



8 October 2019.

Ms Christine Condron
Planning Administration Co-ordinator
City of Wagga Wagga
PO Box 20
Wagga Wagga 2650

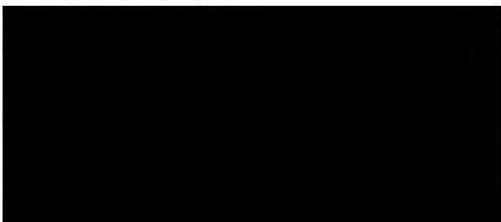
DA 18/0262 – Riverside Apartments

I am writing in support of this application for approval. I think the developers and, if approved, the Council, should be congratulated on thinking outside the square on what Wagga Wagga city needs.

As an owner [REDACTED] in Waterview Gardens, perhaps I should be opposing the application, as there will be competition should I wish to sell my Waterview [REDACTED]. However, this issue is too important for self-interest to govern the assessment of the proposal.

Wagga City is dying because of regional shopping centres such as South City and Koorringal Mall. Council is doing whatever it can to improve the landscape and recreational facilities in the city with projects such as the Riverside Strategic Master Plan. However, investment in high density residential facilities can only be undertaken by the private sector. Council has facilitated the project with its foresight and I urge it to approve this development, which will really make a difference.

Yours sincerely





10 October 2019

The General Manager
Wagga Wagga City Council

Subject: Development of Riverside Apartments, Sturt Street, Wagga Wagga

Dear Sir

I wish to object strongly to the proposed development in Sturt St.

The height of the proposed tower is inappropriate for Wagga's CBD. It would dominate the tranquil riverside location and dwarf the historical buildings in the vicinity. The over development of this site with 67 residential units and a commercial precinct would cause major problems. There would be congestion in nearby streets and parking would be at a premium. Furthermore, would the inner city recreational facilities, particularly for children and adolescents, be able to cope with this large increase in population?

Please reject this proposed development or at least limit its height to the same as nearby buildings.

Yours sincerely



From: [REDACTED]
Sent: Fri, 25 Oct 2019 10:24:36 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 – Riverside Apartments
Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Submission: I am writing this submission in support of the above development. I see this as a huge step forward for Wagga Wagga. I am a small business operator in Wagga Wagga and I along with my many of my business associates that operate in the Fitzmaurice Street area feel this development would further enhance our viability and longevity. Well done to the developer and WWCC for there forward thinking with this development and putting our city first. [REDACTED]

From: [REDACTED]
Sent: Fri, 25 Oct 2019 10:40:14 +1100
To: City of Wagga Wagga
Subject: Da18/062 11 Sturt st

As a Fitzmaurice land owner and business operator we support the development 100
Percent it
will move Wagga into the next stage of progress

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Fri, 25 Oct 2019 11:32:16 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 – Riverside Apartments

Name: [REDACTED]

Address: Wagga Cycle Centre - 119 Fitzmaurice Street

Email: [REDACTED]

Submission: The Riverside Apartments provides a terrific opportunity to further enhance the already fantastic reputation and visual appearance of Wagga's northern business precinct around the Fitzmaurice Street area. This area has become known for its mix of commercial, retail and hospitality business whilst avoiding the shopping mall style commerce that is more synonymous with Wagga's southern CBD. The Riverside Apparent Development will only further enhance the current image and style of business that happens in the Fitzmaurice Street precinct. With the variety of people and inhabitants that apartment style housing brings, we look forward to the increased possibility of extra clients and trade, along with the extra trade potentially generated by trades and labour people during construction. Having visitor style parking within the precinct will also limit the disturbance to current traffic flow and parking issues within Fitzmaurice Street area.

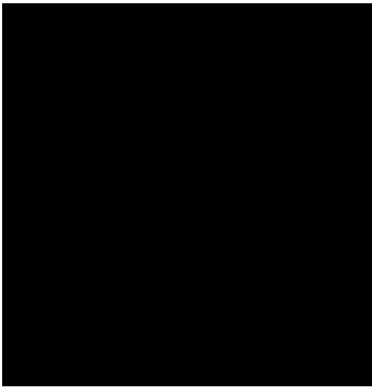
From: [REDACTED]
Sent: Mon, 28 Oct 2019 09:35:33 +1100
To: City of Wagga Wagga
Subject: DA 18/0262 - 11 Sturt Street

I write in support of the above development application for development of the riverside project in the Fitzmaurice st precinct. A development of this calibre can only bring benefits to the city of Wagga.

Wagga has long been in need of beautifying and taking advantage of the beautiful Murrumbidgee River. Other country towns have successfully done this many years ago – Wagga is lagging behind.

