

City of Kalamunda

% Ross Jutras-Minett
Department of Planning
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WA 6926
Date 21/5/2018



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Dear Ross,

Development Application DA17/0455 Lot 7 (24) Valencia Road, Carmel.
Response to Objections and Questions from Submissions Table

We provide the following answers to the residents' objections and questions received May 7th 2018 from the City of Kalamunda. Please read in conjunction with the Submission Table document.

1 Objection

(1) The development proposal complies with the City of Kalamunda's local planning scheme. The proposed building is principally a two storey building with two small plant rooms on the roof. Only a third of the site is utilized for buildings; the rest is on-grade carparking or open space. The new building is set back behind the existing building and will have little impact on the Valencia Road streetscape. The proposed landscaping of the site will significantly improve the existing amenity of the site and aid in the visual screening of the building.

(2)(a) This is a matter for Water Corp to address (b) This question is address to the Water Corp and Health Department.

(3)(a) The proposed building is principally a two storey building with two small plant rooms on the top. The building more than exceeds the required setback in the City of Kalamunda's local planning scheme and overlooking mitigation accords with the WA residential design codes. Overshadow of neighbouring properties will be minimal due to the orientation of the block and that the areas adjacent to the boundaries are two storey.

(4)(a) The site coverage (ratio of building footprint to total site area) is 34%. This ratio is within the city's acceptable limits

(5)(a) Appropriate fees have been paid to the relevant authorities. (b) There are no current plans to upgrade the existing building.

(6) The sewerage processing plant meets the required Australian Standards and has been designed by Peritas engineers having been approved by the state government's health department. Basis of design and calculations and details of ATU has been provided. Revised plan indicate additional features added to design per recent meeting had with City of Kalamunda. (b) An updated plan has been submitted indicating the location of the sewerage processing plant and tanks. (c) A more recent geotechnical study was prepared and has been submitted. Under normal conditions the processed waste from the sewerage system is not hazardous to human health, despite perceptions. The nursing home operator must also enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function normally. The old sewerage system will be replaced as part of the works. An additional swale drain at the base of the site has been introduced as a secondary failsafe.

(7)(a) The sewerage system design has been scrutinised and approved by the state government's health department. Extreme weather events have been factored in during the design process of the sewerage system. All required information in the initial design have been submitted by the ATU supplier (Allied Pumps)

(8)(a) A combined storm water and sewerage system plan has been submitted to council.

(9)(a)&(b) The nursing home caters for complex care and dementia specific residents and is currently one of the most affordable aged care facilities in WA, providing the benefits to the concessional residents and low social economical background clients. Management is keen to provide special concessions and priority places for local residents who wish to remain in the area.

(10)(a) The chosen building contractor will need to abide by the City of Kalamunda's local by-laws regarding construction noise and dust. (b) No study has been conducted as yet. (c) The existing building is in a BAL12.5 zone. The bushfire evacuation plan has been prepared by a qualified professional. This has been reviewed by DFES who have taken no exceptions.

(11)(a) While aesthetic opinions about the design could be considered subjective, the building will be more or less hidden behind the existing facility and have little impact on the Valencia Road streetscape. (b) The proposed building is in the majority a two storey building surrounded by landscaped gardens. The redevelopment of the existing nursing home site may well improve the overall amenity of the area.

(12)(a) No question - City of Kalamunda to address?

(13)(a) AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures. (b) No such study has been commissioned at this early stage.

(14)(a) Outdoor lighting for the development has not yet been designed and we note the objector's concern.

(15)(a) No question. (b) The bushfire evacuation plan has been prepared by a qualified professional. Question addressed to City of Kalamunda. (c) Question addressed to City of Kalamunda.

(16)(a) There is likely to be a minor increase to traffic on Valencia Road however we see no reason why this would cause road safety issues. (b) All residents will be keep secured within the premises unless accompanied by specialist carers or relatives of relatives.

(17)(a) Outdoor lighting for the carparks have not yet been designed and we note the objector's concern. The site will be fenced preventing car headlights from affecting adjacent properties.

