

# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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A community workshop was held on Thursday 27 May 2021 to provide an opportunity for affected and adjoining land owners to raise concerns and issues to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

#### Issues / concerns raised:

Approximately 36 people attended the community workshop at the Lake Albert Hall. Some of the key concerns raised are outlined below.

##### 1. Communication:

The project has been going since 2018 with insufficient information provided and no regular communication around the project status and progress.

Notification and consultation have been inconsistent and not all landowners have been involved throughout the extended process.

Suggestion that more information be made available.

##### 2. History:

There is a history on the development and sale of properties along Tallowood Crescent and Cottonwood Close that limited future development in the area.

Suggestions that initial purchasers were advised no further development in the estate. Original sales information limited any future potential development.

Information provided on the planning portal does not provide the full history of the planning proposal.

Council noted that State Government's NSW Planning Portal is limited in capacity for historical documents. Council's website includes historical documents and Council will review this context.

### **3. Servicing:**

#### **a. Sewerage:**

Seeking information on how the sewerage will be managed and where pump stations will be located.

#### **b. Stormwater:**

There are concerns with stormwater infrastructure capacity along Tallowood Crescent and Gregadoo Road. Dedicated stormwater pipelines don't exist and also indicated that table drains do not exist in some areas.

During rain events there is flooding alongside the road and water running to the backs of properties.

The proposed upgrades to Gregadoo Road involve raising the road, this will impact stormwater management and potentially make flooding worse.

#### **c. Water:**

Water pressure throughout the estate is unsatisfactory. Riverina Water have tested supply but didn't confirm supply issues. Council to follow up with Riverina Water.

### **4. Roads:**

#### **a. Safety**

Road is too narrow for increased number of vehicles.

The intersection of Tallowood Crescent and Gregadoo Road is sharp creating a traffic safety hazard when approaching intersection.

The road is unsafe for walking and cycling as it is too narrow, and the curve of the street makes it difficult to see oncoming traffic. Suggestion that no dedicated footpath and increased traffic will create safety hazard.

b. Gregadoo Road upgrade

Have received advice that the Greagdoo Road upgrades will not occur for another 5 years. Will this work be required before any development occurs?

The upgrades for Gregadoo Road are currently under review including roundabouts at Plunkett Drive and Plumpton Road. Gregadoo Road surface upgrade on the section with Tallowood Road is not anticipated to occur in the short-term i.e. 5 years.

c. Tallowood Crescent

Strong opposition to Tallowood Crescent becoming a through road. Suggestions for a separate development without Tallowood Crescent becoming a through road.

The road is too narrow for two large cars to pass each other without having to partially drive through table drain.

Significant concerns to the potential increased traffic and through connections.

**5. Character and amenity:**

Additional traffic and streetlights will impact the amenity of the area.

Key objectives of the R5 Large Lot residential zone are based on rural amenity and character, how will the changes to lot size achieve this?

Houses have been set back from the road and if development requires the road to be widened, it will remove established trees and impact amenity. Some houses were set back closer to their boundary based on road-width and landscaping; any changes could have significant impacts.

The lot size is not big enough to retain a rural outlook of the area.

Questions on the typology and character of potential lot sizes having regard to objective of the R5 Large Lot Residential zone.

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# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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A community workshop was held on Tuesday 14 September 2021 to provide an opportunity for affected and adjoining land owners to receive an update on additional information related to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

The following information are notes from the discussion at the Community Workshop and do not represent minutes or a formal record of the proceedings.

The forum was attended by 26 community members and was held in the Council Meeting Room at the Civic Centre.

#### Issues / concerns raised:

Some of the key concerns raised are outlined below.

#### Layout and staging

##### Questions / Comments:

1. Clarification sought on what the numbers and letters indicate on the staging plan and what the grey / dashed lines represented?
2. Disappointment was expressed by some attending with Council coming back with the same layout and road connection for Tallowood Crescent after the community has requested Tallowood Crescent remain as a cul-de-sac.
3. This concept is a significant change for people living there.

##### Response:

1. The numbers and letters on the staging plan provide an indication of how development could be staged and distinguish between the proponent's landholdings and existing private landowners.

Grey and dashed lines represent a private landholder who does not wish to be included.

2. The developer was requested to provide further details on how the development could be serviced. No request was made to ask for Tallowood Crescent to be shown as a cul-de-sac, this will form part of a report to Council.
3. Development and growth will continue to result in changes across the city.

### **Stormwater:**

#### Questions / Comments:

1. Identified that some lots are larger and haven't been accounted for in the servicing modelling and concern that Stage D being used for the modelling will give inaccurate calculations.  
  
