



**Residential Density Codes
District Planning Scheme No.2
Amendment No.41**

LEGEND **SCALE 1: 2000**

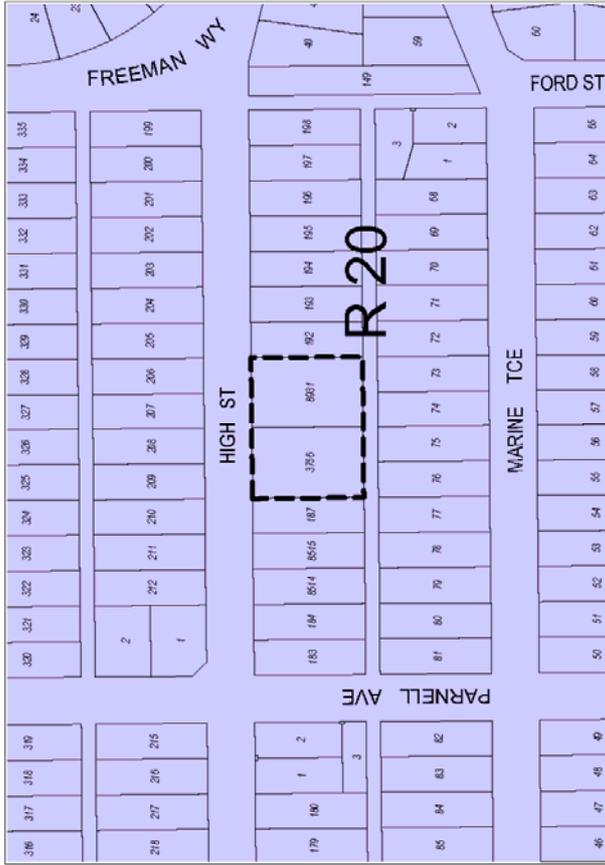


Boundary of Amendment
Zone Area

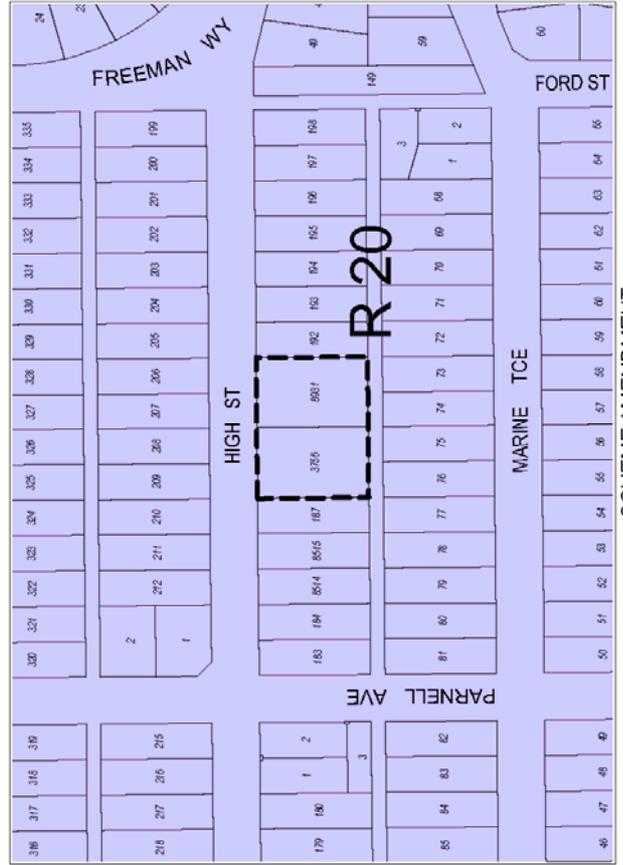
RCODES



R 20



EXISTING ZONING



SCHEME AMENDMENT



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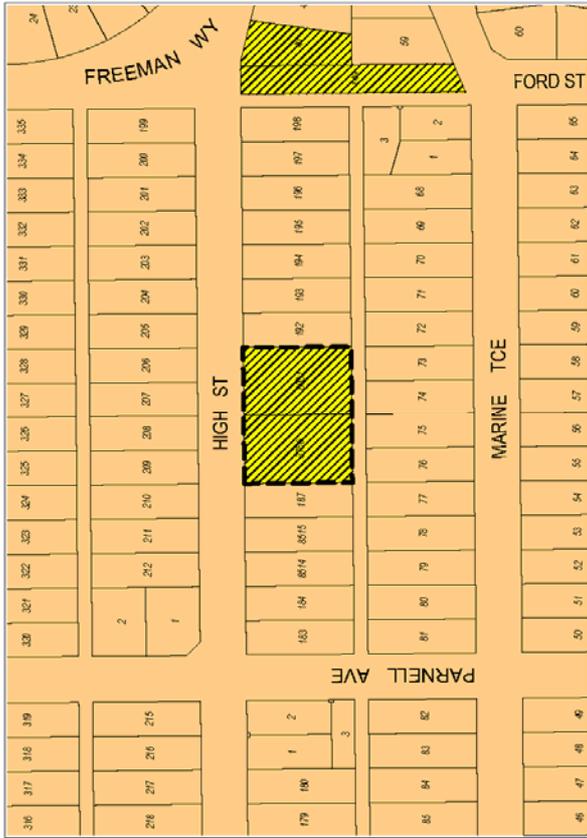
 Boundary of Amendment
Zone Area

