







**Residential Density Codes
District Planning Scheme No.2
Amendment No.62**

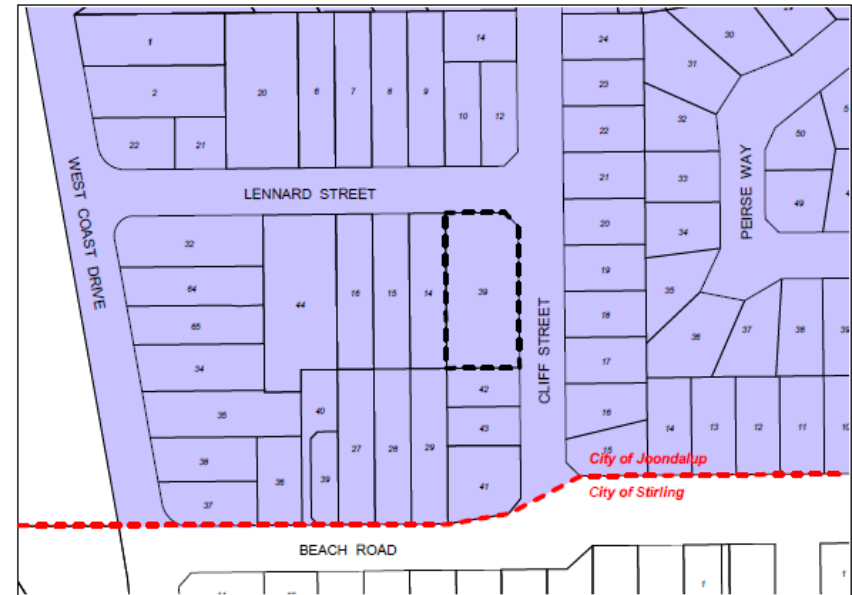
LEGEND

SCALE 1: 2000

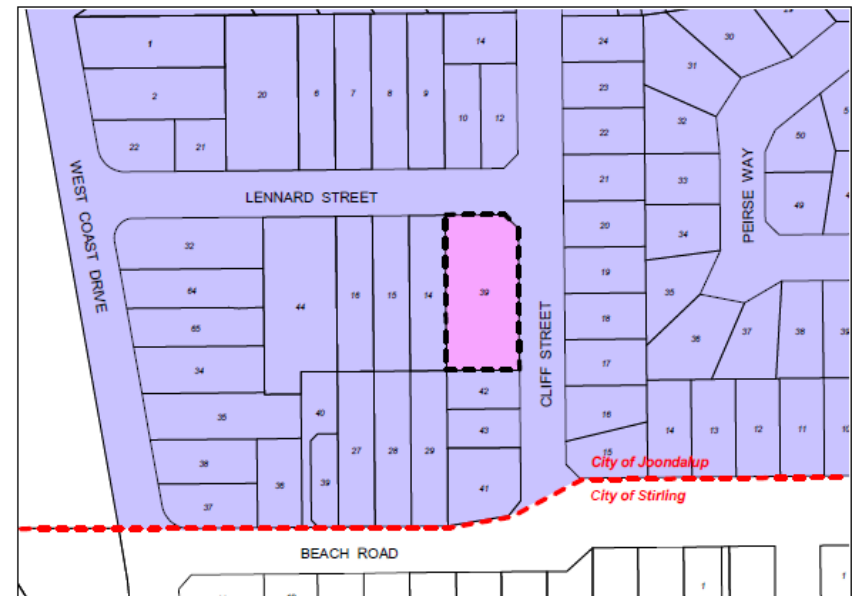
 Boundary of Amendment
Zone Area

RCODES

 R 20
 R 40
 UNCODED



EXISTING ZONING



SCHEME AMENDMENT

**PROPOSED AMENDMENT NO 62
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 NOVEMBER 2011)**

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	Name withheld by request	Address withheld by request	<p>Objection.</p> <p>Is against the density increase and believes only four units on the site would be better for the area.</p> <p>Believes the density increase will set a precedent for other corner lots in the area and is unfair to those who developed at the R20 density.</p> <p>States nearby residents don't want higher density due to situations arising similar to what Innaloo has experienced in the past few years.</p> <p>Believes if nine units are allowed to be built instead of four there is greater potential for rowdy rentals and more cars will be parked in the street from visitors.</p> <p>Believes fourteen aged persons dwellings is far too many, if the site stays at R20 then seven on the site is substantial.</p>	<p>Noted.</p> <p>Noted.</p> <p>Should the recoding be supported, it is unlikely to set a precedent given this site is unique from other corner lots in that the current use of holiday accommodation is considered to be more intense than if the site had been developed for dwellings at the R20 density. There are no other sites in the area which have a similar use currently operating.</p> <p>It is unclear exactly what issue or situation relating to higher density in Innaloo the submitter is referring to.</p> <p>The tenure of any dwellings developed on the site is not relevant to the consolidation of the proposed increase in residential density. On-site visitor car parking would be required to be provided in accordance with the provisions of the Residential Design Codes.</p> <p>Fourteen aged persons dwellings is the theoretical maximum number that may be permitted on the site should the amendment to increase the density be supported. The submitters comment is noted.</p>
2	Western Power Locked Bag 2520 PERTH 6001	N/A	No objection.	Noted.

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3	Department of Health PO Box 8172 Perth BC WA 6849	N/A	No objection.	Noted.