(18)(a) The sewerage processing plant can hold effluent until power is restored. A backup generator for all essential services will also be considered under the electrical engineering scope.

(19)(a) A backup generator for all essential services will be considered under the electrical engineering scope. It will be housed safely in accordance with the relevant building code requirements.



(20)(a) The development complies with the City of Kalamunda's local planning scheme.

(21)(a) The report concludes that the tree removal will not severely impact the black cockatoos' habitat. (b) Sufficient information for environmental assessments has already been provided.

(22)(a) Question addressed to City of Kalamunda. (b) No question. (c) Tree removal only relates to the nursing home site. (d) Question addressed to City of Kalamunda. (e) Question addressed to City of Kalamunda.

2 Objection

Question addressed to City of Kalamunda

3 No Objection

No objection

4 Objection

There is likely to be a minor increase to traffic on Valencia Road however we see no reason why this would cause road safety issues. The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme. The new building sits behind the existing building and will have very little streetscape impact.

5 Objection

Please note that the current nursing home has been operating commercially at this location of over 50 years. The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme. The proposed building is principally a two storey building with two small plant rooms on the roof, and it will sit behind the existing building with very little streetscape impact.

6 Objection

The development proposal complies with the City of Kalamunda's local planning scheme. Overall objections are non-specific.

7 Objection

Objection is non-specific.

8 Comments on Submission

While aesthetic opinions about the design could be considered subjective, the building will be more or less hidden behind the existing facility and have little impact on the Valencia Road streetscape.

9 Comments on Submission

Public submissions period was extended to April 28th.

10 Objection

A sign was erected on the property in error and without authority which unfortunately started off the public consultation process on the wrong foot. The current nursing home has been operating commercially at this location of over 50 years and the issue of zoning is the City of Kalamunda's domain. Subjective opinion regarding the external appearance of the building is noted, however the building is principally a two storey building with two plant rooms on the roof.

(Q) The nursing home caters for complex care and dementia specific residents. Currently is one of the most affordable aged care facilities in WA, providing the benefits to the concessional residents and low social economical background clients. Management is keen to provide special concessions and priority places for local residents who wish to remain in the area.



(Q) The nursing home site is zoned Clubs & Institutional. The development proposal complies with the City of Kalamunda's local planning scheme for this zoning type.

(Q) AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures. Other noise questions addressed to council to be answered by council representative.

(Q) No study regarding the carrying of sound through the valley has been undertaken.

(Q) Question addressed to City of Kalamunda

(Q) It is anticipated that there will be no discernible odours from the sewerage system; especially compared to the adjacent chicken farm odours. Kitchen cooking odours are generally pleasant and there is no current plan to filter or capture these odours other than via the standard equipment in use in the kitchen.

(Q) The sewerage pumping system has temporary holding tanks that can store the sewerage until power is restored. The nursing home operator must enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function correctly and regular monitoring and inspection to be carried out under plan maintenance schedules as per the aged care regulations.

(Q) A maintenance area has been added to the undercroft of the building.

11 Objection

Public submissions period was extended to April 28th.

12 Comment

Public submissions period was extended to April 28th.

13 Objection

Please note that the current nursing home has been operating commercially at this location of over 50 years. While there are no specific height limits in the City of Kalamunda's local planning scheme, the proposed development was designed to be a low rises as the accommodation area needs permitted. There is likely to be a minor increase to traffic on Valencia Road however we see no reason why this would cause road safety issues. The chosen building contractor will need to abide by the City of Kalamunda's local by-laws regarding construction noise and dust. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures. The sewerage system design has been scrutinised and approved by the state government's health department and additional safeguards specified by the council have been incorporated into the design. The nursing home operator must enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function correctly.

14 Objection

The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures. While there are no height limits or restrictions for buildings within the City of Kalamunda, the plot ratio restricts the maximum size of a building in relation to its site; and the proposed development meets this criteria. In a bushfire situation there will always be outgoing traffic and incoming emergency services; this is a normal situation. The nursing home operator will have evacuation plans in place should there be a bushfire threat.

