

# MOSMAN HEIGHTS ACTION GROUP





# MOSMAN HEIGHTS ACTION GROUP

We respectfully acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land and waters where our town is situated, and pay our respect to elders past & present

# MOSMAN HEIGHTS ACTION GROUP

## **About us**

The Mosman Heights Action Group Inc. is a not-for-profit community group.

We formed to give voice to local residents concerned about plans for inappropriate redevelopment of the Wellington Street Neighbourhood Centre.

We support sustainable redevelopment that meets our community's needs and expectations and that is aligned to the site's R60 Zoning.

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## What we are doing

To assist the community, MHAG have sought Legal, Planning & Traffic Engineering advice.

- Planning & Traffic Engineering reports are available on our website
- Our legal experts will prepare and make a submission to the SDAU



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## **Background**

- Mosman Park Local Planning Scheme No.3 (LPS-3) enacted in Feb 2018
- Under LPS-3 the Wellington St Neighbourhood Centre is zoned R60
  - A Local Development Plan (LDP) must be prepared for the site and approved by council, prior to any redevelopment
  - Default height limit of 3 Storeys (12 meters) and plot ratio of 0.8
- ADC purchased the site in August 2018 and in mid-2020, submitted a LDP to council for a 7 storey development with a plot ratio of 2.5
- The LDP was unanimously rejected by council on 30th November 2020

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- On 10-November 2020, **prior to the rejection** of their Local Development Plan, **ADC commenced their application process with the SDAU.**
- In May 2021, ADC lodged their formal Development Application with the SDAU.
- The SDAU is a temporary body established under **emergency COVID-19 legislation** to fast track developments of State Significance. It's tenure expires in January 2022.
- The SDAU will review ADC's Development Application and make a recommendation to the West Australian Planning Commission (WAPC)
- WAPC will then make a decision to approve or reject the application

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## **SDAU Development Application Process**

- Different to last time
- Not a council process
- Managed by SDAU - State Development Assessment Unit
- Decided by WAPC - West Australian Planning Commission

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## **Submissions to SDAU**

- Public submissions to SDAU close on 16-August
- SDAU will then review submissions (including public submissions, council submissions, and other authorities submissions) : 42 days
- SDAU will make a recommendation to WAPC
- WAPC will decide the application



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## **So what is being proposed ...?**

- Mixed Retail / Residential Development with underground carparking
- 83 Dwellings
- 6 Storeys
- 22+ m height
- Plot Ratio 2.07

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## Local Planning Scheme V's Proposed Development

	LPS-3	Proposed
Zoning	<b>R60</b>	Equivalent to R-AC2/3
Height (storeys)	<b>3</b>	6
Height (metres)	<b>12</b>	22+
Plot Ratio (bulk / scale)	<b>0.8</b>	2.07
Boundary wall height (storeys)	<b>1</b>	2 - 6
Primary & Secondary street setbacks (m)	<b>4</b>	2.5
Minimum Side & Rear Setback	<b>3</b>	Nil

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## **Key Concerns**

- Disregard for Orderly & Proper Planning
- Excessive Height & Scale
- Inadequate Parking & Traffic Congestion
- Lack of consultation with local community
- Loss of amenity
- Absence of any community benefit

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## Planning Report

*The proposal is 6.5 - 7 storeys. The ceiling height is more than sufficient for mezzanine levels to be installed as is typical practice in most grocery stores.*

*A six storey development would be expected to have an overall height of 18.5m whereas the proposal is 22.60m.*

*The proposal delivers the minimum required levels of housing diversity*

*Expected community benefit outcomes do not appear to have been set by the community*

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## **Traffic Report**

*The very high forecast turnover of on street parking on Manning Street will also reduce the amenity of the street and contradict the design intent of the development.*

*It should be noted that the car share bays are suitable for use by residents but does not help to support any shortfall in retail, commercial and residential visitor car parking.*

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## **Traffic Report**

*The TIA indicates that 46% of all development traffic will use the 15 on-street parking bays on Manning Street (two of the bays are ACROD bays so 13 regular on-street bays).*

*If this does occur, then there will be congestion on Manning Street as motorists wait for on-street bays to become available.*

*The very high forecast turnover of onstreet parking on Manning Street will also reduce the amenity of the street and contradict the design intent of the development.*

*It will not be pleasant for people to use the pedestrian verge enhancements and parklet on Manning Street, while there is such a high turnover of 90-degree bays on the street.*

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## **If you wish to lodge an objection**

- You must lodge your objection with the SDAU
- The deadline is 16 August
- Lodge via [www.dplh.wa.gov.au/sdau-applications](http://www.dplh.wa.gov.au/sdau-applications)



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## 1. What is your name?

