

Neighbour Sentiment Analysis Report

Report Dated 29th October 2019

53 Gregadoo Road, LAKE ALBERT NSW 2650

Neighbour sentiment analysis in view of informing approval process for proposed Meeting Hall.

Background:

The Trustees of Koorungal Gospel Trust asked Geoff Napier to conduct an analysis of neighbours around the vacant land at 53 Gregadoo Road, LAKE ALBERT NSW 2650, Lot 4/ DP1142732, with a view to informing the general sentiment, and the best approach to re-application of a Development Application (DA) with Wagga Wagga City Council. This research was to be conducted over a 3-month period finishing 05/10/2019.

Approach:

The proposed approach was a five-step process as follows:

1. Review subject land, previous development including neighbour feedback received from DA advertisement, and current proposed development.
2. Approach neighbours of existing halls to assess their feedback on the impact of regular activities at the meeting halls near them.
3. Door-knock neighbours within the DA notification area to ask for feedback and invite them to the information & feedback session noted below.
4. Host information & feedback session on the subject land.
5. Review findings and report to the trustees.

The above approach was developed and followed progressively from August to October 2019.

Research:

The findings to each of the five steps are identified below:

Step 1

Subject Land:

The subject land is a large 2517m² block fronting onto Gregadoo Road and surrounded by similar residential lots. The land is zones R5 – Large Lot Residential. Nearby are two schools (Mater Dei Primary School 300m away and Mater Dei Catholic College 200m away), an Early Years Centre 200m away and a retirement village 350m away. Opposite are large blocks varying from 2 to 8 hectares which are slated for a subdivision. The land is serviced and unvegetated. Lots adjacent and behind are improved with large homes and lots opposite are improved with semi-rural homes and uses include farming activities.

Previous Application:

The previous application was for a meeting hall for 180 persons with a footprint (including non-habitable spaces) of 377m², main building of 209m² and parking for 42 vehicles. The application was withdrawn partway through the application process without receiving a determination by Council.

Submissions Received:

There were 21 submissions received as part of the previous DA with objections to the proposed development. Within these, there are several recurring themes as follows:

- Objection to use of building.
- Objection to fence on street frontage. I recommend any revised DA removes the front fence from the plans.
- Concern regarding capacity of existing stormwater drainage. This is a valid concern due to the large hardstand area. The theoretical runoff from the site based on 414m² roof area (AEP 5), 1588m² hardstand (AEP 10) and 515m² landscaping (AEP 10) is 87l/s requiring a 300 diameter pipe. Even dropping the event to a 2yr ARI (AEP ~50) would only reduce this to 60l/s which would still require a 300 diameter pipe unless it is installed at a minimum grade of 1:100. It is likely to require some onsite detention, which could be worked through as part of the Construction Certificate process. Should a revised DA be submitted, water runoff should be considered as part of the NCC compliance/ Construction Certificate process.
- Objection to driveway width and location. I recommend that the plans are adjusted to accommodate objections.
- Concerns regarding noise, hours of operation. Feedback received and documented in Step 2 below indicates that this is unlikely to be an issue.
- Concern regarding additional traffic generation. This concern is not valid as times of use are outside of peak traffic times, the schools generate far more concentrated traffic flows, and feedback received and documented in Step 2 below indicates that this is unlikely to be an issue.
- Concerns relating to the SEE (Statement of Environmental Effects) relating to the residential style construction and positive social impact. These statements are largely based on emotion.
- Concerns relating to information missing from plans. This could be easily resolved.

Proposed Development:

The Trustees decided to approach neighbours in the area to enlighten them on who we are, dispel doubts on the proposal and get to a position where the trustees feel comfortable to lodge a new DA for a maximum occupation of 50, for Sunday morning and Monday evening use only.

Step 2:

Neighbours of existing halls at Kaloona Drive and Stirling Boulevard were approached on the 24th August 2019 and interviewed along the following lines:

Introduction

"We're your neighbours at the meeting room over there (point). We're in the planning process to move an existing hall from Koorringal to Gregadoo, more of us live out there now. As part of the Council planning process, we've had some direction to talk to neighbours of existing meeting halls. We've found this area really good; great neighbours, how have you found us?"

Highly Positive

"That's great, really appreciate it. Would you put that on paper for me?"