15 Objection

The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local plan-



ning scheme. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures. The nursing home operator will have evacuation plans in place should there be a bushfire threat. Under normal conditions the sewerage system output is treated and poses no health risks. While there are no specific height limits in the City of Kalamunda's local planning scheme, the proposed development was designed to be a low rises as the accommodation area needs permitted.

16 Objection

The existing sewerage leach drain system is ageing infrastructure that will be replaced as part of the redevelopment works. Under normal conditions the proposed sewerage system poses no health risks or soil contamination to surrounding properties. The introduced swale drain is a secondary backup should something unexpected occur. The sewerage system design has been scrutinised and approved by the state government's health department and additional safeguards specified by the council have been incorporated into the design. The nursing home operator must also enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function correctly.

17 Objection

Under normal operating conditions the proposed sewerage system poses no health risks or soil contamination to surrounding properties. It is acknowledged that there will be minor increases in road traffic on Valencia Road.

18 Objection

(Q1) The sewerage processing plant meets the required Australian Standards and has been designed by Peritas engineers having been approved by the state government's health department. Basis of design and calculations and details of ATU has been provided. Revised plan indicate additional features added to design per recent meeting had with City of Kalamunda.

(Q2) Geotechnical tests have been conducted by Local Geotechnics as per Australian Standard AS1170.4-2007, AS 1726-1993, AS 2870-2011 and AS 3798-2007. This report has been submitted to council. Subsequent percolations tests have been conducted to verify above report and sewer design and storm water design has been completed in accordance to the above reports. The sewerage leach drain field will also contain, introduced soil with suitable absorption baring capacity Please note the output from the leach drains is aerobically treated and not raw effluent as stated by the objector.

(Q3) An updated site plan indicated where the sewerage system plant will be located.

(Q4) In the unlikely event that sewerage mound becomes completely saturated, and water begins to seep out, the swale drain at the bottom of the site is an extra measure introduced to capture any run-off which can then be pumped and removed.

(Q5) We have been advised that despite peoples' perceptions the likelihood of contamination to surrounding properties is very slim.

(Q6) The output of the sewerage system is not hazardous to human health.

(Q7) The system's storage tanks are able to hold waste for prolonged periods in the event of power outage.

(Q8) Question addressed to City of Kalamunda

(Q9) Question addressed to City of Kalamunda

(Q10) Question addressed to City of Kalamunda



19 Objection

The project team has provided all documents requested by the City of Kalamunda and they are consistent and accurate to the best of our knowledge. Please note that the current nursing home has been operating commercially at this location of over 50 years.

Part A

Proximity - The proposed development follows the setback distances as indicated in the City of Kalamunda's local planning scheme and the existing administration building which will be demolished is closer to the side boundary than the proposed new building. The proposed landscaping will also provide natural screening for the neighbour's property.

Height - While there are no specific height limits in the City of Kalamunda's local planning scheme, the proposed development was designed to be a low rise as the accommodation area needs permitted.

Aesthetics - The objector is entitled to their opinion in regards to design aesthetics. The houses in Valencia Road are a mixture of styles and colours with no distinct character; the proposed building incorporates natural stone, greens, greys and whites that are fairly conservative.

Privacy - Although R-codes do not apply to this development, 4.5m is a standard setback distance for bedrooms. We note that there is currently no fence or screening between the neighbour's property and the nursing home. As part of this development proposal the proponent is willing to build a new 1800 high fence and put glazing film on the upper storey bedroom windows as a concession to the closest neighbour.

Light - Lighting for the carpark has not yet been designed and we note the objector's concern. The lux falloff from the windows of the bedrooms would be minimal.

Trees - We acknowledge that some trees will need to be removed to accommodate the new building but as many trees as possible will be saved. The proposed landscaping will also provide natural screening for the neighbour's property.

Noise - Please note that the current nursing home has been operating commercially at this location of over 50 years, predating the purchase of your property. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures.

Parking - The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme. The staff numbers for the site have been confirmed by the nursing home operator.



