

To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA/22/0177 file D/2022/0177 contact Amy Crouch

Attention Amy Crouch

4.assessment of Enviromental impacts

4.1 Transport, access and parking.

1.2 Site analysis

1) public transport , bus services. - who is going to use the bus to go for coffee, dinner, function.

2) sections of all day parking in Kincaid Street, this are is already at full capacity 7 days and nights by surrounding businesses.

3) several public car parks within a short walk! The "Knights " car park is already at peak capacity 7 days and nights . This area was also used in the DA's for Meccanico and Cadel Place . Neither of these businesses have provided their promised carparking for staff or customers.

Page 17. Clause2.2 cont 9-11

Clause 2.2 cont 1: the development is to provide parking for 32 vehicles. The proposal is to provide 3 parking spaces which leaves a percentage variation of 87.3%. (negative)

* In preliminary discussions prior to lodgement Council Senior Planner expressed support for the development in spite of the non-compliance with parking controls*.

.Why has no Acoustic Report been requested as this is a change of use and the noise levels late at night will impact the area when late night functions and weddings.?? EPA regulations .

Why is there no vehicle access to arrive and leave in a forward motion, this is a problem now in the rear lane let alone with another business to open without providing this.

problems with people parking across the entrance carpark
Kincaid St and the at Fitzmaurice St, and businesses that have opened since think it's their right to use staff and customer parking. And without Council taking control of this parking problem it's going to get way out of control.

Council have allowed "Uneke" to keep expanding their business and provide not one carpark.

Yours sincerely

To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: attention Amy Couch & CC Sam Robins

Hi WWCC

Please see attached a letter to be forwarded to Amy Crouch (& please cc Sam Robins) before 5pm today.

Re: DA22/0177

Thank you

Tuesday 31st June 2022,

RE: Application No: DA22/0177 File No: D/2022/0177

Attention: Amy Crouch

CC: Sam Robins

Dear Amy,

I write to you regarding the Development application mentioned above concerning 187 Fitzmaurice Street. It is not an objection to the submission, but I do have concerns regarding the impact a small part of this development will have on businesses future access to services that I would like reviewed and considered.

Before Dec 2019 for a 10-year period
Street

building 185-187 Fitzmaurice

Now which the proposed changes it has raised potential future access issues.

With the proposed development of 187 Fitzmaurice Street building expansion and future proposed developments surrounding I would like to request that full consideration and research into reduced access to essential services and the impact of that is conducted. Access to garbage collection and deliveries by various transport companies of products in the future in the laneways (Cadel Lane) behind and the right of way lane "Paul's Lane"

Council's planning needs to consider how a development will impact the neighbouring businesses & their ability to function. The Cadel Lane needs to be reviewed for traffic flow, services use and the legal right of parking, stopping and unloading for future use in a safe and practical environment.

I will be seeking further information not limited to this specific development but the Cadel Laneway and the impacts, to potentially submit for consideration before your deliberations are finalised on this project and for future applications.

Regards

To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: att Amy Crouch da22/0177
Importance: Normal

Da22/0177

I have a objection to the development with out changes.187 Fitzmaurice st Lot 1 dp631019

Noise from the Function centre will not be confined to site, With the levee concrete wall reverberating noise towards local residents and also closing the function centre doors at 10pm would be unworkable with people mingling on deck area.

With the proposed trading hours its possible a band could start playing at 7am and stop at 12pm.

With recent approvals in the area having no additional car spaces It is misleading saying because alcohol is being served at weddings everyone does not drive and no parking is needed, this assumes everybody drinks, They are leaving out designated drivers, elderly ,celebrant's, hire cars, photographers, florists if you were to attend a wedding of 100 guests you will find at least 50 cars in carpark ! Additional car parks are need to cater for this development and relying on existing spaces in near by property's is a burden on there business.

To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to Application DA22/0177

To whom it may concern,

I am deeply concerned about the proposed development at
187 Fitzmaurice St, Wagga Wagga, NSW, 2650 Lot, 1 DP 631019
Application Number, DA22/0177

I wish to oppose the development proposal for the following reasons.

- There is already the Riverina Hotel on this intersection and the noise from this establishment at closing is already excessive. people urinating and throwing rubbish and believe this has the potential to increase.
- In addition, Mr Lawrence, Meccanico and Thirsty Crow Brewing Co are already licensed establishments within 100 metres of the proposed development.
- There are two more Hotels, the Duke of Kent Hotel and Romano's, on the following block.
- There are over 20 other restaurants, bars and cafes already established within these two blocks.
- The area is directly across the road from a high-density residential area.
- Parking in this area is already an issue for residents and this proposal will further exacerbate the issue.
- There will be more anti-social behaviour in the area as the development is licensed.
- I am concerned about the safety of residents, particularly women, who need to walk home near the proposed development at night

All the factors listed above will impact on residences' overall wellbeing, including anxiety, lack of sleep, stress, and safety concerns.

To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA22/177 187 Fitzmaurice St Function centre

I would just like to make comment regarding the DA22/177 submission relating to the proposed development at 187 Fitzmaurice St wagga wagga. parking is already a major issue in the area. Currently there are already a number of nights of the week where it is impossible to get parks due to patrons from the Riverina Hotel, Mechanico and MR Lawrence using residents parking spaces. We have no objection to the actual development ore the business itself but to supply only 3 parking spaces for a 200+ restaurant and function centre is totally unacceptable. Could also be a problem with noise