OK/ Neutral

"Ok, really appreciate the feedback. Would you answer a 4 question survey for me?"

Questions:

- 1. Have you been inconvenienced by any increase in traffic?*
- 2. Apart from general neighbourhood noise, have you noticed anything extra?*
- 3. We've felt the neighbours here to be great. How have you found us?*
- 4. We only come here twice a week, have our times been any concern?"*

Negative

"Ok, really appreciate the feedback, from our point we've found the neighbours around here great, but I hear your feedback and we'll take that on board. Once again, appreciate you up taking the time to talk."

We only spoke with persons who answered the door; in total we met persons at four houses near to Kaloona and persons at three houses near to Stirling. Six out of seven parties fell into the OK/ Neutral category and expressed no concerns around traffic, noise, times or being bad neighbours. A few expressed that they hardly noticed us, some remarked that they knew that we came and went but that we were no concern as noted above.

One party fell into the Highly Positive category and wrote the following referral:

28th August 2019

To Whom It May Concern

My family have lived in Kaloona Drive, Bourkelands, since January this year. Over the 7 months we have lived in the street we have not had any issues in regards to the meeting hall directly across the road from our house. We have not noticed any increase in traffic or noise at all and the times of service are not disruptive, we don't even notice when service is being held. I think the great thing about the meeting hall is that it fits in well to our neighbourhood, it just looks like someone's house.

Overall my family have no issues with the meeting hall, it is not disruptive and we are more than happy to have it in our street.

Yours sincerely

*Glenn and Nicole Jones
34 Kaloona Drive
Bourkelands NSW 2650*

Step 3:

On Saturday 5th October, door knocking of neighbours in the advertisement area for DAs was conducted. To determine where to doorknock, we researched the advertisement zone in the DCP 2010. The development is classed as a Place of Public Worship in Zoning R5 which is notification classification YB14.