Sewerage Disposal - The sewerage processing plant meets the required Australian Standards and has been designed by Peritas engineers having been approved by the state government's health department. Basis of design and calculations and details of ATU has been provided. Revised plan indicate additional features added to design per recent meeting had with City of Kalamunda. Geotechnical tests have been conducted by Local Geotechnics as per Australian Standard AS1170.4-2007, AS 1726-1993, AS 2870-2011 and AS 3798-2007. This report has been submitted to council. Subsequent percolations tests have been conducted to verify above report and sewer design and storm water design has been completed in accordance to the above reports.

Construction - The successful building contractor will need to comply with the City of Kalamunda's by-laws in regards to construction noise and dust. Temporary hoardings can be erected to protect your privacy during the construction process. It is likely that a

dilapidation survey be carried out on your home and should damage occur to it during the construction process, it would be repaired at the contractor's expense

Part B

An additional swale drain at the base of the site has been added to the design to ensure that in an extreme weather event, excess run-off can be captured and pumped away externally.

Product substitutions that are of equivalent or better quality than those specified will be considered if they offer savings to the overall project cost.

It was anticipated that the 4.4m setback distance would cause objections from the neighbouring property despite this distance falling within the local planning scheme's setback criteria.

The plantroom areas (207sqm) were included in the original plot ratio calculation of 0.517. With the exclusion of these areas from the calculation, the plot ratio calculation is 0.5 which is exactly the maximum plot ratio allowable under the City of Kalamunda's local planning scheme.

It is not possible to make any such assurances, however the sewerage system is designed appropriately for the capacity of the building. It complies with the Australian Standards and has been approved by the Health Department and scrutinised by the City of Kalamunda's engineers. The introduced swale drain is a secondary backup should something unexpected occur. And despite perceptions, the processed waste from the sewerage system is not hazardous to humans.

Part C

Question addressed to City of Kalamunda

20 Objection

(1) While aesthetic opinions about the design could be considered subjective, the building will be more or less hidden behind the existing facility and have little impact on the Valencia Road streetscape.

(2) The nursing home operator will be responsible for maintaining the sewerage system and repairing any erosion that may occur. The geotechnical testing and report was performed by Local Geotechnics, which stated the soil absorption capacity used in the calculations of the system. This document was submitted to the council. The sewerage system uses aerobic bacteria, not chemicals, to process the effluent and the output of the sewerage system is not hazardous to human health or wildlife.

(3) A stormwater/sewerage plan has been submitted with the revised application documents.

(4) Fences and balustrades will be erected to prevent people from falling down slopes or retaining walls - this is a building code requirement. Fences will ensure that wandering dementia patients remain within the nursing home grounds and make it difficult for intruders. The selected contractor will have the appropriate level of security in place during construction.

(5) The plans have been reviewed and accepted by the Department of Fire and Emergency Services.

(6) The revised plans indicate the retention of additional trees at the rear of the property. The 1.5m retaining wall on the boundary has also been deleted as it is no longer required. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures.

(7) There is likely to be a minor increase to traffic on Valencia Road. The proposed devel-



opment will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme.

21 Objection

The development complies with the City of Kalamunda's local planning scheme. The project team has provided all of the information that the council has requested. The presumption that neighbours will be impacted by excess light, traffic, plant noise and other issues is unfounded. The old sewerage leach drains will be replaced with a modern designed system.

22 Objection

The objector is entitled to their opinion about the building aesthetics. It is acknowledged that there will be minor increases in road traffic on Valencia Road, but nothing major. Please note that the current nursing home has been operating commercially at this location of over 50 years. The new building will be more or less hidden behind the existing facility and have little impact on the Valencia Road streetscape. We acknowledge that some trees will need to be removed to accommodate the new building but as many trees as possible will be saved.

23 Objection

Objector is entitled to their opinion about what scale is fitting for the area. The new building will be more or less hidden behind the existing facility and have little impact on the Valencia Road streetscape. The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme. The nursing home site will be re-landscaped as per the proposed landscape plan.

24 Objection

(1) After recalculation (plantrooms are excluded as pointed out by another objector), the development complies with the council's plot ratio requirements. The plans have been revised showing the sewerage plant equipment, maintenance area, and waste bin collection area.

(2) Only habitable building area is included in the plot ratio calculation.

