

From: [REDACTED]
Sent: Thu, 21 Apr 2022 08:42:50 +1000
To: [REDACTED]
Subject: Development Application DA21/0839

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Dear [REDACTED] & Wagga Councilors,
In response to the proposed construction of 26 self storage units at 43 Guttler Street Uranquinty.
I wish to protest against this totally out of character type off land use in a relatively new housing estate (HOMES).

The estate developed called FAIRVIEW.

Part 4.7.2.1

Item 2. 'TO PROTECT AND MAINTAIN THE RURAL VILLAGE CHARACTER OF THE LAND'

This development is not consistent with the character of the Uranquinty Village and if council approves the construction of this

Development it is not protecting the integrity of the village character, serenity or safety for its residence.

The estimated increase in traffic flow is horrendous for this narrow dead end street where there thrives a proportionally high

population of young families with young children that have chosen to make their homes in a quiet country street that enjoy the safety and peace of mind that comes with it.

From my observations the local traffic are aware of the pedestrian activity in this area and drive accordingly, I have also noticed

when someone not familiar comes into the street they drive much faster and at speeds that could be termed risky, this behavior will be exasperated by up to 60 extra vehicles per week and worse by up to 100 vehicles per weekends.

As far as the self storage containers being so called restricted to locals is a furfy, and anyone would be able to use this facility so long as they pay the rent.

The Wagga councilors need to look after Wagga/Uranquinty constituents instead of supporting the development of a so called

'small scale development' in a small narrow dead end street that proportionately becomes a large development not suited and not wanted by families that have in the very recent years invested their savings into building/purchasing new homes in this

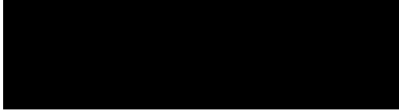
'FAIRVIEW ESTATE'

To add to the disregard of the developer for the locals the aerial photo does not show the new homes built

no lots# 1, 2, 3, 4, 5, 7, 8, 9 & 10

I hope my concerns, particularly the safety of the children are taken seriously and with a clear conscience.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: Thu, 21 Apr 2022 19:03:24 +1000
To: [REDACTED]
Subject: 43 Guttler Street, Uranquinty

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Attention: [REDACTED]
[REDACTED] are completely against the proposed development of the 26 storage unit block is currently sitting with Council with a Development Application.
The reason for our objection is due to Guttler Street being a residential area with families and new housing. [REDACTED] young children and will fear for their safety in what is currently a very peaceful and quiet street due to increased traffic and potential criminal activity. We object to the development application of these units as it will also decrease the value of our properties in the future. Uranquinty is a small village and something like these units is completely unnecessary as these also belong in an industrial area.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Fri, 22 Apr 2022 21:00:27 +1000
To: [REDACTED]
Subject: [REDACTED] (Uranquinty storage units proposal - guttler street.

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Hi Jessica,

I am writing a short but very important email regarding the current proposal for storage units located in guttler street Uranquinty. [REDACTED] would like to share my concerns along with a lot of the villages concerns about the safety, property value and harmful activity that will come from placing a storage unit in a residential area.

Our little but community orientated street is made up of families of all ages, some who have been here for quite some time and we hold a lot of trust in our community - children constantly play on our streets and we hold piece of mind knowing that our neighbours watch out for all. What concerns me is being unnecessary traffic and potentially harmful activity into our community for absolutely no reason when it can be placed in a non residential area outside of our community and street. I am only seeing negative impacts so far and would love to hear what positive outcomes the council believe this will bring

We currently have a lot of concerned, upset and angry households looking for answers and hopefully a rejection to this proposal.

Thanks for your time

[REDACTED]

From: [REDACTED]
Sent: Fri, 22 Apr 2022 23:50:46 +1000
To: [REDACTED]
Subject: [REDACTED]

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To whom it may concern,

This submission is an objection from [REDACTED] We do NOT want these self storage units in our village let alone [REDACTED] street. They pose as safety issues for [REDACTED] many more families within our street / neighbourhood in ways such as:

- Increased traffic
- The area will be sealed with bitumen or concrete & this will cause water run off to the surrounding area. More possible damage from flooding
- Open access increases risk of harmful activity and reduction in property value
- Unsupervised access to property poses a risk for neighbouring properties
- safety concern regarding the site being unmanned and potentially hazardous material being stored

How this application for development has gotten this far is beyond us, absolute disgrace shame on WWCC!

[REDACTED]

From: [REDACTED]
Sent: Fri, 22 Apr 2022 22:11:36 +1000
To: [REDACTED]
Subject: Objection to DA 21/0839

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Attn. Mr Peter Thompson
General Manager
Wagga Wagga City Council

Evening Mr Thompson,

I strongly object to the proposed development of self storage units in Uranquinty. DA 21/0839. 43 Guttler Street Uranquinty NSW 2840.

I strongly object for the following reasons,

1. Uranquinty is a unique village in that children still ride bikes and walk to each other's houses for play dates, walk to the oval, creek, tennis courts and skatepark. This is why it's such a sort after village in which to live and raise children. Increased traffic from business operating on residential streets will stop this. It will be too dangerous.
2. The proposed location is surrounded by households and farming lands. The village aesthetics of Uranquinty would be ruined.
3. If the storage units are unmanned, who controls what is stored in these units? It can be Hazardous materials or illegal items.
4. If the storage units are unmanned who controls the activities undertaken on site? Units can be used for rebuilding a car, a carpentry workshop, other hobbies using power tools, band practice.
5. Property size in Uranquinty is large and most properties have multiple sheds and garages, [REDACTED]
[REDACTED] I believe these units will be used by residents not living in Uranquinty, but Wagga.
6. A small village should not be used for it's cheaper land for profit when it will only negatively impact on the village. I'm sure there are more suitable industrial lands in Wagga, but at a larger price.
7. The data used in the submission is, in some places thirteen years old.
8. The energy required to run climate control and lighting of the facility is a needless and wasteful burden on our resources.
9. It's disgusting that the developer thinks it's the right thing to give a family living in a rural village the equivalent of 26 new neighbours. The traffic, the noise, the very un-rural view, the industrial lighting and the unknown of what's stored in the units. How do your children ask for their ball back, that went over the fence when is a locked property with no one there? This would not be why we live in Uranquinty.
10. Real estate values would drop, as the village atmosphere would be lost.
11. Statistically, most storage units are full of junk, that should be reused, repurposed, or recycled, not stored like a living tip.

Sincerely

[REDACTED]

From:

Sent:

Sun, 24 Apr 2022 11:08:06 +1000

To:

Subject:

43 Guttler Street, Uranquinty NSW 2652: Attention

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Hi

We have received a letter from Wagga Wagga City Council in regards to a Development Application for 43 Guttler Street in regards to 26 Storage Units.

We are strongly opposed to the above Development Application for the below reasons:-

1. [REDACTED] we fear for the safety [REDACTED] children and like to ride [REDACTED] bikes and scooters on the quiet street. With many other numerous families on the street I believe that many children will be at risk of safety due to high traffic on the road due to these storage units.
2. Increased Traffic on the quiet street, which can relate to my point above, the safety of the residents of Guttler Street is essential and the increase traffic flow will significantly negatively impact the area.
3. Security issues are also a concern as being out in Uranquinty criminals will be more likely to drive out to attempt to break into those units as well as houses along the street.
4. Decrease in property value. These units will negatively impact the property values of all those new and current homes along the street. This is in no case fair to any of the owners and occupants of those homes.
5. Storage Units should not be constructed in a residential area, these are more suited to industrial and commercial areas and do not have a place along the homes of Guttler Street.

We strongly oppose the above proposed Development Application on the grounds listed above.