Name

## 2. What is your email address?

If you enter your email address then you will automatically receive an acknowledgement email when you submit your response.

Email (Required)

## 3. Are you responding on behalf of an organisation?

(Required)

☐ Yes

☒ No

Organisation name

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4. Which of these best applies to you? Please select one response.

(Required)

- ☒ I live in the area
- ☐ I work/run a business in the area
- ☐ I own a rental property in the area (residential, commercial, retail, rural)
- ☐ I am a visitor or have a general interest in the area
- ☐ I am a potential investor in the area

[Save and come back later...](#)

[Continue >](#)

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## 5. Property address:

(Required)

« First

Save and come back later...

Continue >

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6. Do you support the development?

(Required)


- ☐ Yes
- ☐ Yes with changes
- ☒ No

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7. Please provide your feedback and upload any associated/supporting files. Note, if you have more than 3 files, or large files, please contact [sdau@dph.wa.gov.au](mailto:sdau@dph.wa.gov.au).

feedback (Required)


To be inserted






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Please make sure your file is under 25MB

 Choose file


No file chosen

Please make sure your file is under 25MB

 Choose file

No file chosen

Please make sure your file is under 25MB

 Choose file

No file chosen

« First

Save and come back later...

Continue >

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Almost done...

You are about to submit your response. By submitting your response you agree to the [Terms of Use](#) of using this consultation hub.

When you submit your response, you will be sent a receipt and a link to a PDF copy of your response.

« First

Submit Response

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**Objections must be lodged with SDAU by 16 August**

Traffic & Planning Reports are available on the Mosman Heights Action Group (MHAG) Website

A submissions guide is also available on the website

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[mosmanheightsactiongroup.com.au](http://mosmanheightsactiongroup.com.au)

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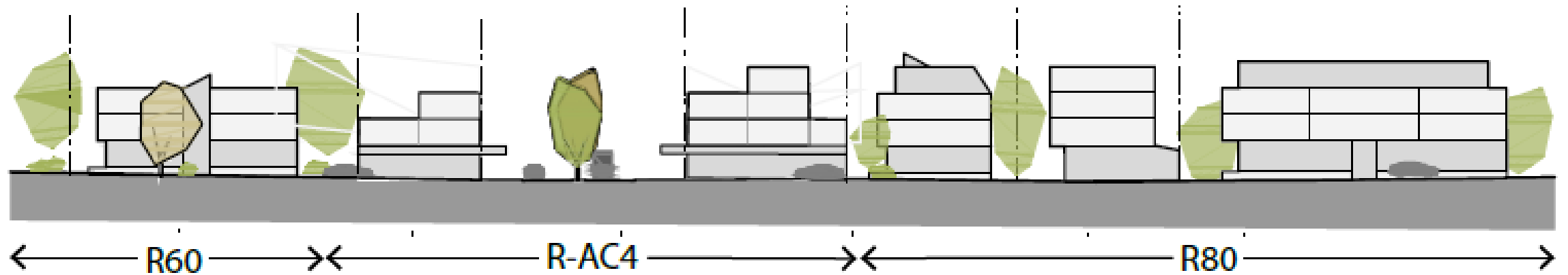
**Additional Information**

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## Neighbourhood centre

**Context:** A local or neighbourhood centre within a low – medium rise residential area. Neighbourhood centres should be located within a short walk of transport and other amenities and include built form and uses that activate the **street**. Land uses within a neighbourhood centre may include residential, community facilities, local shopping and commercial activities.

**Character:** Neighbourhood centres have a compact and cohesive urban form that complements the surrounding residential character in scale and style. New **development** should contribute to the public realm by enhancing and activating the **streetscape** and contributing to creating a distinct and appealing character for the centre.