(3) The proposed development complies with the City of Kalamunda's local planning scheme. The objector is entitled to their opinion regarding aesthetics. Question addressed to City of Kalamunda.

(4) We acknowledge that a 4.5m cone of vision would overlap the neighbour's boundary by 100mm. This is an R-code requirement that applies only to R-code rated properties - the nursing home is not however we have done our best to comply with this document as a show of good faith. The objector is mistaken about the 2m overlap of the 6m cone of vision from the lounge and general living area; the windows to these rooms are over 10m from the boundary and do not infringe.



(5) Question addressed to City of Kalamunda. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures.

(6) Question addressed to City of Kalamunda.

(7) Question addressed to City of Kalamunda. Lighting for the carparks and external areas has not been designed as yet.

(8) Lighting design will need to comply with the relevant Australian Standards. City of Kalamunda to answer.

(9) Question addressed to City of Kalamunda.

(10) Question addressed to City of Kalamunda. The geotechnical report produced by Local Geotechnics is sufficient for building foundation design.

(11) A stormwater plan has been submitted for review as requested by the City of Kalamunda.

(12) The nursing home operator will select cleaning products that do not affect the aerobic sewerage system. Cooking oils will be collected in the kitchen grease trap.

(13) The selected pavers will be semi porous.

(14) When the system is functioning normally, waste is aerobically treated and the byproduct does not pose a risk to human health.

(15) The system is yet to undergo detailed design and will be designed in accordance with all necessary approvals and will meet all respective public health requirements.

(16) Question addressed to City of Kalamunda. The nursing home operator must enter into a compulsory service contract with the sewerage system manufacturer to ensure that it operates as designed.

(17) Question addressed to City of Kalamunda.

25 Objection

(1) A sign was erected on the property in error and without authority which unfortunately started off the public consultation process on the wrong foot.

(2)

- All geotechnical studies have been produced by Local Geotechnics and were submitted as part of the development application. The sewerage system design was produced by a qualified professional and has been scrutinised and approved by the state government's health department. In addition, safeguards specified by the council have been incorporated into the design.
- No general environmental study which combines the effects of neighbouring land uses has been done. Only reports/studies required by the City of Kalamunda have been undertaken.
- The City of Kalamunda has undertaken its own study and have requested additional safeguards for the sewerage system which we have incorporated into the revised site plan to satisfy their departments.
- The design parameters of the wastewater and stormwater management systems were based upon the utilisation of the proposed and existing nursing home and its surrounding land.

(3)

- Further traffic studies into volumes on surrounding roads would only be produced in deemed to be required by the City of Kalamunda.
- Question addressed to City of Kalamunda.

(4)

- An effective bushfire evacuation plan will be produced by the nursing home operator.
- The development proposal has been reviewed by the DFES and they have not raised any issues.

26 Objection

(1) The main geotechnical report published by Local Geotechnics has been provided to the council for release to the public.



(2) A revised site plan indicating the waste water treatment plant and sewerage disposal field has been submitted to the council.

(3) The proposed development complies with the City of Kalamunda's local planning scheme.

(4) Please note that the current nursing home has been operating commercially at this location of over 50 years with major concerns.

(5) The geotechnical report that the objector refers to has been superseded and has been made available to the public.

(6) The geotechnical report that the objector refers to has been superseded. The more recent report provides soil absorption capacity information.

(7)(a) A combined stormwater disposal and sewerage plan prepared by a qualified hydraulic consultant has been submitted to council. (b) This is the objector's opinion

(8) Retaining stormwater onsite is council's policy.

(9) An additional swale drain has been added to the rear of the site to mitigate the affects of erosion and damage caused by flooding.

(10) A stormwater disposal and sewerage plan prepared by a qualified hydraulic consultant has been submitted to council to address this potential issue.

(11) The sewerage system design has been scrutinised and approved by the state government's health department.

(12)(a) The sewerage system has been designed around the soil absorption capacity information contained in the geotechnical report. (b) A considerable amount of imported soil will fill out the sewerage disposal mound effectively improving permeability. (c) Soak-wells designed around the soil absorption capacity will be used.

