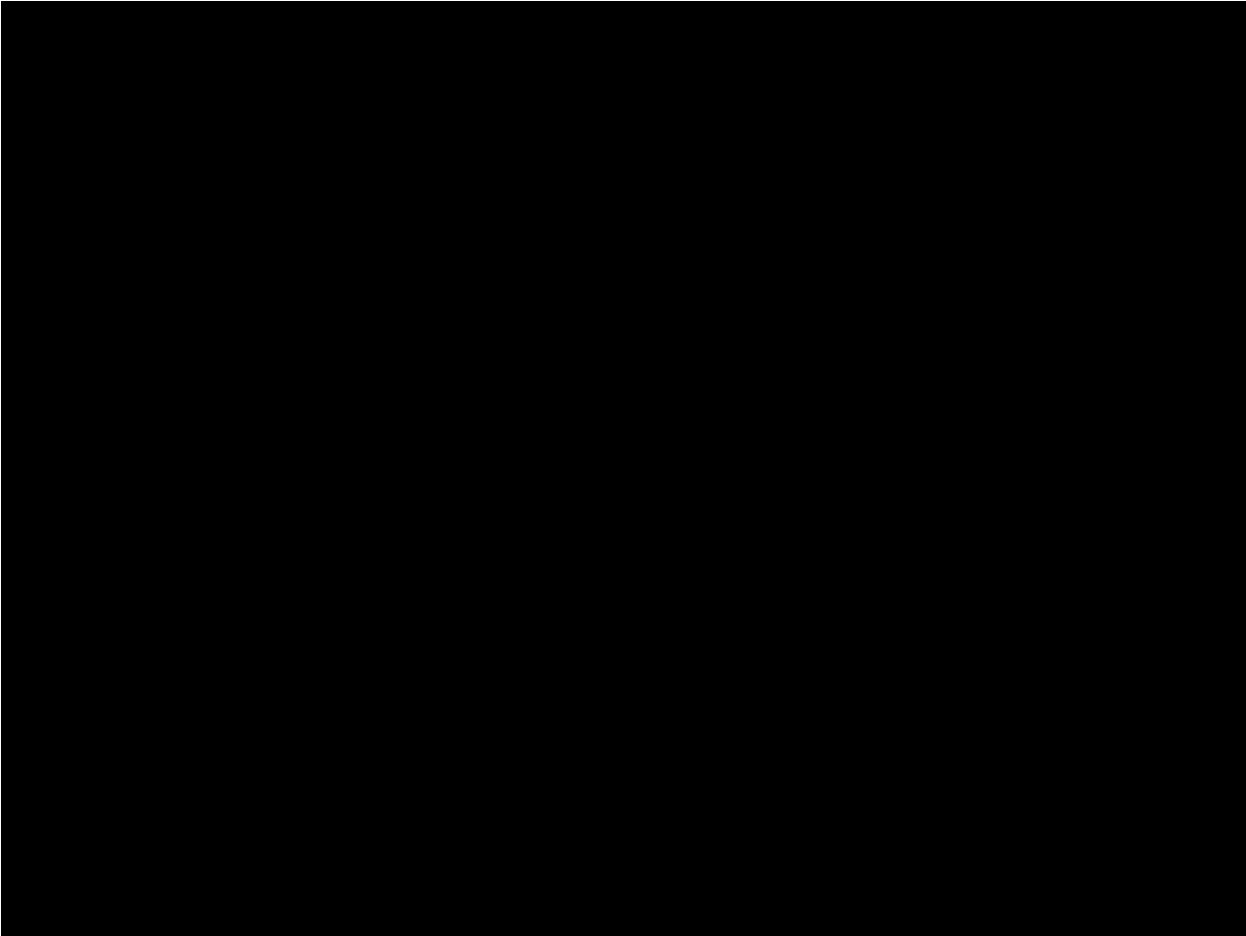


Figure 3 – Reduce adverse impacts

Recreation, Open Space and Community Strategy 2040 (ROSC)

One of the top five strategic priorities of this strategy is to improve accessibility and connection – *“accessibility and connection will be improved across the city and will become a key consideration in all future developments/redevelopments of public spaces”*.

In the planning proposal it is unclear how the planned central shared pathway, that is to run north-south along the Comet Place open space area between Avocet Drive and the Olympic Highway (shown in the ROSC), would be upheld. This link is considered a key link in providing connectivity within Estella and to other suburbs and needs to be maintained to meet the requirements of this strategy.

We would like further information to be provided showing how the central shared pathway between Avocet Drive and Olympic Highway (following the Comet Place open space) would be provided to maintain accessibility and connection.

As a note, although the existing open space corridors bordered by back fences in Estella may not meet current design principles, they provide young families with safe, natural and attractive links to get out and be active together. These areas are well used and well loved by Estella residents. The lineal open space areas also provide valuable vegetation corridors providing connectivity for native fauna.