LOCAL RESERVES

 Public Use

ZONES

 Residential

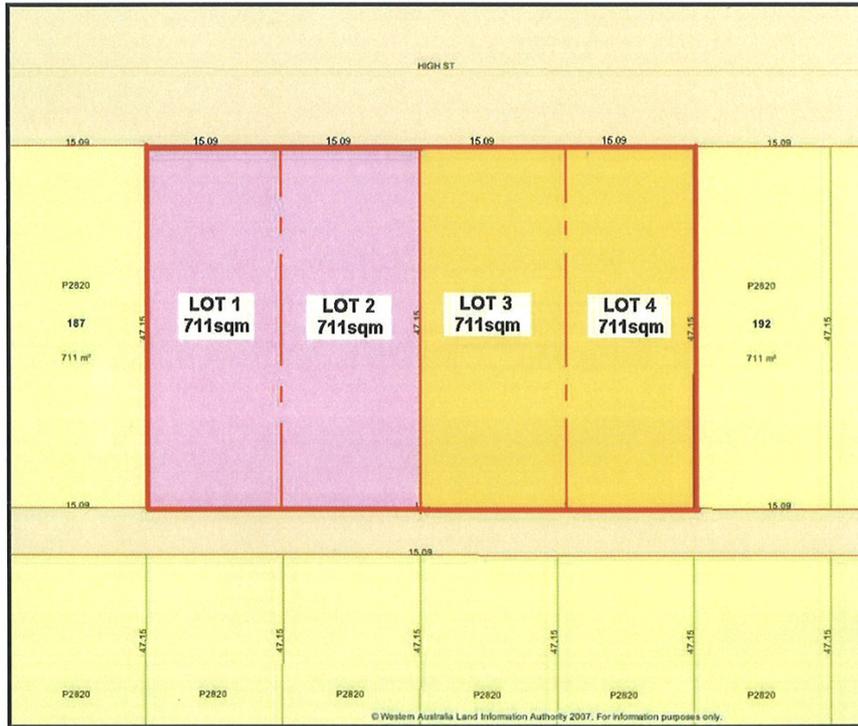


EXISTING ZONING

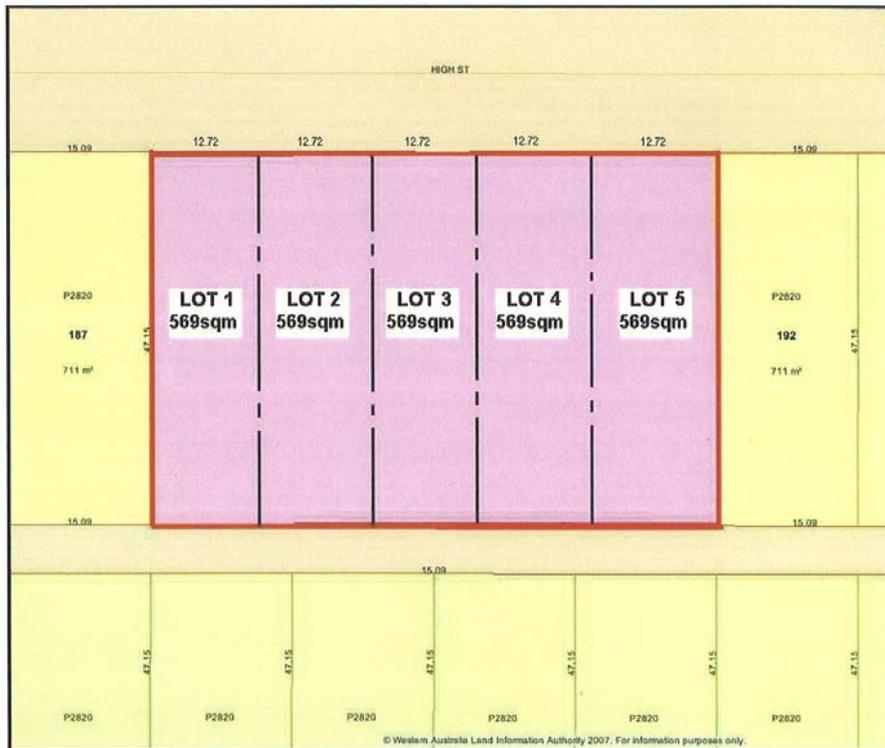


SCHEME AMENDMENT





Potential future subdivision of the subject land into four new residential lots



Potential future subdivision of the subject land into five new residential lots

**PROPOSED AMENDMENT NO 41
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 1 APRIL 2009)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	R Wilkinson	16 Rountree Way Marmion 6020	Objection <ul style="list-style-type: none"> • Keep Marmion/Sorrento as a family orientated community. • Temporary monetary gain for the Council. • Will put pressure on existing facilities by an increased population. • Existing buildings could be served as a day care or social centre. • If buildings are to be demolished, the land could be a used as a park 	Dismiss <ul style="list-style-type: none"> • It is not stated why the use of the land for residential purposes will detract from Marmion/Sorrento being a family orientated community. • The City does not own the land, therefore the Council will not receive any money from the sale of the land. • This was investigated but was not viable due to the age and condition of the buildings.
2	J & S Lockhart	126 High Street Sorrento 6020	No objection <ul style="list-style-type: none"> • Existing property owners should be permitted to subdivide their properties to make way for future residential blocks. 	Noted <ul style="list-style-type: none"> • This comment is noted, however is not related to the proposal under consideration.
3	B van der Linden	117 High Street Sorrento 6020	Objection <ul style="list-style-type: none"> • Development of the site will increase the traffic on High St and the noise of cars going over the speed bump. • Is the City going to redirect traffic from High Street? 	Dismiss <ul style="list-style-type: none"> • The development of the site is likely to lead to a decrease in traffic on High Street.
4	J Buckell	128 High Street Sorrento 6020	No objection <ul style="list-style-type: none"> • Provided it is for residential. 	Noted
5	Western Power	N/A	No objection	Noted
6	K & J Elfer	123 Marine Terrace Sorrento 6020	Neutral <ul style="list-style-type: none"> • The land is very sought after and the site 	Noted <ul style="list-style-type: none"> • The residential density of the site would have