(13) Under normal conditions the processed waste from the sewerage system is not hazardous to human health.

(14) Under normal conditions the processed waste from the sewerage system is not hazardous to human health. The sewerage treatment system has temporary holding tanks that can store the sewerage in the event of a blackout until power is restored. The nursing home operator must enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function correctly. A swale drain at the bottom of the site is a secondary backup should something unexpected occur.



(15)(a) The introduced swale drain at the base of the site will help mitigate surface water flowing onto neighbouring properties downhill of the nursing home. (b) This is speculation not supported by evidence. (c) Under normal conditions the processed waste from the sewerage system is not hazardous to human health despite perceptions. (d) The sewerage system design has been scrutinised and approved by the state government's health department. (e) Under normal operating conditions, the effluent is sufficiently treated so that it is not hazardous to human health.

(16) The project is as described in the submitted documentation. There has been no attempt to confuse or conceal any facts surrounding the project.

(17)(a) The objector is entitled to their opinion in regards to design aesthetics. The proposed building is principally a two storey building with two small plant rooms on the roof. (b) Design consideration has been given to all the areas mentioned to minimise the im-

pact as much as possible. (c) There is likely to be a minor increase to traffic on Valencia Road however we see no reason why this would cause road safety issues. A qualified traffic consultant has taken into account site accessibility in their design of the carparks and driveways. (d) The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme.

(18) Please note that the current nursing home has been operating commercially at this location of over 50 years.

(19) Question addressed to City of Kalamunda.

(20) Question addressed to City of Kalamunda.

(21) The operations of the nursing home predate those of the poultry farm. Question addressed to City of Kalamunda.

(22) No question. City of Kalamunda to address.

(23) The nursing home is not a noisy, heavy polluting industrial operation. The animal noises, fecal odours and dead chicken smells from the chicken farm are likely to be much more intrusive.

(24) The objector refers to policy regarding the separation of industrial and sensitive land uses. The nursing home is not an industrial land use.

(25) (a) The objector has the right to request further environmental studies. (b) The objector has the right to request further environmental studies.

(26) No question.

(27) A sign was erected on the property in error and without authority which unfortunately started off the public consultation process on the wrong foot.

(28) All information requested by the City of Kalamunda was provided. The public submissions period was extended to April 28th.

(29) Objection noted.

27 Questions

- Road Traffic

- The change in the number of medium rigid vehicles accessing the site will be minimal and thus did not warrant the collection of this data.
- There is likely to be a minor increase to traffic on Valencia Road however it is unlikely to cause any major impact. All relevant reports requested by the council have been provided.
- All relevant reports requested by the council have been provided.
- The service driveway along the SE boundary will be single lane with overtaking points. It has been designed to allow vehicles to travel in the forward direction.

- Question addressed to City of Kalamunda.

- Other Commercial Activities

- The cafe and hairdressing salon will be run by facility staff for residents and visiting relatives/friends to the nursing home. These facilities will not be for the general public.

- Verge Parking

- The proposed development will provide the number of carparking spaces matched to



the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme meaning the verge parking should not be required.

- Noise

- No baseline noise emission studies have been carried out to our knowledge.
- No formal assessments of projected noise levels have been undertaken yet. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures.
- No forklifts will be used during normal nursing home operations.
- Garbage collection will occur during daylight hours similar to current times. Allowances have been made should additional noise attenuation measures be required.
- It is expected that delivery vehicles will access the site only in daylight hours similar to current schedules. Ambulances are emergency vehicles and their attendance at the site cannot be predicted.

- Dust

- No baseline dust emission studies have been undertaken.
- The chosen contractor will need to adhere to the relevant City of Kalamunda by-laws regarding dust mitigation during construction.
- The chosen contractor will need to adhere to the relevant City of Kalamunda by-laws regarding dust mitigation during construction. No contractor has been appointed at this stage.
- Driveways and carpark will be paved or asphalted
- There are no current plans for the verge. Assuming that the council's published onsite carparking requirements are sufficient, there will be no requirement for verge parking.

