

From: [Government Relations](#)
To: [Atkinson, Crystal](#)
Cc: [Government Relations](#)
Subject: CASA Response GI20/952 - Wagga Wagga City Council re Proposal to amend Wagga Wagga Local Environmental Plan 2010 (WWLEP) – LEP19/0010 – Silverwood, Mitchell, Birch & Brunskill Roads [SEC=OFFICIAL]
Date: Friday, 30 October 2020 9:35:06 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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OFFICIAL

Dear Ms Atkinson

Thank you for your letter of 9 October 2020 requesting comment from the Civil Aviation Safety Authority (CASA) on a proposal to amend the Wagga Wagga Local Environmental Plan 2010, LEP19/0010 refers.

CASA has reviewed the information provided and has no objections to the proposal. CASA notes that the land is approximately 5km from Wagga Wagga Airport and the proposal will increase residential density.

I trust this information is of assistance.

Yours sincerely

Cathy Koch

Section Manager Corporate Reporting & Government Relations

CASA\Corporate Services Division

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e: Cathy.Koch@casa.gov.au

Aviation House, 16 Furzer Street, PHILLIP ACT 2606

GPO Box 2005, Canberra ACT 2601

www.casa.gov.au



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

Sent: Friday, 9 October 2020 2:02 PM

To: REGSERVICES <REGSERVICES@casa.gov.au>

Subject: LEP19/0010 - Planning Proposal - Referral

Good Afternoon,

Council has prepared a planning proposal to reduce the minimum lot size for land that is located near the Wagga Wagga Airport.

Please find attached letter seeking your feedback, the proposal and Council report and minutes with details.

If this has been sent to the wrong email address, please advise correct address.

Kind Regards

Crystal Atkinson
Senior Strategic Planner

1300 292 442

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

[Wagga Wagga City Council](#) · 243 Baylis Street (PO Box 20) · Wagga Wagga NSW 2650

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From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Friday, 29 January 2021 6:22:37 PM

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Anonymous User just submitted the survey 'Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads' with the responses below on Silverwood, Mitchell, Birch and Brunskill Roads – reduce minimum lot size.

Name

[REDACTED]

Address

[REDACTED] Wagga Wagga NSW 2650

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are residents in Sycamore Rd downstream of this proposal. We are totally opposed to the proposal on the grounds that from our reading, it would seem that little or no research has gone into the effects and impact of the subsequent increase in storm water from the proposed sub division on the Crooked Ck corridor during flooding events and therefore the increased storm water flood flows into Sycamore Drain and beyond. We believe this proposal clearly does not take into account the neglected state of that drainage system infrastructure downstream. From experience we are very concerned that any additional storm water will completely overwhelm this already overloaded and under maintained drainage system during flood events. Until Sycamore Drain and its associated arms are completely cleared of trees, rubbish, illegal crossings and is de-silted and upgraded for the additional flows now and for future sub divisions (which will likely flow if this is approved) we cannot support the proposed change under any circumstances.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Saturday, 30 January 2021 9:26:28 AM

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Name

[REDACTED]

Address

[REDACTED], Lake Albert

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are residents in Sycamore Rd downstream of this proposal. We are totally opposed to the proposal on the grounds that from our reading, it would seem that little or no research has gone into the effects and impact of the subsequent increase in storm water from the proposed sub division on the Crooked Ck corridor during flooding events and therefore the increased storm water flood flows into Sycamore Drain and beyond. We believe this proposal clearly does not take into account the neglected state of that drainage system infrastructure downstream. From experience we are very concerned that any additional storm water will completely overwhelm this already overloaded and under maintained drainage system during flood events. Until Sycamore Drain and its associated arms are completely cleared of trees, rubbish, illegal crossings and is de-silted and upgraded for the additional flows now and for future sub divisions (which will likely flow if this is approved) we cannot support the proposed change under any circumstances.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Monday, 1 February 2021 7:38:47 PM

