

Northbridge Progress Association Inc

Minutes of General Meeting held at St Marks Hall, Northbridge
on Wednesday, February 24 2010 commencing at 8.05pm

Attendance: 90 members and guests

Quorum: The President noted that a quorum was present.

Apologies: Ron Hicks, Grant Sheldon, David Synnott, Mary Johnston, John Lightfoot, Tony Clifford, Penny Lye, Steven Head (Council)

Welcome: The President welcomed Ward Councillors Gail Giles-Gidney and John Hooper, guest speakers Julie Whitfield (Council), Sue Francis (planner for the nursing home), Council officer Greg Woodhams, and other members and visitors.

Approval of Minutes

The minutes of the Annual General Meeting held on December 9 2009 were tabled by the President who noted that they had also been available on the Association's website for two months.

RESOLVED that the minutes are confirmed.

Special Resolution to alter Rule 10 and Rule 22 of the Constitution

The Public Office Peter McLachlan noted that a Notice of Special Resolution had been placed in the December issue of *The 202* to satisfy the 21 days notice period. He introduced the resolution as a Special Resolution and moved that the Rules of the Constitution be altered in the following manner:

1. Replace Rule 10 with the following:

“10. Application for membership

(a) Application of a person for membership of the Association:-

(i) shall be made by the prospective member of the Association in writing; and

(ii) shall be lodged with the Secretary of the Association or any other person authorised to act in this regard by the Committee, together with payment of any joining fee and the annual subscription fee.

(b) As soon as practicable after receiving an application for membership, the Secretary shall refer the application to the Committee which shall determine whether to approve or to reject the application;

(c) A person may be nominated as a Life Member or Honorary Member of the Association by a resolution at a general meeting;

(d) Upon application in writing the Committee and with its approval, a member may transfer from one class of membership to another class upon payment of such different rate of subscription for the current year as the Committee may generally or in a particular case determine and without further application.”

2. In Rule 22(b) replace the numeral “7” appearing in the second line with the numeral “21”.

The Public Officer noted that the new Rule 10 shall allow memberships to be accepted by the Committee rather than wait till endorsement from a general meeting takes place. The change to Rule 22(b) is to conform with the Associations Incorporation Act. He noted that only members paid up before that night's meeting could vote.

RESOLVED unanimously that the Special Resolution is adopted.

Draft Northbridge Park Masterplan

The President introduced guest speaker Julie Whitfield, Open Space Manager for Council. She explained the background of the Masterplan, then summarised the recommendations. She noted that rationalisation of the buildings at the western end depended on agreement from the Scouts and Guides who hold Crown Leases in perpetuity. Longer term, the old library building will be demolished.

Increased demand from sporting groups has led to a proposal to install a synthetic surface on the oval, thereby increasing utilisation by 35%. Lighting will be improved on the oval (an additional pole and improvements from 80 to 100 lux level) to conform to Australian Standards. The proposal to install two grassed football practice areas on the 1st fairway of the golf course may not proceed as they could be accommodated on the oval.

Julie said the proposal to build a new sports complex next to the golf clubhouse responds to a demand for facilities for indoor sport (eg yoga, gymnasium, indoor football, etc) and for more car parking spaces; it is supported by the Golf Club. She noted that there have been objections from the community about potential loss of the two tennis courts.

Council is now proposing to retain the courts but add line markings for other sports and install a practice wall. It is proposed that the bike track will be remodelled and the Mens' Shed expanded. Julie noted that all recommendations outside the park boundary (such as changes to Sailors Bay Rd) had been dropped.

Questions and discussion

Many concerns were raised by residents at the meeting about the impact on already congested Northbridge streets of increased traffic from the new facilities. Other residents' concerns included the impracticability of additional markings on the tennis courts; the impact of spillage from new lighting on neighbouring houses; the loss of views blocked by the new sports complex; the loss of natural grass on the oval and the cost of maintaining synthetic grass. A representative of Northbridge Football Club spoke about the club's high level of activity and the need for additional time on the oval and improved lighting.

Residents expressed concern that approval to a Masterplan was being sought when the detail relevant to a fair assessment (such as traffic studies) would not be available until the Development Application stage.

Julie explained that this was only a Masterplan – any works arising from it would be subject to separate Development Applications, including traffic studies, and the community would be fully consulted. She welcomed feedback from the community.

