



**PORT MANDURAH RESIDENTS' ASSOCIATION**  
PO Box 1339 Mandurah WA 6210

Your ref. A2544 (ODP99) 421647 MDW;bb

16 May 2008

Chief Executive Officer  
City of Mandurah  
PO Box 210  
Mandurah WA 6210

Dear Sir,

**SUBMISSION ON PROPOSED SUTTON FARM ODP**

On behalf of the Port Mandurah Residents' Association (PMRA) I thank you for your letter of 30 April 2008 that provided details of the proposed development at Lot 502-6 Lot 6 Apollo Place, Halls Head.

The PMRA is opposed to the proposed 4 storey apartments over sub-basement parking on the southern and south-west boundaries of the property on the grounds that they would not be in keeping with other development in the precinct to date, and that they would to some extent adversely impact on the privacy of neighbours across the canals.

We believe all new buildings on the site should have to comply with the height requirements established by the City of Mandurah for the other private dwellings in Port Mandurah. We understand this height to be about 12 metres, and believe adoption of this height restriction would limit a conventional building (ie. with a pitched roof) to 2 storeys.

PMRA is also concerned with the reduction in the area of open space proposed, from 1.4 hectares (previously offered by the Developer) to less than 1 hectare. As proposed, the individual block sizes are much smaller than originally proposed and with buildings covering more of the site than previously envisaged we fear the site will be and look much more congested than desirable. Reinstatement of the "lost" 0.4 hectares of open space should address this issue.

Thanks again for the opportunity to comment.

Yours sincerely,

F. John Randall

President