

Sent: Thu, 17 Jun 2021 16:24:30 +1000
To: City of Wagga Wagga
Subject: DA21/0292

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Dear Cameron Collins,

I write to you in regards to DA21/0292 at 8 Brookong Ave, Wagga Wagga with

Whilst we support the provision of housing in the community and the good use of available land, we have the following concerns:

- The proximity of the new dwelling to the rear boundary creating reciprocal:
 - Acoustic issues;
 - Overlooking and privacy issues;
 - Safety issues due to the proximity to the existing driveway;

We do not want to unnecessarily restrict what owners can do with their property but request Council consider these concerns in the assessment of the proposal and any flow on impacts that could arise through the current and future uses of both our properties.

Thanks

① To Wagga City Council
Planning Department

0421/0292



I recently received a letter from your department regarding a development application for the house
8 Brookway Ave.

When I brought my house here in I paid my solicitor to check for easements and future developments around me before we proceeded with the purchase.

No easements and 756 sqm was the land size needed for development so as the house was 628 sqm we proceeded with purchase.

This application needs to be refused for the following reason.

The land size is far too small.

The solar access to is blocked. In winter the sun is lower and this will block natural lighting.

In summer there will be no sun for pool or yard.

The environmental impact is devastating.

Trees have already been removed or so severely cut back they hardly exist. There will not be a blade of grass on this property.

will suffer from increased heat caused by metal roofing basically covering the entire

and by the removal of all trees and greenery.

This will cause cost to me in cooling. (Urban heat island effect)

Social isolation for children living in these properties.

Children in my neighbourhood regularly use my pool and my children play in neighbours yards as well.

Any children living will be socially isolated as they have no amenities to reciprocate their neighbours.

There is no parking.

Currently the house is leased to the hospital and car parking is a huge problem in the neighbourhood and is only going to get worse.

The hospital has recently confirmed that there is 300 less car parks to be built due to budget cuts but also another 200 plus workers and students attending the hospital which will make parking impossible in our neighbourhood.

At the moment with only a single dwelling on this residence parking has been a huge problem.

The development states it wants to provide accommodation for hospital. That would require a minimum of four car parks plus visitor parking.

② The fact that the adjoining area

to cars reversing in and out all day and night is a total invasion of privacy.

Car lights and brake lights and engine noise is not acceptable in any residential area.

The house had a full brick garage before which has been torn down.

This has allowed cars to constantly move along past

causing constant invasion of privacy.

Brookway Avenue is the Riverina's main problem street for illegal U turns.

These U turns occur in front of 8/12/14/16 Brookway Avenue.

1 Car travelling through Wagga miss the turn to McDonalds so they then turn into Brookway Ave and perform illegal U-turn and go back to McDonalds.

This is extremely unsafe and having more cars coming into a neighborhood with already restricted parking is extremely dangerous.

Garbage Bins.

Bin from 8 Brookway have regularly been put in front of and left there for over a week. After these bins were knocked over on a Saturday night leaving to clean the mess up on a Sunday morning.

Brookway Ave & garbage bins are a major problem.

Residences further up the street have to put their bins on the road causing traffic hazards and there have been numerous near misses with bins in the Avenue.

④

8' Brookway having extremely small frontage cannot place four bins on front nature strip.

All the rest of residents in immediate area place bins in driveways.

8 Brookway cannot do this due to cars coming and going at all hours.

It is not acceptable that 8 Brookway has bins placed in the Avenue (Street).

This is extremely dangerous and will not be accepted.

The justifications for Variation to Development Standard on page 28 are either false, misleading or simply ludicrous.

• Zoning to R3 is absurd. The land is less than 750sqm and is in Brookway Ave and not Edward Street. That cannot be argued.

• It does not adversely affect backyard swimming pool. Swimming / enjoying the pool is IS adversely affected. Having a throughfare next door to a rental property with neighbours not knowing who live there has a extreme adverse effect on people using the pool. Also outdoor entertaining area, /bbq. /spa. Unfortunately we have already experienced contractors for number 8 Brookway ~~comit~~ trespassing.

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• There are adverse impact on the natural environment.

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All the trees are cut down or severely cut back to basically nothing.

no lawn.

Remedy - A proposal for a very narrow strip of plants.

This is environmental vandalism.