



Official Minutes 19 May 2015 Public Voice Committee meeting

**MINUTES OF THE PUBLIC VOICE COMMITTEE
TUESDAY 19 MAY 2015 AT 5.36PM**

PRESENT:

Lord Mayor, Councillor Nuatali Nelmes
Councillor Declan Clausen
Councillor David Compton
Councillor Tim Crakanthorp
Councillor Therese Doyle
Councillor Jason Dunn
Councillor Brad Luke
Councillor Michael Osborne
Councillor Stephanie Posniak
Councillor Allan Robinson
Councillor Andrea Rufo
Councillor Lisa Tierney

IN ATTENDANCE:

General Manager	Ken Gouldthorp
Director Corporate Services	Glen Cousins
Director Infrastructure	Frank Cordingley
Director Planning and Regulatory Manager Council and Legal Services	Peter Chrystal
Manager Development and Building Services	Frank Giordano
Manager Strategic Planning Services	Murray Blackburn-Smith Jill Gaynor

MINUTES:

Meetings Secretary	Amy Leach
--------------------	-----------

WEBCASTING:

Meetings Secretary	Kerry Sullivan
--------------------	----------------

Chair, <<insert date TBC at Council>>

MINUTES OF THE PUBLIC VOICE COMMITTEE

TUESDAY 19 MAY 2015 AT 5.36PM

TABLE OF CONTENTS

PROCEEDINGS IN BRIEF

1	<u>OPENING OF MEETING</u>	4
2	<u>MESSAGE OF ACKNOWLEDGMENT</u>	4
3	<u>PRAYER</u>	4
4	<u>APOLOGIES</u>	4
5	<u>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS</u>	4
7	<u>PUBLIC VOICE SESSIONS</u>	5

ITEM **1 PV 21/10/2014 - DA 2014/0314 - 61-65 DENISON ST HAMILTON EAST - DEMOLITION OF EXISTING BUILDINGS, ERECTION OF A THREE STOREY MIXED USE DEVELOPMENT COMPRISING FOUR GROUND FLOOR HEALTH CONSULTING ROOMS & NINE TWO STOREY DWELLINGS ABOVE**

1 OPENING OF MEETING

1.1 The meeting was opened at 5.31pm.

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 Lord Mayor, Cr Nelmes, seconded by Cr Luke

The apologies submitted on behalf of Councillor Waterhouse be received and accepted and leaves of absence granted.

Carried

5 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

5.1 Nil.

6 PUBLIC VOICE SESSIONS

ITEM-1 PV 19/05/15 - THROSBY VILLAGES ALLIANCE

REPORT BY: INFRASTRUCTURE
CONTACT: DIRECTOR INFRASTRUCTURE / DIRECTOR PLANNING
AND REGULATORY
TELEPHONE: 4974 2709 / 4974 2876

PURPOSE

An application has been received from the community coordinators of the Throsby Villages Alliance for a Public Voice. Lyn Kilby, Melanie McKinnon, Terry McCauley and Paul McBain wish to present to Councillors about matters relating to the Five Suburbs of Throsby, and in particular:

- The positives of the area
- Changes in 2015/16
- Improvements - parks, walkways and liveability
- Access needs
- Planning and transport

ATTACHMENTS

Nil

Members of the Throsby Villages Alliance; Lyn Kilby, Matthew Mooney and Melanie McKinnon addressed Council and expressed their concerns relating to the following issues within the five suburbs of Throsby (Wickham, Islington, Carrington, Maryville and Tighes Hill):

- Inadequate street lighting in Wickham;
- Hazardous pedestrian walkways;
- Flooding and drainage issues in Islington;
- Noise emanating from the truncation works in Station Street Wickham;
- Lack of direct access to Wickham Park from the suburb of Wickham;
- Signage and enforcement of 5 ton trucks in Railway Street Wickham;
- Dangerous parking on Throsby Street, Wickham;
- Pedestrian safety on Beaumont Street due to increased traffic;
- Insufficient exits in Wickham/traffic flow;
- Ageing infrastructure and maintenance throughout the suburbs;
- Illegal dumping;
- Tree pruning by Ausgrid; and
- Rubbish in Throsby Creek.