4	Name withheld by request	Address withheld by request	<p>Comment.</p> <p>States small blocks in Marmion do not appeal to purchasers. The larger lots as seen at the former CSIRO site are popular with purchasers.</p> <p>Encourages the City to approve up to 14 aged persons or dependent persons' dwellings as the site is close to public transport, shops, the beach and the bush.</p>	<p>Noted.</p> <p>The density increase will provide the opportunity for single dwellings, grouped dwellings or aged persons dwellings to be accommodated on site which, albeit on a small scale, will contribute to the housing diversity in the area and potentially allow people to downsize yet remain in the area.</p> <p>Refer to above comment.</p>
5	Name withheld by request	Address withheld by request	<p>Objection.</p> <p>Was advised by the one of the owners of Lot 39 that the lots would be about 500m² and on this basis signed a pro forma letter supporting the proposal. Now that they are aware the lots may be smaller they no longer support the proposal.</p> <p>Objects to the development due to the issue of parking and traffic. Recent development of duplexes in Lennard Street haven't provided visitor parking. There is already pressure on parking in the street particularly on weekends. Given there is no street parking on Cliff Street all the visitors will park on Lennard Street. Believes the increased requirement for the parking and traffic problems will increase.</p> <p>They've lived next to the site for 25 years and a large function has never been held on the subject site and there is no excess traffic onto Lennard Street as each unit is very small and most groups travel by bus. There is also an</p>	<p>Noted.</p> <p>Development at a density of R40 (average lot size of 220m²) is a maximum only; the site may be developed at a lower density.</p> <p>Any future development will be subject to development approval. Notwithstanding the density of the site, all development must provide on-site visitor car parking in accordance with the provisions of the Residential Design Codes.</p> <p>Although the submitter indicates no large functions have been held, the potential does exist for this to occur under the current approvals. The only access to the site is from Lennard Street with an exit only on Cliff Street.</p>