Changing the land from being rural to residential will significantly increase the amount of water runoff and larger houses result in more water.  
  
There will be a lot of hard surfaces when developed, will the stormwater calculations be recalculated when a development application for subdivision is submitted?
2. Tallowood Road is higher with no drainage creating water issues around existing houses. Residents have incurred significant expenses creating artificial drains to ensure water isn't impacting properties.
3. Residents don't want stormwater to get worse.
4. Easement between stages 9 and 10 is not shown on the drainage plan.

#### Response:

1. The stormwater calculations are based on averages runoff rates according to the size and form of development proposed. They rely on stormwater modelling standards. The calculations will be remodelled and reviewed at the subdivision development application stage.
2. Development will redirect some of the existing stormwater and may improve drainage issues. Council to look at existing drainage provision.  
  
The stormwater network, both piped and swale, is designed for specific 1 in 10-year events and it is expected that roads will be flooded during some storm events but they won't have a long duration.
3. Noted and agreed
4. The easement is proposed as an open swale drain to take water towards Cottonwood Close. This will be further assessed as part of a development application and is not approved as part of this process.

## **Water:**

### Questions / Comments:

1. The feedback provided by Riverina Water is incorrect, they are testing pressure at the wrong time of the day.
2. Discussion on how having the water mains connecting through to the new development may improve water pressure.

### Response:

1. Council rely on information from Riverina Water County Council as the water authority for the area.
2. Extension of the existing water supply mains to create a ring network with the new development has the potential to improve water pressure and reliability.

## **Gregadoo Road:**

### Questions / Comments:

1. Questions on the timing and works proposed for the Gregadoo Road upgrade.  
Can this development go ahead if the Gregadoo Road upgrade hasn't been completed?  
How many blocks will be developed prior to the Gregadoo Road upgrades?  
Making right hand turns into driveways from Gregadoo Road is currently dangerous.  
The development along with upgrades to Gregadoo Road will cause years of inconvenience and disruption from tradie vehicles and trucks.
2. With land acquisition on the table to enable the Gregadoo Road upgrade, the concept and design may not be able to be achieved. The proposal needs to consider the upgrade and land being acquired.
3. Will Gregadoo Road need to be four lanes?

### Response:

1. Council has assessed Gregadoo Road and identified pinch points, particularly the intersections and a final design is still being developed.  
The round-about at Gregadoo Road and Plunkett Drive is the first component of the upgrade and anticipated to take place during December 2020 school holiday period along with kerb and gutter works between Plumpton Road and Plunkett Drive.

2. The need to acquire land was identified where the land was to remain rural with swale drains. The proposal is now to construct kerb and gutter reducing and possibly removing the need for land acquisition.
3. The current traffic volumes are well below thresholds to justify or consider expansion to four lanes. Four traffic lanes are required when there are 4,000 vehicle trips per hour, and it was noted this is greater than the current traffic volumes on the Gobbagombalin Bridge crossing. Intersections in this area are the key components affecting traffic movements and safety, upgrades to the intersections will improve traffic flow.

### **Tallowood Crescent:**

#### Questions / Comments:

1. Keeping Tallowood Crescent as a cul-de-sac is the preference for the community.  
Discussion then focused on whether there is a preference for a pedestrian connection from Tallowood Crescent through to the new development if it were retained as a cul-de-sac. This connection would also enable infrastructure services to be extended. Concerns raised on ensuring any pedestrian connection provided doesn't have the ability to be a through road in the future.  
Tallowood Crescent is unsafe and putting more traffic on Gregadoo Road without upgrades is dangerous.  
Don't want to see street lighting on Tallowood Crescent.  
Want to make a statement that we don't want any more traffic on Tallowood Crescent.  
Extra driveways on Tallowood Crescent would require trees to be removed.
2. Question on whether there needs to be two connections to Gregadoo Road for the development.

#### Response:

1. Council's traffic assessment has identified that Tallowood Crescent is not needed to be a through road to enable or support this development.  
Keeping Tallowood Crescent as a cul-de-sac is anticipated to be Council officer's recommendation. It is on the table for consideration whilst looking at potential for a pedestrian/cycling connection from the Tallowood Crescent through to the new development that also provides service connectivity.

Feedback from the community on preference for a pedestrian connection is sought.

