



Minutes Public Voice Committee Meeting

17 February 2015

MINUTES OF THE PUBLIC VOICE COMMITTEE
TUESDAY 17 FEBRUARY 2015 AT 5.33pm

PRESENT:	The Lord Mayor (Councillor Nuatali Nelmes) Councillor David Compton Councillor Tim Crakanthorp (<i>arrived 5.39pm</i>) Councillor Therese Doyle Councillor Michael Osborne Councillor Stephanie Posniak Councillor Allan Robinson Councillor Andrea Rufo Councillor Lisa Tierney	
IN ATTENDANCE:	General Manager Director Corporate Services Director Infrastructure Director Planning and Regulatory Manger Development and Building Services Manager Council and Legal Services Manager Planning and Regulatory Operations Coordinator Senior Parking Officer Chief of Staff Lord Mayor's Office	Ken Gouldthorp Glen Cousins Frank Cordingley Peter Chrystal Murray Blackburn-Smith Frank Giordano Andrew Baxter Mike Heather Tracey Connelly Gillian Summers
MINUTES:	Meetings Secretary	Kerry Sullivan
WEBCASTING:	Meetings Secretary	Amy Leach

Chair, Cr Nelmes 24 March 2015

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1 OPENING OF MEETING

- 1.1 The meeting was opened at 5.33pm.

2 MESSAGE OF ACKNOWLEDGEMENT

- 2.1 The Lord Mayor read the message of acknowledgment to the Awabakal and Worimi peoples.

3 PRAYER

- 3.1 The Lord Mayor read a prayer and a period of silence was observed in memory of those who served and died so that Council might meet in peace.

4 APOLOGIES

- 4.1 **MOTION:**
Moved by Cr Compton, seconded by Cr Posniak

The apologies submitted on behalf of Councillors Dunn, Luke and Waterhouse be received and accepted and leaves of absence granted.

Carried

5 PUBLIC VOICE SESSIONS

ITEM 1 **PV 17/02/2015 - DA 2014/1040 - 9 HARDES AVENUE, MARYLAND - MULTI DWELLING HOUSING (21 X 3 BEDROOM DWELLINGS) AND ASSOCIATED RETAINING WALLS AND STRATA SUBDIVISION**

APPLICANT: **MURRAY JAMES**
OWNER: **MURDOCK FAMILY TRUST**
NOTE BY: **PLANNING AND REGULATORY**
CONTACT: **DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING SERVICES**

PURPOSE

An application has been received seeking consent to erect twenty one – two storey, three bedroom dwellings, associated retaining walls and strata subdivision.

A copy of the submitted plans for the proposed development is appended to this report (refer to **Attachment A**).

The application has been notified to neighbouring properties in accordance with Council's Public Notification Policy.



Subject Land: Map 264 – B15 as Gregory's Street Directory, 28th Edition.

Twenty-eight objections were received in response to the notification, including one petition containing 103 signatures. The objectors' concerns include character (density), parking, traffic, pedestrian safety, access for emergency vehicles, overshadowing, waste management, privacy, stormwater management, bushfire, landscaping/private open space, anti-social behavior, social impacts, property values, existing infrastructure, impacts on adjoining wetland, lack of public facilities, air flow, health risk and construction impacts.

1.0 THE SITE

The site has an area of 1.6 hectares with a 60.9 metre frontage to Hardes Avenue. The land is zoned part R2 Low Density Residential and part E2 Environmental Conservation under the Newcastle Local Environmental Plan 2012.

The site currently contains a single dwelling and a series of outbuildings which will be demolished under this proposal. The site is surrounded by a number of single residential dwellings to the west and a single residential dwelling to the east. A recently completed multi dwelling housing development is located to the north west of the site at 4 Harges Avenue, Maryland. Another multi dwelling housing development has been approved at 17 Harges Avenue for 12 units although construction has not commenced to date.

The area containing the multi dwelling housing development is zoned R2 Low Density Residential and the land to the south is zoned E2 Environmental Conservation under the Newcastle Local Environmental Plan 2012.

2.0 THE PROPOSAL

The proposal is seeking consent for the demolition of existing dwelling and outbuildings and the construction of 21 x two storey, three bedroom dwellings. The proposal also includes strata subdivision. The layout of the development consists of five dwellings with pitched roofing facing Harges Avenue with a setback of appropriately eight metres. The remaining 16 dwellings are located behind the five dwellings facing Harges Avenue towards the centre of the site. Vehicular access to the site is via a central driveway. Each dwelling is provided with a double garage and four visitor car parking spaces are provided on the site.

