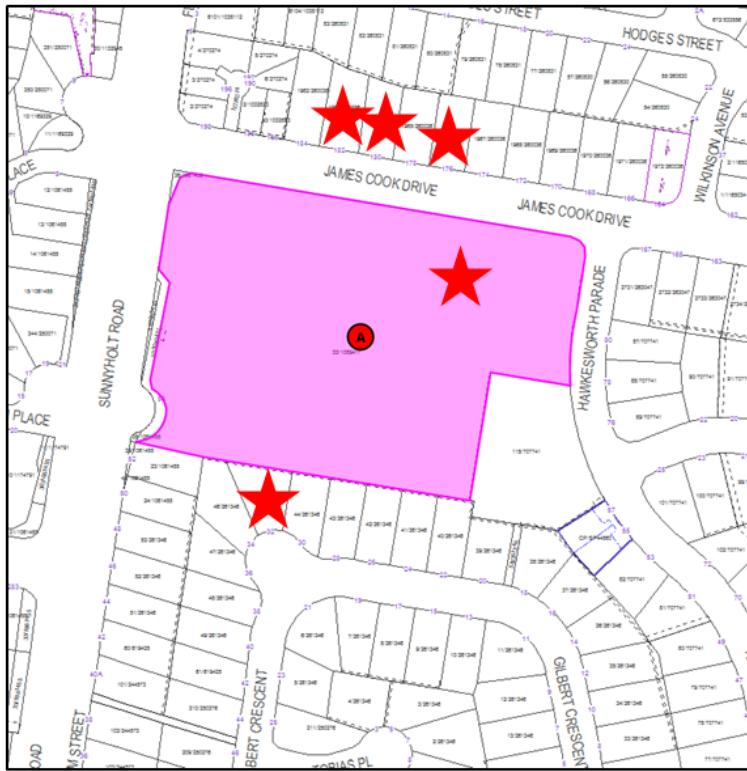


Concerns raised in public submissions

1 Location of submitters

1.1 During the notified period, 6 submissions were received from the following properties:



KEY

 = Submitter

NOTE

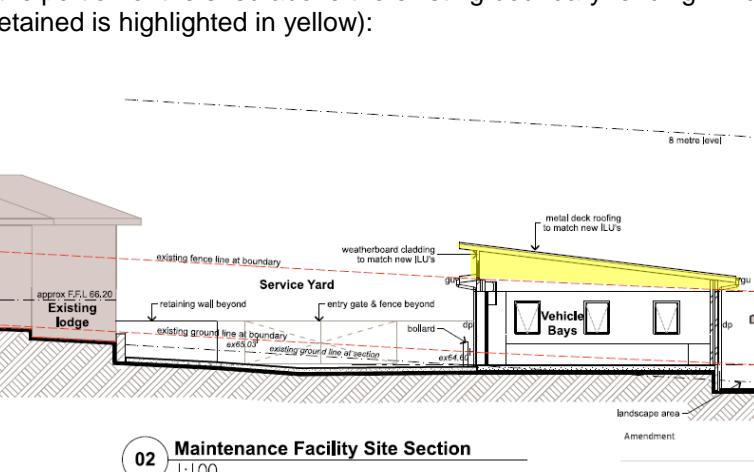
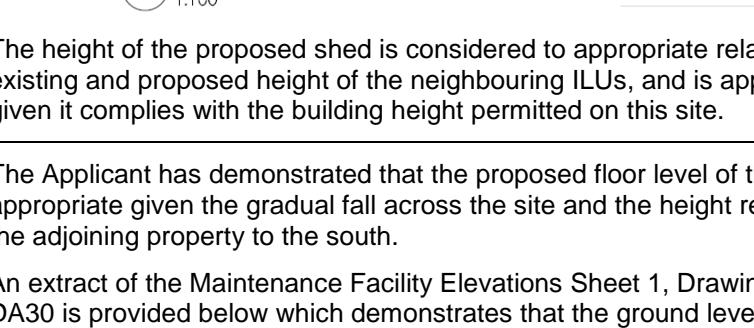
One confidential submission was also received.

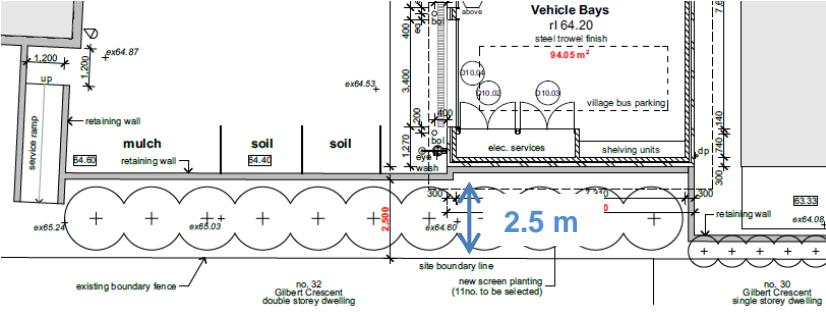
2 Consideration of issues raised in submissions

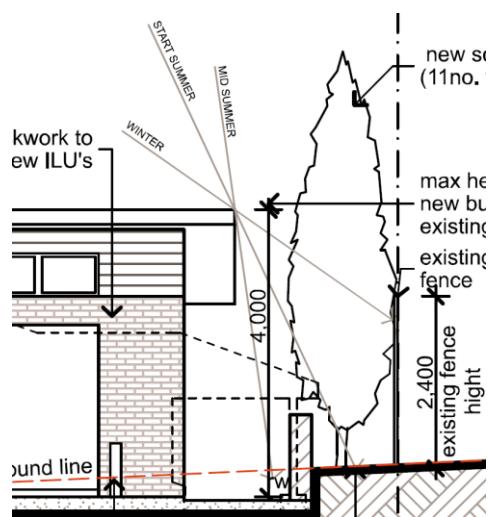
2.1 Further to the discussion at Section 9 of the Assessment Report, the following table includes our response to the issues raised:

Issue	Council's response
Dust and noise during construction should be minimised and subject to time restrictions	Standard conditions of consent are recommended to be imposed with regard to construction and traffic management during the construction phase of the development to appropriately manage potential noise and dust impacts, including hours of construction being limited to 7am to 6pm, Mondays to Fridays, and 8am to 1pm, Saturdays, with no work to be undertaken at any time on Sundays or public holidays.

<p>Several objections/complaints have been raised regarding staff and visitors parking on James Cook Drive and accessing the site via the pedestrian gate, which results in limited parking available for nearby residents.</p> <p>The existing emergency vehicular access via James Cook Drive should be converted to general access to reduce the number of staff and visitors parking on James Cook Drive.</p>	<p>Adventist Aged Care has advised that, for the past 8 years, all staff are instructed not to park on James Cook Drive, and this is reinforced in staff newsletters and notices. Visitors are also encouraged to use the on-site car parking, and the Applicant proposes to provide 20 on-site car parking spaces in excess of that required by the Seniors Housing SEPP, to accommodate the parking demand generated by visitors, which is usually for an average time of up to 30 minutes.</p> <p>We are sceptical that the average waiting time is only up to 30 minutes. However, we note that the Applicant is providing an additional 20 car parking spaces above that required by the Seniors Housing SEPP and is continuing to encourage visitors and staff to park on-site in an effort to reduce potential impacts on the surrounding residents.</p> <p>We also note that public parking along the northern side of James Cook Drive is permitted.</p> <p>The Applicant's provision of surplus of car parking, and continued measures to deter staff, residents and visitors from parking on nearby streets are considered to be appropriate measures in response.</p> <p>Given the road access to the site via Elsom Street is an existing arrangement, the conversion of the emergency vehicular access via James Cook Drive to general access is not considered necessary or appropriate from a traffic impact perspective.</p>
<p>The removal of trees will affect the fauna which occupy and nest in those trees.</p>	<p>In response to this concern, the Applicant has offered to have an ecologist attend the site prior to any trees being removed and prior to any works commencing, to investigate if any birds or animals are nesting within the trees to be removed and to provide alternate roosting nests. This is to be addressed via a condition of consent.</p> <p>The proposal provides extensive landscaping throughout the site including new trees and feature landscaping. Overall, the proposal is considered to be satisfactory with regard to providing high quality landscaping which complements the proposed buildings.</p>
<p>The removal of trees will reduce the green space within the facility.</p>	<p>As required by the Seniors Housing SEPP, the proposal is required to provide a minimum area of landscaping and deep soil area. The proposal far exceeds these requirements.</p> <p>Although the current provision of open green space will be replaced with new ILUs, the proposal provides extensive new feature landscaping throughout the site, including communal areas comprising pathways, open lawn areas, feature sculpture, seating, pond, aviary, gazebo and vegetable garden. Access to green space is also supplemented by the provision of a proposed access pathway from the site to the adjoining Council owned public reserve to the east.</p>
<p>Concern has been raised regarding adverse impacts of the proposed maintenance shed on the adjoining residential property to the south with regard to:</p>	
<p>i. Height (substantially higher than the adjoining new ILU)</p>	<p>The proposed shed will have a height of approximately 4 m. Compared to the existing boundary fencing which has a height of 2.4 m, the shed's skillion roof will be 0.5 m to 1.2 m above the height of the fence. The ground level of the shed is approximately 700 mm lower than the existing ground level (bottom of the fence) at the boundary.</p>