Kind regards,

From: [REDACTED]
Sent: Wed, 27 Apr 2022 14:20:33 +1000
To: [REDACTED]
Subject: DA21/0839 - submission

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Dear Mr Thomson

RE: Self Storage Units at 43 Guttler Street.

This is not an objection to the proposal. we would like to simply raise some potential issues that we would like addressed as part of any approval.

1. The hours of operation are limited as per the SEE.
2. Security cameras are installed on the premises.
3. Paving levels are such that runoff does not fall onto adjoining properties
4. The storage of contaminated goods is restricted.
5. A management plan is in place that is available to residences with contact details of the owners.

it is unclear what level change (if any) there will be [REDACTED]
[REDACTED] so whether screening for security reasons is required is not easy to identify. please could this be reviewed and conditioned if necessary. Please contact if you would like to discuss.

Regards

[REDACTED]

From: [REDACTED]
Sent: Fri, 22 Apr 2022 14:01:48 +1000
To: [REDACTED]
Subject: DA 43 Guttler St Uranquinty

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Afternoon

I write this email voicing my objection to the proposal of 26 storage sheds in Uranquinty.

My objection relates to the following points.

- Increase traffic to a residential area increasing the risk of motor vehicle collision with other traffic or worse children who live in this subdivision.
- An industrial type building/business being built in a new housing estate creating a loss of property value and damaging the look of the area
- Environmental as the site will be paved an increase of water run off into surrounding properties and storm water systems that can't cope currently with small amounts of rain increasing over land flooding. This will impact insurances for land holders and includes multiple properties down hill from this site.
- Security as this will be an unstaffed property and people storing anything in the facility from furniture and the like to chemicals. Remember unsupervised thus creating a substantial fire hazard with the risk of surrounding properties becoming exposed to fire extension.
- The regulating of people coming and going to the site rests with the community as the site is not staffed.

I'm all for our community to grow but sites like this do not belong in a housing estate, but more an industrial area. Please I ask you as our council to consider all the young families that have purchased or built a home in this subdivision or surrounds and plan on raising young families in a quiet country village. I'm sure they along with myself never ever thought that our council would even consider approving a business such as this to be built in a housing estate.

Please do not approve this , the village does not want it in the proposed location.



From: [REDACTED]
Sent: Sun, 1 May 2022 10:58:48 +1000
To: [REDACTED]
Subject: Submission for DA21/0839

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Good morning,

Please accept this submission in disagreement for the proposed plans for Self-storage units to be erected at 43 Guttler street in Uranquinty.

This proposal is highly likely to have negative impacts on such a small rural community, not to mention the obvious fact of it being part of an already established new residential subdivision. The increase of traffic along Guttler street would be a hazard to the growing population of young families with children in this new subdivision, as well as an increase in noise pollution in what is a usually quiet residential street.

The insecurity of proposed storage units poses risk to potential crime growth in the village, potential for unmonitored, unprotected hazardous material storage is a fire hazard, of which would require a specialty response from Wagga (10minutes at least) if anything ever ignited. This area would be likely sealed with concrete or bitumen creating an impact to surrounding properties in the event of a flood, there are already many considerations regarding water retention & flood impact regarding this particular subdivision. This of course would likely effect surrounding properties insurance premiums which are already high due to the classification of the land as it stands currently.

Fairview estate is a recently established subdivision designed to expand the village for residential use as invited by the community. A high standard of housing has been erected on this subdivision and the last thing it needs is an eyesore, industrial type development taking away from the rural, quiet nature of this village. There was no indication that commercial use of the sites was to be included in this subdivision, commercial usage will likely see a decrease in the property value also as well as above factors.

The proposal stating that the impact of traffic would be minimal is based off data compacted from 2009, there has been immense growth in this community since that time, therefore the impacts and risk associated with higher levels of traffic is still absolutely apparent.

Overall, this proposal poses more risks and negatives then it's does positives and potential for our community as whole. I'd really hope moving forward the development is reconsidered and changed to better suit our beautiful village.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: Sun, 1 May 2022 22:16:27 +1000
To: [REDACTED]
Subject: Objection to DA21/0839 File No D/2021/0839 POC [REDACTED]

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Dear Council,

I refer to the letter received, dated 19 April 2022, Application No. DA21/0839 FILE NO: D/2021/0839, with the contact being Jessica Facey.

I wish to comment on and **oppose**, to the application for development plans, for the property of the Applicant:

- C Rocks, about the proposal for development of SELF-STORAGE UNITS, on the site of 43 Guttler street, Uranquinty, 2652, Lot 11 DP 1267696.
1. I genuinely OBJECT to this proposal, as I believe it does not comply with the relevant standards and guidelines, for developments, within a RESIDENTIAL ZONE.
 2. It lacks local character, and integrity and fails to consider the residents, in a RESIDENTIAL zoned area.
 3. This proposal, of COMMERCIAL FOR-PROFIT business, will greatly and unreasonably impact the residents of Guttler Street and adjoining streets, within the local area of Uranquinty.

[REDACTED] the land developments [REDACTED] will be developed in time as RESIDENTIAL properties, as per our ZONE, as I was advised this, [REDACTED]

This is observed and lived evidence of the daily traffic impact we have lived through, since commencement of neighboring properties, of Guttler Street, during the past year. Throughout this time of growth, in the development of our street, with infrastructure and building of dwellings, the street has been very busy! At times, many different vehicles, and at any one time up to, 10 plus, extra trade vehicles parked, driving and general "too and fro" of traffic. This has been an inconvenience and at times an annoyance, with many trade vehicles at all hours accessing the developing house's. But it has also been accepted, knowing that it will be coming to an end soon, as the housing developments are nearing completion shortly.

A number of families have been affected, because of the higher volumes of traffic, and have had to adjust their lives accordingly, especially those with little children, and elderly persons, living in the Guttler street residences. They have been extra vigilant and mindful, within building business hours, out and about on their local walks, because of heavier traffic volumes, with near traffic incidents/near misses, due to the width of the residential street, no footpaths and traffic flow/influx. Many residences have had their street parking taken up and the overall sense of safety and privacy at times compromised, with the extra traffic of small to heavy rigid vehicles driving, delivering and turning within our street.

The houses that have been built, facing Guttler, are well thought out, planned and are of a high standard, and in time, will only increase in aesthetics as landscaping is completed. This is adding to the general form and overall function of the RESIDENTIAL ZONE, as per any new developed area within the Wagga Wagga Council area.

An area to be proud of, for those residing members, as well as the Council, who granted the permissions of development.

This development of residential properties, will not only increase the overall holistic worth, in form and function to the general community of Uranquinty, but also the overall real estate value, of all those within the community, who have invested here. In particular the families that have moved here, are providing that value and adding diversity, and richness in sense of community pride, in their overall investment.

■■■■ purchased out here, for the village lifestyle, and the sense of family connection and community values that this country area brings.

I refer again to our purchase, **in good faith** and also wish to refer to a reference from the ACCC; **IN GOOD FAITH**, and refer to excerpts of its meaning, "**Under common law- Good Faith** requires parties to an agreement to exercise their powers reasonably and not arbitrarily or for some irrelevant purpose. *Certain conduct may lack good faith if one party acts dishonestly or fails to have regard to the legitimate interests of the other party...*".

We being the residents, ■■■■ ■■■■ development of No. 43 Guttler street have all either purchased or developed, in good faith, as per the information given to us, from the developers/real estate agents, as per advice given, that all blocks will be developed according to the ZONING, being RESIDENTIAL.

In this instance the developer, **HAS NOT** acted within GOOD FAITH, and "*Certain conduct may lack good faith if one party acts dishonestly or fails to have regard to the legitimate interests of the other party*", and has been very calculated and cunning in their act, and timing to propose a COMMERCIAL property, within a RESIDENTIAL ZONE. We were never advised that the intent of the land owner, of No.43 Guttler St, was to attempt to develop a COMMERCIAL property.