The dwellings are setback five metres from the eastern and western boundaries, with the exception of the corner of one dwelling facing Harges Avenue.

A copy of the current amended plans is appended at **Attachment A**.

The various steps in the processing of the application to date are outlined in the Processing Chronology appended at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application has been notified to neighbouring properties in accordance with Council's Public Notification Policy. Twenty-eight objections were received in response to the notification, including a petition containing 103 signatures.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

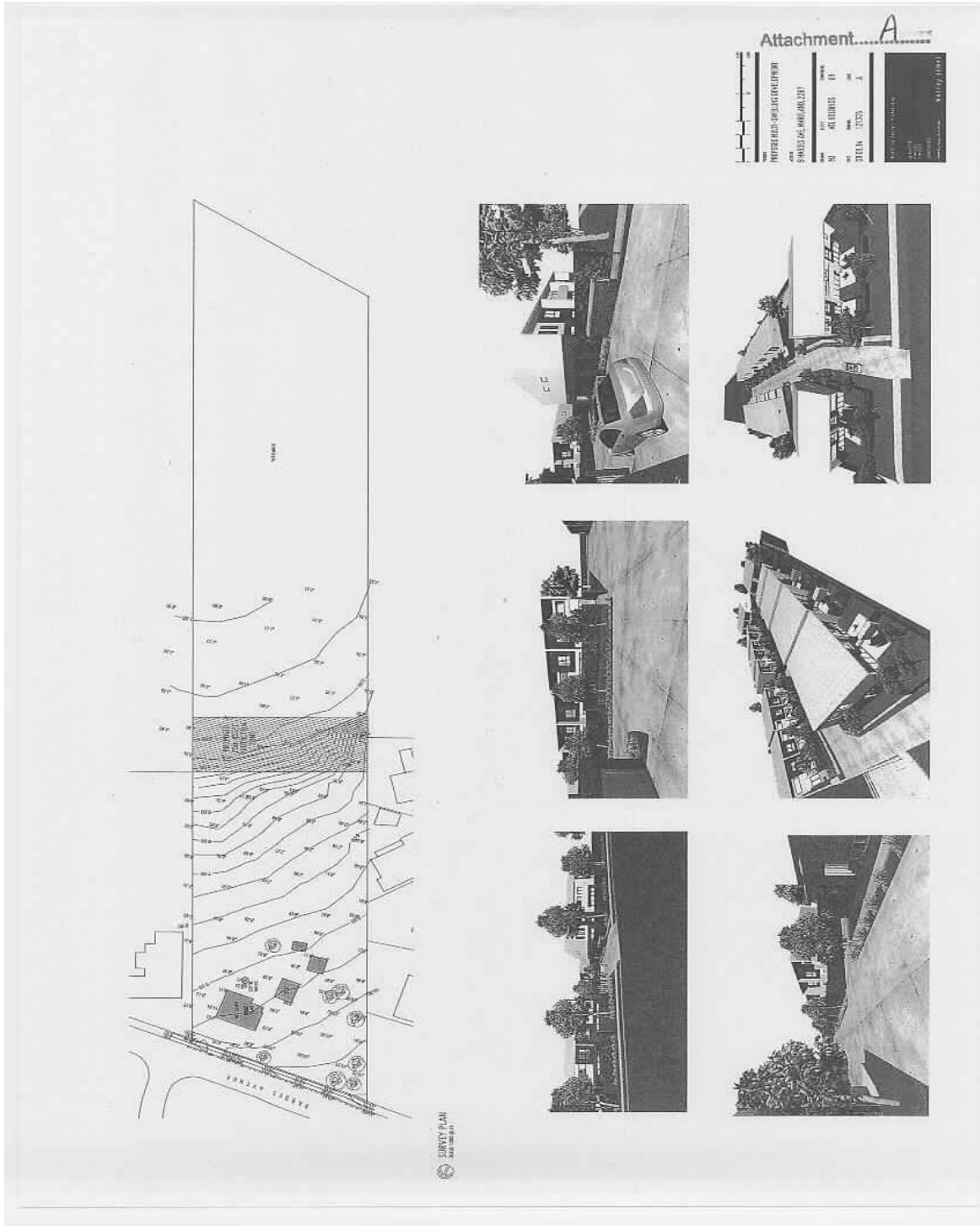
- i. **Character/density** - Proposal is not in character with single storey nature of the area. The proposal would change the character of the area, is a gross overdevelopment and is not consistent with the R2 Low Density zoning of Council's Local Environmental Plan 2012.
- ii. **Parking** - Inadequate car parking and resulting on-street parking congestion.
- iii. **Traffic** – The street and intersection is already experiencing problems. Harges Avenue is the only entry point for around 170 residents east of Maryland Drive.
- iv. **Pedestrian Safety** – Especially for children, the elderly and people with a disability.
- v. **Access for emergency vehicles** - concerns about how emergency vehicles will access the area given the limited width of Harges Avenue.
- vi. **Waste management** – Concerns about the potential impact on pedestrians with the placement of waste bins at the front of the site. Concerns that the frontage of the site is not wide enough to cater for the number of bins required.
- vii. **Overshadowing** – Of adjacent properties.
- viii. **Privacy impacts** – The windows overlook surrounding properties.
- ix. **Stormwater** – The area to the rear suffers from pooling of water and excessive hardstand area will make this worse.
- x. **Bushfire Hazard** – The area is located in a bushfire hazard area and any development would be at risk to bushfire.
- xi. **Landscaping** – The open space/landscaping on-site is inadequate.
- xii. **Anti-social behavior** – The increase in residential density is likely to lead to more anti-social behavior in the neighborhood.
- xiii. **Social impacts** – concerns that the proposed development would have a detrimental social impact on the surrounding neighborhood.
- xiv. **Property values** – The proposal would have a detrimental impact on surrounding property prices.
- xv. **Services** - Concern over the state and capacity of the existing electrical system to cater for the additional dwellings.
- xvi. **Potential Impact on Wildlife and adjoining wetland** – the stormwater runoff is likely to have a negative impact on the surrounding wetland
- xvii. **Lack of public facilities** – the area of Maryland does not have sufficient public facilities to cater for the additional population.
- xviii. **Air Flow** – The proposed development would restrict air flows to adjoining properties.
- xix. **Health Risk / lighting** – Concerns about the potential impacts of additional lighting that would attract mosquitoes to the area.
- xx. **Construction impacts.**