Sailors Bay Gardens nursing home DA

Guest speakers Sue Francis (planner), Markam Ralph (architect) and Graham Pindar (traffic engineer) spoke on behalf of Morrison Design Partnership. They summarised the 116 bed nursing home proposal. After advice from Council, the only vehicle entry/exit will be via the Euroka St roundabout. The Baringa Rd façade will be articulated to

replicate the form of three two storey houses. On Baringa Rd and Sailors Bay Rd, the current setbacks would be retained. The three storey frontage on Sailors Bay Rd would “sit comfortably” between the 3½ storey building to the west and the two storey flats to the east. The building would be substantial but would respect existing residences with open spaces and landscaping.

The traffic projections were said to be based on RTA’s guidelines. It was claimed that a nursing home generated a low level of traffic, spread over the day. There would be 20 vehicle movements per hour (including service vehicles, ambulances, etc) with “very little traffic impact” and minimal delays at the roundabout. There were 18 basement car parking spaces for staff and 13 for visitors, which met the SEPP requirements. There would be a maximum of 24 staff at any time and not many visitors.

It was stated that the location was excellent for a nursing home because ambulatory patients could feel part of the nearby community.

Questions and discussion

Objections raised by residents at the meeting included traffic impact of the facility, with several expressing serious concern about congestion in Sailors Bay Rd. Concern was also expressed about inadequate basement parking provided by the facility and the impact on nearby streets which were already parked out. A resident said that basement parking was underestimated by 50%. A resident pointed out that the proposed landscaped area for the facility was 16.3 sq m per bed whereas the requirement of the SEPP was 25 sq m per bed. Concern was raised about fire hazards with only one vehicle entry/exit. Other residents questioned the environmental impact of the facility and its emergency access. A resident pointed out that the FSR for the site would increase from maximum 0.5:1 (under the WDCP) to 1.32:1 under this proposal and said “Northbridge is in peril” from such developments.

A member, David Taylor, noted that he owned the two semi-detached homes adjacent to the proposed facility and that he had been placed under great pressure to sell to the developer. He said that the developer (and Council) did not fully recognise the traffic and parking problems in the area. David walked out of the meeting in protest against the development.

A member noted that the facility did not comply with the SEPP in that a maximum of two storeys was permitted at the front whereas the proposal had three storeys; a maximum of one storey was permitted at the rear whereas two were proposed; the standard FSR in the SEPP was 1:1 whereas this facility proposed 1.32:1; and the landscaped area was one-third less than the SEPP standard.

Greg Woodhams said that he believed three SEPP1 objections would need to be submitted by the applicant: for the three storeys on Sailors Bay Rd; for excess overall height of the facility; and for the inadequate landscaped area. He said that, with three SEPP1s, “warning bells sound – is this building too bulky?” He said that the applicant would need to satisfy the intent of the SEPP or demonstrate that the site has special features warranting departures from the SEPP. Greg noted that the SEPP overrides Council’s LEP and DCP. Council officers would prepare a report for Council and residents could attend the Council meeting. However, the consent authority would be a Joint Regional Planning Panel with three State appointed members and two Council appointees (the Mayor and Steven Head). Residents could also attend the JRPP.

Reports from Ward Councillors

- Cr Gail Giles-Gidney reported that Council had introduced a new policy whereby there would be no smoking in outdoor areas such as playgrounds, Northbridge Baths, al fresco dining, bushland, etc. The policy would be put on exhibition shortly and Council will be seeking community support
- Cr John Hooper noted that an opportunity had been lost when the Market Garden site was marked for development. The land could have been used to divert city-bound traffic away from Northbridge. He remarked that traffic planners focus on nearby streets and “don’t look at the big picture”. He asked residents to support Council with its planning efforts.

Other business

- The Chair noted that:
 - The new Northbridge Library would hold a Community Open Day from 10.30am until 3pm on February 27.
 - A new Masterplan for upgrading the Leisure Centre is on display, with a major expansion of facilities. Comments are required by March 31.
 - Residents had raised with NPA the question of large trucks moving through narrow Northbridge streets. The NPA committee had discussed the issue but a solution is not apparent.
 - The closing date for comments on the nursing home DA was March 1 and for the Northbridge Park Masterplan March 3.
- A resident asked the status of Council’s discussion with the Northbridge Hotel about unauthorised alterations. Greg Woodhams said that Council is working on potential prosecution for non-compliance and will not be making an accommodation with the owners.
- Cr Hooper reported that the applicant for the seniors’ units in Cliff Ave had withdrawn an appeal in the Land and Environment Court. The proposal was now dead unless the applicant lodges a new DA.

Next general meeting

The next general meeting would be held on Wednesday May 12 at 8.00pm. The speaker would be announced.

The meeting closed at 10.10pm. Members joined in refreshments.

Chairman: Date: