

Lot 605 (17) Sanderson Road, Lesmurdie – Eighteen (18) Aged Persons Independent Living Units (SN-01/017) (Planning and Development Services)

Submitter	Comment	Staff Comment
1. H. Bouksa 5 Kott Place LESMURDIE 6076	Do not object	Noted
2. V & J Edgar 4 Kott Place LESMURDIE 6076	Do not object	Noted
3. M. O'Neil C/o 1 Varley St LESMURDIE 6076	Conditional Non-objection Wholeheartedly support the provision of aged persons accommodation, but note our intention to develop the adjoining lot. Will prospective residents need to be informed of this?	A development proposal on the adjoining lot would only be advertised if and when received and if required under the Scheme or policy.
4. H & L Baker 20 Sanderson Rd LESMURDIE 6076	Conditional Non-objection We do not mind the development of the aged care facility, however the vehicle use of Sanderson Road will increase once this facility is built and this could lead to traffic accidents. A closure of Sanderson or Brady Road would be advisable to	Noted. Sanderson Road is local distributor designed to take a reasonably high level of traffic. It is not considered that the traffic generated by this development would justify road closures as this would have detrimental impacts on the current road network and traffic flow.
5. D. Newman 10 Sanderson Rd LESMURDIE 6076	Conditional Non-objection 5.1 A reduced setback to 7.5 metres is opposed as it means the development would dominate the streetscape. 5.2 If it is approved it should only be for aged	5.1 Justification for the reduced setback is discussed in the attached report. 5.2 A condition has been recommended requiring that at least one occupant be aged 55 years or older. There will

	<p>persons and that roofing materials do not create glare.</p> <p>5.3 The maximum number of trees should be maintained as habitat for wildlife and are especially important for birds.</p> <p>5.4 If more intensive development is to take place it must be on the basis that storm water drainage be contained on site.</p>	<p>also be a memorial on the Certificate of Title to this affect.</p> <p>5.3 A condition has been recommended requiring the identification of trees to be retained.</p> <p>5.4 A condition has been recommended requiring that all storm water be retained on site.</p>
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