	<p>The Applicant has demonstrated that the overall height of the shed is similar to the existing ILU building to the west and the proposed ILU building to the east, as shown on the Maintenance Facility Elevations Sheet 1, Drawing No. DA30 provided at Attachment 5. An extract of the section which demonstrates the height of the shed and neighbouring ILUs is as follows (the portion of the shed above the existing boundary fencing which is to be retained is highlighted in yellow):</p>  <p>The height of the proposed shed is considered to appropriate relative to the existing and proposed height of the neighbouring ILUs, and is appropriate given it complies with the building height permitted on this site.</p> <p>ii. The levels of the foundation of the shed should be reduced to match the level of the new ILU Unit 7</p> <p>The Applicant has demonstrated that the proposed floor level of the shed is appropriate given the gradual fall across the site and the height relative to the adjoining property to the south.</p> <p>An extract of the Maintenance Facility Elevations Sheet 1, Drawing No. DA30 is provided below which demonstrates that the ground level of the shed is approximately 700 mm lower than the existing ground level (bottom of the fence) at the boundary.</p>  <p>The Applicant has considered lowering the level of the shed to match the ILU to the east (Unit 7), however advises that inappropriate levels would result to enable vehicular access from the internal driveway to the service yard and vehicle bays within the shed.</p> <p>The proposed levels reflect the stepping down of the existing and proposed ILUs and the shed relative to the slope of the site, and is considered appropriate.</p>
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iii. Objection to the presentation of the shed	<p>As explained above, compared to the existing boundary fencing which has a height of 2.4 m, the shed's skillion roof will be 0.5 m to 1.2 m above the height of the fence as viewed from the adjoining residential properties to the south.</p> <p>The shed is to be constructed using materials and finishes similar to those proposed for the ILUs, being brickwork and weatherboard cladding on the facades with metal deck roofing to the skillion roof. The proposed presentation is considered to be appropriate in this context.</p>
iv. Lack of trees between the proposed maintenance shed and the shared boundary for screening purposes	<p>In response to this objection, the proposed shed has been amended and will have a setback of 2.8 m from the southern boundary and landscape screening is proposed within this setback area for a width of 2.5 m as shown in the following extract of the Maintenance Facility Elevations Sheet 1, Drawing No. DA30:</p>  <p>It is also noted that the adjoining property to the south, 32 Gilbert Crescent, features existing planting along this boundary, as shown in the following photo taken from within the subject site looking towards the southern boundary (provided by the Applicant):</p>  <p>Figure 2 View looking south towards adjoining residential properties in location of proposed maintenance shed</p> <p>To ensure the viability of the screen landscaping to be provided by the Applicant, we recommend that the width of this planting area is recommended to be increased from 1.2 m to 2.5 m. The Applicant accepted this requirement, and this is now reflected on the amended plans (see Drawing No. SK-A 'Maintenance Facility Floor Plan' at Attachment 5).</p>

v. Noise impacts	<p>Given the proximity of the shed and its associated service yard to residential properties to the south, appropriate noise attenuation measures and management of the activities to be undertaken in association with the shed are expected.</p> <p>The DA Acoustic Assessment which accompanies this application states that to ensure compliant noise emissions from the site the following recommendations are provided:</p> <ul style="list-style-type: none"> • The use of the external component of the maintenance shed is not allowed to be in operation during the evening and night time (6 pm to 7 am) • Use of noise generating activities is limited to inside the facility. <p>However, we also consider it appropriate that this is limited to activities related to minor maintenance of equipment only. Repairs or testing of equipment inside the facility should not be permitted.</p> <p>The maintenance shed is proposed to be in use 7 am to 6 pm, Monday to Saturday only.</p> <p>It is also recommended that the walls of the shed are constructed of appropriate materials, such as brickwork or concrete panels.</p> <p>Conditions of consent which include the above items, and a requirement that the maintenance shed and service yard are appropriately managed by the Applicant at all times, are considered warranted to ensure that potential noise impacts are satisfactorily mitigated.</p>
vi. Overshadowing impact (there are no shadow diagrams submitted with the DA)	<p>The overshadowing generated by the maintenance shed will fall on the existing boundary fencing and within the setback area, as demonstrated in the extract of the Maintenance Facility Elevations Sheet 1, Drawing No. DA30 as follows:</p>  <p>Therefore the adjoining residential properties will not be overshadowed by the maintenance building.</p>

We do not consider the above concerns raised in the public submissions to be sufficient to warrant the refusal of this application. Several of the concerns are considered capable of being resolved through the Applicant's amendments to the proposal and by conditions of consent.