I strongly object to this proposal, because of the following reasons;

- This proposal is completely **AGAINST ALL of WWCC OBJECTIVES to ZONE R1-General Residential and ZONE 5 LARGE LOT RESIDENTIAL**
- Under Para 4 of **PROHIBITED developments** within **ZONE R1-General Residential, Commercial Premises, Storage Premises**, are listed.
- Under **ZONE 5 LARGE LOT RESIDENTIAL**, this proposed development is against all of its objectives listed and also lists in **PARA 4** Commercial Premises inclusive of Storage Premises is **PROHIBITED** for development.
- A COMMERCIAL property, **for profit of the developer**, is being proposed, at the financial compromise and down turn in real-estate prices, the physical and emotional inconvenience to the invested residences and overall privacy and destruction to the lifestyle of the residents already living here.
- The residents will wear the cost of increases in general and overall security, to their personal property, because of the influx of COMMERCIAL property visitors.
- The prices of general household insurance for house and content will be affected and increased, because of such a Commercial development. Who compensates for that?
- The higher influx of vehicles, driving through our RESIDENTIAL zone, with a high number of young families and older citizens, who utilize this street for their exercise. This street doesn't have footpaths therefore people must use the road to walk or ride their bikes. This will be at the risk of the residences, for the overall PROFIT BASE of a COMMERCIAL PREMISE.
- The proposed 26 STORAGE UNITS, within a RESIDENTIAL Zone will potentially attract 26+ extra vehicles/trucks, driving and accessing the RESIDENTIALLY Zoned area, with multiple occupants within the cars, to gain access to their goods, within those storage Units.
- This is a potential huge amount of traffic influx, to a RESIDENTIALLY ZONED area, to and from a COMMERCIAL GRADED property, profited only by the DEVELOPER.
- Deterioration of overall street appeal due to development signage, for access, security fencing, security cameras, and street speed zone signage for safety. I have never seen a storage unit complex, without high obtrusive fencing, barbed security wire and security cameras. How is this ok, for those residents that directly border the property, let alone the visual approach to the

town. And if security is not in place, the overall potential for theft within our local area will increase.

- The potential breakin threats, by opportunistic thieves, accessing the Units from the Olympic Highway, in "Smash n Grab " incidents, or driving past residences, of the street.
- The access to this proposed development area is via a narrow one car width driveway access, that borders a newly built home, and directly affects 4 newly built homes, one preexisting and a whole street of already residing residents. The access times of this storage facility would be gained at all times, offering very little privacy, protection or security to those within the street, let alone those newly developed family homes, that boundary this proposal.
- What are the guarantees that prohibited substances of a dangerous, explosive and flammable nature, wont be stored within those facilities. Would it be fair to say, as a Duty of Care, within the assessment of the Proposal from the WWCC, to the residences that immediately and closely boundary this property, that FULL RISK assessment, would deem this to potentially be HIGH RISK, not being able to guarantee the residences safety. Notwithstanding the high potential for storage, manufacturing of illegal substances, given the remote location, without the immediate and local police presence available, and privileged to existing in bigger towns.
- I would have direct concerns about the amount of vehicles, in renters of the planned development, let alone the builders, and medium rigid trucks, and concrete agitators attempting to access, though such a narrow access route, and turn around circle. It would be far to assume, the whole building pad will be covered in concrete. Has thought and consideration gone into the environmental impact for drainage, water escape, and potential haz chem and fire hazard, that borders directly family homes?
- This proposal for this development lacks the "In good faith" common law agreement, we ALL purchased here, and at no stage was there anything written or disclosed or discussed, of any type of development, other than what is acceptable under RESIDENTIAL DA.

This proposal for development, placed forward to WWCC is disingenuous, lacks integrity and congruence for all who reside here, it is sneaky and cunning. How it was even allowed to be proposed, as a commercial business, in the middle and bordered by residential properties, is beyond belief.

Common sense, above council profits of DA's please!

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Your sincerely

From: [REDACTED]
Sent: Mon, 2 May 2022 12:57:35 +1000
To: [REDACTED]
Subject: Objection to proposed DA Uranquinty

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Good afternoon,
I'm writing this email [REDACTED]

[REDACTED]

We would like to list our OBJECTIONS to the proposed DA21/0839 26 storage units:

- It is situated in our opinion, a residential area, not an industrial area.
- It will increase traffic through Guttler street to which we have a lot of young families, children riding bikes and scooters.
- The results published in the study linked is outdated, due to the findings being published in 2009. 13 years out dated! Not relevant or a positive pillar for 26 self contained storage units.
- Environment impact, as all of the houses on the new subdivision had to be built up to reduce the risks of flooding. The storage units will then impact negatively on run off and add to risk of flooding.
- We feel like it may be a conflict of interest as the the applicant is a town planner and might be treated with some bias from Wagga city council.
- In our opinion, people buy in Uranquinty for the access to larger blocks, rear lane access and option to build large sheds, so the need for storage units is lost on Uranquinty residents.
- The unmanned storage units may bring unwanted 'visitors' to the area, increasing crime and putting our homes at a higher risk of break ins, vandalism and or burglary.
- The storage of potential flammable material, will then need to be addressed by the Rural fire brigade here in Uranquinty, who are volunteers and have limited resources as it is. Most of the volunteers are farmers who are often busy with their own harvests, during the summer, then are called to fires. It's just another potential danger we as a community just don't need.
- It isn't how I want people from out of town to be welcomed into our community, as the storage units will be one of the first things they will see, an eyesore.
- How has it been determined that, 26 self contained storage units is in demand?

Has a study been conducted to who will use them and if they aren't used, what may become of them?

Thankyou for taking the time to read though our objection.
We look forward to hearing from you.

Regards [REDACTED]

From: [REDACTED]
Sent: Tue, 3 May 2022 11:30:06 +1000
To: [REDACTED]
Subject: Objection to DA21/0839 File No D/2021/0839 [REDACTED]

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- 1. I genuinely OBJECT to this proposal, as I believe it does not comply with the relevant standards and guidelines for developments, within a RESIDENTIAL ZONE.
- 2. It lacks local character, integrity and fails to consider the residents in a RESIDENTIAL zoned area.
- 3. This proposal of COMMERCIAL FOR-PROFIT business, will greatly and unreasonably impact the residents of Guttler Street and adjoining streets, within the local area of Uranquinty.

[REDACTED]
believing that the land developments [REDACTED] would be developed in time as RESIDENTIAL properties, as per our ZONE as advised at the time of purchase.

We have observed and lived with the daily traffic impact since the commencement of construction of neighbouring properties in Guttler Street

during the past year, Guttler Street and all roads attached to it are no through roads so all traffic must travel the full length of the street to come and go from this development, this will impact every resident on the entire length of Guttler street, with no foot paths our street has become very busy due to many different vehicles delivering and the extra tradie vehicles parked along the street, this is on top of the normal residential movements and general "too and fro" of traffic. This has been an inconvenience but it has been accepted knowing that it will an end soon as the housing developments are nearing completion.

Families in the area have been affected by the higher volumes of traffic, especially those with little children and elderly persons living on Guttler street, They have the extra traffic risk to local children playing together on there front lawns and in the street, also when out and about on their local walks with children cycling along as a family, I'm especially concerned for the residence using mobility scooters due to the heavier traffic volumes, there has been several near misses already due to the width of the residential street with no footpaths and most of the street parking taken up.

The houses that have been built facing Guttler are well thought out planned and are of a high standard, This is adding to the general form and overall function of the RESIDENTIAL ZONE, as per the requirement's of any new development within the Wagga Wagga Council area, We have all built and maintain our homes to the rules and regulation of the WWCC and NSW state rules, I do not believe this application meets the rules and regulation's imposed on the surrounding land holders.

