

From: [REDACTED]
Sent: Fri, 22 Sep 2023 11:43:04 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/0009. File number D/2022/0009. Contact: Jessica Facey

To Whom It May Concern

I wish to lodge an objection to the DA number DA22/0009 and express my concerns with the proposed development

The applicant is SH Freehold Pty Ltd and the property is at 107 Kincaid street.

[REDACTED]

I note following:

The hotel is in a residential area and the noise should be kept to a minimum especially at night

The intersection at Kincaid and Beckwith sees frequent accidents - serious accidents at least month.

The hotel has a history of non-compliance with DA and other requirements.

The hotel is required to provide 34 car spaces and does not currently, which leads to excessive on street parking.

The current proposal will increase use of the facility considerably.

Use of accommodation will increase need for car parking.

Therefore I would argue that

1. Car parking on site should be increased from the proposed 18 to 24 vehicles. The fact that current use is not full does not take into account increased use with the proposed development.
2. There needs to be additional safety measures at the Kincaid and Beckwith street intersections and measures to reduce accident rates and these should be funded by hotel as on street parking and increased car traffic movements would be a contributing factor.
3. The hours of operation for the beer garden and alfresco areas should end at 11pm on any night except Sunday when 10pm should be the finish time.
4. There should be a requirement to clean the streets in the surrounding area of alcohol related detritus on a regular basis. Bottles and cans and broken glass are a regular occurrence outside [REDACTED] This is particularly dangerous for elderly [REDACTED] have also noticed a significant increase in what appears to be vomitus [REDACTED] street. This is a significant falls risk which would be on council footpaths.
5. There should be enforcement of the requirement to patrol after 11.30 at night to make sure patrons do not disturb the neighbourhood.

Thank you

[REDACTED]



From: [REDACTED]
Sent: Tue, 26 Sep 2023 21:45:27 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/0009 Sportsmens Club Hotel 107 Kincaid Street Wagga

General Manager,
Wagga Wagga City Council

Attention Planner for DA22/0009

I write to you [REDACTED] in relation to a proposed renovation to the Hotel gaming room and outdoor bar.

Generally I support the Hotel renovations, as the Hotel has been a great addition to the location over many years. However I do have some comments.

1. Our main issue is noise. The background noise levels in Beckwith Street are quite low relative to noise closer to the main roads and main street. We would like to adhere to background levels after 10pm at night, and in addition would like to be given a 24-hour phone link to a Hotel Manager to be able to control timing and volume of amplified sound.
2. Having people walking around the neighbourhood after midnight is also a concern. We are concerned that the Hotel would trade later than 12pm on any night.
3. The extension of the Gaming Room is even higher than the previous renovation. It is not in keeping with the older style of the original building, nor it a continuation of the previous bland addition.
4. The extension has no set back off the boundary and so imposes on [REDACTED] Street. Hopefully this could be softened with plantings across the North facing wall.
5. The exit door to the North of the site on Beckwith Street will be a late night exit for gamers, and probably beer garden revellers as well - it is very close to [REDACTED] Beckwith Street, and may result in refuse in the driveway of [REDACTED] and [REDACTED] Beckwith Street. We would prefer that this exit was closed after say 9pm so that all entry and exit was closer to the corner of Beckwith and Kincaid Streets.
6. We are pleased to see a bar in the garden, as it was always a long walk to the bar, but would like to see at least three trees kept in the beer garden.

I also declare that I have no conflict of interest with the project other than to wish the Hotel a successful trading future.

Yours sincerely,
[REDACTED]

From: [REDACTED]
Sent: Thu, 28 Sep 2023 17:03:19 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: SuSubmission of Objection to Development Application DA22/0009
Attachments: Sportsmen Hotel proposed Alterations Additions 27.9.2023.docx

27th September, 2023

Submission of Objection to Development Application DA22/0009

Sportsmen Hotel 103- 107 Kincaid Street, Wagga Wagga

To whom it may concern:

[REDACTED] I would like raise objections on the above mentioned Application for a proposed Alterations and Additions.

I have the following concerns especially as this is already a residential area.