ATTACHMENTS

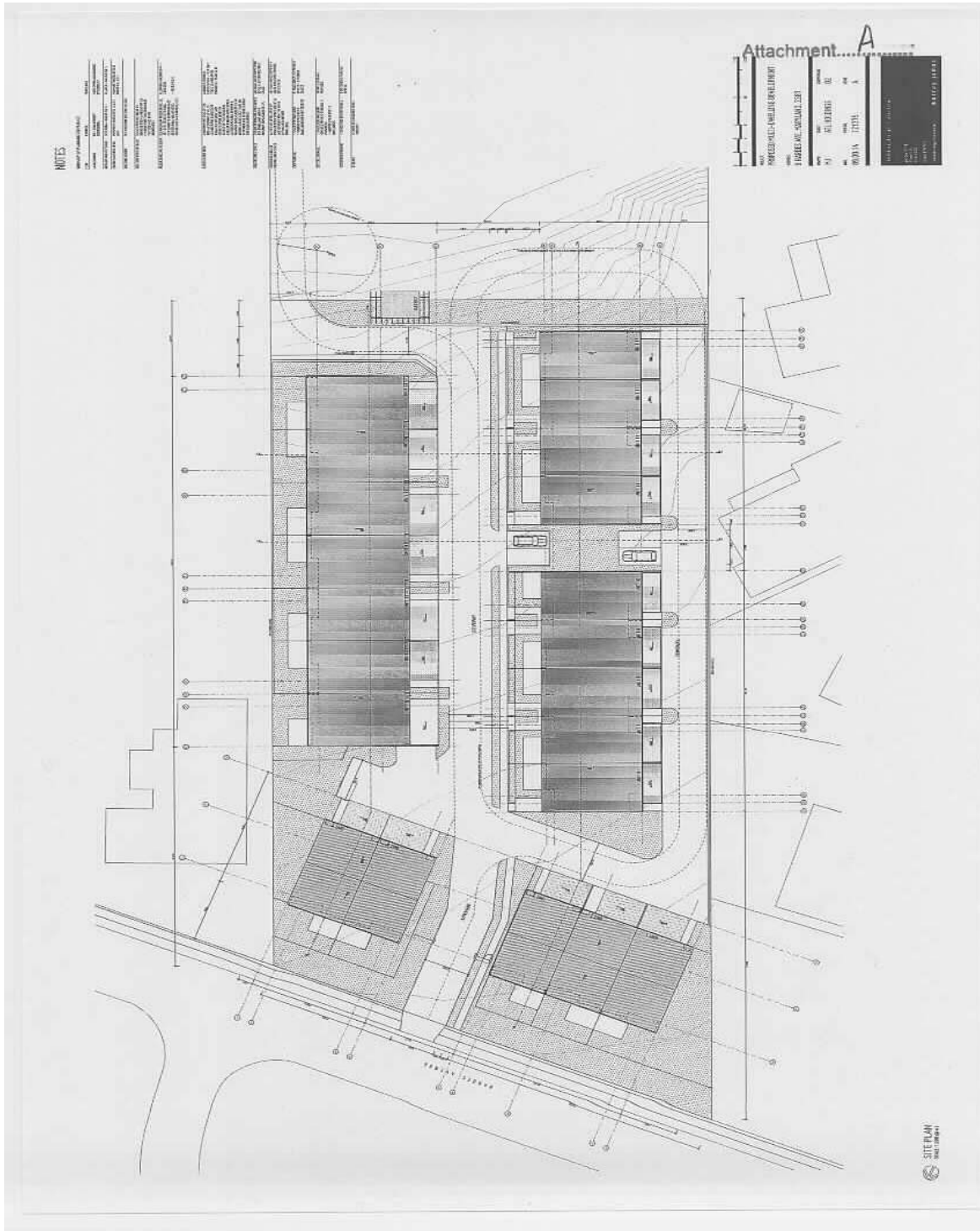
- Attachment A:** Copy of submitted plans – 9 Hardes Avenue Maryland (DA 2014/1040)
- Attachment B:** Processing Chronology - 9 Hardes Avenue Maryland (DA 2014/1040)