We own several commercial properties in Wagga Wagga, one of which is in Fitzmaurice Street and I look forward to Wagga progressing with this exciting new development .

Regards



From: [REDACTED]
Sent: Mon, 28 Oct 2019 09:55:56 +1100
To: City of Wagga Wagga
Subject: DA 18/0262

Hi,

I would like it on the record that Romano's Hotel is a strong supporter of this development. The ongoing benefits that this development will bring to our community and our business will be immense.

Please don't hesitate to contact me if you would like a more detailed statement.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Mon, 28 Oct 2019 10:02:31 +1100
To: City of Wagga Wagga
Subject: DA18/0262

To whom this may concern.

Please be advised as the owner of a small business in the same precinct as the DA for 11- Sturt street.

We pledge our full support and would be happy to be contacted at any time.

Regards
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Wed, 30 Oct 2019 11:02:51 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 Mixed use Development-11 Sturt Street, WAGGA WAGGA
Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

I whole heartedly support the proposal. Visitors to our City get a pleasant surprise when they see the way Wagga Wagga is progressing. The apartments will stand out like a beacon and add the WOW factor to the River precinct and the Northern end of town. The calibre of the development will attract investors from our major cities.

Submission: Short term employees from the University and Defence Forces and etc will be pleased to make the apartments home and, as frequently happens, when they retire they make their home here in Wagga Wagga. I've kept my submission short but would be pleased to add more if required. Thank you for the opportunity to have my say [REDACTED]

From: [REDACTED]
Sent: Wed, 30 Oct 2019 12:57:04 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA18/0262 - 11 Sturt Street, Wagga Wagga
Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Dear Mr Thompson, I wish to express my concern over the proposed apartment development at 11 Sturt Street, Wagga Wagga (DA18/0262). Firstly, I would like to say that I am not anti-development. I come from a property background and have seen the real benefits that can be created by having areas of higher density living. Further to this I would say that an apartment building on this block, in my opinion, is an appropriate development and would provide real benefits to local businesses along Fitzmaurice Street. However, my concern is with the height of this development. At 17 storeys and over 50 metres in height, this building will dominate the urban and natural landscape of the area. A building of this scale is just not in keeping with existing building heights and would be a visual blight on the area. Should this development occur, this visual blight has the real risk of worsening over the years if the building does not age well and/or is poorly built. Furthermore, with council (and ratepayers) investing significant money and resources into improving the interaction of the city with the Murrumbidgee River (Stage 2 of the Riverside Strategic Master Plan) it would seem counter-intuitive to allow a development such as this occur that would have such a dominant and detrimental impact on the visual character of the area. A building of this height would seem more in keeping with the height of a building at the Gold Coast or Chatswood. Overall, I submit to you that the proposed building height for this development is not appropriate. I would like to see that the council work with the developer to reduce the height to something similar to the height of 'Kilnacrott'. I hope that this height reduction can be achieved whilst also ensuring this development remains feasible. Kind regards, [REDACTED]

From: [REDACTED]
Sent: Thu, 31 Oct 2019 12:27:42 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 – Riverside Apartments

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Submission: As a local business owner operating near the proposed development I support this application

From: [REDACTED]
Sent: Thu, 31 Oct 2019 16:13:29 +1100
To: City of Wagga Wagga
Subject: DA 18/0262- 11 Sturt Street

Sent from my iPad As long time property owners [REDACTED] we believe Riverside development will be a great benefit to the City of Wagga Wagga. With the recent review on the future growth of the City by Bernard Salt the development will add& enhance the opportunity for great city living. We applaud the developers of this project . [REDACTED]

From: [REDACTED]
Sent: Fri, 1 Nov 2019 10:51:46 +1100
To: City of Wagga Wagga
Subject:

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 Riverside Apartments

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Submission: I think these apartments will be good for the city of Wagga Wagga to help it move forward & compliment the existing businesses in & around the area. The design is well done & I cant wait to see the finished buildings.

From: Simon Sellars
Sent: Sat, 2 Nov 2019 14:17:21 +1100
To: City of Wagga Wagga
Subject: DA 18/0262 - 11 Sturt Street, Wagga Wagga

To whom it may concern,

I wish to confirm my support for the abovementioned development.

This site has long been an eyesore for our city. To see something happening on this site is exciting. This project will provide a quality residential and commercial development for the City and will provide a huge bonus for the community during constructions and for the Central Business District for many years to come.

Please contact me should you wish to discuss further.