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			<p>entrance on both Cliff Street and Lennard Street which minimises the impact on Lennard Street residents.</p> <p>Will withdraw the objection if the City conditions the rezoning to include:</p> <ul style="list-style-type: none"> • The developer provides parking for two resident's vehicles and a minimum of 1.5 visitor vehicle spots for each dwelling. • Any development must have 50% of traffic flow directed to Cliff Street. • The 'no parking' in Lennard Street be changed from the northern side to the southern side of the street so visitor parking only inconveniences the residents of Lot 62 (sic) rather than other nearby residents. <p>Have been told in the past that a rezoning of their property is unlikely to be supported therefore hopes no preferential treatment has been given to the owners of Lot 62 (sic), 14 Lennard Street and that if such a rezoning is approved it should be applicable to all properties in Lennard Street.</p>	<p>Access and egress for the site will be assessed at the development application stage.</p> <p>This comment relates to the development of the site and not the recoding. Conditions cannot be applied to the proposed scheme amendment.</p> <p>The City generally does not support ad hoc site specific rezonings. The subject site is unique from other corner lots in that the current use of holiday accommodation is considered to be more intense than if the site had been developed for dwellings at the R20 density. There are no other sites in the area which have a similar use currently operating.</p>
6	F Stewart 5 Cliff Street Marmion WA 6020	5 Cliff Street Marmion WA 6020	<p>Objection.</p> <p>Doesn't want 14 homes to be built on the site but is happy with 8 units. 14 units would be too small and have too many cars in this small area.</p>	<p>Noted.</p> <p>Any future development will be subject to development approval. On-site visitor car parking would be required to be provided in accordance with the provisions of the Residential Design Codes.</p>
7	C Wilson Email address provided.	N/A	Fully supports application	Noted.
8	Water Corporation PO Box 100 Leederville WA 6902	N/A	No objection.	Noted.
9	Multi signature Letter J & F Jacyszyn	8, 10 & 12 Cliff Street Marmion WA 6020	Comment.	Noted.

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	C & E Morley S Scott		Doesn't object in principle to the rezoning proposal, but wish to influence the nature of the future development of the site. They believe that two storey buildings with balconies would represent an invasion of privacy for the occupants and neighbouring landowners. Expresses a strong preference for single storey dwellings only and believes the level of the lots shouldn't be raised.	This comment relates to the development of the site and not the recoding. Conditions cannot be applied to the scheme amendment. Any future development will be subject to development approval, and will be assessed against the Residential Design Codes, including privacy provisions.
10	T Hutchings 15 Lennard Street Marmion WA 6020	15 Lennard Street Marmion WA 6020	<p>Fully backs the proposal</p> <p>Have heard comments that others object based on loss of ocean views or because they dislike the current landowner and want to make things difficult. However the submitter states it is likely they'll be impacted more than any other neighbour as they live directly opposite the site.</p> <p>Is concerned about overflow parking on Lennard Street unless there is sufficient onsite parking for residents and visitors. Understands this is a planning matter and trusts the City to deal with it accordingly.</p> <p>Congratulates the Council for the vision to increase density where the services are available to support it.</p>	<p>Noted.</p> <p>The proposed scheme amendment and any future development on the site will be considered and assessed against relevant legislation and policy. Issues such as loss of view are not relevant planning considerations.</p> <p>Any future development will be subject to development approval. On-site visitor car parking would be required to be provided in accordance with the provisions of the Residential Design Codes.</p> <p>Noted.</p>
11	Name withheld by request	Address withheld by request	<p>Objection.</p> <p>Does not agree with the proposal unless it is conditional upon adequate visitor parking facilities on the lot. Is not satisfied that adequate visitor parking has been provided in the proposal. States Cliff Street and Lennard Street cannot cope with any additional parking and can be difficult to navigate when vehicles are parked illegally.</p> <p>Suggests that exceptions to an existing</p>	<p>Noted.</p> <p>This comment relates to the development of the site and not the recoding. Conditions cannot be applied to the scheme amendment. Any future development will be subject to development approval, and will be assessed against the Residential Design Codes, including car parking provisions.</p> <p>The City generally does not support ad hoc site</p>

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			<p>residential code should not be made as a matter of course or to simply allow an owner to make a greater or different use of property from that owner's perspective. To make an exception would mean that any applicant in the existing residential code area could apply for and expect to be granted a change in the code to their property solely on the basis that it could make a greater or different use.</p> <p>They do not believe that a sufficient or good reason has been provided to make an exception and states that they have not signed their support for this redevelopment contrary to what the landowner says.</p>	<p>specific rezoning. This site is unique from other corner lots in that the current use of holiday accommodation is considered to be more intense than if the site had been developed for dwellings at the R20 density. There are no other sites in the area which have a similar use currently operating.</p> <p>Noted. The proposed scheme amendment has merit given the unique existing use, proximity to existing infrastructure and nearby services and the potential for infill development in an established area.</p>

Scheme Amendment Process