We purchased out here for the village lifestyle and the sense of family connection and community values that this country area offers.

I refer again to our purchase, in good faith and also wish to refer to a reference from the ACCC;

IN GOOD FAITH, and refer to excerpts of its meaning "Under common law- Good Faith requires parties to an agreement to exercise their powers reasonably and not arbitrarily or for some irrelevant purpose.

Certain conduct may lack good faith if one party acts dishonestly or fails to have regard to the legitimate interests of the other party...".

We being the residents of Guttler and adjoining streets in particular the residents nearing the proposed development of No. 43 Guttler street have

all either purchased or developed, in good faith as per the information given to us from the developers/real estate agents as per advice given that all blocks will be developed according to the ZONING being RESIDENTIAL.

In this instance the developer HAS NOT acted within GOOD FAITH and *"Certain conduct may lack good faith if one party acts dishonestly or fails to have regard to the legitimate interests of the other party"*, and has been very calculated and cunning in their act, and timing to propose a COMMERCIAL property within a RESIDENTIAL ZONE. We were never advised that the intent of the land owner of No.43 Guttler St, was to attempt to develop a COMMERCIAL property.

I strongly object to this proposal, because of the following reasons;

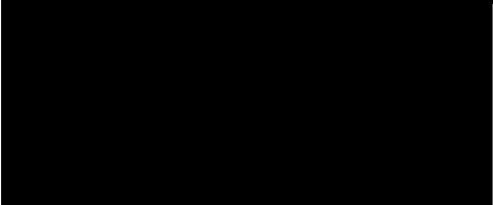
- This proposal is completely AGAINST ALL of WWCC OBJECTIVES to ZONE R1-General Residential and ZONE 5 LARGE LOT RESIDENTIAL
- Under Para 4 of PROHIBITED developments within ZONE R1-General Residential, *Commercial Premises, Storage Premises*, are listed.
- Under ZONE 5 LARGE LOT RESIDENTIAL, this proposed development is against all of its objectives listed and also lists in PARA 4 Commercial Premises inclusive of Storage Premises is PROHIBITED for development.
- A COMMERCIAL property, for profit of the developer, is being proposed, at the financial compromise and down turn in real-estate prices, the physical and emotional inconvenience to the invested residences and overall privacy and destruction to the lifestyle of the residents already living here.
- The prices of general household insurance for house and content will be affected and increased, because of such a Commercial development. Who compensates for that?
- The higher influx of vehicles into our RESIDENTIAL zone with a high number of young families and older citizens who utilize this street for their exercise. This street is a dead end that doesn't have footpaths therefore people must use the road to walk or ride their bikes and mobility scooters, This will be at the risk of the residences for the overall PROFIT BASE of a COMMERCIAL PREMISE.

- The proposed 26 STORAGE UNITS, within a RESIDENTIAL Zone will potentially attract 26+ extra vehicles/trucks, driving and accessing the RESIDENTIALLY Zoned area, with multiple occupants within the cars to gain access to their goods within those storage Units.
- Deterioration of overall street appeal, I have never seen a storage unit complex, without high obtrusive fencing barbed security wire. How is this ok? for those residents that directly border the property, let alone the visual approach to the town. And if security is not in place the overall potential for theft within our local area will increase.
- The potential break-in threat by opportunistic thieves accessing the Units from the Olympic Highway in "Smash n Grab " incidents or driving past residences grabbing anything not bolted down.
- The access to this proposed development area is via a narrow one car width driveway that borders a newly built home and directly affects 4 newly built homes and a whole street of already residing residents. How are the access times of this storage facility going to be regulated? To provide privacy and protection to those within the street, let alone those newly developed family homes that boundary this proposal.
- What are the guarantees that prohibited substances of a dangerous, explosive and flammable nature won't be stored within those facilities. Would it be fair to say, as a Duty of Care within the assessment of the Proposal from the WWCC to the residences that immediately and closely boundary this property, that a FULL RISK assessment would deem this to potentially be HIGH RISK of not being able to guarantee the residences safety. Notwithstanding the high potential for storage and manufacturing of illegal substances given the remote location without a local police presence available.
- I have genuine concerns about the amount of traffic of renters to and from the proposed development at the end of a narrow residential dead end street,
- This proposal for this development lacks the "In good faith" common law agreement, we ALL purchased here and at no stage was there anything written or disclosed or discussed of any type of development, other than what is acceptable under RESIDENTIAL DA.

This proposal for development placed forward to WWCC is disingenuous, lacks integrity and congruence for all who reside here, it is sneaky and cunning.

How is it even allowed to be proposed!! a commercial business in the middle of, and bordering residential properties is beyond belief.

Your sincerely



From: [REDACTED]
Sent: Tue, 3 May 2022 15:42:34 +1000
To: [REDACTED]
Cc: [REDACTED]
Subject: DA21/0839 - 26 Storage Units, 43Guttler Street, Uranquinty 2652
Attachments: Ltr WWCC DA21 0839 Guttler Street (03-05-22).docx

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Good afternoon

Attached is our submission on behalf of the residents of Uranquinty regarding our objections to the above Development Application,

Regards

[REDACTED]
Uranquinty Progress Association
P O Box 90, Uranquinty NSW 2652

[REDACTED]
W: www.uranquinty.com.au

 Please consider the environment before printing this email.

URANQUINTY PROGRESS ASSOCIATION INC

PO Box 90
URANQUINTY NSW 2652

Email:

Website: www.uranquinty.com.au

Wagga Wagga City Council
P O Box 20
WAGGA WAGGA NSW 2650

3 May 2022

ATTN: General Manager

Dear Sir

**RE: Submission relating to DA21/0839
26 Storage Units - 43 Guttler Street, Uranquinty 2652
On behalf of the Uranquinty Progress Association.**

Members of the Uranquinty community have many concerns relating to the above development application and we have been asked to pass on comments from residents regarding the development.

- It is noted that residents affected by the development were not made aware of this plan when they purchased their blocks for residential building. They were advised that they could not run a business from their property and told that the landowners were holding that block back – for now. They feel deceived.
- Residents believe they purchased into a residential area, not a commercial/industrial area. The aesthetic and atmosphere will change dramatically if this development is to proceed. Residents also believe that it will devalue housing prices in the immediate area.
- Where is the business plan to prove there is a need for 26 storage units in a residential village location with a population of around 1,000? Local people generally have blocks large enough to store materials etc. Residents in Wagga Wagga are unlikely to come to Uranquinty to store material, there is ample storage available within the city boundaries.
- Have any surveys been carried out to confirm there is a demand from residents of Uranquinty for 26 storage units given there are no large scale businesses in the village. Who will use them and for what purpose?

For the better and beautification of Uranquinty

Access 4.8.6.2

Access to this proposed industrial site is to be via code access which will result in traffic increasing on the street at any time. Will the gate automatically lock at 6pm? Or 8am – 8pm as per 4.8.6.2? How will this rule be enforced? The reference to usage of storage units comes from: *Study Results and Findings Self Storage Facility Traffic and Parking Study Self Storage Association of Australia 8 July 2009*. The study used is from Sydney in 2009, thirteen years ago, which is hardly relevant to a small community some 500kms further south.

It is stated there would only be minimum traffic flow which does not take into account the many children, residents and others using the streets for their own purposes. It will encourage strangers into a residential neighbourhood.

Guttler Street is the only entrance to Spaul, Hardiman and Guttler Steet residences. This development will put increasing pressure on an already overloaded road.

Contents of the storage units.

There is concern about the contents. If poisons, paints, fertilisers or other dangerous items are stored incorrectly, they become a toxic hazard for neighbouring properties and the drainage system which is already under stress in heavy rain events. How will contents be monitored for safety?