2. The proposed new connection to Gregadoo Road is sufficient to service the proposed development area.

### **Process and timing:**

#### Questions / Comments:

1. Why is Council rushing to get this through before Councillor elections? This process shouldn't be rushed, why is Council in a hurry to get a decision made?
2. The development is premature when community facilities are not in place e.g. schools, shops, and road.
3. Can areas that don't want to be developed be removed from the proposed changes?
4. Will the report back to Council include a recommendation to keep Tallowood Crescent as a cul-de-sac. What steps will be undertaken to make sure it is non-negotiable that Tallowood Crescent remains a cul-de-sac?
5. Did the proponent seek clarification from landowners about the concept prior to submitting to Council?
6. Question on how many people can speak at the Council meeting.

#### Response:

1. The current Council has been involved in this Planning Proposal and has awareness of the sensitivities and demand for this development. They are aware of the residents' concerns. A report to Council brings the issues to a decision, Council can support the proposal, support with changes or refuse the planning proposal. Presenting to Council in October will mean there will be a decision for residents and the developer rather than extending it further and causing more uncertainty.
2. The area is well serviced with existing facilities and the urban development surrounding the site. There are delays in provision of some services in new greenfield development areas where private and State Government investment can be delayed, and time taken to establish the facilities in line with demand.
3. Council looks to obtain consistency in planning provisions across a precinct or catchment.
4. Based on strong community feedback and the traffic assessment, the recommendation to Council will be to retain Tallowood Crescent as a cul-de-sac.



5. The proponent advised that each landowner was contacted as part of the preliminary work.
6. Council meeting process allows for two speakers in favour and two speakers against the report.

### **History and development:**

#### Questions / Comments:

1. Former Council strategies identified development would occur to the north of the City with no subdivision of the large lot areas in the south.  
Why has Council's position changed.  
Have been told that land would not be subdivided under 5 acre lots.
2. What is the ultimate number of houses that can be achieved? Is dual occupancy permissible in this area?
3. Previous reports are inaccurately depicting what the percentages were for feedback.
4. What fencing provisions will exist for new developments?

#### Response:

1. The City's long-term vision can change over time as community demand, expectations and development trends change over time and the City continues to grow and evolve.  
Council cannot guarantee that current strategies and policies won't change over time.
2. Dual occupancies are permitted with consent in the R5 Large Lot Residential area; however, this type of development is unlikely in these locations and not a trend we currently see.
3. Report to Council will include detailed numbers from both current and previous consultation.
4. Existing fencing provision for large lot residential areas in Council's development control plan require rural style fencing. This will be retained.

## **Rates:**

### Questions / Comments:

1. How will this impact rates, will they increase because of this development?

### Response:

1. Rates are determined by property values and where property values increase, rates can change. It is anticipated that all property values will increase over time, the market will determine how this occurs on the ground.

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# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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An online community workshop was held on **Thursday 16 September 2021** to provide an opportunity for affected and adjoining land owners to receive an update on additional information related to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

The following information are notes from the discussion at the Community Workshop and do not represent minutes or a formal record of the proceedings.

One community member joined the online forum.

#### Issues / concerns raised:

Some of the key concerns raised are outlined below.

#### Process and timing:

##### Questions / Comments:

1. Wanting to understand the process after exhibition and timing.

##### Response:

1. Following on from exhibition, the feedback will be assessed and reported to Council. The anticipated timeframe is to have a report tabled at the 25 October 2021 Council meeting. This is subject to no additional or significant items or issues being raised.

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# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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A community workshop was held on **Tuesday 21 September 2021** to provide an opportunity for affected and adjoining land owners to receive an update on additional information related to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

The following information are notes from the discussion at the Community Workshop and do not represent minutes or a formal record of the proceedings.

The forum was attended by 13 community members and was held in the Council Meeting Room at the Civic Centre.

#### Issues / concerns raised:

Some of the key concerns raised are outlined below.

#### Layout and staging

##### Questions / Comments:

1. When lots are subdivided, will they use Tallowood Crescent for access?
2. Question on how the cul-de-sac can go ahead on private property for access to proposed lot 14 next to The Grange.
3. How much change is possible when the DA is lodged?
4. What does the letter staging mean in comparison to the number staging?

##### Response:

1. Additional driveway access points could occur on Tallowood Crescent. This will be landowner driven based on development outcomes.
2. A formalised cul-de-sac design has not been proposed at this stage. Initial consideration is the existing road layout with turning head at Cottonwood Close suggests no further works are required if Tallowood Crescent remains closed.
3. The development can change at DA stage, this planning proposal process looks to set provisions in the Local Environmental Plan and Development Control Plan to

guide development to achieve important outcomes such managing stormwater. Each DA will need to address all infrastructure requirements in detail based on the DA proposal where lots and layout is confirmed.