Following a question from Councillor Crakanthorp regarding whether Council was considering a traffic management plan for Wickham, the General Manager indicated he would take the question on notice.

Following a question from Councillor Rufo regarding Council's discussions with Ausgrid on their over pruning of street trees, the General Manager advised Council had scheduled a workshop on this matter.

ITEM-2 PV 19/05/15 - REZONING MEREWETHER GOLF COURSE

REPORT BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER
STRATEGIC PLANNING

PURPOSE

Dianne King, Secretary of the Friends and Neighbours of Merewether Golf Course, will address Councillors in regard to a planning proposal to rezone part of Merewether Golf Course.

BACKGROUND

In 2014 Council received a LEP amendment request from De Witt Consulting on behalf of the Merewether Golf Club to rezone 2,056m² of land known as Part Lot 902, DP 1032728, Ella Street Merewether.

The objectives of the planning proposal are to:

- rezone the land from RE2 Private Recreation to R2 Low Density Residential
- include a maximum permissible height of 8.5 metres over the land
- include a maximum permissible FSR of 0.6, and
- reduce the minimum lot size to 400m².

Council endorsed the proposal for public exhibition at its meeting held on 9 December 2014. Public exhibition occurred for 14 days from 23 February 2015 to 9 March 2015. Council received eight written submissions. The issues raised in the submissions summarised as:

- lack of transparency
- streetscape character
- increased traffic and parking
- easements
- loss of green space
- drainage issues
- house numbering.

Aerial photos showing the site and location are provided at **Attachment A** along with current and proposed zoning maps.

The Planning Proposal will be reported back to Council on 16 June 2015.

ATTACHMENTS

Attachment A: Local area map, site air photo, current zoning map and proposed zoning map.

Attachment A distributed under separate cover.

Diane King and Lyn Hall, Members of the Friends and Neighbors of Merewether Golf Course, addressed Council on the rezoning of the parcel of land and expressed their concerns in respect of the following matters:

- Site suitability;
- The application if approved, would set a precedent;
- Lack of consideration of Hunter Water and Ausgrid easements within the golf course;
- Rezoning posed a risk to valuable high retention trees; and
- Area would be much better suited for community as a nature reserve.

David Grime, General Manager Merewether Golf Club and Andrew Biller, Dewitt Consulting, the applicants for the rezoning addressed the concerns raised by the Friends and Neighbours of Merewether Golf Course.

Following a question from Councillor Doyle regarding the removal of a number of trees, Mr Grimes said the club had received approval to remove 17 trees which were in close proximity to properties in Ella and Streets and two within the Horse Paddock area.

Following a question from Councillor Osborne regarding golf ball damage to homes following the redirection of two golf course holes, Mr Grimes said that

**ITEM-3 PV 19/5/2015 - DA 2014/0545 - 7 CREST ROAD WALLSEND -
DEMOLITION OF EXISTING STRUCTURES AND ERECTION
OF A 16 ROOM BOARDING AND RETAINING WALL**

APPLICANT: PDMG INVESTMENTS PTY LIMITED C/- JW PLANNING PTY LIMITED
OWNER: PDMG INVESTMENTS PTY LIMITED
NOTE BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING & REGULATORY / MANAGER DEVELOPMENT AND BUILDING SERVICES

PURPOSE

An application has been received seeking consent for the demolition of an existing single storey dwelling and erection of a 16 room boarding house including retaining walls at 7 Crest Road, Wallsend

The application was notified in accordance with Council's policy to neighbouring properties. A total of seven submission letters and 36 proforma submissions were received objecting to the proposal raising concern over the potential environmental impacts of the proposal.



Subject Land: Map 295 – A12 as Gregory's Street Directory, 28th Edition.

One application for Public Voice and mediation was lodged during this notification period.

The applicant attended a mediation session with the objectors and amended the plans. The amended plans were re-notified to neighbouring properties. During the second public notification period five unique letters of objection were received by Council, raising concern over the potential environmental impacts of the proposal. Two applications for Public Voice were lodged during this second notification period.

