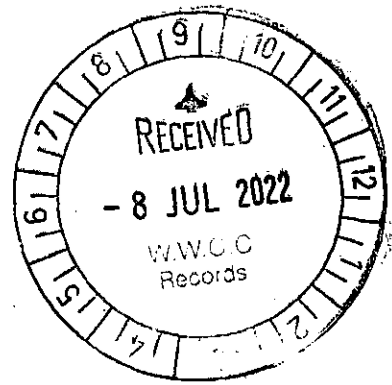


Wagga Wagga City Council
PO Box 20
Wagga Wagga

9 July 2022



Phone: [REDACTED]

Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We are writing to you to make our objections known to Wagga Wagga City Council.

[REDACTED]

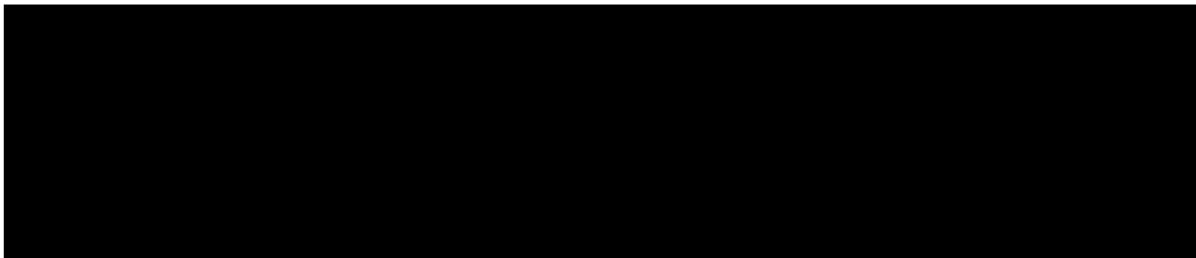
The property in which this application relates to is zoned RU4 and exists on an area of 2 ha.

Prior approval has been in existence for 4 tourist/motel accommodation cottages. One of these [REDACTED] The approval of these cottages stated certain conditions which have not been met.

Our concerns for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.
- Security for the residents when functions are held.

- [REDACTED]
- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).
 - The existing use of the current cottages are impacting on our personal lives in many ways.
 - The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.
- [REDACTED]

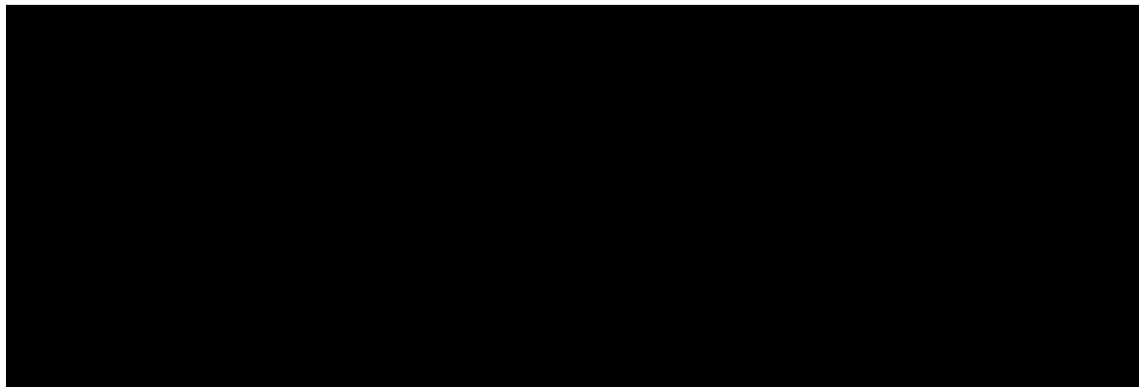


If this development application is allowed and the current operators sell the business what guarantees are there that we won't be facing further expansion and a further a decline to our rural lifestyle.

We wonder is there a need for another function centre in North Wagga? There seems to be quite a few out this way placed in better positions. They aren't causing a problem to anyone.

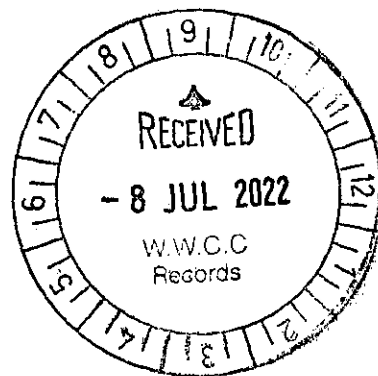
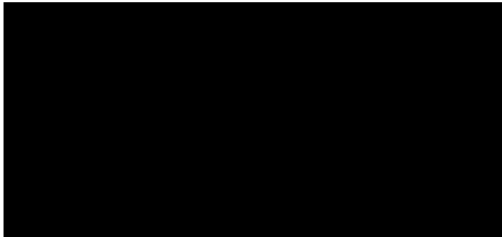
We hope you will investigate this development application. The objections we have raised with you are very important to us. Should this development be approved, it will greatly impact our lives.