Residents are also concerned about access being gained to the rear of their properties by opportunistic persons.

Land Use Zone & Permissibility 4.7.2.1

This seems to go to extraordinary lengths to explain how self-storage units are not like storage premises – which are not allowed.

*“The proposed use would be defined as self storage units. Under the provisions, both uses are permissible in the zone with consent. **Self-storage units** means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).*

*Self-storage units are a type of storage premises. **Storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.*

Storage premises are prohibited in the zone, however, self-storage units are permissible with consent.”

This passage seems to be lawyer spin for justifying the proposal and makes no sense whatsoever.

Storm Water

The reason there are building envelopes assigned for each of the blocks was to allow water to move through the blocks. This block uses the building envelope to build the sheds and then uses bitumen to seal the rest. There is very limited (tree line) soil available for water to be absorbed by the ground which will increase the runoff.

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NB The subdivision was constructed so as not to increase flood risk and impact. But there is no supporting evidence that this will be the case.

The reality is that the excess water from the block will enter the drain on the side of the Olympic Highway, then flow to the corner of Uranquinty and Morgan Streets, where it goes under the highway and along the drain to the rail line, then under the rail line and to the corner of Yarragundry and Pearson Streets. It then travels along Pearson Street where it takes a few turns underground prior to going under Best Street and along Ryan Street until it meets the levee system, just past King St.

At this point, water will either go through the levee into Sandy Creek or stay there until such time as Sandy Creek drops in height to allow the water to drain through. The more water that collects in the system during a significant rain event increases the likelihood of flooding at the corner of Uranquinty and Morgan Streets, Yarragundry and Pearson Streets and Ryan and King Streets.

Crime Safety Assessment.

Uranquinty is often targeted by opportunistic thieves and this property seems to be a potential target, bringing undesirable types to the village.

Residential land for homes is currently in very high demand and this proposed non-residential use seems at odds with current predictions of a lack of land available for housing.

It is noted that the planners are not proposing all night lighting and are using colourbond fencing in line with other properties.

We look forward to receiving comments from the developer and Wagga Wagga City Council's Planning Department. There has been no consultation with residents or Uranquinty Progress Association which is disappointing.

Yours faithfully



Uranquinty Progress Association

cc: Wagga Wagga City Councillors

For the better and beautification of Uranquinty

From: [REDACTED]
Sent: Tue, 3 May 2022 19:22:07 +1000
To: [REDACTED]
Subject: DA210839 43 Guttler Street Uranquinty
Attachments: DA210839 43 Guttler Street Uranquinty.pdf

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Good morning,

We wish to submit this objection to the attached Development Application in 43 Guttler Street Uranquinty.

Regards

[REDACTED]

1 May 2022

Peter Thompson
General Manager

council@wagga.nsw.gov.au

Dear Mr Thompson.

RE: DA21/0839 - 43 GUTTLER STREET, URANQUINTY NSW 2652

This letter is in response to the abovementioned development application.

We have lived [REDACTED] Uranquinty, [REDACTED]. Over the years, we have observed the gradual transition of [REDACTED] a rural block to a residential subdivision. Although there has been a significant increase in traffic along Gradys Road and Connorton Street, we are pleased that other families have chosen to move to the village. Many have reported that they enjoy the semi-rural lifestyle, friendly community and proximity to Wagga Wagga.

We recently became aware of the proposed construction of self-storage units at 43 Guttler Street, Uranquinty. As is clear from the development application, the site is located at the end of a cul-de-sac in a quiet, residential street.

The zoning is RU5 – Rural Village. The objectives of the zone are informative, in particular the emphasis on “land uses, services and facilities that are associated with a rural village”.

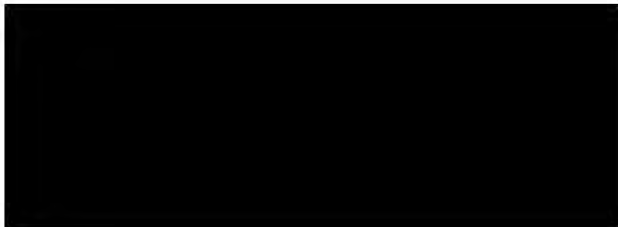
The development application submits that the proposed development is “consistent with these objectives and is a non-residential land use that is associated with the requirements of village residents”. We disagree, for the following reasons:

- The proposed site is located at the end of a dead-end street, with limited space for the movement of large vehicles, for example, removalist trucks and trailers—which would likely be a common occurrence, given the nature of site;
- The roadway is the width of a modern residential street and any increase in vehicular traffic would likely infringe on the ability of existing residents to come and go from their homes, and park on the roadway;
- The village of Uranquinty is in close proximity to Wagga Wagga. If residents are in need of additional storage, it would not be uncommon for residents to utilize storage units in Wagga Wagga;

- Most residential blocks in the village of Uranquinty are large enough that they have their own storage facilities on site, for example, sheds and double garages. In fact, a survey of the new homes built in the area adjacent to the proposed site would reveal the majority already have large, purpose-built sheds within their blocks;
- The proposed absence of any security lighting is of concern, given the proximity to residences.

The proposed development is for a self-storage facility (commonly seen in industrial areas) in a quiet, semi-rural, residential village. We cannot see how this is compatible with the objects of the LEP, or the interest of Uranquinty resident in general. It is not a facility that is needed in the village, and we query whether such a proposal would be approved in any of the newer subdivisions in Wagga Wagga.

The development application submits that "the proposed development... is not expected to significantly increase traffic in the area". We disagree. Guttler Street already experiences additional traffic from residents and visitors to nearby Hardiman Street and Spaul Street.



From: [REDACTED]
Sent: Thu, 5 May 2022 15:58:53 +1000
To: [REDACTED]

Subject: Uranquinty development DA21/0839
Attachments: Council letter.docx

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To whom it may concern,
Please find attached my submitted objection letter regarding the development application DA21/0839.
Regards,
[REDACTED]

To whom it may concern,

I am writing this letter in regards to a DA for 26 storage units at 43 Guttler Street Uranquinty. The reference number is DA21/0839. I write this letter not only as a member of the Uranquinty, but also a resident [REDACTED], and will most certainly be affected by this proposal. This issue has been raised in the community, every single community member I have been in contact with is completely against this proposal, and it will not be stood for if it goes ahead. If this proposal is to go ahead, I can confidently state that not only myself, but multiple members of the community will oppose this in every possible way we can to ensure it is not built in our community.

Guttler Street Uranquinty is a residential zone and you are proposing a commercial property, which is entirely unacceptable. Not to mention Uranquinty is a small community so there is absolutely no demand in the community for this. [REDACTED]

[REDACTED] aware of the fact that in the sale of land contract it states that there is to be no business run out of the estate. So therefore, this proposal would seem to contradict the terms and conditions of buying a block in this area, Fairview estate. There also appears to be an absence of security lightening and no information on how this would be policed. Most residents in Uranquinty have large sheds and garages themselves so there need for local use is extremely questionable, and it is safe to assume people from Wagga or other businesses will be utilising the units, not the local community.

Guttler Street also only contains one road out of the street, as the end of the street is blocked off. Guttler Street will be the sole entry and exit for all vehicles in the residential subdivision area. This proposal of storage units would take place at the very end of the street, meaning every single person who wishes to access this area would need to drive past the whole of Guttler Street to access it. Not only that but the proposal is also for 7 day access, meaning trucks, trailers and cars, who have no other business being on this street, will be accessing this street at all times of the day and evening/night. This proposal is situated at the end of a dead end street with limited access. The clientele who will access this business will often include trucks, trailer and removalists. Guttler Street is a modern and narrower width street, which means this would infringe on resident's movements.