Current Road Safety programs promote treating driveways as an extension of roadways (<https://roadsafety.transport.nsw.gov.au/campaigns/theyre-counting-on-you/driveway-safety.html>). Footpaths in residential streets cross many driveways. For families walking together (often with prams, small children on scooters or bikes and dogs on leads), crossing endless driveways is stressful and dangerous, especially if the kids scoot ahead out of reach. Lineal open space links with shared pathways are so important in providing a safe, natural environment to allow stress-free activity as a family. The kids can ride or scoot ahead in freedom without the constant worry for parents of cars backing out of driveways.

These corridors have immense value for the Estella community and the environment and should not be discounted just because they are bound by fences. With enough width they are safe and attractive open space corridors.

Public Interest

It is in the public interest to have easy access to adequate public open space. The planning proposal would reduce public open space in Estella by 7.6 hectares. This is an enormous reduction, which appears to be justified by using an existing oval in an SP2 Infrastructure zone (which is already shared by the university and public school) as part of existing and future residential development's public open space provision. It does not appear virtuous to use an existing, shared open space resource to meet the minimum open space requirements for a future residential development.

We would like to be provided with calculations and details showing how the provision of public open space in Estella meets Council's policy and requirements (including what spatial areas and assumptions were used in the calculations).

We are devastated by the Estella Zone Adjustment planning proposal and the direct impact this will have on us. We chose our block because it was surrounded by RE1 zoned land, and we designed and built our forever home knowing that houses would never be built along the western side of [REDACTED] or along our western boundary. If this is now rezoned to residential land we can't just pick up our house and turn it around so that it won't look into future neighbour's properties.

The proposal would have a significant negative impact on us, however it would generate significant financial gains for Council, saving land acquisition costs and ongoing costs associated with maintaining the open space, along with benefiting from increased developer contributions. The proposal would also financially benefit the developer, generating additional 7.3 hectares of residential land.

We would like to meet with Council's strategic planners to further discuss minor changes that could be made to the planning proposal that would substantially minimise the impact of the proposal on our property and amenity.

[REDACTED]

[REDACTED]

[REDACTED]

21 May 2021



20 May 2021

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

Attention: Adam Wood

LEP20/0007 – PROPOSED ESTELLA ZONING BOUNDARIES ADJUSTMENT

I refer to your correspondence regarding the subject Planning Proposal which was referred to Transport for NSW (TfNSW), for assessment and comment.

From the information provided it is understood that the proposal is to make a number of adjustments to the Wagga Wagga Local Environmental Plan 2010 (WWLEP) zoning within the suburb of Estella.

TfNSW has completed an assessment of the proposal, based on the information provided and focussing on the impact to the state road network. TfNSW notes the proposed changes to the WWLEP and makes the following comments:

- Estella has frontage but not direct access to the Olympic Highway. The draft zone adjustments do not represent any changes to the current access arrangements to the Olympic Highway;
- In the southern part of Estella, land is being rezoned from RE1 Public Recreation to R1 General Residential with a parkland area running north-south to remain in place. A portion of this land zoned RE1 between Comet Place and the above-mentioned B2 Zoned land should be retained by Council in order to provide an active travel link. This active travel link would then be able to connect the commercial land with the parkland area to the south;
- In the northern part of Estella, the current E2 Environmental Conservation to the eastern side of Pine Gully Road will increase in size through a rezoning of land currently zoned R1 General Residential. This additional green space will provide a corridor for a pedestrian and cycle pathway between the new school on Estella Road and residential land to the west. Council should consider extending the corridor south of Coopabella Drive to Cootamundra Boulevard.

Transport for NSW has considered the planning proposal on the basis of the supporting documentation and raises to the proposed zoning boundary adjustments subject to consideration of the above comments.

Any enquiries regarding this correspondence may be referred to Cam O’Kane, TfNSW (South Region), phone (02) 6923 6582.

Yours faithfully

Maurice Morgan
Team Leader, Development Services South

From: [Connect Wagga](#)
To: [Wood, Adam](#)
Subject: Anonymous User completed Public Exhibition Submission - LEP20/0007 Estella zone boundary adjustments
Date: Thursday, 20 May 2021 5:40:26 PM

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Anonymous User just submitted the survey 'Public Exhibition Submission - LEP20/0007 Estella zone boundary adjustments' with the responses below on Estella zoning boundary adjustments.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are writing in regards to the proposed zoning changes for the southern part of Estella, LEP20/0007 bordering DP1048294. Our concern in changing the zoning in the Southern part of the plan from RE1 and R5 to R1 will cause an interference with the curtilage of Estella Homestead. Much time and effort was expended with Alatalo Bros, the developer and WWCC prior to an agreement back in 2012 which was a good outcome for all parties and in our view respected Estella Homestead in the master plan for the future subdivision. What is now proposed would be a great shame for the frontage of Estella Homestead and in our opinion does not respect the curtilage of the heritage listed homestead. We would be interested to hear WWCC's heritage advisors opinion on the matter and seek clarification on the impact this will have on the heritage aspects of [REDACTED].