4. The different staging is relevant to property boundaries and infrastructure catchments.

### **Stormwater:**

#### Questions / Comments:

1. Can buildings be placed on the stormwater easement? Properties on Cottonwood Close have stormwater easements, where will the water go if the land is developed?
2. Residents are unable to mow nature strip as water doesn't drain away, want Council to mow this. Will stormwater be piped?
3. What happens with water runoff from existing houses? How do residents manage water flows from their block onto land proposed to be developed? In practice, new developments having to manage stormwater doesn't work.
4. Have put own money into property to protect property from flooding. Want Tallowood Crescent to stay as is.

#### Response:

1. Any easement identified on property titles will need to be retained and buildings setback from the easement to maintain the existing function.
2. Where water is not draining, consideration of existing drainage provision can be undertaken.
3. New developments will need to provide evidence and model stormwater flow which includes existing flow and manage as part of any new development proposal. New development needs to demonstrate and confirm that they are not impacting adjoining properties.
4. Comments are noted.

### **Water:**

#### Questions / Comments:

1. Is making the water main a ring main definite and will it improve water pressure? Residents have water pressure issues. Developer is putting pressure on Council to have Tallowood Crescent a through road to increase water pressure. How will water

pressure be fixed with lots still being developed? Is it guaranteed the water pressure will be fixed?

2. Under the relevant legislation, existing residents should not be worse off because of development, why is Council allowing this proposal?
3. Developers are working on averages for modelling.

**Response:**

1. Extension of the existing water main to make a ring main will be discussed and considered in conjunction with Riverina Water County Council. There is no guarantee that a ring main will improve water pressure as some water pressure issues result from internal plumbing.  
Council will continue to liaise with Riverina Water County Council on the best approach.
2. Development is required to demonstrate that existing conditions are not made worse because of the proposed development.
3. Average runoff rates are used in modelling and assessment. More detailed evaluation will be required at development application stage when development specifics are known.

**Gregadoo Road:**

**Questions / Comments:**

1. The upgrades to Gregadoo Road should be completed prior to development occurring.  
Various subdivisions and development across this area have caused traffic issues. It should have been obvious and planned for previously with a round-about constructed at the start. Gregadoo Road is dangerous with potholes and poorly designed.
2. Can traffic be directed to Plumpton Road rather than Gregadoo Road?
3. Do not want the road to be any closer to existing house on northern side of Gregadoo Road as part of the upgrade. Now is the time to determine where the road will be.
4. Where is the round-about up to for the Gregadoo Road / Plunkett Drive intersection?

Response:

1. 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 reconsider the existing road network, development potential and identify upgrades required. The upgrades are being planned to meet the long-term needs taking into consideration Council's strategy for growth.  
The upgrades are being designed in response to traffic demand and service levels.
2. This development is required to enable a future connection point south of the proposal area to facilitate future development and connectivity to Plumpton Road further south.
3. The Gregadoo Road corridor is currently under review and it has been identified that land acquisition may not be required. The options being considered include a change from swale drain to kerb and gutter which will only require 5m either side of the existing road.
4. Options for the round-about are being investigated and Council will be talking directly to affected landowners. Construction is anticipated for Christmas school holidays in 2023.

**Tallowood Crescent:**

Questions / Comments:

1. Prefer Tallowood Crescent to be kept as a cul-de-sac and wouldn't mind a pedestrian connection. Would like to know if vehicle turning could still occur if it is a cul-de-sac.
2. Will Council "look" at the cul-de-sac? The semantics lead to believe things will happen but there are low trust levels.
3. The meeting has eased concerns of some residents with Council identifying Tallowood Crescent can remain as a cul-de-sac.

Response:

1. Community feedback will help determine the outcomes regarding the pedestrian connection along with infrastructure requirements and safety.
2. Council have undertaken traffic modelling indicating Tallowood Crescent extension is not required for this development to occur. The modelling outcomes along with community feedback will form the basis of a recommendation to Council.

3. Comment noted.

### **Process and timing:**

#### Questions / Comments:

1. Need to note that Council is rushing this through and trying to push to a Council meeting prior to Council election caretaker mode commencing. It is being pushed by Council staff and developers.
2. Process is flawed, need to look at documents that went to Council in 2018, 85% of residents did not want this. It could have been stopped with a phone call and the Councillors need to understand the position of the residents. Residents are happy to wait until next year for a decision.
3. Want full notes for full transparency.

#### Response:

1. The current Council has been involved in this Planning Proposal and has awareness of the sensitivities and demand for this development. They are aware of the residents' concerns. A report to Council brings the issues to a decision, Council can support the proposal, support with changes, or refuse the planning proposal. Presenting to Council in October will mean there will be a decision for residents and the developer rather than extending it further and causing more uncertainty.
2. Summaries of comments and responses at each forum are provided.

