

Part 17C Delegated Decision Summary

Amendment Title	Part 17 Development Application - Proposed reduction to 66 multiple dwellings and modifications to landscaping		
Amendment Summary	The amendment includes the modification to apartment numbers, plot ratio, details and allocation of landscaping and updates to room layouts of apartments and townhouses resulting from the detailed design phase of the development.		
Development Application Address	Lots 9-11, 20-21, 50, 411-412 (No.46) Manning Street, Mosman Park		
SDAU File Reference	SDAU-021-20C.2	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	26 March 2026
Approved Amended Plans and/or Supporting Documents	Applicant Amended Plans Applicant Revised Landscape Plans		

BACKGROUND

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

On 3 September 2024, the WAPC granted approval (under delegation) to an amendment application proposing re-configuration of apartment layouts, modifications to façade treatments, internal areas, amenities and service arrangements, an increase in plot ratio from 1.93 to 1.94, and a decrease in the number of apartments from 70 to 68 which included the amalgamation of four 2-bedroom units to two 2-storey 3-bedroom units.

DETAILS

On 9 January 2026, an application was accepted by the Department of Planning, Lands and Heritage seeking to amend the approved development. The application proposes changes to the number and layout of a selection of apartments, reducing the yield from 68 to 66 apartments, and the plot ratio from 1.94 to 1.90; changes to the detail, size and allocation of the planter box balustrades on levels one to four; and minor modifications to the architectural plans as a result of the detailed design phase at the 'working drawings' and 'clearance of conditions' phases of the development.

The Town of Mosman Park (the Town) was consulted and advised it was generally supportive of the proposal as the modifications did not significantly alter the appearance of the built form or the building's contribution to the streetscape, however noted the reduction in number and detail of the planter boxes and that vegetation was important to soften the building's presentation. The Town advised that, while the R-Codes Volume 1 had been updated since the original approval, as there was no proposed change to the building height, it was satisfied the amendments could be supported.

The amendment application did not propose modification to the built form or building height and remains largely consistent with the original approved development. Modifications to apartment layouts due to market feedback and the demand for larger family sized apartments resulted in a reduction of two apartments and slight decrease in plot ratio, however led to larger, average-sized apartments more appropriate to the demand of the local community. Modification to the planter box balustrade design and allocation resulted in less than 10 per cent reduction in planting-on-structure vegetation, however no change was proposed to the soft landscaped areas, and the change to the planter box detail meant more successful planting to cascade over the balustrading, which increased the private open space to each apartment. For these reasons, it was recommended that the amendment application be supported subject to amending conditions 2 and 13 and updating advice note V.

APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 10 August 2023 (SDAU-021-20) and the associated advice notes are amended to read:

Conditions:***Conformity with Plans***

2. *The development is to be undertaken in accordance with the approved plans and documents, date stamped 3 September 2024 and 9 January 2026, attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawing stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission.*

Landscaping

13. *Prior to submission of the relevant building permit application, a detailed Landscape Plan, including hard and soft landscape specifications and reticulation details, aligned with the Landscape Plans prepared by Aspect (date stamped 20 December 2022) and amended by landscape plans for the planter review prepared by TDL (date stamped 9 January 2026) for the development site, is to be submitted to and approved by the Western Australian Planning Commission on advice from the Town of Mosman Park.*

Advice Notes:

- v) *Other than amended Conditions 2 and 13 all other conditions of the development approval dated 10 August 2023 and amendment approval dated 3 September 2024 remain applicable to this development.*