Sincerely,



Wagga Wagga City Council
PO Box 20
Wagga Wagga

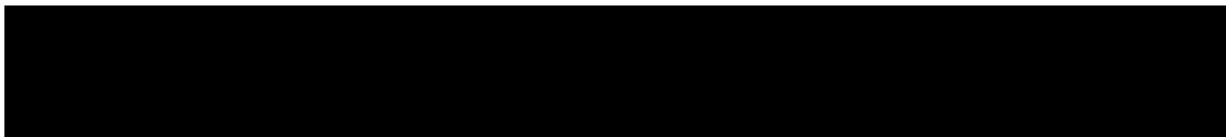
5 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We wish to register our objections to the above amended development.

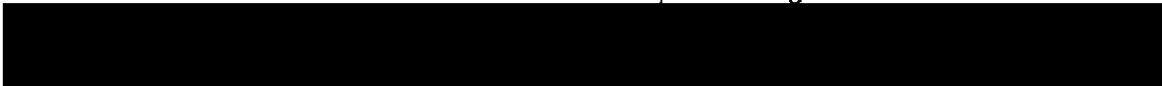


This area in which this application relates to is zoned **RU4** and exists on a very small block for the number building that are already on the block.

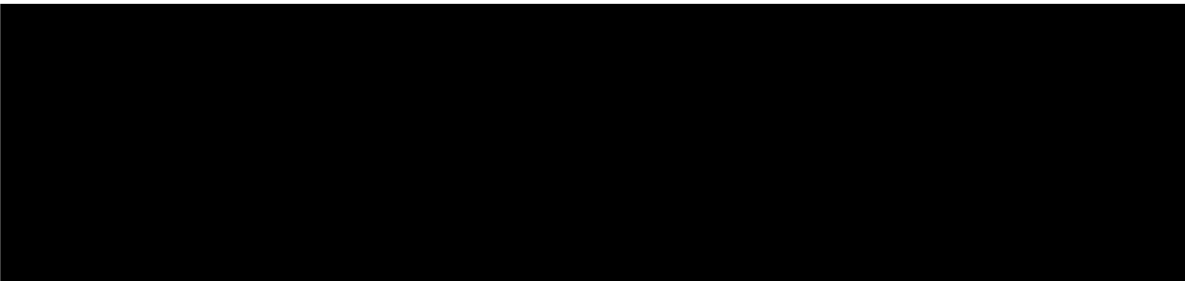
Prior approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from 2 adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been met.

Our concerns for this current Application are;

- The land is zoned **RU4** not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.



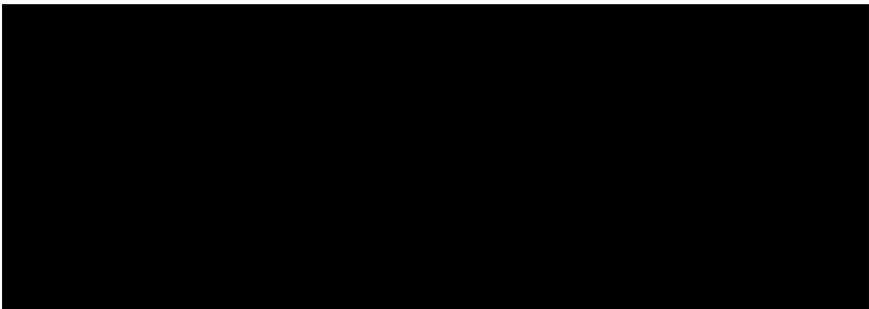
- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).
- The existing use of the current cottages are impacting on our personal lives in many ways.
- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.



Is there a need for this function centre? There are already several function centres within a short drive from our area. Some venues are located in more rural settings where the density of housing is far less and other venues are found in expected commercial areas, these cause no discomfort to us at all.

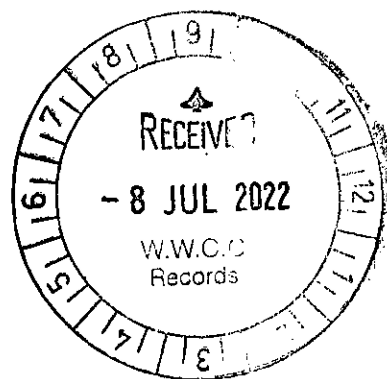
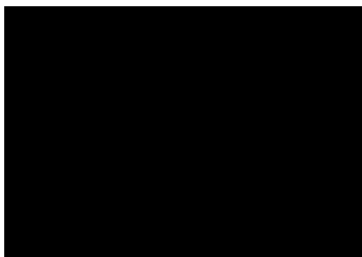
If this development application is allowed and the current operators sell the business what guarantees are there that we won't be facing further expansion of the centre and a further diminishing of our rural lifestyle.