- Overlooking

- Although R-codes do not apply to this development, 4.5m is a standard setback distance for bedroom windows. The lounge room windows are over 10m from the boundary. We note that there is currently no fence or screening between the neighbour's property and the existing nursing home.
- As part of this development proposal the proponent is willing to build a new 1800 high fence and put glazing film on the upper storey bedroom windows as a concession to the closest neighbour. There is also extensive landscape screening proposed.
- All studies and documentation requested by the City of Kalamunda have been provided.

- Light Emissions

- Outdoor lighting for the development has not yet been designed and we note the objector's concern.
- The council has not requested any such study.
- All studies and documentation requested by the City of Kalamunda have been provided.

- Aesthetics / Visual Impact

- The proposed building is principally a two storey building with two small plant rooms on the roof. The new building is set back behind the existing building and will have little impact on the Valencia Road streetscape. The proposed landscaping of the site will significantly improve the existing amenity of the site and aid in the visual screening of the building.
- The council has not requested any such study.
- All studies and documentation requested by the City of Kalamunda have been provided.
- The objector is entitled to their opinion in regards to design aesthetics. The houses in Valencia Road are a mixture of styles and colours with no distinct character; the proposed building incorporates natural stone, greens, greys and whites that are fairly conservative.



- The development proposal complies with the City of Kalamunda's local planning scheme. While there are no specific height limits in the City of Kalamunda's local planning scheme, the proposed development was designed to be a low rises as the accommodation area needs permitted.
- The council has not requested a shadow study however considering the orientation of the block, overshadowing is likely to be minimal.

- Wildlife

- The council has not requested any such study.
- The nursing home operator will have appropriate procedures to control vermin as per current operations.

Impacts to wildlife have been considered by flora and fauna experts. Refer to Strategen Environment management plan.

- Construction

- The chosen contractor will need to adhere to the relevant City of Kalamunda by-laws regarding dust mitigation during construction. No contractor has been appointed at this stage.

- Stormwater

- A combined stormwater and sewerage system design produced by a qualified professional has been submitted to council that takes into account the concerns that you have raised.

- Dangerous Goods & Hazardous Waste

- All dangerous good will be safely and appropriately stored within the new nursing home development.

- Odours & Fumes

- It is anticipated that there will be no discernible odours from the sewerage system; especially when compared to the adjacent chicken farm odours. All sewerage is treated onsite and there will be no requirement to pump or remove effluent from the site. Kitchen and clean laundry odours are generally pleasant and there is no current plan to filter or capture these. The nursing home operator will be responsible for ensuring unpleasant odours are not emitted from rubbish storage areas.

- Groundwater

- The sewerage processing plant meets the required Australian Standards. The sewerage system design has been prepared by a qualified hydraulics consultant and has been scrutinised and approved by the state government's health department. Under normal conditions the processed waste from the sewerage system is not hazardous to human health, despite perceptions. The nursing home operator must also enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function normally. The old sewerage system will be replaced as part of the works. An additional swale drain at the base of the site has been introduced as a secondary fail-safe.



- Engineering & Design

- The retaining wall referred to by the objector has been deleted from the revised plans and all carparking is now on-grade.
- As above
- Wheelstops will be provided.
- The retaining wall referred to by the objector has been deleted in the revised plans.
- The rubbish bin area is now identified on the revised plans.
- Hazardous materials will be stored appropriately within the building's store rooms or in the maintenance area as required.

- The sewer plant, which has been relocated above ground is the aerobic effluent processing unit. It processes effluent into inert material that is released into the sewerage disposal field, negating the need for external pumping/septic storage solutions.
- The plant cubical is not considered to be a building structure.
- Regular maintenance and inspections will ensure that any issues with the sewerage system are identified and rectified. Refer to the previous comments related to same concerns in detail.
- The revised plans show the revised location and size of the sewerage system plant. The plant will be contained within an fenced cubicle.
- The kitchen will have a grease trap, located underground close to the kitchen. The grease trap will be pumped from the loading/unloading area. No cooking will be performed in the Cafe other than warming of food.
- The kitchen will have a grease trap, located underground close to the kitchen. The grease trap will be pumped from the loading/unloading area. No cooking will be performed in the Cafe other than basic food warming.
- Electric design details have not been finalised. Electrical supply to the nursing home will be underground. A backup generator for all essential services will be considered under the electrical engineering scope. It will be housed safely in accordance with the relevant building code requirements.

