**YOUR SUBMISSION GUIDE**

This is a guide to assist you with writing your submission to the State Development Assessment Unit (**SDAU**). The submission will be similar to your submission for the Local Development Plan but it is now addressed to SDAU and **not** Town of Mosman Park (**ToMP**). Your submission relates to the **Development Application** of 46 Manning St Mosman Park and **not** Local Development Plan.

The Development Application will be assessed on **design principles**, **loss of amenity**, **lack of community benefits** and the **strong concerns of the local community**.

**HOW TO SUBMIT YOUR SUBMISSIONS**

It is important that you make a submission to SDAU about why you think the **six-storey** proposal by Australian Development Capital (**ADC**) is inappropriate for our neighbourhood.

Your submission should particularly highlight **your proximity to the development** and its impact on you specifically. Submissions will be collated into a report by SDAU that identifies key themes of concerns.

**Step 1.** In Google search 'SDAU Development Proposals' or go to <https://consultation.dplh.wa.gov.au/reform-design-state-assessment/development-application-mosman-park/>

**Step 2.** Click the first link and go to '**State Development Assessment Unit applications**'

**Step 3.** Under 'Open for comment' you will see Town of Mosman Park - Application for 46 Manning Street, Mosman Park. Click **'Have Your Say**' and enter your details and submission details.

The SDAU prefer submissions to be made online using their Feedback Form.

Submissions need to be made by **16 August 2021**. Your name will not be released as part of your submission.

**KEY AREAS TO INCLUDE IN YOUR SUBMISSIONS**

The SDAU considers the following key elements of the development proposal. These are important issues to address in your submission.

**ZONING**

* The site is zoned R60 which is a max **3 storey height limit** (13m). The proposal is for 6 storeys and is 22.60m.
* It is a Neighbourhood Centre so needs an **approved LDP** to override any zoning changes. This was rejected by ToMP in November 2020.
* The density of the proposed site is zoned for **0.8** and the current proposal is for 2.5 plot ratio. This is more than double which allows for many more dwellings.

**HEIGHT & BULK**

* The built form and scale of the proposed development is not in proportion to that of the surrounding low density and low height residential area.
* The **low height and low density residential area** will be the ongoing, enduring future context of the development

**MOVEMENT**

Consider:

* services that facilitate movement around the development such as **roads, access roads, paths** and **parking** should be mentioned in terms of adequacy, impact, convenience and safety
* how the development will cause **increase traffic rates** and **congestion** around neighbouring streets
* access and proximity to **public transport hubs**, adequate and safe parking and impact on neighbouring streets
* impact to children, families, cyclists, those needing disability provisions access.

**URBAN ECOLOGY and LAND USE and SUSTAINABILITY**

* Consider the inter-relationship between the **built, cultural and natural components** of the surrounding area to the development.
* This area is residential with more than **10 existing community meeting places, 44 parks and a river ecosystem and communal park within 600m of the proposed development**. Refer to sustainability, acoustic, vegetation and contamination impacts.
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**LOCAL AMENITY**

* Consider how the proposed development impacts on your **comfort and enjoyment** and quality of life
* **Noise, light, overshadowing**, view, safety, green space, accessibility and convenience are possibly impacted by the changes from the development

**COMMUNITY BENEFITS**

* Consider whether the proposed development delivers **benefits to the community,** particularly around economic factors, environmental sustainability, infrastructure and social equity and access for vulnerable groups.
* You may consider that the site is already commercially successful, there are no capital works to the surrounding area planned, sustainability and lack of social housing will be impacted. It replicates Coles shopping area services

**EXAMPLE SENTENCES**

You can use these sentences as a starting base for **your submission, but you should personalise your submission based on your particular concerns**:

1. *I support* ***appropriate development*** *that complies with R60 because…*
2. *The developer (Australian Development Capital) has* ***not consulted the community****…*

1. *If this development is approved,* ***I’m worried*** *it will affect our local primary schools because …*
2. ***Our community is rich in diversity.*** *A development this size will greatly impact on our vulnerable residents because…*
3. *As a* ***concerned resident*** *I do not think this development is appropriate because*…
4. *This development has not considered the impact on the community’s large number of* ***heritage sites.*** *This includes* …