We trust you find these objections relevant to the application at hand and hope you will give them consideration as you investigate our oppositions to the development application. Please acknowledge receipt of this planning objection.



Wagga Wagga City Council
PO Box 20
Wagga Wagga

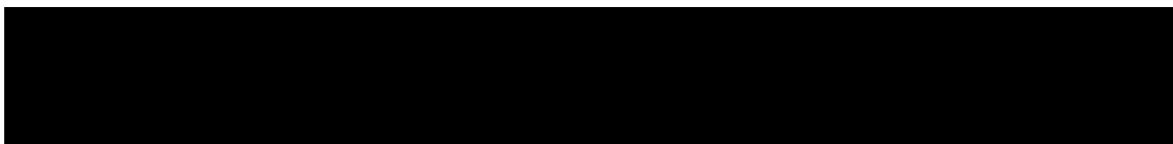
5 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

I ask that you reconsider the above-mentioned amended development.



The property in which this application relates to is zoned **RU4** and exists on an area of 2 ha.


Prior approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from 2 adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been met.

My concerns for this current Application are;

- The land is zoned **RU4** not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.
- The distance of the function area to other residents is less than 100 metres.
- Security for the residents when functions are held.

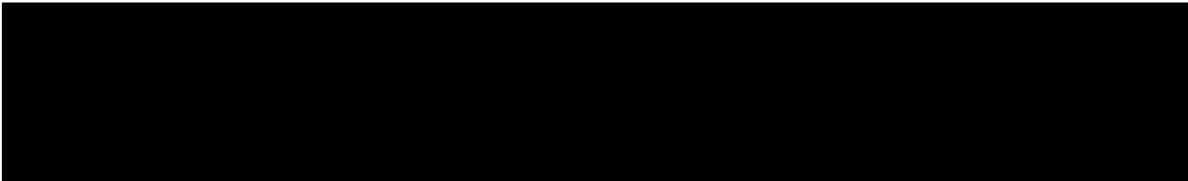


- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).
- The existing use of the current cottages are impacting on our personal lives in many ways already.
- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.



There are already several function centres within a short drive of Byrnes Road. Some venues are located in more rural settings where the density of housing is far less and other venues are found in expected commercial areas, these cause no discomfort to us at all.

If this development application is allowed and the current operators sell the business, what future development will we be facing causing more erosion to our rural lifestyle.

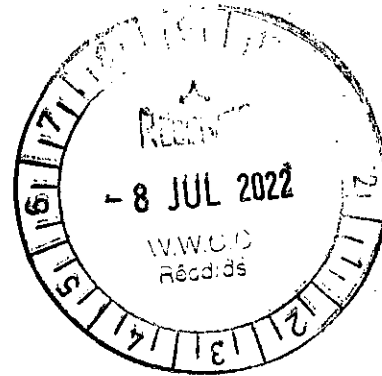
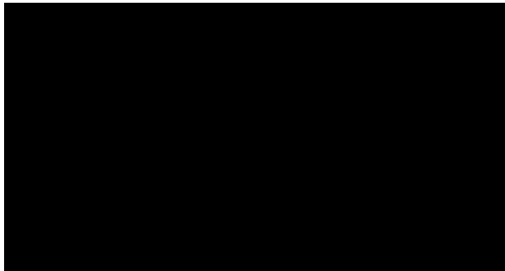


Please acknowledge receipt of this planning objection.



Wagga Wagga City Council
PO Box 20
Wagga Wagga

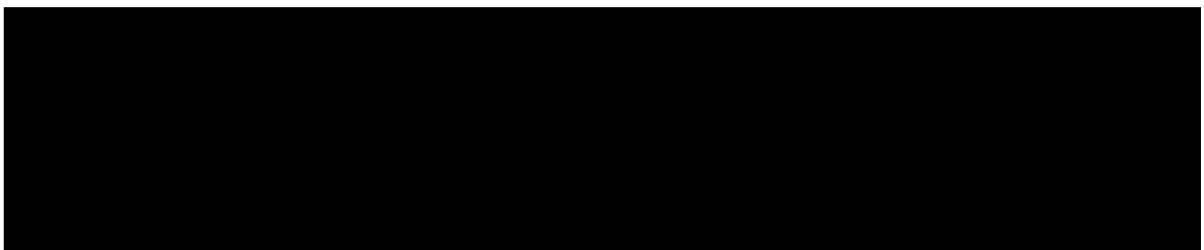
5 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We would to bring to your attention our objections to the above-mentioned amended development application.