Y = Yes, notification required

B = Notification Type B

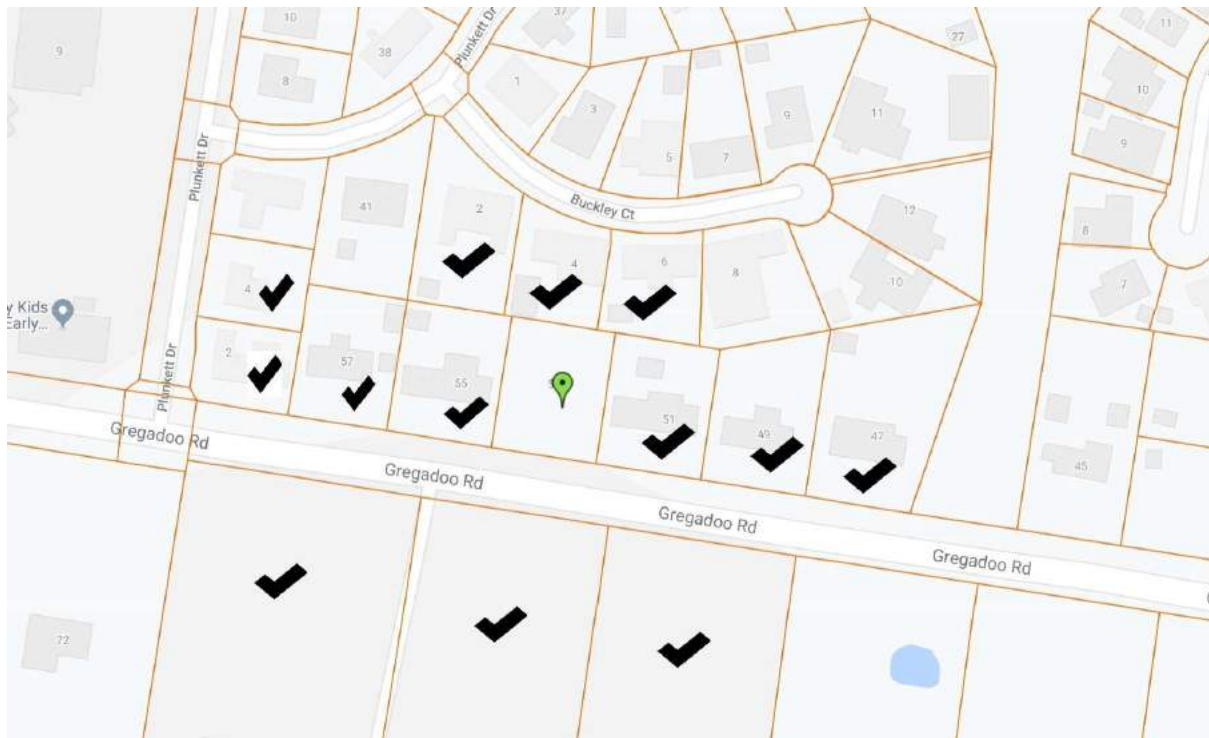
14 = 14-day notification period

Notification Type B: Three lots on either side of the lot on which development is proposed, and three immediately adjoining at the rear plus three directly opposite the frontage of the development site in the street or rear lane. It is also required to be advertised in the Daily Advertiser.

The approach was along the following lines, however often progressed into general discussion around specifics in the proposal. For persons where there was no answer at the door, we left a leaflet in the letterbox as per below insert.

"We own the block of land at 53 Gregadoo Rd, would you like to know what we're planning for the block? You may know - we put it in for a DA a couple of years ago and there were a few objections and we respect that. We're going to apply for a DA again, we've made some changes so we build something that blends in with the streetscape and we want to get input from the neighbours on the design. We're planning an info session and BBQ next Sat on the block, we'd be glad to see you there."

Refer below for advertisement area. We also added No 41 Plunkett Dr and No 6 Plunkett Dr.



Invitation insert:

INVITATION

Barbeque, meet & greet, info & feedback session

Proposed Meeting Hall
53 Gregadoo Road, WAGGA WAGGA NSW 2650

A session to seek community input into the design and hear any concerns, feedback and suggestions. Plus a lovely barbeque lunch! All interested persons welcome – we encourage all neighbours to come along and to meet us and have input into the proposal.

Saturday 12 October 2019 from 1pm to 2pm

<https://www.plymouthbrethrenchristianchurch.org/>

<https://togetherwearebrethren.com.au/>

A summary of the results and feedback is below *:

House A. Appears to be a display home, no-one home.

House B. No answer at the door, leaflet left in letterbox.

House C. Met a person who appeared to be the homeowner. No objections with proposal, he moved in a year ago, knowing it would happen. Happy for it to proceed. No need to come to BBQ, doesn't need any further information, happy with proposal.

House D. No answer at the door, leaflet left in letterbox.

House E. No answer at the door, leaflet left in letterbox.

House F. Met two persons who appeared to be the owners of the home. Many objections raised about the proposal, focussing on the scale and location of the development.

House G. For sale, owners not there. Met the real-estate agent who had an open house who had no comments,

House H. Met a person who appeared to be an owner of the house. He initially had objections on how big the hall was, how many people, traffic, doesn't want a church there. When we spoke about the changes to the proposal, showed photos of the Ballarat example, he changed and said he would be happy with a smaller scale, house-looking development there, as long as it was properly managed. Said he knew the Brethren and had done work for them, had no problems with the Brethren, just didn't want any church there.

House K. Met a person who shut the door in our face. She may not have been aware why we were there when she did that.

House L. No answer at the door, leaflet left in letterbox.

House M. No answer at the door, leaflet left in letterbox.

House N. Met a person who appeared to be an owner of the house, she said that her husband and herself have no issues themselves with the proposed development but was aware others do.

Step 4:

A barbeque was hosted on the block on Saturday 12th October 2019 with just one interested neighbour* attending. He is a local land valuer and knows many of the Brethren locally well. Has only owned the house for the past year or so and wasn't there when the last application was lodged. Was aware of it and had a few questions around the proposal but was supportive of the proposal in general, especially so once seeing a photo of the Ballarat hall site. He would like to see the draft plans once they're prepared for comment before lodging. Acknowledged the neighbourhood feeling against the proposal. Also commented that he appreciated the initiative and was surprised more people didn't turn up to discuss.

Example photo used of Ballarat hall.

**Step 5:**

Findings and recommendations are summarised within this report.

General neighbour sentiment: Mixed sentiment, with some strong objectors and a substantial unknown quantity. The sentiment is better having done this work.

GJ Napier

Geoff Napier

M: 0437 202 288

E: gjngss@gmail.com