### **History and development:**

#### Questions / Comments:

1. How do you know lots will be serviced at DA stage?
2. What are Council's standards for fencing in this location?
3. Other developments are not being done well, what is Council's vision for large lots being a lifestyle choice? Why can't higher density be pushed to rural areas rather than destroying these existing areas?
4. Previous studies identified infill to the north of the city and Council told residents that no further development will happen in this area. Council are indicating that development must happen, but Council has a choice.



5. The development is money driven making Wagga Wagga less affordable for young people. People want motorbikes and horses, and this development won't attract medical professionals to town.

Response:

1. At the planning proposal stage, ultimate lot yield is identified, and averages are used to demonstrate how servicing can occur. At DA stage, the lot yield is confirmed, and further remodelling done to confirm servicing.
2. The current development control plan provisions for fencing on land zoned R5 Large Lot Residential is rural style fencing.
3. Wagga Wagga is growing through a mix of new development areas and infill of existing areas. The reason for considering precincts rather than individual lots is to enable better development outcomes. Further sprawl to rural areas reduces the ability for development to occur in an efficient manner in relation to infrastructure provision as well as taking up productive agricultural land.
4. Council has adopted the 20-year local strategic planning statement after extensive community consultation. This strategy along with the previous 30-year strategy adopted in 2013 both identified consideration of infill in these areas south of the city centre to make use of existing infrastructure and balance new development with intensification. Strategies can change over time to reflect current circumstances and policy direction.
5. Comment noted.

**Trees:**

Questions / Comments:

1. Would like Council to make a rule to not allow trees to be removed in Tallowood Crescent as it is not possible to put a driveway in without tree removal.

Response:

1. Vegetation that is protected is generally native species. If tree removal is proposed as part of development, this will need to be taken into consideration.

**Church Development:**

Questions / Comments:

1. Concerned there will be an increase in traffic along Lake Haven Drive and want to know how parking and traffic will be managed with this development.

Response:

1. The details of this development are not known at this stage. Details will be followed up and provided.

The development application details are available on Council's website:  
<https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?ApplicationId=DA21%2F0492&f=%24P1.ETR.APPDET.VIW&r=WW.P1.WEBGUEST>

The proposal identifies 13 car parking spaces will be provided along with 1 disabled space. The report provides details on assessment of traffic impact.

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# Community Workshop Summary

## Gregadoo Rd / Tallowood Cr

### Proposal

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An online community workshop was held on **Thursday 23 September 2021** to provide an opportunity for affected and adjoining land owners to receive an update on additional information related to the proposed changes to land zoning and minimum lot size for land located along Gregadoo Road, Tallowood Crescent and Cottonwood Close.

The following information are notes from the discussion at the Community Workshop and do not represent minutes or a formal record of the proceedings.

Five community members joined the online forum.

#### Issues / concerns raised:

Some of the key concerns raised are outlined below.

#### **Stormwater:**

##### Questions / Comments:

1. Significant concerns about stormwater flow and potential impacts on properties.
2. Concern with staging and stormwater with various landowners.

##### Response:

1. Infrastructure Director to contact landowners directly to discuss the major overland flow flood study outcomes.
2. The overall stormwater management plan will need to ensure full consideration of ultimate development to ensure stormwater management is adequate. It will be the responsibility of the developer to ensure consideration of potential development of land even if existing landowners do not intend to develop.

#### **Gregadoo Road:**

##### Questions / Comments:

1. Wanting an understanding of the Gregadoo Road upgrade staging and impacts.

Response:

1. Council has assessed Greagdoo Road and identified pinch points, particularly the intersections and a final design is still being developed.

The round-about at Gregadoo Road and Plunkett Drive is the first component of the upgrade and anticipated to take place during December 2020 school holiday period along with kerb and gutter works between Plumpton Road and Plunkett Drive.

Current review has identified land acquisition may not be required and impacts will be directly discussed with landowners.

**Tallowood Crescent:**

Questions / Comments:

1. Support Tallowood Crescent remaining as a cul-de-sac and a pedestrian access.

Response:

1. Comment noted.

**Process and timing:**

Questions / Comments:

1. Will notifications be sent out when the proposal is being reported to Council.
2. How does the DA process work, do all landowner need to give consent?

Response:

1. Anyone who has made a submission or been involved with the consultation will be notified when a report is tabled for consideration by Council.
2. The DA process will not apply to all the land in the precinct. It will be staged and be dependent on landowner wanting to developer. Landowners will have control as to when a DA is lodged for their property.

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