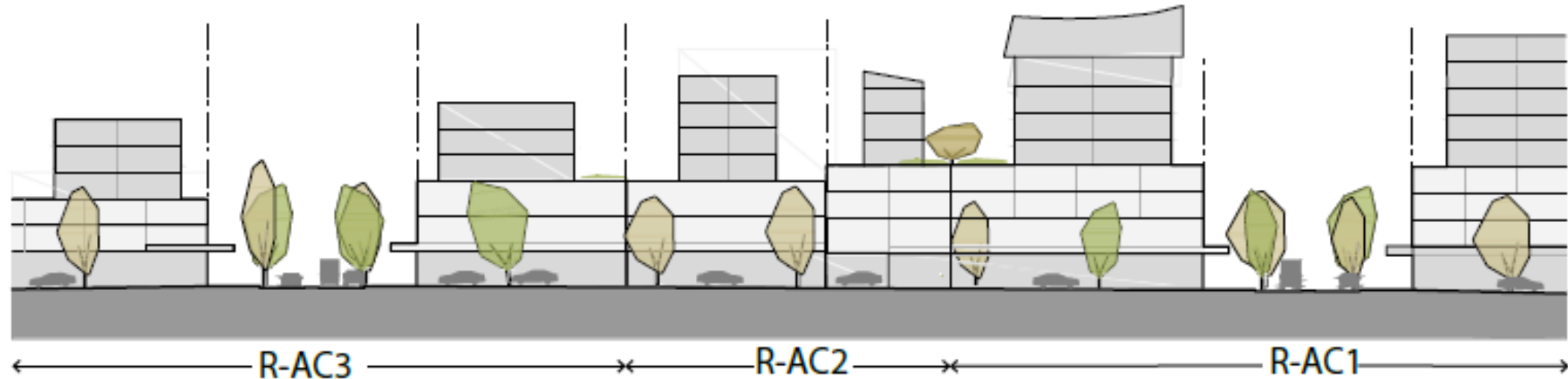


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## High density urban centres

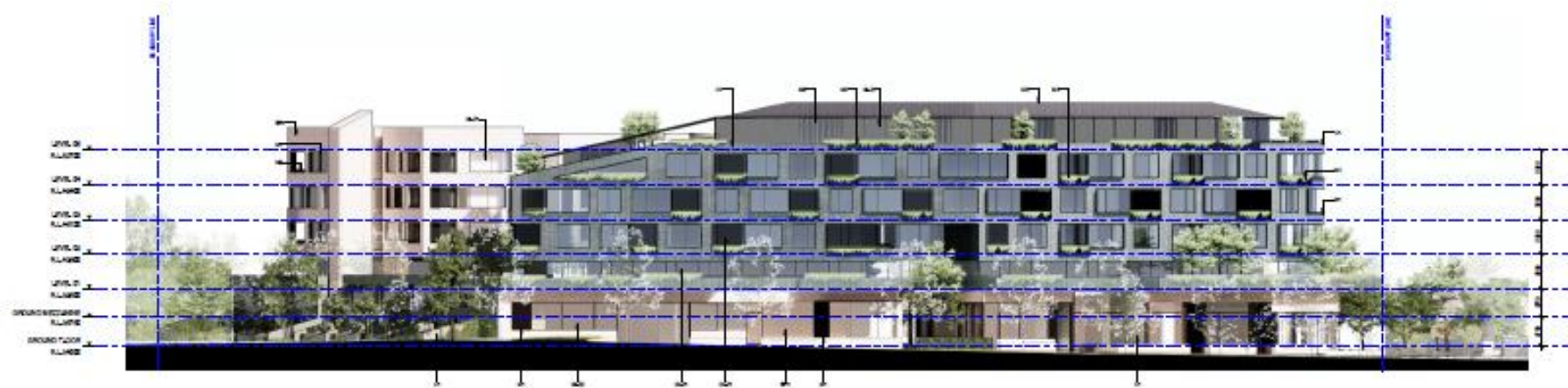
**Context:** High density urban centres are largely commercial centres with some residential **development**. They have excellent multi-modal transit services and include **public open space** and a high concentration of community infrastructure. High density urban centres may include the CBD, city centres, strategic metropolitan centres, secondary centres, inner-city urban corridors, and designated specialised centres and station precincts.

