

To: Cr John Carey
Mayor of the City of Vincent
244 Vincent Street
Leederville 6007

6th November 2014

Dear Mr Mayor,

**AMENDMENT NO.40 TO TOWN PLANNING SCHEME NO. 1 -
PROPOSED SCHEME AMENDMENT TO PROHIBIT MULTIPLE
DWELLINGS IN MOUNT HAWTHORN**

The Property Council of Australia is the leading advocate for Australia's property industry and the built environment. Our members represent the broad spectrum of businesses that own property, property developers, building managers and property industry service providers.

We wish to express our strong concerns regarding Amendment No.40 to the City of Vincent's Town Planning Scheme No.1, which will see the complete ban of multiple dwellings on land coded R30 and below in Mount Hawthorn.

The Property Council recognises the specific statement in the agenda item proposing this amendment that the higher density areas on major roads will be exempt, however this action does not adequately compensate for the unilateral decision to ban multiple-unit housing in R30 areas.

However, to categorically ban the construction of multiple dwellings the areas of Mount Hawthorn coded R30 and below would be fundamentally detrimental for the area in both the long and short term.

This ban would have a severely negative impact on the diversity of housing options in the area. This in turn will negatively impact on affordable housing options in the area, and ultimately detract from Mount Hawthorn's comparative liveability as surrounding suburbs develop. The interesting and diverse retail offerings in Mount Hawthorn can, ultimately, only be supported by an increased local population.

Further, R30 is a medium density code. To include it in a blanket ban on multiple dwellings runs counter to this concept and will hinder the goal of achieving the targets in the State Government's *Directions 2031*.

Reduced density is not consistent with the City of Vincent's leadership in promoting sustainability. The City of Vincent, particularly during your time as mayor, has always been seen by the Property Council as a forward-thinking local government that takes seriously its role in promoting infill housing options.

With the latest measurements undertaken by the WA Planning Commission demonstrating that the proportion of infill to greenfield development in Perth is dropping, this is not the time to consider restricting infill development options further.

We urge the City of Vincent to consider individual development applications on their own merits and not put in place this blanket ban.

Yours sincerely,

Joe Lenzo
Executive Director

Property Council of Australia

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