A copy of the submitted plans for the proposed development is amended are appended at **Attachment A**.

1.0 THE SITE

The subject site is known as Lot A, DP 360264, No. 7 Crest Road Wallsend. The site is a rectangular allotment with a 18.29m frontage to Crest Road and side boundaries 38.845m.

The site currently contains a single storey dwelling and is devoid of vegetation.

The site is predominantly surrounded by single storey low density residential dwellings.

2.0 THE PROPOSAL

The Statement of Environmental Effects describes the proposal, as detailed below:

'The proposed boarding house will incorporate 15 boarding suites (each including an ensuite and kitchenette), communal living room, amenities/laundry and parking for motor cycles, bicycles and cars'

Amended plans received 5 December 2015 increasing the boarding rooms to 16. The proposal was further amended on 13 March 2015 to increase the car, motorcycle and bicycle spaces by one space for each transport mode onsite, totaling four car spaces, four motorcycle spaces and four bicycle spaces.

A copy of the submitted plans as amended 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 proposal was notified in accordance with Council policy on two occasions. The first occasion resulted in Council receiving seven (7) letters of objection and thirty-six (36) proforma submissions. During the second notification period five (5) letters of objection were received by Council. The matters raised in the submission are summarised below:

- Not in character with the existing area.
- Bulk and scale.
- Believe the proposal is for self-contained apartments.
- Street parking impacts.
- Solar access impacts to 9 Crest Road.
- Social impacts will degrade locality.
- Increase local traffic on Crest Road.
- Prefer Crest road to be low density and not medium density.
- Privacy impacts.
- There is no footpath therefore people will walk on roads.
- Streetscape impacts.
- Drainage and stormwater impacts.
- Waste collection impacts.
- Noise impacts.
- Setback impacts (common room).
- Common room will later be converted into another boarding room.

- Over development of site.
- Passive smoking impacts.
- Not in line with the intentions of a boarding house.
- There is no indication on the safe removal of asbestos.
- Lack of information.

During the initial notification process, an application for Mediation was made by an objector, and subsequently Mediation took place on the 21 August 2014. The mediation was unsuccessful.