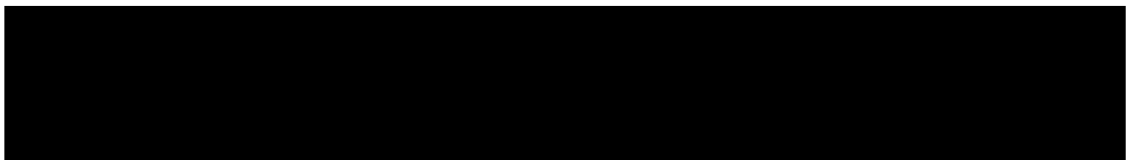


The property in which this application relates to is zoned **RU4** and exists on an area of 2 ha.

Prior approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from 2 adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been meet.

Our concerns for this current Application are;

- The land is zoned **RU4** not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.



- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).
- The existing use of the current cottages are impacting on our personal lives in many ways.

- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.

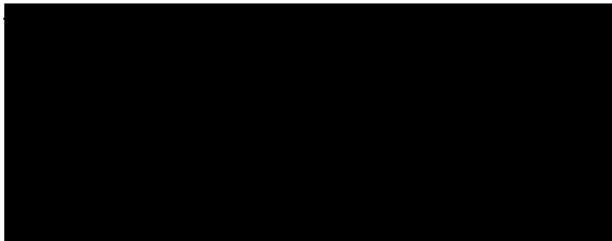


- The annoyance to neighbours with young children. Undue noise makes it difficult to settle young ones on nights that functions are held.

We ask- is there a need for this function centre? There are already several function centres within a short drive from our area. Some venues are located in more rural settings where the density of housing is far less and other venues are found in expected commercial areas, these cause no discomfort to us at all.

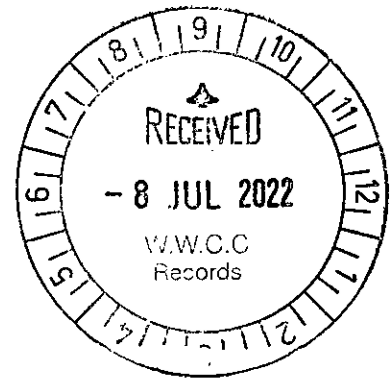
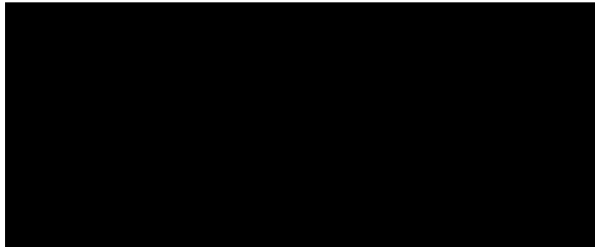
If this development application is allowed and the current operators sell the business what guarantees are there that we won't be facing further diminishment of our rural lifestyle. In the past each new owner gradually developed the premises from a B & B to now motel and function centre. It all too much.

We hope you will investigate this development application. The objections we have raised with you are very important to us. Should this development be approved, it will greatly impact our lives.



Wagga Wagga City Council
PO Box 20
Wagga Wagga

7 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We ask that you reconsider the above-mentioned amended development application for the following reasons.

We are concerned that the commercial operation of the buildings and amenities at 85 Hillary Street which were constructed during 2021 and are now asking to be legitimised, were in existence and operating prior to this application being lodged.

The property in which this application relates to is zoned RU4 and exists on an area of 2 ha.

Prior approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from 2 adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been met.

Our concerns for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.

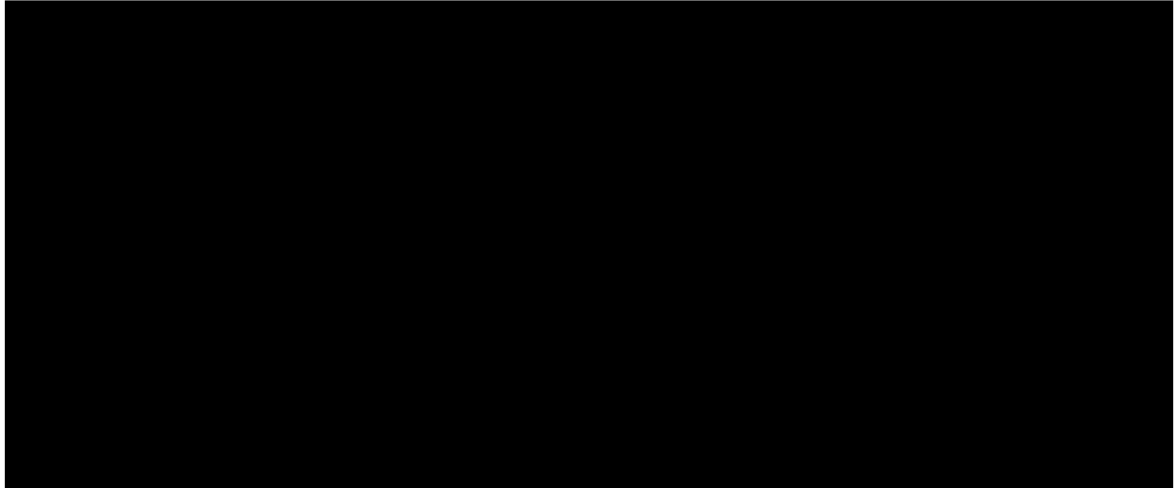


- Security for the residents when functions are held.



- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).
- The noise of vehicles arriving and leaving functions. Dust from vehicles coming and going from events. The wear and tear on Hillary Street which is currently in a state of disrepair.

- The existing use of the current cottages are impacting on our personal lives in many ways and will be further exaggerated by this development.
- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.



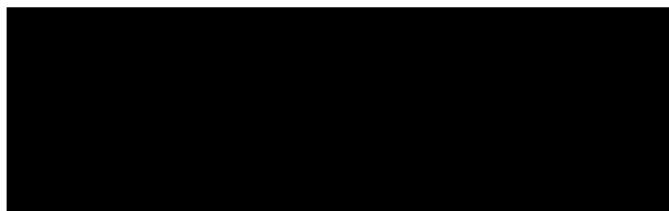
We wonder, is there a need for this function centre? There are already several function centres within a short drive from our area. Some venues are located in more rural settings where the density of housing is far less and other venues are found in expected commercial areas, these cause no discomfort to us at all.

If this development application is allowed and the current operators sell the business what guarantees are there that we won't be facing further expansion of the centre and a further diminishing of our rural lifestyle.

Only the adjoining owners were advised by council that submissions regarding the original application had to be submitted to council 23 February 2022. The remaining were not informed until early May 2022 of the development. This does not give a true reading of the feelings of the residents of Byrnes Road regarding this development

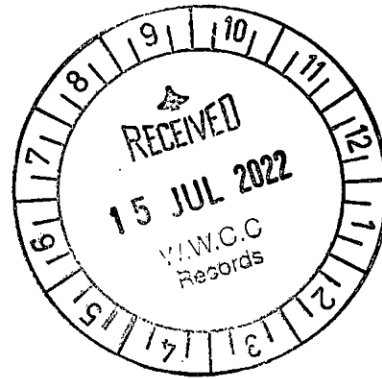
We hope you will investigate this development application and the objections we have raised with you as this development has a great bearing on our lives and is important to us. Should this development be approved, it will greatly impact our lives.

Please acknowledge receipt of this planning objection.



Wagga Wagga City Council
PO Box 20
Wagga Wagga

8 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We ask that you reconsider the above-mentioned amended development application for the following reasons.

The property in which this application relates to is zoned RU4 and exists on an area of 2 ha.


We are concerned that the commercial operation of the buildings and amenities at 85 Hillary Street which were constructed during 2021 and are now asking to be legitimised, were in existence and operating prior to this application being lodged.

Approval has been in existence for 4 tourist/motel accommodation cottages but the approval of these cottages stated certain conditions which have not been met.

Our objections for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used as commercial.

- Security for the residents when functions are held.
- Security for adjoining property owners.
- The noise volume of music and voices of attendees at a function which can be heard for some distance.
- Vehicles arriving and leaving functions. Dust from vehicles coming and going from events. The wear and tear on Hillary Street which is currently in a state of disrepair.
- The existing use of the current cottages are impacting on peoples personal lives. The new development will further amplify the problems we are concerned about.
- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation and functions.



We have several function centres within our area. Other venues are located in more rural settings where the density of housing is far less and some venues are found in expected commercial areas in North Wagga, these cause no discomfort to us at all. Do we really need another venue in our area?

We are submitting our objections now because we were unaware of the development application until early May 2022. . Should this development be approved, it will greatly impact our lives.

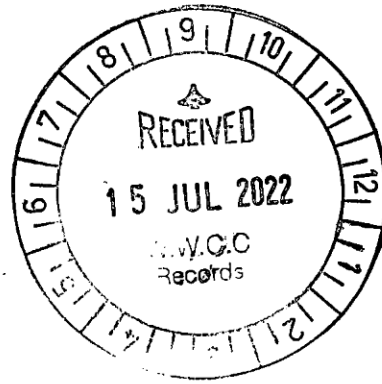
Please acknowledge receipt of this planning objection.

Sincerely,



Wagga Wagga City Council
PO Box 20
Wagga Wagga

7 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We ask that you reconsider the above-mentioned amended development application as we feel it may have detrimental effect [REDACTED]

We are concerned that the commercial operation of the buildings and amenities at 85 Hillary Street are not in keeping with our rural lifestyle.

The property in which this application relates to is zoned RU4 and exists on an area of 2 ha.

Approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been upheld.

Our concerns for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used for commercial profiteering.