This street and streets surrounding it are family friendly areas. Children are on the road very often, especially given there are no footpaths in this area. This proposal will increase the risk of injury or death to children and families with the increased traffic in the area due to the storage units. This is not only incredibly dangerous for children, but will also disturb the peace of the residents with increased traffic driving through consistently day and night, needing to go both up and down this street to access and exit the units. I see that the proposal states that there will be minimal impact on traffic conditions but the references to prove this was drawn from a study conducted in 2009. Not only was that study conducted 13 years ago, it was also conducted at a time when this street did not have the large amount of residential houses it does not, [REDACTED] multiple others were all recently built on that same land within the last year or so, and we do not need a 13 year old, outdated study, to ensure you that the impact of the traffic conditions will not be minimal, but will rather have a large and very negative impact.

The proposal also states the area will be sealed with concrete or bitumen, which will cause water to run off into the surrounding area, areas which are already prone to flooding and which could cause more flooding damage. This is an environmental factor that will negatively affect people in the surrounding area. [REDACTED]

[REDACTED] subdivided land would become a business hub, as it

was stated all the subdivided land would be for residential purposes. Turning this land into a commercial property for a business will increase the traffic, increase risk to residents, the noise pollution and crime. As the proposal is for storage units, there is a significant concern for increased crime in the area. Not only are storage units a high target for criminals, but also increases the risk to break ins and vandalism in the area due to increased traffic and valuables being left in units. People who do not live on this street will be able to access the street for the purpose of the storage units (whether appropriate or nefarious purposes) which leaves the residential community more vulnerable. There will be a large increase of potential harmful activity in the area given the nature of the business and the access. I know I personally moved to this residential area to get away from business hubs and to live in a purely residential area. I am completely against the idea of non-residential people not in the community having access [REDACTED] driving their trucks and cars up and down at all hours of the day and night. It makes me extremely uncomfortable and vulnerable to have these people [REDACTED] You will be turning a residential road into a public access road, which is not acceptable.

The site itself will not be manned 24/7 so this increases risk and safety concerns, not to mention the potential of the units to be storing hazardous material. It should also be noted that the responsibility of regulating the use of the site will be left to the neighbourhood, including myself, as the site is often unmanned. I did not sign up for this responsibility as I do not agree to a commercial build to operate out of my residential street. The storage units alone will have a negative impact on the aesthetic of the area. It will be one of the first things that people will see when they drive into Uranquinty from that direction, which is not aesthetically pleasing and does not insinuate the residential, community lifestyle that Uranquinty stands for. It is impacting on the aesthetic and lifestyle that the Fairview Estate subdivision was approved by from the community. The community approved the subdivision because it would fit into the surrounding residential area and in that proposal commercial use of the sites was not advised to be part of the development. It should also be noted that this will negatively impact the value of everyone's property in the area, [REDACTED] [REDACTED] Due to all these factors I have mentioned, the value of [REDACTED] property will be significantly decreased, especially given it can not be stated the street is a residential street due to the commercial business on the street. This affects and devalues the community as a whole, not just Guttler Street. The development proposal states it is in accordance with "non residential" land, however it is on rural/residential land as per RU5 "Rural village". Storage units are not consistent with Uranquinty village zoning.

Therefore, to conclude this letter, there is significant evidence as to why it is not appropriate to approve this development proposal. This proposal increases risk to residents and children, will increase traffic, noise pollution, and risk of harmful criminal activity. It will have a negative environmental impact on the area and will decrease the safety of the community. The subdivision was approved for the community for residential purposes and not commercial purposes. It will decrease property value in the area and for the community. The negatives outweigh the positives for this build significantly and there is no reasonable, logical or excusable reasons for this proposal to be approved.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Fri, 6 May 2022 08:41:22 +1000
To: [REDACTED]
Subject: Fwd: DA21/0839 43 Guttler street Uranquinty [SEC=UNOFFICIAL]

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Good Morning,

I wish to supply feedback and concerns to the proposed development application listed above. I am a concerned member of the Uranquinty village and also a resident [REDACTED]
[REDACTED]

My concerns are outlined below

1) The site is not manned by an office and accessible 7 days per week 8am – 6pm. The submission does not state that the units are not available outside these times. And that access is via a key or code.

2) *Aurecon conducted a study of self storage units for the Self Storage Association of Australia: Study Results and Findings Self Storage Facility Traffic and Parking Study Self Storage Association of Australia 8 July 2009.* This is not a recent study and is over 13 years old. The information included in the DA is direct from the study and is not reflective of the community and village that the units will be zoned in. On page 9 of the study it displays the sites that were studied. None of the sites are of the size that Uranquinty is and therefore the data used and the information supplied is not reflective of a smaller community and on a much larger scale.

3) *4.7.2 Part 2 Permitted or Prohibited Development 4.7.2.1 Land Use Zone and Permissibility The site, [43 Guttler Street, Uranquinty](#) is zoned RU5 Village. The objectives of the zone are as follows: • To provide for a range of land uses, services and facilities that are associated with a rural village. • To protect and maintain the rural village character of the land.* The proposed lay out and structure to the storage units does not keep to the rural village and character of the land. The proposal is for 26 storage units. The definition of rural character of the land is as shown by the predominance of rural productive activities and includes, amongst other listed criteria, a high ratio of open space to built features, built features associated with productive rural land uses, and low population density. Due to the land size being 2023m² this does not reflect being an open space and or low population in density.

4) Increased traffic to the area – specifically to Guttler street as this is the access point. According to the study being reference it states - *self storage businesses do not have a typical peak time or peak day. Instead they tend to have a low volume and sporadic trip generation pattern. This type of flow cannot be accurately measured in a few short hours of data collection.*

Furthermore, from initial trials in this study it was found that most sites do not have a suitable layout for automatic traffic counters to be used because: • Vehicles travel at very slow speeds through the site • The confined layout of most existing sites means that it is difficult to locate axle counters in locations where vehicles do not turn over them. Based on this it is not clear or evidence based that the street will not have an increased amount of traffic affecting local residents. With the increased traffic which is expected this will affect the village community especially the families in the street being able to walk / ride / be outdoors with their children. As there are no access walkways, there is no alternative but to walk on the road. With increased traffic within the street this increases the risk to elderly, and young residents.

5) The proposed development is consistent with these objectives and is a non-residential land use that is associated with the requirements of village residents and is permitted in the zone with consent, under the provisions of the WLEP. The proposed use would be defined as self storage units. Under the provisions, both uses are permissible in the zone with consent. Self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials). Self-storage units are a type of storage premises. Storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre. Storage premises are prohibited in the zone, however, self-storage units are permissible with consent. This consent would be the provision of the WWCC councillors. It is not in the best interest of the Uranquinty village and would be against the RU5 zoning objectives.

6) The DA is inconsistent and is ambiguous on what can and cannot be stored in the units. On page 11 it states that it is unlikely that caravans, campers and boats would be stored due to the size but in Section 4.8.62 dot point 7 - The use as self storage units will not generate intrusive noise as units will be used for storage of household goods and potentially vehicles such as boats or campervans and would not be accessed on a daily basis. It is not expected that there would be large numbers of people on site at any one time.

7) Hours of access as indicated in the document are from 0800 – 1800, in Section 4.8.62 is states that hours of operation are 0800 – 20000. This is unclear what the hours of operation will be. This will impact on the residents of the street based on noise and traffic. These are peak hours for people leaving the street in accessing Wagga and surrounds for employment, school and other activities,. With the increased traffic for the storage units there is a higher risk for young people walking to catch transport for school or attending the local school. As per the note under Noise 5.2 - We anticipate a maximum of 52 vehicle trips per week, based on 26 units being visited each week – this is unlikely to occur. The average vehicle movements for a dwelling is 10 movements per day.