**Character:** High density urban centres are characterised by **podium** and tower developments that support highly activated and pedestrianized **street frontages**. New residential development should contribute to an attractive, dynamic and liveable city environment.





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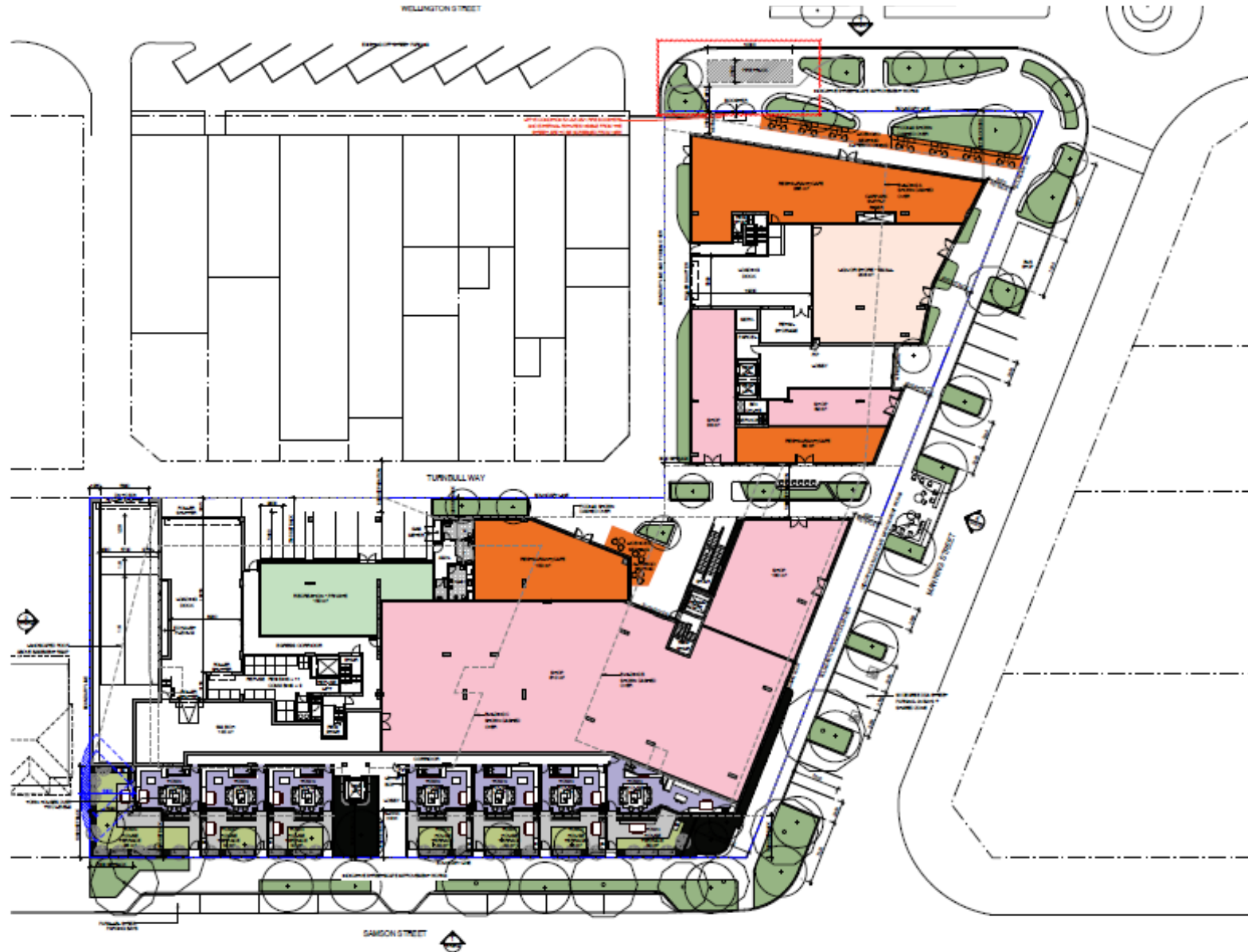


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## R-CODES VOL. 2 - PRIMARY CONTROL TABLE