- Residents security when functions are held.
- The security of adjoining property owners and other nearby.
- Noise from music and voices of attendees at a function (we have already heard the music from functions held at the premises).
- The noise of vehicles arriving and leaving functions. Dust from vehicles coming and going from events. The wear and tear on Hillary Street which is currently in a state of disrepair.
- The existing use of the current cottages are impacting on our neighbours and this new development will be further exaggerated the situation [REDACTED]
- The existing cottages were approved for tourist/motel accommodation. Approval conditions for the cottages have been breached as they have not at all times been used as tourist/motel accommodation.



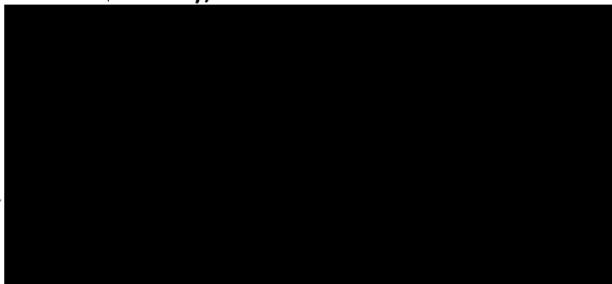
There are several function centres within our area. These venues are located in more rural settings or commercial areas and are better equipped to handle such functions.

We are submitting our objections to the development now as we were unaware of the development application until early May 2022.

We hope you will investigate this development application and the objections we have raised with you as this development has a great bearing on our lives and is important to us. Should this development be approved, it will greatly impact our lives.

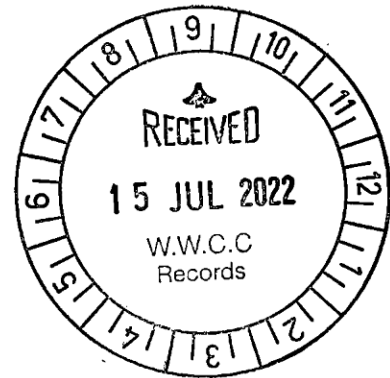
Please acknowledge receipt of this planning objection.

Sincerely,



Wagga Wagga City Council
PO Box 20 Wagga
Wagga Wagga

5 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We would like to register our objections to the above-mentioned amended development.

We are concerned that the construction of the buildings and amenities at 85 Hillary Street which are now asking to be legitimised were all in existence and operating prior to this application being lodge.

The property in which this application relates is zoned RU4 and exists on an area of 2 ha.

Approval has been in existence for 4 tourist/motel accommodation cottages. The approval of these cottages stated certain conditions which have not been meet. The current application is for a function centre which we feel is detrimental to our lifestyle.

Our concerns for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used for further commercial gain.
- The distance of the pergola function area is less than 100 metres from neighbouring dwellings.

• The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was heard almost 2 kilometres away).

• The noise of vehicles arriving and leaving functions. Dust from vehicles coming and going from events. The wear and tear on Hilary Street which is currently in a state of disrepair.

• The existing use of the current cottages are impacting on our personal lives in many ways.

• The existing cottages have at times not been used as tourist/motel accommodation. This was a condition of approval for prior applications by council which is in breach of such approval.

Do we need another reception centre in our area? There are already several function centres within a short drive from us. Some are located in distant rural areas and other in expected commercial areas, which cause no discomfort to us at all.

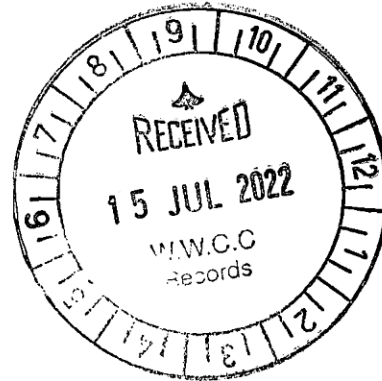
We were not informed of this development application until early May 2022. The development and work on the project were completed prior to the 4 December 2021.

Please acknowledge receipt of this planning objection.



Wagga Wagga City Council
PO Box 20
Wagga Wagga

7 July 2022



Dear Madam,

Re: Amended Development Application No 22/0029 File No: D/2022/0029

We ask that you reconsider the above-mentioned amended development.

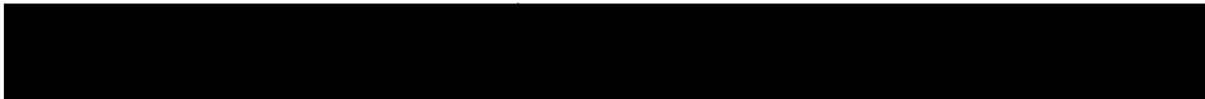
We are concerned that the construction of the buildings and amenities at 85 Hillary Street which are now asked to be approved were in existence prior to this application being lodged

The property in which this application relates to is zoned RU4 and exists on an area of 2 ha.