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TUESDAY 17 FEBRUARY 2015 AT 5.33PM

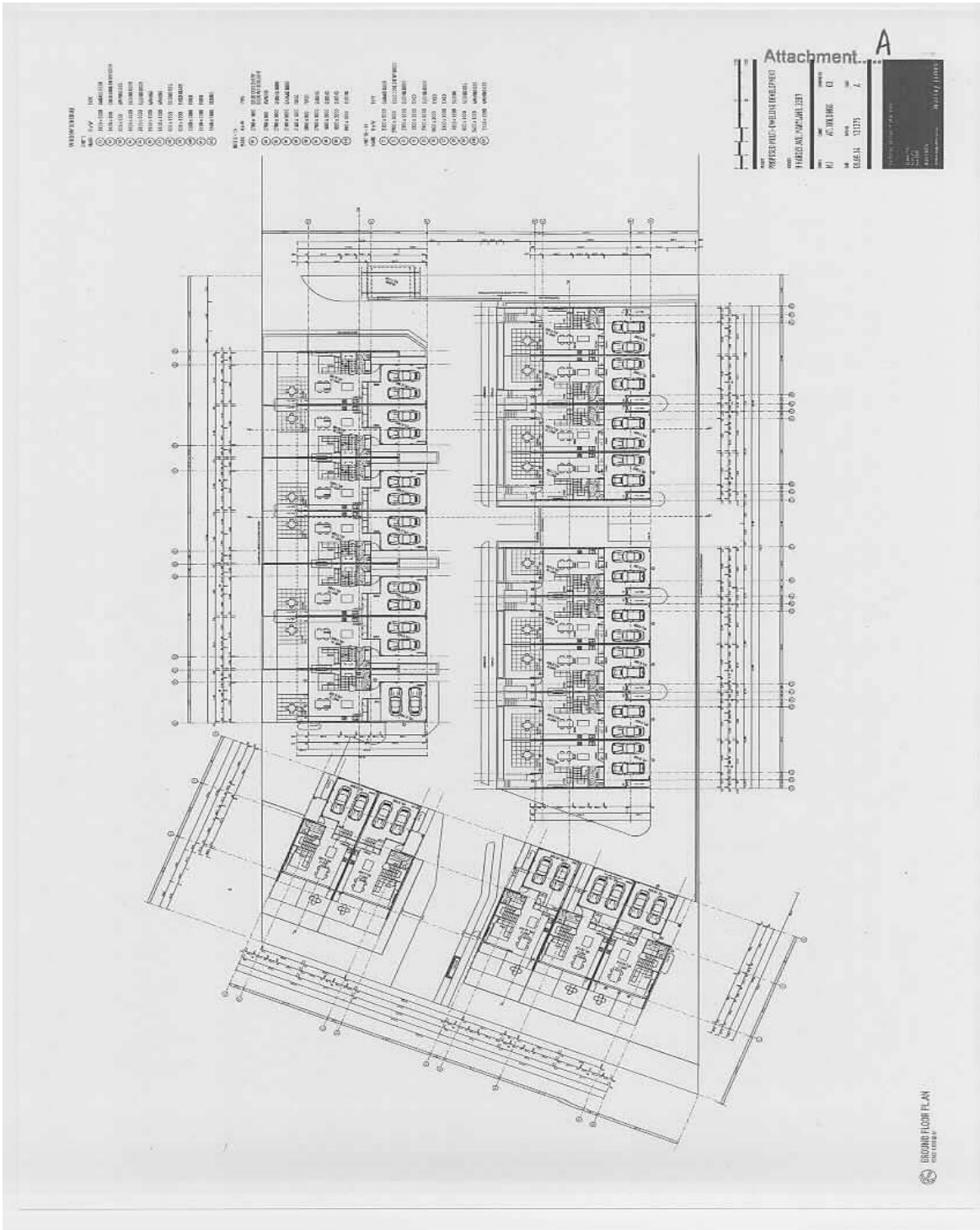
Attachment A



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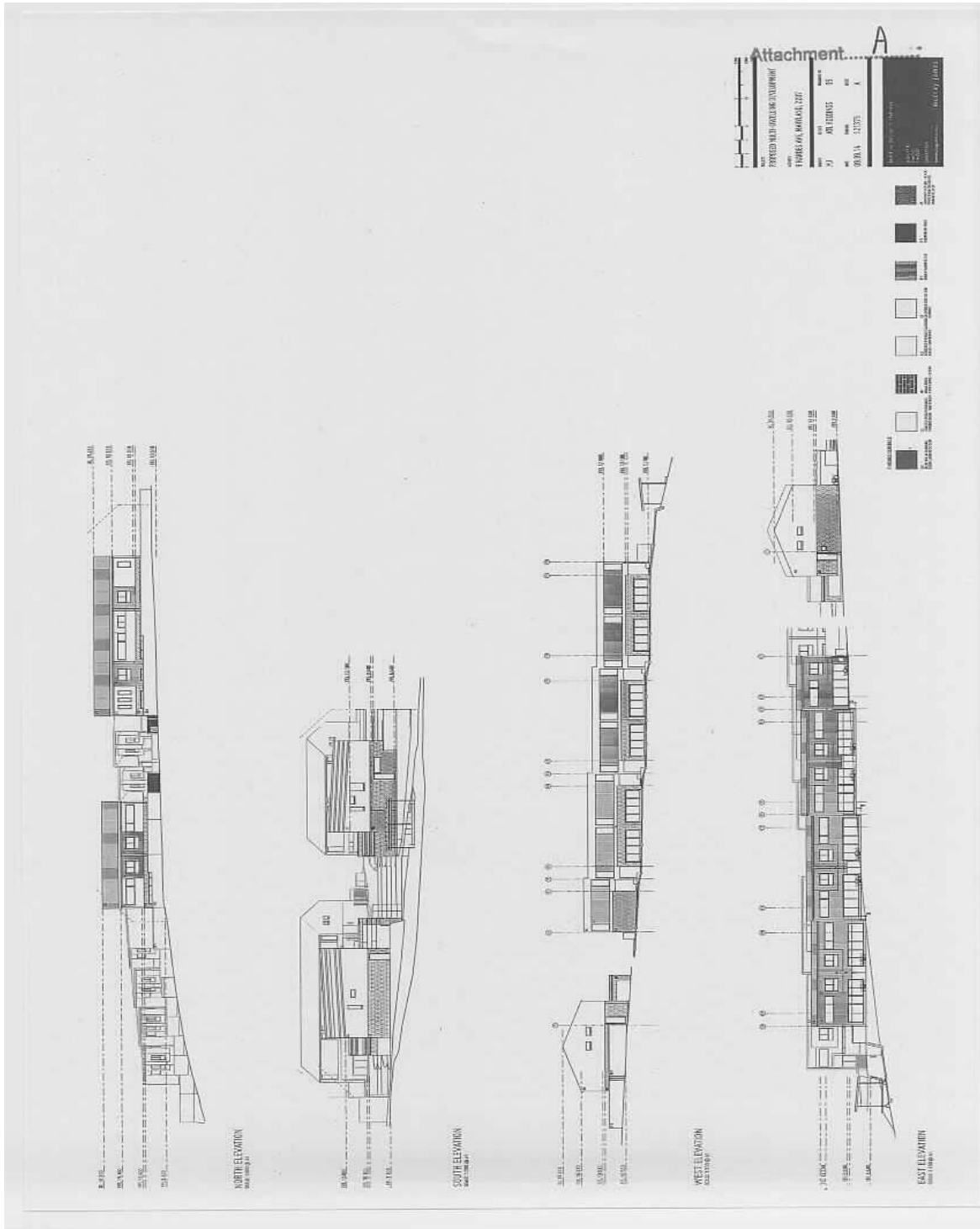
The image displays architectural drawings for a building project, oriented vertically. At the top (left side of the page) are two tables and a title block. The title block is labeled 'Attachment A' and includes the following information:

Attachment A
PROJECT: MULTI-UNIT RESIDENTIAL
CLIENT: ...
ARCHITECT: ...
SCALE: 1:100
DATE: ...