ATTACHMENTS

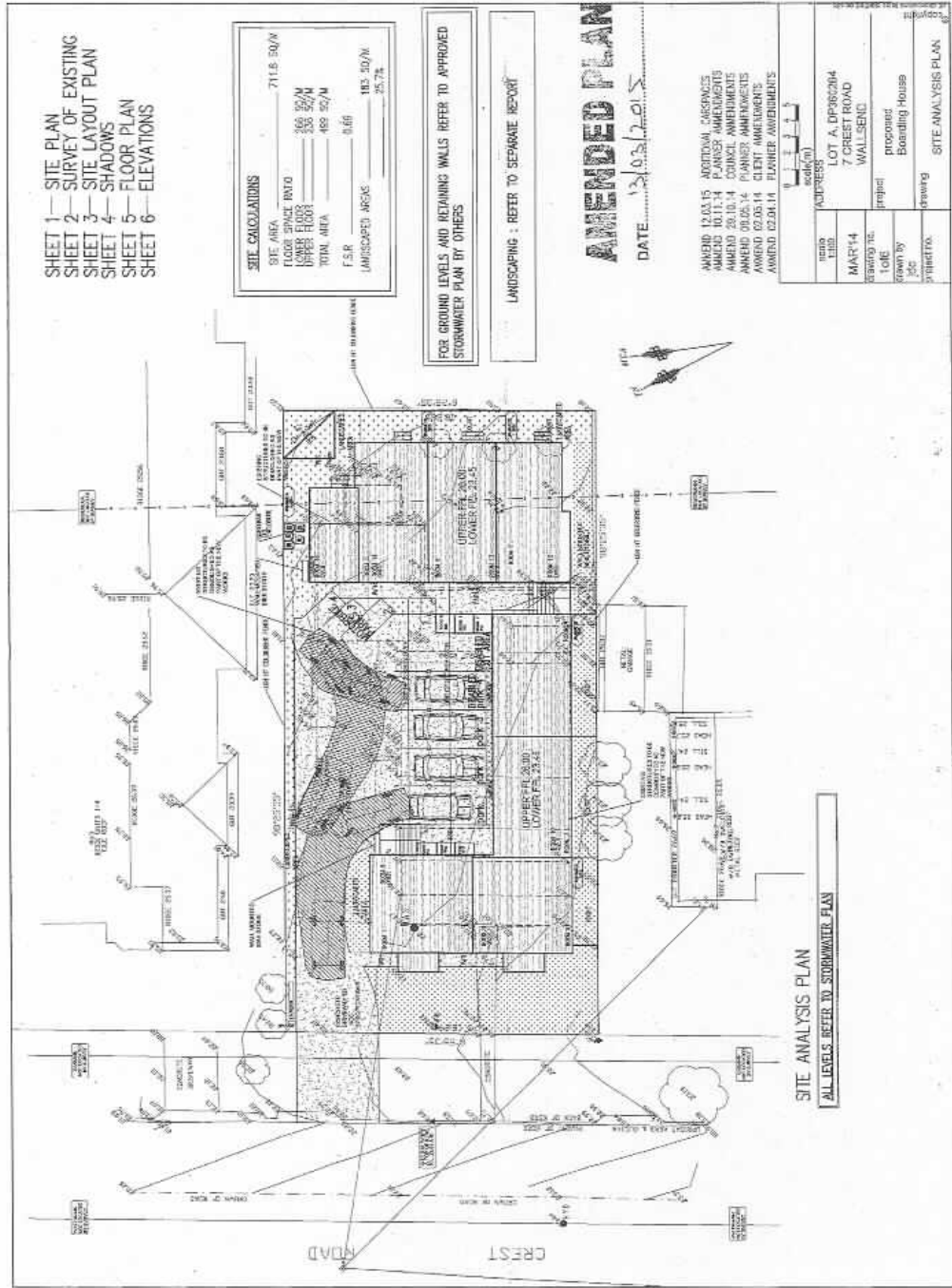
Attachment A: Plans of proposed development - 7 Crest Road, Wallsend (DA 2014/0545)

Attachment B: Processing Chronology - 7 Crest Road, Wallsend (DA 2014/0545)

**MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 AT 5.31PM**

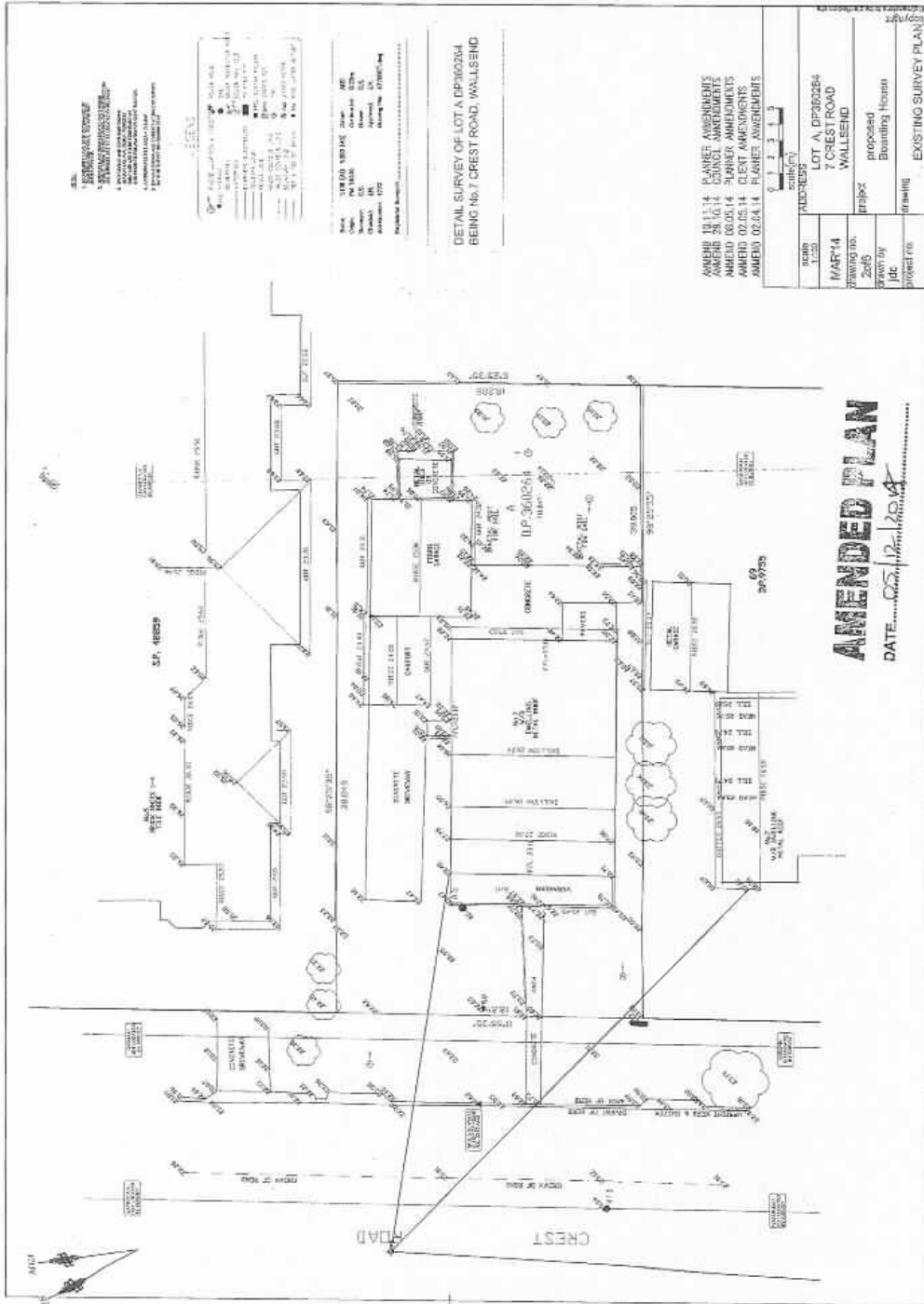
MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment **A**



MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment.....A



NOTES:

1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE PROPOSED DEVELOPMENT AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND RELEVANT AGENCIES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ANY APPLICABLE STANDARDS.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED BEFORE ANY CONSTRUCTION WORK BEGINS.
6. THE DEVELOPER SHALL PROTECT ALL EXISTING TREES AND VEGETATION TO REMAIN.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GOVERNMENT.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND RELEVANT AGENCIES.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ANY APPLICABLE STANDARDS.
10. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
11. ALL UTILITIES SHALL BE LOCATED AND MARKED BEFORE ANY CONSTRUCTION WORK BEGINS.
12. THE DEVELOPER SHALL PROTECT ALL EXISTING TREES AND VEGETATION TO REMAIN.
13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GOVERNMENT.

Owner: MARYA MARYA
 Address: 7 Cores Road, WallSEND, NSW 1512
 Project No: 477905-144
 Planning No: 477905-144