8) 4.8.6.1 C41 Refer to village plans for policies on the preferred location of commercial and other nonresidential uses (as relevant). Control 41 refers the user to the village plans for preferred location of commercial and nonresidential uses. The Uranquinty Village Plan indicates a preference for non-residential land uses to be located along the Olympic Highway where other established commercial premises are located. Where the proposed site is located

there are no other commercial properties, The closest commercial property is the Quinty Bakery in the centre of the village. The proposed site is at least 1.5 KM from this and would not fit within the aesthetics of the village on entering.

[REDACTED]
[REDACTED] seen many houses be built and many people move in to make this their home. Many of the homes in the street and in Uranquinty are owner occupier. The people in the street know each other and have a sense of community.

The town has a significant community approach and feel, and the inclusion of these storage units will impact on this for many of the residents in this street [REDACTED]
I am concerned that with the increased traffic, the increased population we will see a rise in potential crime, and this would also put the elderly residents and children at risk. This will also impact on the wider community with having emergency services called and taking much needed resources from Wagga to surrounding areas. While I understand that this cannot be litigated with studies and counter arguments, the temptation in moving to a village is mostly around the lower crime statistics, and the safety that is offered through community.

I would like to think that council will have the common sense to view this application and the concerns raised by citizens and apply their consent in declining this development application.

I look forward to receiving the response from council.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Fri, 6 May 2022 13:30:49 +1000
To: [REDACTED]
Subject: Uranquinty development, DA 21/0839
Attachments: [REDACTED]

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To whom it may concern,
Please find attached my submitted objection letter to the proposed development application
DA21/0839
Thank you,
[REDACTED]

To whom it may concern,

I am writing this letter to express my disapproval regarding DA21/0839 proposed for 43 Guttler Street, Uranquinty. [REDACTED]

[REDACTED] In his letter I will highlight the key reasons why I, as well as the larger community, believe this application should not proceed. I bought and built my land and house with my family with the expectation that it would be a safe area to raise children. [REDACTED]

[REDACTED] purchased the land we were specifically told that the area was residentially zoned so no commercial property would be built on the estate. The fact that council would even consider letting this greedy, money grab from the land owners be built disappoints me and shows a great misjudgment on the council's behalf.

My first and most important point is the increased risk to the families and their safety. Guttler street as well as the surrounding streets are family orientated, it's the kind of community where kids still play in the streets, people don't feel the need to lock their doors and the elderly ride their mobility scooters through the streets. If this DA is approved and the storage units are built, it will increase the risk of road accidents due to the increase in traffic.

Furthermore, the families of the area should not feel like they need to lock their doors due to the strangers that would have access to the area 24/7. Especially the houses that back right onto 43 Guttler, two of which houses are currently under construction which means there is the very likely possibility that the owners do not know about the proposed DA. The majority of people in Uranquinty have large blocks of land with most having a large shed or garage, the people of Uranquinty do not require these storage sheds, it would be inviting strangers into the area, people or may be storing dangerous or illegal goods, people who may not respect the residents of the area and as the site will not be manned at all times there will be no way to enforce good behaviour and invites more underhanded person(s) to the site. The unknown variable of this means that the safety of the immediate area cannot be guaranteed. The developers have submitted reports stating that the development will have minimal impact on the traffic conditions of the area. However the study that they have referenced is from 2009, in 2009 the development of Guttler street, as well as Hardiman street, was still in its infancy. Taking a look at Streetview on Google Maps of Guttler street shows that in 2010 that there were no new developments in the area, that there was barely a road into Hardiman street. With this, any and all credibility given to the statement that this new development will have minimal effect on the traffic conditions based on 13 year old reports of an area that had little to no development to begin with is lost.

My next point is to highlight the effect it will have on the residents financially. If this commercial business is built at the end of the dead end street in a residential zone

this will impact the property value as well as the insurance rates of those along Guttler Street. That increase in risk factor stated previously means that insurance companies may increase the already high insurance rates as the properties are no longer as secure as they once were. Residents who wish to see their house will be affected by this development as any buyer who sees that strangers will have access to the whole street 24/7 may consider not buying because of it. This will mean that the value of the house will be decreased directly due to the proposed DA.

Finally, I want to speak to the underhandedness of this DA. As I stated previously, at the time when we purchased our land we were told that the area had been subdivided with the intention of building new houses and turning the area into a residential zone. We were not informed that the landowners intended to turn the block into a block of storage sheds. We were however informed that the landowners intended to keep this particular block, meaning, it is more than likely that the landowners always intended to build the sheds and had no intention of informing anyone who would buy on the estate as they knew it would affect their chances of selling the land. When the DA was issued the landowners made minimal efforts to inform the residents of the street, only erecting a small flyer on a post partially hidden within the treeline. If it were not for the residents of the area bringing it to the attention of the wider community only the few houses around the block would have known it was proposed. To me, this speaks to the character of the landowners. These people do not care what happens to the street and its residents. They do not care about the effect these storage sheds will have, to the livability of the area nor the safety of those around. The way they have approached this proposal tells the residents that they are only out to make profit, regardless of who it affects. The landowners could easily build a house on the block and rent it out but instead they have chosen the option that would make them more money.

Concluding, I believe if this DA goes ahead that the effects it will have on Guttler street as well as the surrounding streets will be astronomical. Even if we forget the greedy, underhanded landowners whose only intention is to make money, even if we forget the effect it will have on the residents of the street(s) both personal and financial, even if we forget that the studies the developers have done is based on 13 year old reports, the biggest concern and the most important factor to consider is that the people, the families, the community will lose that sense of security that was the main reason many brought out at Uranquinty. I implore the council, do not allow this DA to be approved. Chose to side with the people of the community instead of those who would value profit over the safety of those who live in the area.

Regards,,

A large black rectangular box redacting the signature and name of the person who wrote the letter.

From: [REDACTED]
Sent: Fri, 6 May 2022 16:56:16 +1000
To: [REDACTED]
Subject: DA 21/0839 - 43 Guttler St, Uranquinty / submission.

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Good afternoon

I am writing in regards to the proposed DA of 26 storage units in Guttler Street, Uranquinty : DA 21/0839

In regards to this DA [REDACTED]
[REDACTED] to the proposed development and are shocked and disappointed that this would be considered in a village.

[REDACTED] have multiple issues with this and completely oppose the idea. I have discussed with the neighbours and on the village social media page with multiple complaints against this and not once has anyone agreed that this is a smart idea.

Below are our concerns.

SAFETY: Guttler street is a family friendly area with multiple families and children who play at the end of the street on the grass, ride their bikes and climb the trees. Families sit out together on the street. I am concerned about the amount of cars that would be driving at all speeds down the street with no respect to noise, children or the residents. The storage units could hold potential hazardous items that could cause severe danger if caught on fire as there will not be any restrictions on contents or anyone on site to control the situation. The amount of crime that this would bring would be incredibly unsafe. Cameras do not stop crime nor slow it down

NOISE:

The noise of reversing trucks, slamming doors, gates closing is another issue that impacts the community with the sound restrictions becoming a sub commercial area and not residential.

PROPERTY VALUE

[REDACTED] decrease in value significantly. [REDACTED]
[REDACTED]
[REDACTED]

We have been solicited [REDACTED] who has requested an extension of the exhibition period.

