Have your say on our station precincts

A practical guide for Swanbourne, Cottesloe and Mosman Park

This guide helps you respond to **Draft Station Precincts Improvement Scheme No. 1**, focusing on our three local precincts.

More homes, different building heights, new uses and changes to our streets could shape these places for decades. You know how your neighbourhood works. Your experience, ideas and concerns can help inform what happens next.

Have your say by Friday 12 February 2027. You can support parts of the plans, ask for changes to others, or explain where you are unsure. You do not need to read every document to make a useful submission.

This is an independent CottBuzz how-to guide. It is not an official planning document, advice on an individual property, a submission form or a statement of views you should adopt. Our summaries and prompts are here to help you find information and respond in your own words. The official documents and survey take precedence.

Open the official form and documents

Open the official feedback form | Consultation page and all documents

The survey has three parts: your details (Q1-8); the overall scheme, heritage and public realm contributions (Q9-18); and optional precinct questions (Q20-32). Choose **Yes at Q19** to reach the precinct section. There are two optional file-upload slots at the end.

Each precinct topic lists eight precincts. Answer for the precincts you are interested in and leave the other rows blank. Only asterisked questions are mandatory. Comment boxes allow **1,500 characters each**, not 1,500 words. Drafting your comments separately first may help.

Find the place you know

Scheme maps PDF - Cottesloe: PDF p4; Mosman Park: p7; Swanbourne: p8. The mapped boundary, not a simple 800-metre circle, determines what is included. The plans do not require owners to redevelop.

The Cottesloe, Swanbourne and Mosman Park reports explain the planning direction. Selected built-form maps and legends are included on pages 8-10 of this guide. Use the linked originals for a particular property.

Page references in this guide use the number printed on the document. For local and main reports, add 3 for the PDF viewer page. Scheme Text, Heritage Policy and Contributions Paper use their PDF page numbers. Page-jump links work in many, but not all, viewers.

Start with the big picture

Q9 What are the main opportunities?

The form asks: “What do you see as the main opportunities of the Precincts WA initiative?” Choose up to three. Options include homes near stations, housing choice, renewal, public transport, streets and public spaces, shops and services, walking and cycling, and more consistent planning.

Q10 What is most important to get right?

Choose up to three priorities. These include housing and existing communities, housing types, building scale and design, local character, heritage, public spaces, traffic and parking, trees, active transport, infrastructure and local activity. An “Other” option is available in both questions.

You might consider: What could improve everyday life? What needs particular care? Choosing a priority here does not stop you discussing other matters in later comments.

Q11-12 Do you support the overall approach?

Q11 asks whether you support the planning approach proposed in the draft Scheme. Choose **Support / Support with changes / Do not support / Unsure**. Q12 asks you to explain your response, including changes you suggest.

What the documents say: the proposed State scheme would set zoning, land-use and development controls within the mapped precincts, replacing the local planning scheme there. The WAPC or its delegate would make development decisions. The supporting reports guide decisions but are not themselves the statutory scheme. Existing valid approvals remain valid.

The scheme provides for some variations to development standards. A code on a map is therefore a starting point for understanding a site, not a complete assessment of what could be approved.

You might consider: The location and mix of new homes; housing choice and access to services; benefits for new and existing residents; infrastructure capacity and timing; local identity; clearer or more flexible rules; how variations are assessed; and how decisions and progress should be explained publicly.

You can describe what you support as well as what you would change. For example, explain whether your view concerns the overall approach, one precinct, or a particular street. Do not feel you need to cover every topic.

Read: Main Report pp6-9 for the planning framework; Scheme Text for proposed rules, including variation provisions pp27-28.

Your voice matters more than planning jargon

A useful comment often has three parts: the place or issue, why it matters in practice, and what you would like retained, changed or investigated. A clear local example can be more helpful than a general statement of support or opposition.

Heritage and public places

Q13-14 Do you support the heritage approach?

Choose your level of support, then outline changes you suggest. The response choices are the same as Q11.

What the policy says: qualifying individually listed local heritage places are carried into the Station Precincts Heritage List. State and Aboriginal heritage laws continue. However, heritage areas designated under former local planning schemes do not apply as heritage areas under the new scheme and policy. Individual buildings and area-wide protection are different.

You might consider: Which individual places or groups of streets matter and why; conservation and adaptive reuse; fitting new development beside heritage; useful new uses for older buildings; the practicality of conservation requirements; and whether the proposed list and assessment approach are appropriate.

Read: Heritage Policy p3, clauses 7.1-7.2; assessment and variations pp4-5; proposed heritage list pp6-19.

Q15-17 How should public improvements be funded?

Q15 asks whether you support replacing separate developer contribution requirements with a single contribution towards public realm improvements. Q16 invites comments; Q17 asks how the approach could be improved.

What the paper says: it proposes consolidating contributions for public open space, public art and community benefits, with precinct project programs, accounting and public reporting. Potential works include paths, crossings, trees, lighting and public spaces. The discussion paper does **not** establish a rate or contribution liability. Calculation, thresholds, exemptions, credits and payment timing remain for later policy development.