- [REDACTED]
- The application is for an addition to the Games Room [REDACTED] the hotel.
- The proposal also includes an addition of toilets and 2 x bars one of which will be for the outside Beer Garden.
- By increasing the business size this will increase patronage all of which means more noise as well as parking.
- Parking:
 - In section 4.3.3 a survey was completed with the latest being November, 2022. Question to be asked who conducted this survey, was it an independent and, [REDACTED] with constant kerb side parking [REDACTED] why was I not included in the survey ?
 - In relation to this [REDACTED] on a regular basis had either [REDACTED] driveway access completely or partially blocked by parked vehicles of patrons from the hotel.
 - [REDACTED] attempt to try and alleviate this situation several years ago when, after a verbal request to council, had a council staff member [REDACTED] to discuss the dilemma [REDACTED] suggested to have a small park area located [REDACTED] close to the hotel be designated as No Parking by using painted signage . This was not agreed upon and instead lines were painted for a suitable park by 1 x vehicle. This painted signage has now faded and therefore no compliance.
 - Regarding the "new" car park now located at the back of the hotel [REDACTED] noted that recently when the hotel had an event to cater for more patrons , the car park was blocked, a Marquee was erected and this was used for the a band as well as the patrons. So, this would have increased the number of vehicles in the streets around the hotel.
 - In the DA it was stated regarding more car parks, an example was given that the MTC and the RSL club provided more car parks. Comparing these two with the Sportsmen Hotel is not practical as both the MTC and the RSL have more land/areas in which they did expand the parking and the hotel does not except for the car park at the back of the hotel and therefore relies on public street parking.

- The present increase in traffic for the hotel has seen patrons doing U turns over the double white lines located in Beckwith Street as well as parking in No parking areas.
- Regarding Section 6.1.3 Active Travel Plan 2016 in the DA stating “An extract from the plan shows the cycleway network being implemented across the Central Wagga Wagga area. The hotel is located at a key cycleway link intersection, being connected to the Central, North and Kapooka links. This location has also direct access and links to local walkways and public bus routes. The proposed rearrangement of car parking facilities and focus on quality and sustainable activities will assist in realising the principles embodied in the ATP and deliver the expectations and desires of the local community”
- Question, will the local community now be encouraged to walk to the hotel or even better cycle to the hotel? And if so will there a designated area for the bicycles that is safe and appropriate! NOTE: This link is not completed at this time in Central Wagga and I have yet to see any cyclist “visiting” the hotel.
- Noise:
 - The existing Sportsman Hotel Beer Garden hours are Monday- Saturday 0500 – midnight. This has not been adhered to on several occasions, with both patrons and music heard past these times.
 - In the DA section 6.2.1 it is stated “Under the new provisions, Council will be unable to refuse development consent based on noise caused by the playing or performance of music if they are satisfied the noise can be managed and minimised to an acceptable level “. Question, who will establish that “they are satisfied the noise can be managed and minimised to an acceptable level”? Is it being I or the other residents and to whom to we raise concerns to obviously not the council?
 - Again as stated above “By increasing the business size this will increase patronage all of which means more noise and parking”
- CONCLUSION:
 - [REDACTED]
 - Initially the hotel was a very quiet establishment with very few patrons
 - [REDACTED] and the hotel so there was minimal noise, patrons and car park issues.
 - [REDACTED]
 - [REDACTED] This meant a small increase of patrons and parking.
 - As with more new owners there was further Development Applications which with some being approved.
 - The development of the Beer Garden did have an increase in patrons and noise levels which included performance of music. However personally I felt it was fairly well controlled as far as hours played although there several occasion when it was very loud and the hours were late in the evenings.

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- CONCERNS:

- My main concern is the proposed size of the extension to the Gaming room. [REDACTED] visibility when exiting [REDACTED] driveway is extremely poor and this will not change.
- The inclusion of another outside bar obviously means more patrons and increase of noise levels. And I am sure that there will be performance of music as well, not that I am against it I just hope that it's well-controlled.
- A development and additions that are being proposed have to "fit in" a quite small area for what is an example of a "local" pub in a mainly residential area.
- [REDACTED]

In closing I personally would like to feel that the approval party will take into consideration, my concerns, [REDACTED] member of the local community.

I look forward to hearing you in the near future, with your guidance to the next step of the process.

Regards

[REDACTED]