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Anonymous User just submitted the survey 'Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads' with the responses below on Silverwood, Mitchell, Birch and Brunskill Roads – reduce minimum lot size.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are residents of [REDACTED] downstream of this proposal. We are opposed to the proposal on the grounds that, it would seem that little or no research has gone into the effects and impact of the subsequent increase in storm water from the proposed subdivision on the Crooked Creek corridor during flooding events and therefore the increased storm water flood flows into Sycamore Drain and beyond. We believe this proposal clearly does not consider the neglected state of that drainage system infrastructure downstream. From experience we are concerned that any additional stormwater will completely overwhelm this already overloaded and under-maintained drainage system during flood events. Until Sycamore Drain and its associated arms are completely cleared of trees, rubbish, illegal crossings and is de-silted and upgraded for the additional flows now and for future sub divisions , (which will likely flow if this is approved) we cannot support the proposed change under any circumstances.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Thursday, 4 February 2021 11:05:10 AM

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Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are residents in Sycamore Rd downstream of this proposal. We have lived at this address since 1993 and have experienced first hand water flow up to 30cm on our property in 2010 and 2012, when roads around Lake Albert were cut off!! We sandbagged around our house and helped other residents in Sycamore Road & house on corner of [REDACTED] - [REDACTED]. A number of houses were impacted with water inside their residents. I have photos of damage to our driveway, water flowing in Rawlings Park, drain under Brunskill Road, video of water flowing along our path next to house. We are totally opposed to the proposal on the grounds that from our reading, it would seem that little or no research has gone into the effects and impact of the subsequent increase in storm water from the proposed sub division on the Crooked Ck corridor during flooding events and therefore the increased storm water flood flows into Sycamore Drain and beyond. We believe this proposal clearly does not take into account the neglected state of that drainage system infrastructure downstream. From experience we are very concerned that any additional storm water will completely overwhelm this already overloaded and under maintained drainage system during flood events. Until Sycamore Drain and its associated arms are completely cleared of trees, rubbish, illegal crossings and is de-silted and upgraded for the additional flows now and for future sub divisions (which will likely flow if this is approved) we cannot support the proposed change under any circumstances. We bought in the area for the open space around us, while subdivision is proposed I feel the number/size of lots is too many and will take away the feel of open space, not to mention the extra storm water.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Wednesday, 17 February 2021 10:46:15 AM

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Anonymous User just submitted the survey 'Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads' with the responses below on Silverwood, Mitchell, Birch and Brunskill Roads – reduce minimum lot size.

Name

[REDACTED]

Address

[REDACTED], Lake Albert

Email

[REDACTED]

Contact number

[REDACTED]

Submission

I am a property owner on Sycamore Road, which will be downstream of this proposal. I am opposed to this proposal as there is a history of the council not maintaining the storm water ways around our area, hence with additional housing located up stream will greatly impact the function of this, and ultimately cause infrastructure damage to properties. Which as already occurred in 2010, 2012 and 2016, and this is with what has been established so far. I have owned my property since 1982, I have both Sycamore and Grevillea Cres storm water drainage canal meeting in my property then continuing through as the Koorinal drainage, hence onto Marshalls Creek. When we first moved onto our property, these canals were labeled storm water drains, unknown to us, in the last 10-15 yrs, these drains have been renamed as Marshalls Creek. This has also effected us financially as a result from the floods in 2010 and the renaming of this drainage system, as my House Insurance has more than doubled due to the these storm drainage not coping with the increase storm water for existing houses etc, so I am wondering how it would cope with a increase in housing. The council has not maintained, enhanced or made provisions for the existing infrastructure of this drainage system that was established prior to 1982, so I am strongly opposed to this proposal as I believe that not only will my house be flooded once again and I am financially impacted as a result, but if Council were to fix the problems with the drains, due to the current history and performance of Council, it will be another 40 years before any maintenance would be carried out.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Friday, 19 February 2021 8:26:00 PM

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Anonymous User just submitted the survey 'Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads' with the responses below on Silverwood, Mitchell, Birch and Brunskill Roads – reduce minimum lot size.

Name

[REDACTED]

Address

[REDACTED] Lake Albert

Email

[REDACTED]

Contact number

[REDACTED]

Submission

My wife and I would like to object to approval of this development control plan for the following reasons. This proposal will introduce a lot more stormwater runoff into the already overloaded and poorly maintained Sycamore Drain. Houses in Sycamore Road have already been flooded on at least 3 occasions that we know of due to Council's unwillingness or lack of ability to properly maintain the Sycamore drain and the drainage system/retention basin in Rawlings Park which feeds into the Sycamore drain. The majority of the drainage channels in Rawlings Park are overgrown with vegetation and littered with fallen timber. A large tree fell into the drain near the effluent dam in Rawlings Park in November 2020 and still has not been removed by Council. We have lived in Sycamore Road for more than 30 years and in this time Council have only done work in the Sycamore Drain on one occasion. All this work achieved was to leave the Sycamore Drain in a worse condition than before the work was carried out with large unsightly piles of dirt and rubbish on my property. I hope that if Council ever get around to carrying out maintenance on the Sycamore Drain they will be a bit more professional and clean up after themselves. So how about Council get their act together and carry out their long overdue maintenance before approving this proposal which will only exacerbate the overland flooding problem that has been caused by Council's inaction.