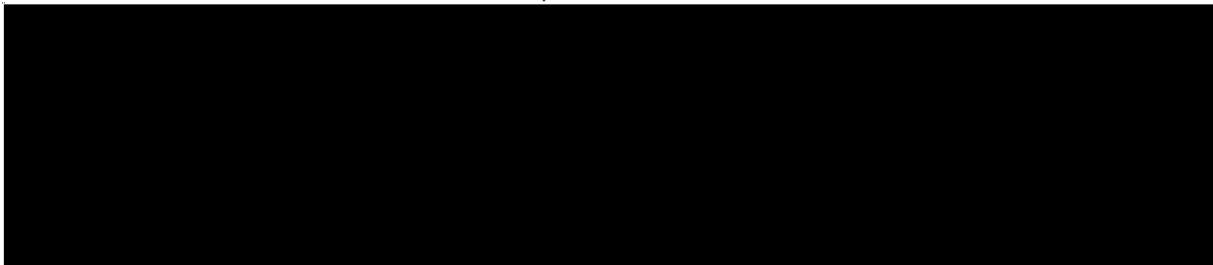
Approval has been in existence for 4 tourist/motel accommodation cottages. One of these cottages is less than 40 metres from 2 adjoining neighbourhood homes. The approval of these cottages stated certain conditions which have not been met.

Our concerns for this current Application are;

- The land is zoned RU4 not commercial. RU4 land is not zoned for commercial use and as such should not be used AS Commercial.



- Security for the residents when functions are held.
- The noise volume of music and voices of attendees at a function (a couple have already been held prior to approval and the music was extremely loud and heard almost 2 kilometres away).
- The movement of vehicles arriving and leaving functions. Dust from vehicles coming and going from events. The wear and tear on Hillary Street.



We wonder, is there a need for this function centre? There are already several function centres within a short drive from our area. Some venues are located in more rural settings where the density

of housing is far less and other venues are found in expected commercial areas, these cause no discomfort to us at all.

Only the adjoining owners were advised by council that submissions regarding the original application had to be submitted to council 23 February 2022. The remaining were not informed until early May 2022 of the development. This does not give a true reading of the feelings of the residents of Byrnes Road regarding this development

We hope you will investigate this development application and the objections we have raised with you as this development has a great bearing on our lives and is important to us.

Please acknowledge receipt of this objection.



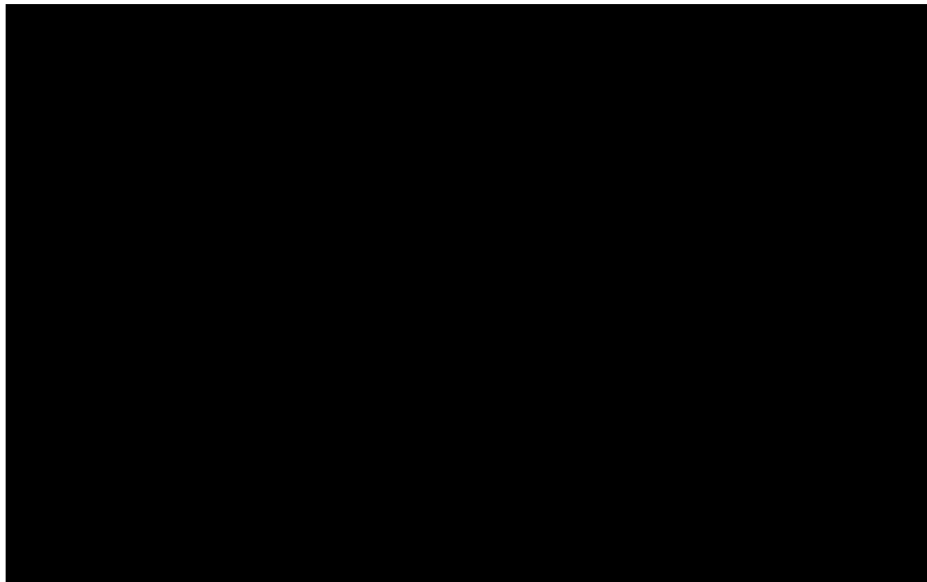
From: [REDACTED]
Sent: Fri, 15 Jul 2022 12:53:27 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/0029 File no D/2022/0029. contact Robyn Bradley

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you know this is a phishing email please forward to servicedesk@wagga.nsw.gov.au.

I ask that Council reject this application



My concerns are:



The patrons of event held. The
Application states 20 events per year. How and who will monitor same

Neighbours have small children. They will be unsettled with noise and
music

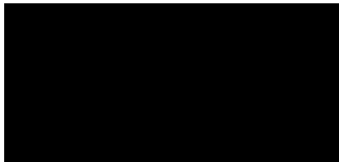
Traffic arriving and more so leaving the events

The property is Zoned RU4. Not Commercial. The property now has the main
dwelling and attached granny flat the pergola area shipping container
and toilet block

The latter 3 all put in place without approval and 4 cottages. This is
all on 2 ha.