DETAIL SURVEY OF LOT A, DP63264
 BEING 7 CORES ROAD, WALLSEND

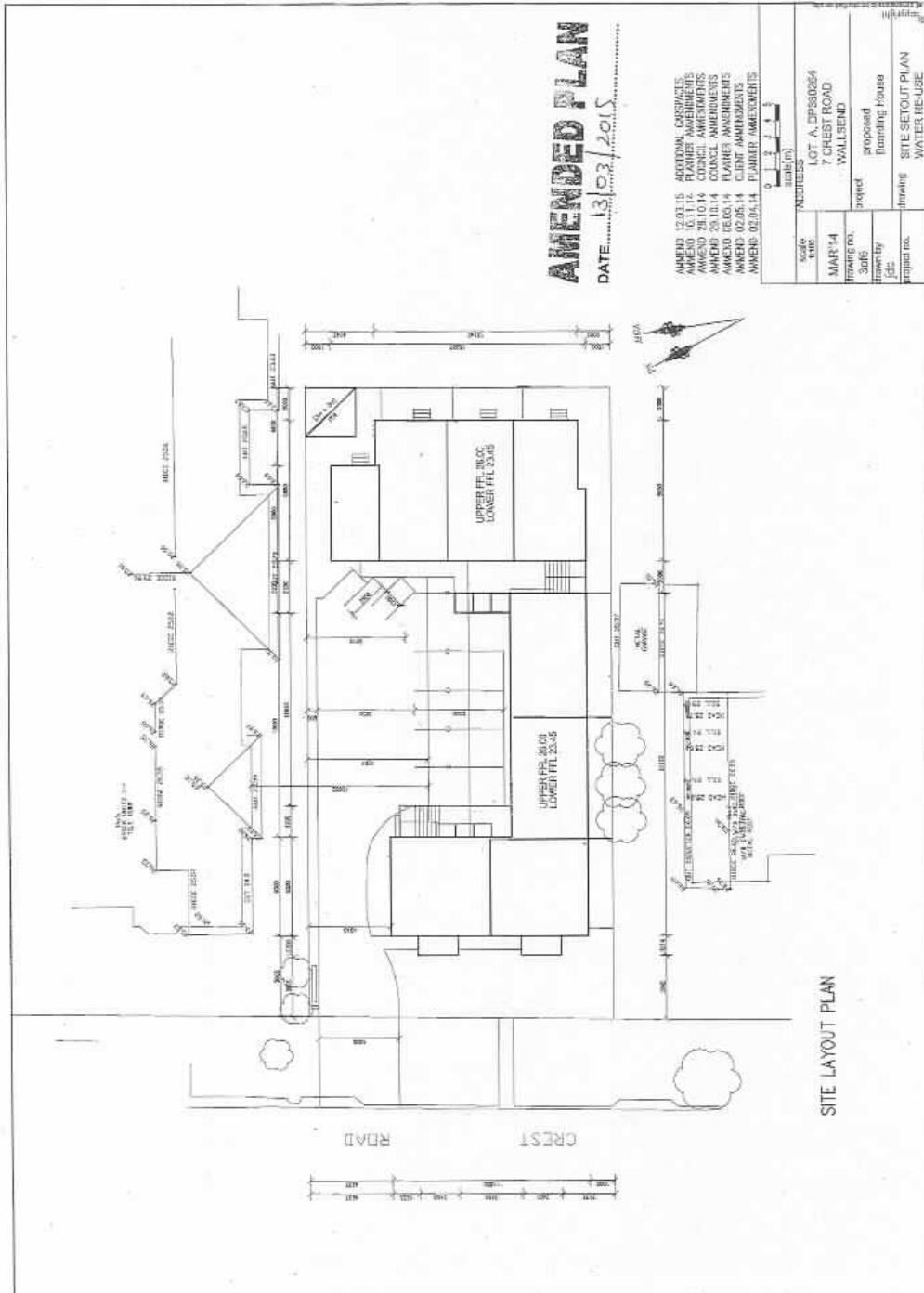
- AMEND 12.11.14 PLANNER AMENDMENTS
- AMEND 28.10.14 CANCEL AMENDMENTS
- AMEND 02.05.14 PLANNER AMENDMENTS
- AMEND 02.05.14 CANCEL AMENDMENTS
- AMEND 02.05.14 PLANNER AMENDMENTS

Scale:	1:100
Address:	LOT A, DP63264 7 CORES ROAD WALLSEND
Project No:	477905-144
Proposed:	proposed
Drawn by:	Zef6
Project file:	477905-144
Scale:	1:100
Project file:	EXISTING SURVEY PLAN

AMENDED PLAN
 DATE: 12/05/2015
 MARYA MARYA

MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment.....A.....



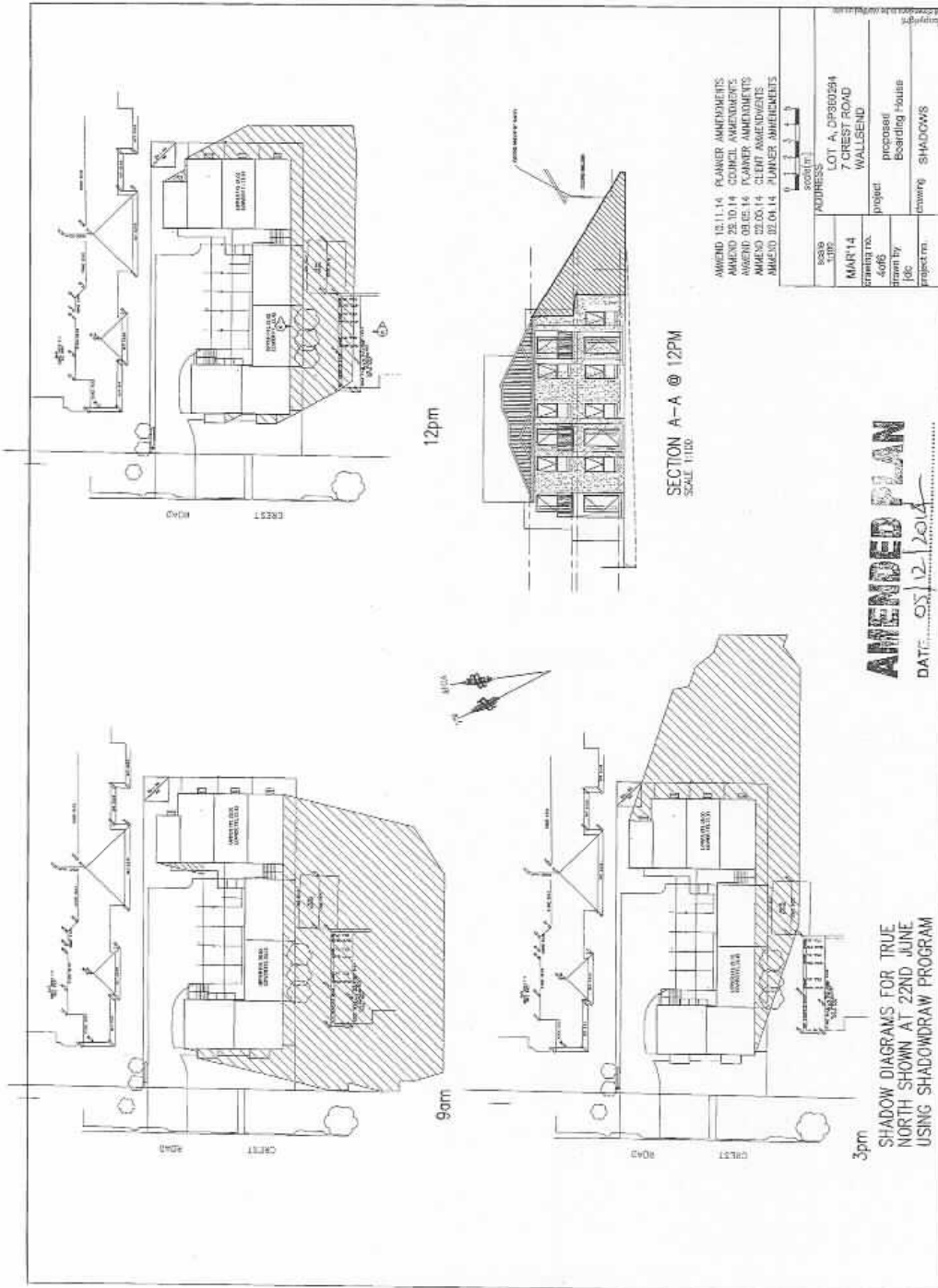
AMENDED PLAN
DATE: 13/03/2015

AMEND 15.03.15 APPROVAL COMMENTS
AMEND 10.11.14 PLANNER AMENDMENTS
AMEND 28.10.14 COUNCIL AMENDMENTS
AMEND 23.12.14 COUNCIL AMENDMENTS
AMEND 02.05.14 PLANNER AMENDMENTS
AMEND 02.05.14 CLIENT AMENDMENTS
AMEND 02.05.14 PLANNER AMENDMENTS

scale	1:100
date	MAR'14
drawing no.	306
drawn by	proposed
checked	Planning House
project no.	11/14/1000
address	LOT A, DP580264 CREST ROAD WALLSEND
project	proposed Planning House
site setout plan	WATER REUSE

MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment.....**A**



MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment.....A

AMENDED PLAN

WESTERN ELEVATION

EASTERN ELEVATION

SOUTHERN ELEVATION

NORTHERN ELEVATION

TYP. LOFT SECTION

Scale	1:100
Address	LOT A, DP461284 7 CREST ROAD WALLSEND
Project No.	14/14
Drawn by	JP/C
Project Name	proposed Building House ELEVATIONS

AMEND 12.21.15 NORTH/W. CORNERS
AMEND 03.11.14 PLANNING AMENDMENTS
AMEND 02.05.14 PLANNING AMENDMENTS
AMEND 02.05.14 CLIENT AMENDMENTS
AMEND 02.24.14 TURNER AMENDMENTS

MINUTES OF THE PUBLIC VOICE COMMITTEE MEETING OF THE CITY OF NEWCASTLE
TUESDAY 19 MAY 2015 2015 AT 5.31PM

Attachment... **A**

LEGEND

INDICATES PROPOSED IMPROVEMENTS TO EXISTING DRIVEWAYS
INDICATES PROPOSED IMPROVEMENTS TO EXISTING DRIVEWAYS
INDICATES PROPOSED IMPROVEMENTS TO EXISTING DRIVEWAYS

CONCEPT 5 FORMATIVE MANAGEMENT PHILOSOPHY

CONCEPT 5 FORMATIVE MANAGEMENT PHILOSOPHY
CONCEPT 5 FORMATIVE MANAGEMENT PHILOSOPHY
CONCEPT 5 FORMATIVE MANAGEMENT PHILOSOPHY

AMENDED PLAN
DATE: 02/18/2015

TYPICAL SAND FILTER DETAIL

1. SAND FILTER DETAIL
2. SAND FILTER DETAIL
3. SAND FILTER DETAIL

NOT FOR CONSTRUCTION

PROJECT: LOT 4, DP 10864, NO. 1 FOREST ROAD, HULLBERG, N.S.W.

CONCEPT 5 FORMATIVE AND LEVELS PLAN

PROJECT NO: NL100554
DRAWING NO: C02DA B

DATE: 02/18/2015

SCALE: 1:100

PROJECT: LOT 4, DP 10864, NO. 1 FOREST ROAD, HULLBERG, N.S.W.

CONCEPT 5 FORMATIVE AND LEVELS PLAN

PROJECT NO: NL100554
DRAWING NO: C02DA B

DATE: 02/18/2015

SCALE: 1:100

Attachment B

PROCESSING CHRONOLOGY

DA 2014/0545 – 7 CREST ROAD, WALLSEND

22 May 2014	-	Development application lodged with Council.
29 May 2014	-	Public exhibition (14 days).
18 July 2014	-	Applicant advised of issues raised in public submissions.
21 August 2014	-	Mediation meeting held.
5 December 2014	-	Comments and amended plans received.
16 January 2015	-	Public exhibition (15 days).
13 March 2015	-	Amended plans received.

Objectors to the development and residents of Crest Road in Wallsend, Joy Carlin and Ray Moos, addressed Council regarding the proposed development and raised their concerns on:

- The road is not predominantly mixed use as the development application states.
- The development should be mirror reversed to allow better shadowing and noise reduction for neighbouring properties; and
- The development application had poor environmental design, for example, 16 single phase air conditioners.

Development Applicant Helen Ewing and Architect Paul Mclean addressed Council and responded to the objectors concerns raised stating that one mediation session had taken place following which the developer had attempted to factor in measures to alleviate the objectors concerns regarding stormwater and an amended plan of management including no-smoking, no alcohol or electronic devices.

Following a question from Councillor Posniak regarding whether an on-site Manager would be necessary, Mr Mclean said that under the SEPP an on-site manager is not required for developments with less than 20 residents. However, an offsite manager would be available.

The meeting concluded at 7.30pm.