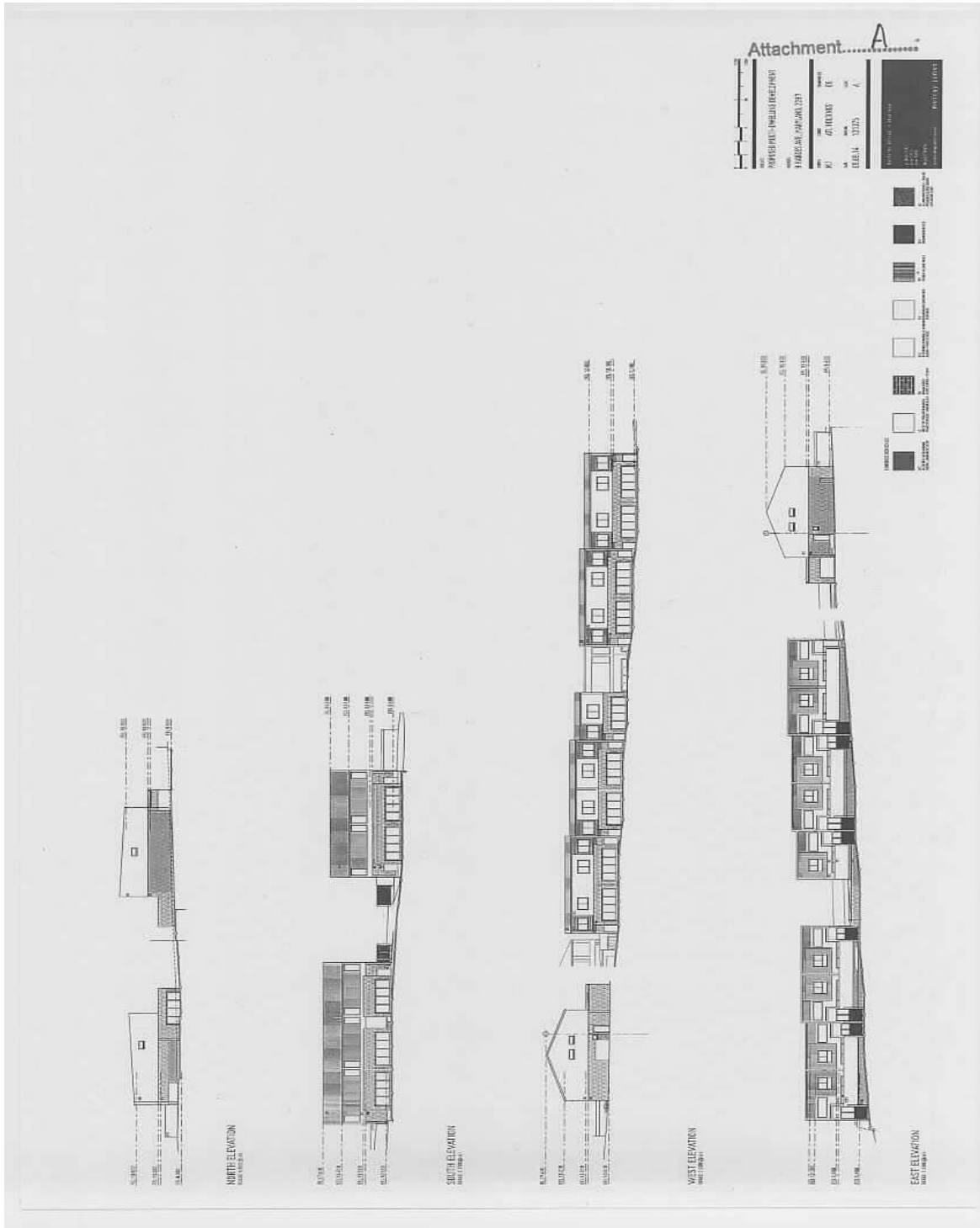
The main body of the drawings consists of floor plans and sections. The floor plans show a long, narrow building layout with multiple units and a central corridor. The sections show the vertical arrangement of floors and structural elements. Grid lines are used to reference specific locations within the plans.

