

Minutes of an on site meeting held on Friday 26 August 2009 at the Crystal Carwash Café 312 Victoria Road, Gladesville. The meeting was held in response to the resolution of the Committee of the Whole on 16 June 2009.

ATTENDEES

Councillors – Clr Tagg (Mayor), Clr Petch, Clr Pickering, Clr O'Donnell

Council Staff – Dominic Johnson – Group Manager Environment and Planning (facilitator), Scott Cox, Don Smith, Sergio Pillon, Bob Tillot

Residents – Bev and John Debrincat, Ben Fogarty, Roland Tan and Gazal Dutt, Kelly Ghaleb, Alex Stewart and Karl Schmid

Owner – Anthony Sahade with Alan Teale

The meeting was held in response to the resolution of the Committee of the Whole to enable all parties concerned to discuss the issues associated with the s96 application to modify the original consent LDA2005/101.

The meeting was facilitated by Council's Group Manager – Environment and Planning, Mr Dominic Johnson where he gave all residents in attendance and the owner the opportunity to speak.

SPEAKERS

Residents

Alex Stewart (2 Osgathorpe Road, Gladesville)

The issues raised included:

- The noise from construction activities and the times they were undertaken, including late at night, weekends and on public holidays;
- There is no presence of an acoustic/privacy screen extending from the glazed acoustic screen to the common boundary with the property to the north (Freedom Furniture site). The impact is heightened due to the removal of the existing vegetation.
- The floodlights that have remained on late at night and are directed at his property.
- Drainage issues at the junction of the 3 properties including 312 Victoria Road, 314 Victoria Road and 2 Osgathorpe Road.

Kelly Ghaleb (2 Evans Street, Gladesville)

The issues raised included:

- Washbay lights left on at night shine directly into her yard
- The replacement of the proposed colourbond screening on the Gerard Lane side with clear glazing raised privacy issues particularly to her

pool and living area. Kelly advised that she would be satisfied if the glazing could be frosted to 1.8m.

- The removal of the existing vegetation has made visibility into the property of No.2 Evans more pronounced.

Ben Fogarty (2/310 Victoria Road, Gladesville)

The issues raised included:

- The signage lights at night are visible in Mr Fogarty's residence
- The functionality of the acoustic wall and the fact that it does not connect with the ceiling/roof of the washbay.
- The hours of construction and associated noise particularly late at night and on Sundays and public holidays.
- Often felt intimidated by the actions of construction staff.
- The washbay structure cast a shadow on the wall of his unit and living areas.

Karl Schmid (1/310 Victoria Road Gladesville)

The issues raised included:

- The functionality of the acoustic screen (southern side). The wall should extend from floor to underside of the roof all the way around the washbay.
- Impacts from noise particularly from the speakers on the wall of the building near the vacuum area. All speakers should be inside the café only. Last night (Thursday) noise from the speakers continued until 10pm.
- The functionality of the rear louvred acoustic wall.

Bev Debrincat (5/310 Victoria Road, Gladesville)

The issues raised included:

- The size of the advertising signs, particularly over the washbay.
- The cutting of a tree on 310 Victoria Road to level with the top of the fence.
- Noise from the incomplete acoustic wall. It will not lessen noise from the vacuum area that adjoins her property. Noise from the facility is likely to be more noticeable in summer months when they have their windows open.
- The height of the fascia and associated overshadowing.
- The landscaping area at the back (Gerard Lane) has been modified, a retaining wall has been installed and the roots of some of the trees have been cut.
- During construction the noise from the vacuum cleaners and machinery was louder than the traffic noise from Victoria Road.

Roland Tan (4/310 Victoria Road, Gladesville)

- Construction hours and noise was continual and very disturbing to his young family.
- Solar access – loss of light caused by the high fascia over the washbay.
- Acoustic and privacy concerns from persons using the rear stairs as they allowed direct looking into his balcony and living areas.

Owner

Mr Anthony Sahade (Owner/Developer)

Mr Sahade advised that a number of changes had been made to benefit the development. He also advised that works were incomplete such as the noise attenuation barriers and that he was required by a condition of consent to provide a further acoustic report within 3 months of opening to certify the functionality of the acoustic measures.

Mr Sahade apologised for any inconveniences to residents during construction of the development.

Considerable discussion on the issues took place with Mr Sahade giving an indication that he would consider making the following changes to his development if it was to satisfy the concerns of the residents. These included:

- To extend the noise barrier so that it is flush with the floor, dovetailed into the roof and had no gaps. Any doors in the wall would be similarly treated. Replace laserlight on the southern side with glazing if required.
- Provide a privacy screen to a height of at least 1.8m to the rear stairs in order to alleviate Mr Tan's concerns of loss of privacy
- Provide 1.8m high frosted glazing to western noise barrier in order to maintain privacy to the properties directly behind the development namely, No.2 Evans Street. If the area directly behind the glazing was planted with dense landscaping, the frosting may be removed.
- Replace vegetation that was removed in the north western corner with suitable dense landscaping to reduce visibility to adjoining properties.
- Install timer switches to all external lighting and illuminated signs. The time at which the power is automatically turned off, should be consistent with surrounding businesses, i.e 9 to 10pm.
- Redirect floodlights to prevent light spill onto adjoining properties
- The visual and solar impacts of the high fascia over the wash bay should be assessed.
- Engage an acoustic engineer to assess the noise barriers when completed. The report is to be undertaken on a number of different days and times especially on the weekends when residents will be home.

- Instruct cleaning staff to not turn on external lights or music
- In lieu of providing the approved noise barrier extension from the vacuum area to the front boundary along the southern side of the property, Mr Sahade gave an undertaking to increase the height of plantings along this boundary in negotiation with Mr and Mrs Debrincat. It was noted that both parties were in agreement of this solution.

The encroachment of the freestanding sign over Council's footpath at the front of the property was discussed, with Mr Johnson recommending that the sign be removed until the s96 had been determined.

SUMMARY

In closing, Mr Johnson advised that the application would be reported to Council. The correct plans would first be provided to adjoining residents and they would be able to provide written submissions on the changes, including those residents who were unable to attend today. The assessment report would include the minutes of the meeting, amended plans that represent all works as executed and conditions resulting from the public consultation of the amended plans.