

Somerfield Estate Residents' Meeting
South Eastern Masonic Hall, 270 Hutton Road, Keysborough
30 November 2017

ATTENDING

Council Officers: Brett Jackson, Warren Wood, Mick Smith, Darren Taitako, Lisa Roberts, Jo Thorn

Councillors: Youhorn Chea (Mayor), Tim Dark, Matthew Kirwan, Angela Long, Jim Memeti

Residents: 16 adults, 2 children

Meeting Commenced: 7.03pm

Welcome Mayor

Presentation: Brett Jackson

Cr Kirwan: Could you provide a clarification of the zoning of the area please?

Resident: Is the set back an International Standard?

Brett Jackson: It's a Victorian Standard.

Resident: In regard to the wall, will the trees cover the area of the wall. We have spent a lot of money on our houses, we want the trees to cover the area of the wall and not just be left with the massive wall.

Resident: I understand that many years ago the panel made decisions and didn't realise what impact those decisions would have now – there was no duty of care, no one was thinking about elevations. As a resident I feel that no one looked forward, particularly for residents of the Somerfield Estate.

Resident: You don't understand what it like to see that wall when you drive into your property every day and see it. I agree with what the previous resident said. Surely there would have been some thought that residents would be moving in. Council definitely knew that residents would be moving in near an industrial area. We are only asking for fairness. Someone knew that residents would be moving in next to an industrial zone.

Resident: I would also like to add that we received correspondence from Council that there would be no wall constructed there and all of a sudden a wall was constructed there within a 3-6 month period.

Cr Kirwan: What was the rationale behind the acoustic wall?

Brett Jackson: The developer made a call to enhance the space between the industrial interface and residential areas.

Resident: We just want the wall covered at the back of our properties. It is about 4.5 metres from our back fences, we want it covered. Town planning has not taken into account any of the residents.

Presentation: Mick Smith

Mick Smith: All the questions that have been raised about the acoustic wall I hope to address with this presentation tonight.

Residents: The acoustic wall is not 25 metres from the rear of the Clarendon Drive properties. It is 4.5m from my back fence.

Brett Jackson: It is actually 10 metres from the back fences in that area.

Resident: The wall is 4.5m from my back fence.

Darren Taitako: The pictures on the screen show photos that indicate the wall is not it is not 4.5m from the back fences – it is actually a much greater distance than that. *It was decided to take this issue on notice and check on site as no one could be sure what the distance was between the wall and the fences of residential properties.*

Resident: What planning application said the wall should be 30m or 25m away from the fence lines seven years ago and why is it now 10m from the fences? Something somewhere has gone wrong.

Resident: What is stopping the wall from coming down now?

Brett Jackson: We would need an order to do so now from VCAT.

Resident: In some areas we actually cannot see the acoustic wall – why?

Brett Jackson: The developer was not required to put the wall up.

Resident: So I do not understand how the wall can be, at the same time both necessary and unnecessary and the council should allow or understand this and expect residents to understand this. On one side there is an acoustic wall that the residents don't want. Let's assume it is necessary – it is in the wrong place.

Matthew Kirwan: Why is there an acoustic wall between the churches at all? Why did planning officers under delegation deem a wall was necessary?

Brett Jackson: They considered an industrial development should consider other measures to protect residential areas.

Resident: I just heard the factory operate two weeks ago at full blast at close to 110 decibels.

Resident: Has someone assessed the thermal requirements of the wall and the impact it has on the microclimate and existing gardens and plantings in the summertime. No one has looked at this issue at all. No planners have looked into this at all. Is the wall actually necessary?

Matthew Kirwan: I live next to Eastlink and the plantings they have near the wall there are thriving.

Resident: I want to know about the spacing of the trees. Are there going to be parts that are open?

Darren Taitako: We have set up the tree plantings so they are irregular plantings to get a deep and meandering effect.

Resident: There are not going to be large areas of wall are there?

Darren Taitako: All planting intends to screen the wall.

Resident: How will graffiti be actioned and the area be maintained?

Mick Smith: Council will maintain the area like it does now.

Brett Jackson: There will be an agreement with the developer.

Resident: Are there going to be trees planted near the fencelines?

Darren Taitako: Most councils will not plant trees within a few metres of fence lines due to liability reasons. There will be a detailed planting plan for the entire area.

Resident: In relation to visual integrity, the width looks like about 18m. It is not actually that wide. So it will not look like that.

Resident: In relation to the drain – is it going to be damp all the time and how does it work? We already have something like that in the area and it is always wet.

Darren Taitako: The area is designed to drain properly and has pits for overland runoff. It would only be damp in period of high rainfall.

Resident: We are yet to hear the rationale for the 7m wall. I did not say we did not want a visual barrier protecting us from the industrial area. We

don't want it to be so high. We do want a buffer. The buffer that should have been supplied by the developer has not been supplied by the developer.

Cr Memeti: Whatever needs to be done will be done. If the wall needs to be removed it will be removed.

Resident: Looks like new works will need to be done on our own properties and not on industrial land.

Cr Memeti: If we need to have another follow up meeting we are happy to do and we can talk more later on. This session is about information sharing and finding the best way forward.

Resident: This is about making a good plan but if you know what is going to happen then why would it be not good practice to go to the people first and talk to them before things happen.

Cr Memeti: As Brett said before, if they have not adhered to the conditions, we need to know so we can enforce those conditions.

Resident: I am a planner and all the impacts that should have been considered were not considered. It is not trivial. Council planners have made decisions on peoples' futures – what right do they have to do that?

Brett Jackson: There are always challenges when residential and industrial areas are close to each other and it is difficult to keep everyone happy.

Resident: What the officers have presented is a lot more than I expected and we now have an understanding of what is planned. What about solutions such as lighting for crime in the area because we have a high crime rate?

Cr Long: We have discussed this previously at a recent forum. Lighting can actually attract the wrong people.

Resident: Will there be an opportunity for us to get higher fences?

Brett Jackson: Fencing issues are a different matter but I would not think that would be a problem.

Resident: Security will be an issue.

Cr Memeti: We would support different fencing.

Resident: With no lighting we would need higher fencing.

Resident: Can existing trees that are going to be knocked down be replanted?

Meeting Closed: 8.22pm