At the bottom right (right side of the page), there is a logo for 'FIRST FLIGHT PLAN' with the phone number '0332 4888 991'.

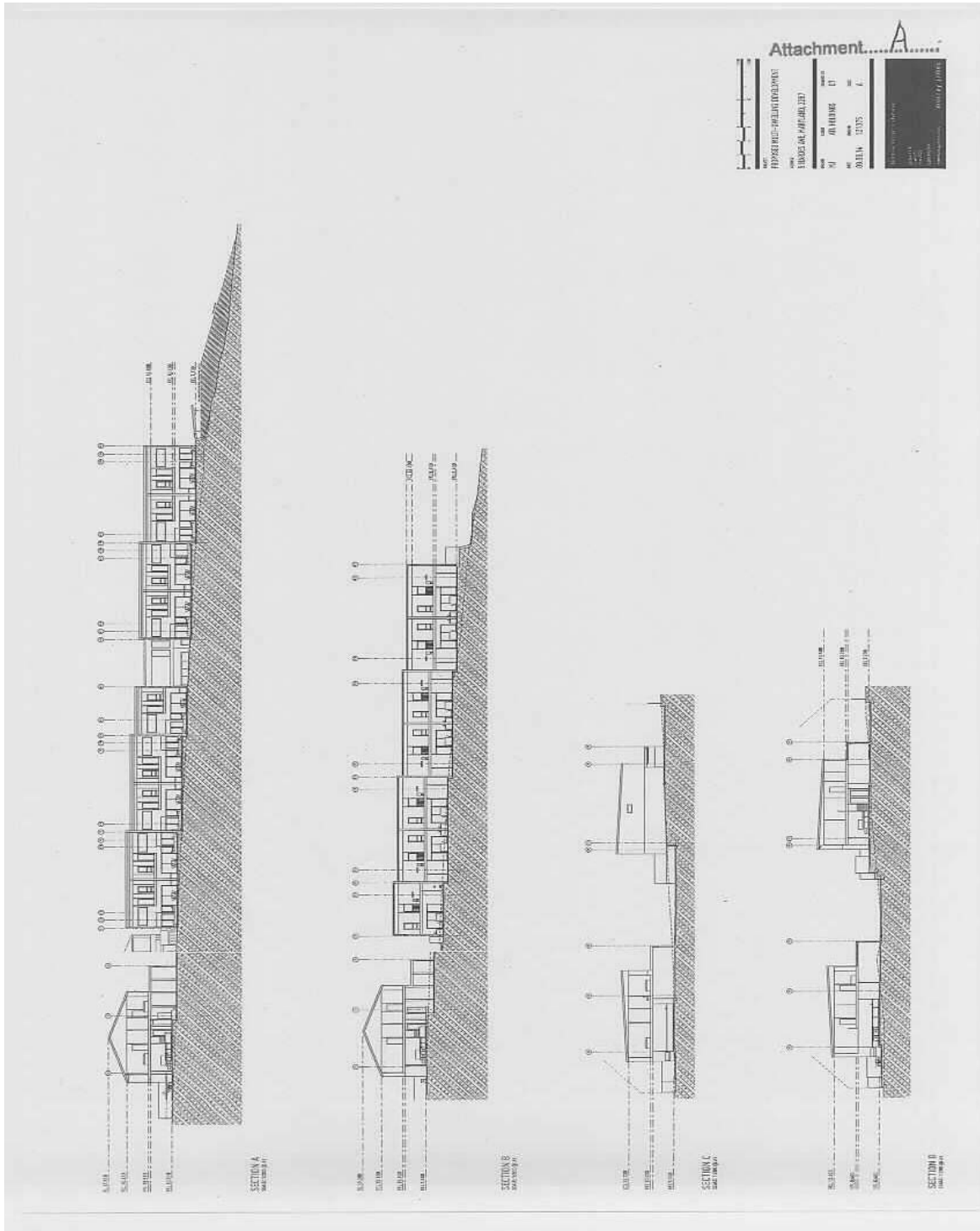
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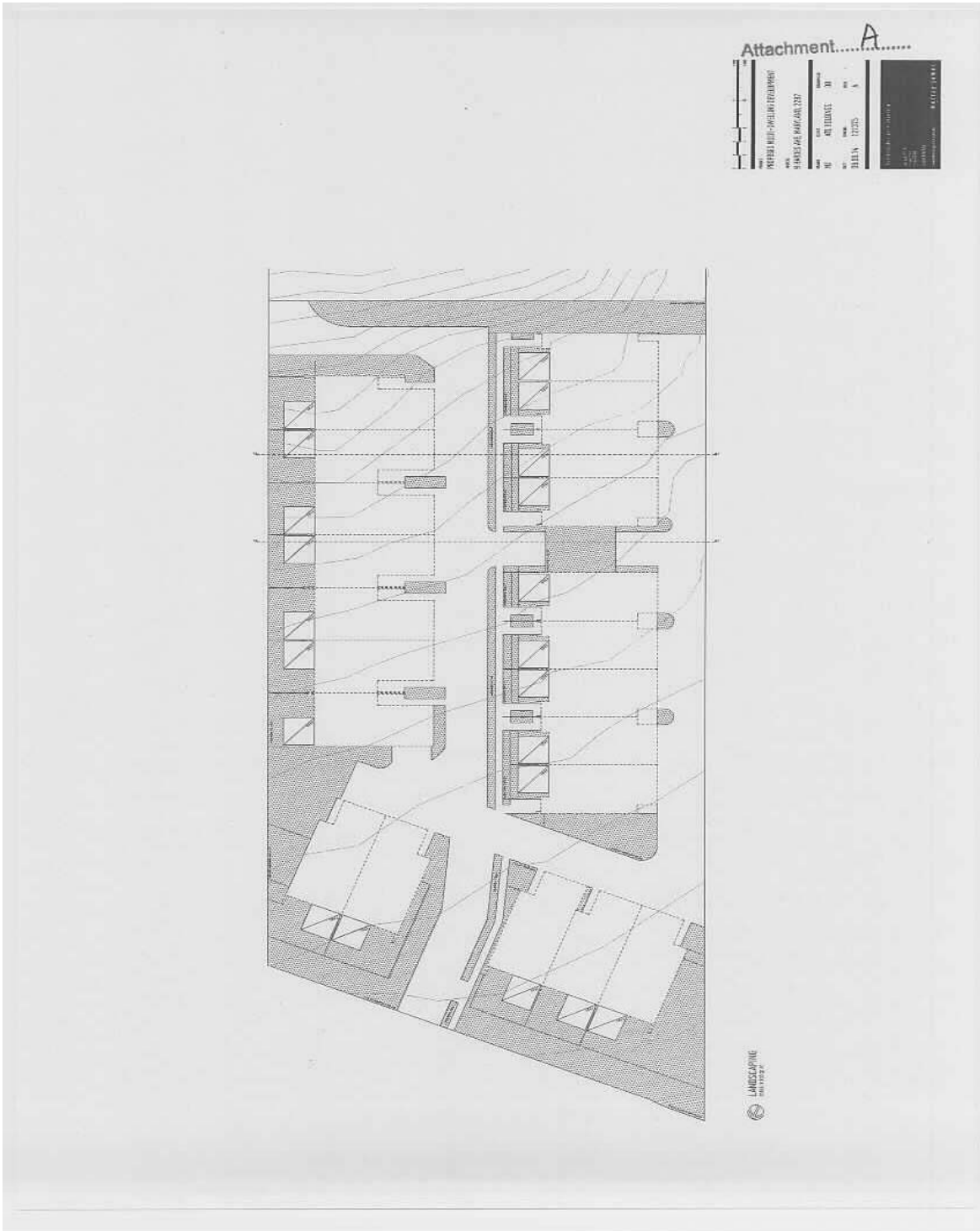
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Attachment B

PROCESSING CHRONOLOGY **DA 2014/1040 – 9 HARDES AVENUE, MARYLAND**

- 12 September 2014 - Development application lodged with Council.
- 24 September 2014 - Public exhibition (14 days).
- 3 October 2014 - Applicant advised of issues raised after technical assessment of the application and in public submissions.
- 4 November 2014 - Response received from applicant.

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The following parties addressed Council and expressed their concerns regarding the proposed lease:

- Monica Gibson - Objector
- Melissa Hole - Objector
- Naomi Simmons - on behalf of the Applicant
- Murray James - on behalf of the Applicant

The objectors' gave a presentation to the Committee explaining their objections to the development.

The proponents gave a presentation to the Committee explaining the merits of the development application.

Councillors raised and received responses from the objectors and on behalf of the Applicant.

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Questions related to site zoning, garbage service and waste management plan, noise impact, gated communities, bushfire management, scope to differentiate unit design and disability access.

The meeting concluded at 6.14pm.

Council Chambers

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