From: [Connect Wagga](#)
To: [Atkinson, Crystal](#)
Subject: Anonymous User completed Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads
Date: Saturday, 20 February 2021 10:12:13 PM

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Anonymous User just submitted the survey 'Public Exhibition Submission - Silverwood, Mitchell, Birch & Brunskill Roads' with the responses below on Silverwood, Mitchell, Birch and Brunskill Roads – reduce minimum lot size.

Name

[REDACTED]

Address

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Submission

We are just concerned about the amount of new residential blocks being created as we were not aware of the 150 to 180 new lots which potentially could see an increase of 600 to 700 people in what we thought was a large lot residential area which would conflict with the semi rural lifestyle we have . This just raises other concerns with increased pedestrian access across Angle st bridge an area which of late i have been maintaining at my expense(Corridor to the east of the bridge) to reduce fuel load after last years bush fires . The reason of concern here is loitering at the bridge which is very dark area at night also with an increase of rubbish etc in this corridor. Also stormwater runoff from the new subdivision where and how will this enter crooked creek as rain water of hard surfaces and watered grounds (Lawns and gardens)may cause an surge or sudden increase to this area Telecommunications has been an ongoing problem in the past for us as we are told because of our distance from the exchange , with the added dwellings will this impact

From: [REDACTED]
Sent: Sat, 20 Feb 2021 10:54:12 +1100
To: City of Wagga Wagga
Subject: Submission - LEP 19/0010
Attachments: Submission LAH.docx

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Good Morning,
Please find attached a submission in relation to Draft Planning Proposal LEP 19/0010 currently open for comment.
Could you please forward for consideration as part of the consultation period.
Regards
[REDACTED]


Lake Albert NSW 2650

18 February, 2021

I write in regards to Draft Planning Proposal LEP 19/0010 – Wagga Wagga LEP & Development Control Plan 2010.

The intent of this amendment to the LEP & DCP is to reduce lot sizes in the area bordered by Mitchell, Brunskill, Silverwood and Birch Rd for the purpose of subdividing this land into a residential subdivision (Lake Albert Heights).

I have concerns in relation to aspects of and information provided to Council in relation to the planning proposal. Of foremost concern is the current infrastructure capacity to deal with stormwater run off from this proposal.

The infrastructure report by Lance Ryan Consulting Engineers provided as part of the proposal makes several statements and assertions about the likely effect of the development on stormwater flows and discharges. Most of this commentary revolves around controlling and retaining stormwater flows to pre development flow levels and rates. Whilst it is likely these assertions and comments are made with no prejudice I fail to see how they could be accurate. There is no data provided by the infrastructure report as to current or future likely stormwater flows that support the assertions made in the report. There is no mention in the proposal as to the maximum size of dwellings or outbuildings that will be permitted on each lot and as such accurate assessment of stormwater run off and its resultant effects in my opinion has not been adequately addressed.

This point is further supported in writing by Council's own officers. In an email dated the 5 February, 2019 from Council's Development and Subdivision Engineer, Keith Seegers writes,

"A stormwater study would need to be carried out to determine the impact of the development on stormwater flow in the creek as it is subject to overland flow flooding."

I can find no reference in the documents supplied to Council of any stormwater study or hydrology study having been carried out or supplied to Council. Verbal contact with Council's point of contact in relation to this matter indicated that this report had not been supplied.

With the lack of this expert evidence or assessment I am of the opinion that Council is making a decision on this proposal without sufficient probity and due diligence as to the likely effects of the inflows from the development on the overland flood flow and resultant afflux from the development's stormwater discharge. This lack of valid assessment of stormwater impacts may result in increased flooding levels experienced by residents upstream of the discharge point for the development.

Yours sincerely