Regards,

Simon Sellars

Director



BOYCE
CHARTERED ACCOUNTANTS

P (02) 6971 0600 | M 0429 076 535 | F (02) 6971 0900
44 Fitzmaurice Street, Wagga Wagga NSW 2650
ssellars@boyceca.com | www.boyceca.com



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From: Richard Moffatt
Sent: Mon, 4 Nov 2019 21:04:59 +1100
To: City of Wagga Wagga
Subject: DA 18/0262 – 11 Sturt Street Exhibition Submission

To the General Manager, Wagga Wagga City Council

I would like to submit my support for the proposed development at 11 Sturt Street for the "Riverside" project.

The development of apartment residences within the central area of Wagga Wagga meets a need as required by the community and will go a long way to supporting local business.

As a local business owner and resident our City needs to show much more support for central living and also for the business community as a whole.

The development will encourage other developers and will be of great support to the construction industry.

Regards

Richard Moffatt
Owner Operator
P: 0424 655 524
E: richard@meccanicowagga.com.au

MECCANICO
ESPRESSO + WINE

From: [REDACTED]
Sent: Wed, 6 Nov 2019 09:56:02 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 – Riverside Apartments.

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Submission: I would like to add my support for this development. This development will change the City of Wagga & Fitzmaurice Street. The businesses at that end of town should all get behind this as they will benefit greatly. The whole Fitzmaurice street area will be the place to be in a few short years, the levee upgrade, Cadell Place and this development all adding into the mix. I cant wait to see if all unfold and I wish the developers the best of luck. Thank you



1st November 2019

Christine Condron
Planning Administration Co-ordinator
City of Wagga Wagga
Baylis street Wagga Wagga
NSW 2650

Dear Christine,

DA18/0262

Proposed Development at 11 Sturt St Wagga Wagga (Amended Description)

On Behalf of the Board and the Members of the Riverine Club, we would like to formally show our support for the above mentioned project at 11 Sturt street.

We feel that this project will stimulate the northern end of the main street and all of the businesses that rely on passing trade to survive. This will also lift Wagga's profile as a "progressing" city which will help attract more business and residents to our great city.

Richard Pottie

A handwritten signature in black ink, appearing to read 'Richard Pottie', written over a white rectangular area.

President

The Riverine Club

3 Sturt Street, Wagga Wagga New South Wales Australia / p (02) 69212031 / f (02)69217336
e office@riverineclub.com / w www.riverineclub.com

From: [REDACTED]
Sent: Fri, 8 Nov 2019 13:36:37 +1100
To: City of Wagga Wagga
Subject: Public Exhibition Submission

Hi, you have received a public exhibition submission.

Details

Name of document on public exhibition: DA 18/0262 Riverside Apartments

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Submission: We wish to support the “ Riverside Apartments “ and believe it is a great development for the city, as one of the largest regional cities in Australia we need to advance and encourage progress. We believe these apartments will become a great asset to the community ,with this modern high rise building . [REDACTED]
[REDACTED]



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



Thursday 7th November 2019

For the attention of Christine Condron, Planning Administration Co-ordinator
Ref: DA 18/0262 (11 Sturt Street, Wagga Wagga) Submission and Objection

Dear Sir,



to the east of 11 Sturt Street (Lot 12 DP 1237398), which is subject to DA 18/0262 currently advertised as on exhibition until 5pm on 8 November 2019.

We refer to our related earlier correspondence dated 17 August 2018 (initial, subsequently withdrawn DA 18/0262) and 24 May 2019 (LEP18/0013 – Planning Proposal to remove Height of Buildings Provisions).

Despite the almost doubling in height of the proposed main tower and significant (29%) increase in the number of residential units from 52 to 67 we support the rationale contained in the exhibited documents and accordingly remain in favour as it is considered to be an improvement of the 2018 proposal and generally better outcome for the site.

We offer the following comments/concerns and objections for your consideration:-

Comments/Concerns:

1. The 6.65 metre wide ROW registered on DP 1237398 runs parallel to the western side of Lot 11 for the full depth of the site (39.015 metres). The ROW was intended not only as the main vehicular access point from Sturt Street for the future development (as per the current DA proposal) of Lot 12 however also as an upgrade of existing access to staff car parking and waste disposal area located at the rear of Lot 11. The 2018 withdrawn DA 18/0262 included a recessed automatic vehicle and pedestrian gate which has been deleted from the current proposal. We have concerns that the increased vehicular movements resulting from the higher unit numbers will endanger the safety of patients leaving the dentist practice as the front doorway immediately adjoins the proposed new driveway. The removal of the gate will

also reduce security of the rear of the practice premises where medical waste is stored for collection in the undercroft area as well as most likely result in a higher level of unauthorised use of the staff car park which is also necessary, on an irregular basis, for the provision of emergency dental services outside normal business hours. Further the gated bike storage area shown on Landscape Site Plan L1001, located to the rear of Lot 11, will be clearly visible from the unsecured Sturt Street driveway frontage and therefore potentially attract criminal activity.