Proposed	Streetscape contexts and character	Low Rise Residential	Low Rise Residential	Medium Rise Residential	Medium Rise Residential	High Density Urban Residential	High Density Urban Residential	Neighbourhood Centre	Medium Rise Urban Centres	Higher Density Urban Centres	Higher Density Urban Centres
R60 (Centre)	Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1
6 (7 comparative)	Building Height (Storeys)	2	3	3	4	4	5	3	6	7	9
2 (6m) to Adjoining Dwelling / 6 Storey to ROW	Boundary Wall Height (Storeys)	1	1	1	2	2	2	2	3	4	4
2.5m	Minimum Primary and Secondary Street setbacks (m) LPS Provision	4	2	4	2	2	2	2 or Nil	2 or Nil	2 or Nil	2 or Nil
Nil	Minimum Side setbacks (m)	2	3	3	3	3	3	Nil	Nil	Nil	Nil
Nil	Minimum rear setback (m)	3	3	3	3	6	6	6	Nil	Nil	Nil
Nil	Minimum average side/rear setback where building length exceeds 16m (m)	2.4	3.5	3.5	3.5	3.5	4	N/A	N/A	N/A	N/A
2.07	Plot ratio	0.6	0.7	0.8	1	1.3	2	1.2	2	2.5	3
10,667	Plot ratio area (m2)	3,113	3,632	4,150	5,188	6,744	10,376	6,226	10,376	12,970	15,564

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## 32. Additional site and development requirements

- (1) Table 6 sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre plans, local development plans or State or local planning policies.

Table 6 - Additional requirements that apply to land in Scheme area

No.	Description of land	Requirement
1.	Commercial zone	<p><b>Building height</b></p> <p>(a) Residential and Non-Residential development within the Commercial Zone is subject to the height requirements for the R-AC3 coding in accordance with the R-Codes.</p>
2.	Mixed Use zone	<p><b>Building height</b></p> <p>(a) Maximum external wall height on street frontages shall not exceed 7.5 metres.</p> <p>(b) Maximum external wall and building height shall not exceed 10.5 metres, with building components above 7.5 metres being setback a minimum of 4 metres from boundaries.</p> <p>(c) On lots fronting McCabe Street, the maximum external wall and building height shall not exceed 8.5 metres.</p>
3.	Centre zone	<p>(a) Prior to making an application for development approval, a local development plan is to be prepared and approved in accordance with Part 6 of the deemed provisions.</p> <p>(b) In respect of the Monument Street Neighbourhood Centre (Lot 54 Harvey Street and land identified under Certificate of Title 1028/123):</p> <ul style="list-style-type: none"> <li>(i) Maximum external wall height on street frontages shall not exceed 7.5 metres.</li> <li>(ii) Maximum external wall and building height shall not exceed 14 metres, with building components above 7.5 metres being setback a minimum of 4 metres from boundaries.</li> </ul> <p>(c) In respect of the Wellington Street Neighbourhood Centre (Lots 3, 570, 571, 572, 573, 574, 575, 576 Wellington Street, Lots 9, 10, 11, 20, 21, 411 and 412 Manning Street, Turnbull Way and land identified under Certificate of Title 1073/437, Mosman Park):</p> <ul style="list-style-type: none"> <li>(i) Residential and non-residential development is to comply with the plot ratio, height and open space requirements of the R60 density code as specified under Table 4 of the R-Codes;</li> <li>(ii) Setbacks for residential and non-residential development are to be a minimum of 4 metres from boundaries.</li> </ul>

(c) In respect of the Wellington Street Neighbourhood Centre (Lots 3, 570, 571, 572, 573, 574, 575, 576 Wellington Street, Lots 9, 10, 11, 20, 21, 411 and 412 Manning Street, Turnbull Way and land identified under Certificate of Title 1073/437, Mosman Park):

- (i) Residential and non-residential development is to comply with the plot ratio, height and open space requirements of the R60 density code as specified under Table 4 of the R-Codes;
- (ii) Setbacks for residential and non-residential development are to be a minimum of 4 metres from boundaries.

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Comments on initial LDP

SUMMISSION THEMES	IN SUPPORT	OBJECTION
Proposed building height, bulk and scale	3	421
Traffic and car parking	1	331
Proposed community benefits	44	168
Residential density/proposed dwelling yield and mix	27	254
Visual privacy impacts	-	150
Overshadowing impacts	-	127
Community amenity impacts	205	56
Other	104 submissions raised other various comments	