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			should be subdivided into 6 or 8 residential lots.	to be increased in order for 6-8 lots to be created. The applicant has not proposed an increase in density.
7	Water Corporation	N/A	No objection	Noted
8	R Repke	N/A	Neutral <ul style="list-style-type: none"> Prefer the site to be subdivided into 4 lots rather than 5 lots. 	Noted <ul style="list-style-type: none"> The preference for 4 lots is noted, however, the current residential density will permit up to 5 lots to be created. It is not considered that 5 lots (as opposed to 4) will create any additional amenity or traffic issues.
9	A True	119 High Street Sorrento 6020	Support <ul style="list-style-type: none"> Supports subdivision into 4 or 5 lots but does not support subdivision into 8 blocks. High Street has traffic problems and needs to be repaired. Mature trees should be retained, particularly the Tuart tree. 	Noted <ul style="list-style-type: none"> The residential density of the site would have to be increased in order for 6-8 lots to be created. The applicant has not proposed an increase in density. This comment is noted, however is not related to the proposal under consideration. The retention of trees will be examined at the subdivision stage.
10	J Stephens	105 High Street Sorrento 6020	Neutral <ul style="list-style-type: none"> Prefer the site to be subdivided into 4 lots rather than 5 lots. 	Noted <ul style="list-style-type: none"> The preference for 4 lots is noted, however, the current residential density will permit up to 5 lots to be created. It is not considered that 5 lots (as opposed to 4) will create any additional amenity or traffic issues.
11	D Fairburn	Not stated	Objection <ul style="list-style-type: none"> Parking burden on the street. Harder to access Marmion Street during peak times. Shire hasn't been able to fix up High St yet (resurfacing, signs, speeding , more rubbish pick ups) Loss of a possible park in the area. 	Dismiss <ul style="list-style-type: none"> The development of the site is likely to lead to a decrease in traffic on High Street. Each future dwelling is required to provide off street parking. The comments are noted, however, are not related to the proposal under consideration. The site is not designated a public park;

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				therefore the proposal does not lead to the loss of a public park.
12	M Dekens-True	N/A	<p>Neutral</p> <ul style="list-style-type: none"> • Prefer the site to remain as a Kindergarten but if it is to be developed prefer the site to be subdivided into 4 lots rather than 5 lots. • Mature trees should remain. • There is not enough room for street parking. • Traffic is an issue on High St. 	<p>Noted</p> <ul style="list-style-type: none"> • The preschool has already closed and has moved to the primary school. • The preference for 4 lots is noted, however, the current residential density will permit up to 5 lots to be created. • The retention of trees will be examined at the subdivision stage. • The development of the site is likely to lead to a decrease in traffic on High Street. Each future dwelling is required to provide off street parking.
13	WestNet Energy	N/A	No objection	Noted
14	Jane Walker	N/A	<p>Neutral</p> <ul style="list-style-type: none"> • Prefer the site to remain as a Child Health Centre. • Prefer the site to be subdivided into 4 lots rather than 5 lots. • • High Street needs upgrading. • There is not enough parking at present. • The mature trees should be retained. 	<p>Noted</p> <ul style="list-style-type: none"> • The child health centre has already closed. • The preference for 4 lots is noted, however, the current residential density will permit up to 5 lots to be created. • This comment is noted, however is not related to the proposal under consideration. • The development of the site is likely to lead to a decrease in parking on High Street, particularly as each future dwelling is required to provide off street parking. • The retention of trees will be examined at the subdivision stage.
15	J True	119 High St Sorrento 6020	<p>Neutral</p> <ul style="list-style-type: none"> • Prefer the site to remain as a child care centre with Child Health Centre attached, but if it is to be developed prefer the site to be subdivided into 4 lots rather than 5 	<p>Noted</p> <ul style="list-style-type: none"> • This was investigated but was not viable due to the age and condition of the buildings. • The preference for 4 lots is noted, however,

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			<p>lots.</p> <ul style="list-style-type: none"> • The mature trees should be retained. • High Street has a lot of traffic and should be redesigned. 	<p>the current residential density will permit up to 5 lots to be created.</p> <ul style="list-style-type: none"> • The retention of trees will be examined at the subdivision stage. • The development of the site is likely to lead to a decrease in traffic on High Street.
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