Is there a need for another Event Function a centre'



From: [REDACTED]
Sent: Sun, 17 Jul 2022 13:31:21 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/0029: Objection to 85 Hillary St DA.
Attachments: Hillary St DA22 0029 Second Objection.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you know this is a phishing email please forward to servicedesk@wagga.nsw.gov.au.

Good morning.

Please see attached, our second letter of objection for DA22/0029, 85 Hillary St, Wagga Wagga regarding changes and additional information received for this application.





15th July, 2022

Wagga Wagga City Council.
PO Box 20,
Wagga Wagga,
NSW, 2650.

Attention: Robyn Bradley.

Subject: Application No. DA22/0029 File No. D/2022/0029
85 Hillary St, North Wagga Wagga, NSW 2650. Lot 1 DP 829597

Dear Madam.

We are in receipt of your letter, dated 29/06/2022 regarding the additional information received for 'Proposed use of existing pergola, toilet block and shipping container, construction of carpark and use of the site for temporary events (20 per year).

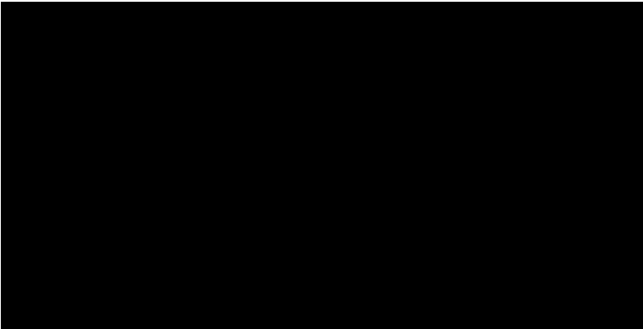
We wish to continue to maintain our concerns and Object to this proposal being approved.

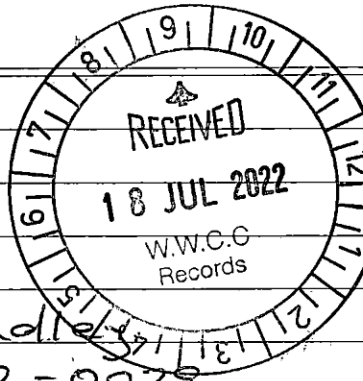
I have responded to the applicants request for feedback on their proposed altered submission on the 19th June 2022 and my wife and I continue to maintain the following view, taken from the email sent to Wagga Wagga Country Cottages:

"I have read over your amended proposal, but I still find it difficult to understand how you intend to move forward with no adverse impact. The proposal does not appear to address the noise that will be produced from the night functions, and I do not agree with the statement made in 4.8 Social Impact. A night event will definitely have far greater impact than anything we currently experience as a result of the proximity to the Bomen precinct."

I would like to note that the application states that some residents are in favour of this proposal, however even with six night events, with the amplified sound that we have previously experienced, I would expect that at some time in the future these residents are likely to become tired and irritated by the continuing invasive noise. If not the current residents, then it will be the new people moving to the area if these residents sell and move on.

I have also indicated to the applicant that we believe they have a wonderful setting and are probably quite entitled to use it for some type of entertainment. As was suggested by the applicant at a meeting held on the premises, they would like to do afternoon and early evening events with acoustics, and if this does not create an adverse impact then we have no objection. However, we are continuing to strongly object to any night events and amplified sound. Regardless of any phrasing or play of words, any construction of barriers or hedges, nothing will help this invasive noise impacting our lives.





Robyn Bradley
DA 22-0029

File no D/2022/0029

Wagga Wagga Council

I am writing in protest to the building of a
function centre at 85 Hillary St North Wagga.

with this property of 2 hectares of land with 1
house and 4 cottages already on it in a rural
lifestyle area not commercial.

These people bought these properties for the
lifestyle. These people who wish to build a business
should look elsewhere eg trotting track, showground,
larger blocks further away from small residential
areas. Thankyou

From: [REDACTED]
Sent: Wed, 13 Jul 2022 15:57:16 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/0029 file no D/2022/0029 contact Robyn Bradley

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We object to the amended Application

The property for which the Application related is Zoned RU4 and consists of only 2ha

Already on the property are 4 accommodation cottages



The noise of vehicles arriving and leaving the premises as there may be yahooing etc

Hillary Street will have unnecessary wear and tear.

We purchased our property knowing that it was zoned Rural and also the properties around us being also zoned rural not commercial.

There are other function centres in the area there is no need for another

[REDACTED]

There are a lot of inconsistencies in the application which I am sure Council will look into.

We ask that Council please consider the application carefully

