

Form 17C Delegated Decision Summary

Amendment Title	Amendments to approved mixed-use development		
Amendment Summary	The amendment includes the following: • Modifications to building façade treatments. • Reconfiguration of apartment layouts. • Refinement to internal areas, amenities and service arrangements, including removal of the pool and its replacement with additional communal amenities and landscaping. • Increase in plot ratio from 1.93 to 1.94. • Reduction in overall apartment yield from 70 to 68 apartments, including the amalgamation of four 2-bedroom apartments to two 2-storey 3-bedroom apartments.		
Development Application Address	46 (Lots 9-11, 20-21, 50, 411 & 412) Manning Street, Mosman Park		
SDAU File Reference	SDAU-021-20-17C.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, State Development Assessment Unit	Delegated Decision Date	3 September 2024
Approved Amended Plans and/or Supporting Documents (if applicable)		Amended Development Plans	

BACKGROUND

On 10 August 2023, the Western Australian Planning Commission (WAPC) granted conditional development approval for the demolition of a shopping centre and construction of a five-storey mixed-use development containing residential and retail/commercial uses at the subject site under Part 17 of the *Planning and Development Act 2005*.

The approved development comprised:

- retail/commercial land uses on the ground floor (approximately 1,982m² of net lettable area)
- 70 residential apartments including a mix of one, two, three and four-bedroom dwellings
- five townhouses fronting Samson Street
- communal facilities including a podium-top terrace with swimming pool
- two levels of basement parking totalling 194 car bays
- landscaping area with 365m² of deep soil plus 1,233m² of on-structure planting

DETAILS

On 21 December 2023 an application was received for modifications to some building façade treatments, re-configuration of some apartment layouts, refinement to internal areas, amenities and service arrangements, an increase in plot ratio from 1.93 to 1.94 and a reduction in residential yield from 70 apartments to 68 apartments, which includes the amalgamation of four 2-bedroom units to two 2-storey 3-bedroom units. The amendments also include removal of the pool and its replacement with additional communal amenities and landscaping.

The proposed amendments are minor in nature and do not propose any substantial alterations to the external appearance of the building or modify any other aspect that could be considered fundamental to the Commission's determination of the original development application.

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17B Significant Development Application 10 August 2023 (SDAU-021-20) and the associated advice notes are amended to read:

2. *The development is to be undertaken in accordance with the approved plans and documents (date stamped 5 July 2024), final details of which are to be submitted at working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission.*

3. *Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which includes the following modifications:*
 - a. *Windows are to be added to the ensuite bathrooms in apartments A2.04, A2.05, B2.01, C3.05, C4.05;*
 - b. *Relocation of the bike parking bays from the south-eastern corner to a location closer to the large shop (supermarket) entry; and*
 - c. *Acoustic treatments/landscaping screening to be added to the communal space adjacent to apartment B2.03 along the length of private open space.*
42. *Prior to occupation of the development, suitable arrangements are made for the construction, implementation, and maintenance of the works in the public realm, as depicted on the Landscape Plans (date stamped 21 June 2024), as amended, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Mosman Park.*

Deleted Conditions

33. *No pool water/backwash from the swimming pools or water features is to be discharged onto the land, or the Town of Mosman Park stormwater drainage system unless otherwise approved.*

Advice Notes:

- a. With regard to the amended Condition 2, the plans and documents approved under Condition 2 of the approval of Form 17B Significant Development Application (the development approval) dated 10 August 2023, being:
 - Development Plans date stamped 30 May 2023.
 are replaced with the following approved amended plans and documents:
 - Development Plans date stamped 5 July 2024; and
 - Landscape and Deep Soil Area Plan date stamped 21 June 2024.
 All other approved plans and documents of the development approval dated 10 August 2023 remain valid.
- b. Other than amended Conditions 2, 3, 42 and deleted Condition 33, all other conditions of the development approval dated 10 August 2023 remain applicable to this development.
- c. The applicant is reminded that Condition 1 of the development approval dated 10 August 2023 requires substantial commencement of this development to occur within 36 months (i.e. by 24 August 2026). If the development is not substantially commenced by this date, the development approval will lapse and be of no further effect.