2. A survey of the current available on-street car parking in Sturt and Tarcutta Streets, between the Fitzmaurice and Johnston Street intersections, reveals that there are 89, mainly 60 degree angled spaces, including 2 designated "accessibility" spaces in Tarcutta Street and excluding authorised vehicle parking in front of the Wagga Wagga Police Station. 29 spaces (27 located in the western part of Sturt and southern part of Tarcutta Street), including the 2 "accessibility" spaces, have unrestricted time limits, 17 outside Romanos and the Wagga Wagga Courthouse, closest to Fitzmaurice Street, have designated 1 hour time limits while the remaining 43 have 2 hour time limits. Heading 8.2 Parking Management Principles of the Graeme Shoobridge Advisory Services Traffic Impact and Parking Assessment Report refers to the need to secure parking in order to "... prevent intrusive parking to the private car spaces and storage areas..." however no reference is made to security for similar existing spaces on adjoining Lot 11, accessed via the same ROW. Under the same heading (on page 10) the Report fails to state that of the approx.. 60 (actually 57) spaces available in Sturt Street only 18 have unrestricted time limits during business hours with the majority designated with 1 or 2 hour time limit restrictions. Therefore existing unoccupied, unsecured spaces, in both the open and building undercroft area at the rear of Lot 11, opposite and near the proposed ROW car park entrance are likely to attract unauthorised users including owners/tenants of 1 bed units where no on-site car parking is provided, tenants of other units and visitors and Court attendees where there is no allocated public parking.
3. While no reference can be found in the exhibited documents to the proposed reconfiguration of existing spaces in Sturt Street in front of the proposed development at 11 Sturt, there is potential for the creation of up to 3 additional spaces as a result of closure of the existing 2 driveways. We believe these additional available spaces provide an opportunity to designate one existing space west of the proposed new driveway as an "accessibility" space in the absence of any other such spaces currently available in Sturt street and similar to the existing two Tarcutta Street spaces.
4. Based on Landscape Site Plan L1001 the ROW appears to be proposed to be bitumen paved. The relatively high volume of vehicle movements, particularly at the turning point to and from the securitised parking, is likely to be a high maintenance issue and justify (also for aesthetic reasons) the use of the same pavers as indicated for Cadell Place.
5. In regard to the NGH Heritage Report we advise that we have no objection to the scale, form, siting and colour detailing components. We are however disappointed with the excessive use of red brickwork and archways used in an attempt to link the building to the Colonial architecture attributes of the listed significant items of heritage in the vicinity. The overall aesthetic outcome is likely to be a "mismatch" of contemporary and Colonial/Victorian styles with the archways likely to be more reminiscent of front verandahs of 1970/80s era brick homes rather than replicating the colonnades of the Riverine Club, old banks and former post Office. The historic connection of the site is as an original home of one of the important early settlers of the city followed by modest single storey weatherboard and iron buildings used for a variety of business uses. In our view a much better outcome would have been a totally modern style with recognition of past site usages

in the form of murals/photos in common areas, both inside and out of the building. "Kilnacrott" is regarded by some as a rare statement of multi-storey regional 1960s architecture and the subject development would more likely achieve future "iconic" status if more representative of current rather than mixed era styles.

Objections

While we offer the above Comments/Observations for WWCC DA evaluation reporting purposes our objections are limited to the matters that have the potential to adversely affect the ongoing use (since 1985) of our leased property [REDACTED]. We request that WWCC consider inclusion of appropriate DA consent conditions to address the following for the reasons outlined above:-

1. Traffic control measures to ensure the safety of patients entering and leaving the Dentist Premises adjoining the proposed new driveway access.
2. Measures to either securitise the ROW area by reinstatement of the former proposed, recessed automatic gate or developer to install controller doors, pop-up barriers or similar to prevent unlawful use of staff car park area at rear of Dentist Premises.
3. Provision of an "accessibility" designated car space in Sturt Street outside the Dentist Premises.
4. Amend the current driveway surface treatment from bitumen to pavers similar to those nominated for Cadell Place.

For the record we wish to declare that, [REDACTED] nor have we been provided with any inducement, financial or otherwise, by either the owner or representatives, for lodgement of this submission.

Yours sincerely,

[REDACTED]