- **Effluent Treatment**

- The sewerage processing plant meets the required Australian Standards. The sewerage system design has been prepared by a qualified hydraulics consultant and has been scrutinised and approved by the state government's health department. A more recent geotechnical study was prepared and has been submitted indicating the soil absorption capacity. Under normal conditions the processed waste from the sewerage system is not hazardous to human health, despite perceptions. The nursing home operator must also enter into a compulsory servicing and maintenance contract to ensure the sewerage system continues to function normally. The sewerage processing plant can hold effluent until power is restored. A backup generator for all essential services will also be considered under the electrical engineering scope. An additional swale drain at the base of the site has been introduced as a secondary failsafe.

- **Security**

- The redevelopment does not present any greater security risk than the existing facility. As part of this development proposal however, the proponent is willing to build a new 1800 high fence to the rear and sides of the property to alleviate security concerns.

28 Objection

- (1) The new building will contain 80 beds, not 120.

(2) Geotechnical tests have been conducted by Local geotechnics and as per Australian Standard AS1170.4-2007, AS 1726-1993, AS 2870-2011 and AS 3798-2007. This report has been submitted to council. Subsequent percolations tests have been conducted to verify above report and sewer design and storm water design has been completed in accordance to the above reports.

(3) A combined stormwater and sewerage system plan has been submitted to council. The objector's concerns have been considered in the design of the system.

(4) The proposed sewerage processing plant is an aerobic system. Substitutions for critical systems will not be permitted.

(5) Question addressed to City of Kalamunda.

(6) The current nursing home has been operating commercially at this location of over 50 years using a sewerage leach drain with no major issues. People with serious illness will not be residing at the nursing home. The nursing home operator will select appropriate



cleaning solutions in consultation with the sewer system manufacturer.

(7) The proposed building is principally a two storey building with two small plant rooms on the roof. The objector's cited "echo effect" created by road traffic is speculation and not supported by any evidence. AC equipment and pumps have not been selected as yet and noise output will be an important selection criteria coupled with the use of noise attenuation measures.

(8) There is likely to be a minor increase to traffic on Valencia Road however we see no reason why this would cause road safety issues.

(9) The proposed development will provide the number of carparking spaces matched to the anticipated staff and visitor increases and complies with City of Kalamunda's local planning scheme.

(10) We acknowledge that some trees will need to be removed to accommodate the new building but as many trees as possible will be saved. The proposed landscaping will also provide natural screening for the neighbour's property. The objector is entitled to their opinion in regards to design aesthetics of the proposed building.

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(2) Geotechnical tests have been conducted by Local geotechnics and as per Australian Standard AS1170.4-2007, AS 1726-1993, AS 2870-2011 and AS 3798-2007. This report has been submitted to council. Subsequent percolations tests have been conducted to verify above report and sewer design and storm water design has been completed in accordance to the above reports.

(3) A combined stormwater and sewerage system plan has been prepared by Peritas Engineers and submitted to council. The objector's concerns have been considered in the design of the system. Refer to the previous comments related to same concerns in detail.

(4) The sewerage processing plant meets the required Australian Standards. The sewerage system design has been prepared by a qualified hydraulics consultant and has been scrutinised and approved by the state government's health department. Under normal conditions the processed waste from the sewerage system is not hazardous to human health, despite perceptions. Substitutions for critical systems will not be permitted.

(5) The sewerage system design has been prepared by a qualified hydraulics consultant. Question addressed to City of Kalamunda. Refer to the previous comments related to same concerns in detail.

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This document refers to accompanying supplementary material issued to the council via email 18/05/2018. Please contact Adrian Price on 0412 112 399 if any further information is required.

Kind Regards

A handwritten signature in black ink, appearing to read 'Adrian Price', with a stylized flourish at the end.

Adrian Price

On behalf of **Ferhan Designs Pty Ltd**