Regards



From: [REDACTED]
Sent: Fri, 6 May 2022 20:42:37 +1000
To: [REDACTED]
Subject: Objection to DA21/0839

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Re: DA21/0839
To Whom It May Concern,

Our apologies for the late submission, [REDACTED]. [REDACTED] DA proposing the development of a commercial storage business [REDACTED]. We have a number of concerns regarding this proposal, but as the comments regarding this DA were due to be submitted by today, we will briefly outline our most pressing concerns:

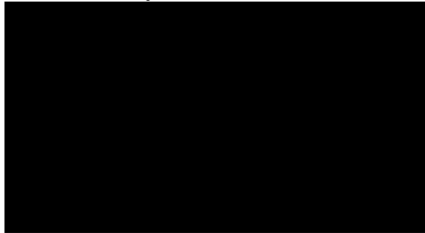
1. Access to this storage premises will be via a residential road, effectively turning a quiet residential street into a public access road. [REDACTED] children [REDACTED] will ride their bikes/scooters on the side this road, as there are no footpaths. I am concerned for their safety if this road becomes the point of entry for this business. While we vehemently object to this development in it's entirety, at minimum public access to the site should be shifted to the Olympic Highway.
2. Noise disturbance and disruption and security. [REDACTED]
[REDACTED]. The site is unmanned, so there will be no regulations regarding the activities and behaviours of the storage unit rental customers. The safety [REDACTED] is also a concern, [REDACTED]
[REDACTED]
3. Safety concerns regarding the storage of hazardous materials and appropriate use of the storage units. Again, as the site is not staffed, there is no control over what rental customers will be storing on this site. This is at minimum a fire hazard and potentially a health and safety concern.
4. Impact on the aesthetic of the neighbourhood. The development of the subdivision that is "Fairview Estate," where this development is proposed to occur, was approved on the basis that it would fit into the aesthetic of the existing neighborhood. If it had been widely known that there was an intent to commercialise a property, the development would have met significant objections from current residents. [REDACTED]
[REDACTED]
5. The property is zoned as RU5, on which a storage premises is not allowed. The developer is attempting to circumvent this by calling the business a block of "self storage units." What this DA is actually proposing is in fact a "self storage facility," where the only use

of the premises will be for storage. Regardless of what the developer says the intent is, this is undeniably a DA for a storage premises, as that will be the ONLY use of the site.

6. The timing of the development of this business is deceptive and misleading. The owner has put this DA in on land held in reserve only AFTER all other lots in the subdivision had been sold and construction started. The construction of a storage premises on a residential street will significantly impact the value [REDACTED] as well as the property values along the entire street. If the intent to develop a storage premises [REDACTED] [REDACTED] had been disclosed to us at the time of sale it would have impacted our decision to purchase this property.

We are seeking that this DA be declined for all of the reasons stated above. The typical and appropriate location for this type of business is in an industrial or commercial area where there would be minimal impact on surrounding properties. We sincerely hope that our concerns are taken into consideration and this block of land is developed as residential use as zoned and in likeness to the rest of our beautiful and friendly neighborhood.

Sincerely,



From: [REDACTED]
Sent: Fri, 13 May 2022 13:38:25 +1000

Attachments: NEE-26-1 - Letter from RMB Lawyers dated 13 May 2022.pdf
Importance: High

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Hello [REDACTED]

Please find **enclosed** letter of objection dated 13 May 2022.

We thank you for your assistance with this matter.

Kind regards,

Olivia Yeatman
Senior Associate
Local Government Coordinator

T +61 2 4232 0811
F +61 2 4229 2164
E [REDACTED]

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DX 27820 Wollongong



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L A W Y E R S
WITH
KEARNS & GARSIDE

Our Ref: [REDACTED]
Your Ref: DA 21/0839

13 May 2022

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

BY EMAIL ONLY: council@wagga.nsw.gov.au

Dear General Manager,

**Re: Objection - Development Application No. DA 21/0839
43 Guttler Street, Uranquinty**

1. We act for [REDACTED]
2. We are instructed to object to development application No. DA 21/0839 for proposed development described as "Self-storage units" ("DA") on Lot 11 DP 1267696 known as 43 Guttler Street, Uranquinty ("43 Guttler Street").
3. On 5 May 2022, the writer sent email correspondence to the City of Wagga Wagga ("Council") requesting an extension of time to close of business on 13 May 2022 to submit an objection to the DA. An extension of time was granted by return email correspondence from Council officer Hayden Bousfield on 6 May 2022.
4. We confirm that our client has not made any reportable political donations in the last two (2) years.

Summary of proposal and its location

5. The DA proposes to construct 26 self-storage units on 43 Guttler Street.
6. Access to the site will be via a single lane, one-way road which runs along the north east

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7. 43 Guttler Street is a battle axe block [REDACTED]

8. The DA proposes some landscaping [REDACTED]

Objection

Incompatibility with rural village character

9. 43 Guttler Street is zoned RU5 Village pursuant to clause 2.1 and the Land Use Table in *Wagga Wagga Local Environmental Plan 2010* ("WWLEP 2010").

10. The objectives of the RU5 zone are set out in the Land Use Table to WWLEP 2010 as follows:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To protect and maintain the rural village character of the land* [Emphasis added].

11. "Self-storage units" are permitted with consent on land zoned RU5 pursuant to the WWLEP 2010.

12. The revised Statement of Environmental Effects prepared by Camilla Rocks dated 21 March 2022 ("SEE") states on page 14:

"The proposed development is consistent with these objectives and is a non-residential land use that is associated with the requirements of village residents and is permitted in the zone with consent, under the provisions of the WLEP."

13. Given the nature of the existing residential development in the immediate and broader vicinity of 43 Guttler Street, the statement made in the SEE is incorrect.

14. The proposed development is not consistent with the existing residential development adjacent to 43 Guttler Street and does not seek to maintain the rural village character as required by the objectives of the RU5 zone in WWLEP 2010.

15. In addition, the proposed non-residential use is not clustered with other non-residential land uses as required by clause 4.8.6.1 of *Wagga Wagga Development Control Plan 2010* ("WWDGP 2010").

Flooding impacts

16. 43 Guttler Street falls within the Flood Planning Area in accordance with clause 5.21 and the Flood Planning Map in WWLEP 2010.

17. The SEE makes very brief submissions to the effect that the proposal will be compliant with clause 5.21 of WWLEP 2010.

18. From the exhibition documents made available by Council, there has been no report submitted by the applicant from a flood expert which supports the submissions made in the SEE.

19. In addition, our client is concerned that by its nature, the proposed development will increase the hardstand areas on 43 Guttler Street which would in turn increase the

impermeable surface available for water run-off. This is inconsistent with clause 5.21(2)(b) of WWLEP 2010.

20. Further information should be sought from the applicant as to how the DA complies with clause 5.21 of WWLEP 2010.

Traffic

21. [REDACTED] they are concerned about the levels of traffic generated by the proposal.
22. Page 12 of the SEE refers to a traffic generation study prepared for self-storage units generally and estimates traffic generation in the realm of 60-130 weekdays trips and 40-100 weekend trips. Notably, the site is 400 m² as compared to 3000 m² referred to in the study.
23. No Traffic Impact Assessment has been submitted by the applicant in support of the DA. Therefore, our client has no means of knowing the anticipated traffic generation for the proposal.
24. In addition, given the surrounding residential area to 43 Guttler Street, our client is concerned about the safety of residents, particularly children, who play and ride bikes on Guttler Street. A Traffic Impact Study would likely review site distances from the access road and any safety concerns arising.
25. Further information should be sought from the applicant as to how the DA complies with clause 4.8.2 of WWDCP2010.

Operating hours

26. The operating hours set out in the SEE are inconsistent between page 12 which states 8am to 6pm, 7 days per week and page 20 which states 8am to 8pm.
27. The applicant should be required to clarify their proposed operating hours.
28. Given the location of 43 Guttler Street directly adjacent to residential premises, additional noise restrictions should be imposed to limit the impact on surrounding residential receivers.

Conclusion

29. There is a significant lack of information in the DA.
30. Council should seek further information from the applicant to clarify the points raised in this objection. This additional information should then be made available for further community consultation.
31. Where this additional information is not forthcoming, our client respectfully urges Council to reject the DA.

32. If Council has any questions, please contact the writer.

Yours faithfully