You might consider: For Q16: the benefits and trade-offs of one contribution; a fair share of costs; development feasibility and possible housing-cost effects; certainty; and avoiding duplicated charges. For Q17: which improvements should come first, who chooses them, when they are delivered, how funds are accounted for, credits or exemptions, and how other funding sources fit.

Do not assume this contribution will fund major rail or highway projects. You can ask which improvements it could cover and which need separate State or council funding.

Read: Public Realm Contributions Discussion Paper pp2-6; Scheme Text clause 42, p30.

Q18 Other comments on the scheme and documents

Use this for matters not covered above: clarity of the process, implementation, coordination between agencies, cumulative impacts, or anything else important to your overall response. Avoid repeating material unless it needs to be connected to a wider point.

Choose the places and uses

At Q19 choose Yes to reach the optional precinct questions. For each topic, respond separately for Cottesloe, Mosman Park and/or Swanbourne. The choices are **Yes / Yes, with changes / No / Unsure**. Leave precincts you are not commenting on blank.

Q20-21 Zoning and land use

“For the station precinct(s) you are interested in, do you support the proposed zonings and land use permissibilities?” Q21 invites changes or comments. Identify the street address and lot number if known when discussing specific land.

What the documents say: zones determine which uses may be allowed, discretionary, advertised or prohibited. A residential code and a zone do different jobs. The Centre zone, marked C, accommodates a range of uses; it does not set a building height by itself. Read the map with the Scheme Text zoning table.

You might consider: The mix of homes, shops, services, jobs and community facilities; where activity is welcome; where quieter uses are needed; convenience for everyday errands; compatible uses near homes; empty or underused sites; and whether ground-floor uses should change in particular streets.

Read: Scheme Maps and Scheme Text zoning table p18; local report land-use sections pp15-16: Cottesloe / Mosman Park / Swanbourne.

Q22-23 Vision and directions

“For the station precinct(s) you are interested in, do you support proposed vision and directions?” Q23 asks for suggested changes or comments.

What the reports say: Swanbourne focuses on its village, station connections and neighbourhood character. Cottesloe links station-area growth with its village, coastal setting and river-to-coast connections. Mosman Park focuses on its station core, Glyde Street activity spine and connections to surrounding neighbourhoods.

You might consider: What gives each place its identity; what you want future residents and visitors to experience; what works now; what is missing; who should be able to live, work or spend time there; and which parts of the vision need a clearer practical outcome.

Read the vision, printed p5 in each local report: Cottesloe / Mosman Park / Swanbourne. The report illustrations express a direction; they are not approved development designs.

Make different comments for different places

You might support one approach in a station core and prefer another at its edge. Name the precinct in each written comment, especially if your answer discusses more than one. The form gives one comment box per topic, not a separate box for each precinct.

Trees streets and connections

Q24-25 Are these the right priorities?

The form asks whether the proposed strategies for **urban ecology, urban structure, public realm and movement** address the right priorities. Q25 invites changes or comments.

What the reports say: they promote retaining and increasing canopy, landscape connections, comfortable public spaces, low-speed streets and better walking and cycling links. They recognise the barriers created by major roads and the railway. These strategies do not establish that every improvement is designed, funded or scheduled.

Cottesloe identifies stronger connections between river, station, village and coast. Mosman Park identifies connections around the station and Glyde Street; its urban structure legend names a Wellington Street underpass as an opportunity. Swanbourne identifies the Congdon Street Bridge replacement and improved station and neighbourhood links. An opportunity shown on a diagram is not a construction commitment.

Tree protection needs close reading. The scheme requires Vegetation and Habitat Assessments on certain identified sites in Cottesloe and Swanbourne, not on every site across all precincts. Supporting statements about trees do not guarantee that every existing tree will be retained.

You might consider: Trees and ecology: retaining mature trees, planting new canopy, habitat links, deep soil, water-sensitive landscapes, heat and shade, and how outcomes would be measured.

You might consider: Public spaces: parks, play, places to sit, accessible toilets, lighting, gathering spaces, everyday maintenance, safety at different times of day, and spaces for different ages and abilities.

You might consider: Movement: crossings and missing paths, station entrances, direct walking routes, separated or shared riding routes, road speeds, accessibility, public transport, local traffic, deliveries, loading and emergency access. Consider both improved connections and any traffic diverted elsewhere.

You might consider: Delivery: which projects should precede or accompany growth; what needs investigation; who is responsible; funding sources; and public reporting. You may also identify ideas already working well that should be retained.

Read local reports: ecology pp7-8; urban structure pp9-10; public realm pp11-12; movement pp13-14. Cottesloe pp7-14 / Mosman Park pp7-14 / Swanbourne pp7-14.

For site-specific vegetation assessment provisions: Cottesloe pp74-76 and Swanbourne pp105-107. For infrastructure coordination: Main Report p20.

Homes height and building form

Q26-27 Do you support the proposed densities?

Q26 asks about residential densities for each precinct. Q27 invites comments, with addresses and lot numbers if known for specific sites.

What the documents say: the mapped codes guide how much development is intended, with minimum density or height controls for some development and exceptions for specified cases. Single houses and associated ancillary dwellings, minor works and qualifying site constraints have relevant exceptions. Density is about the amount of housing; it is not the same as building height.

You might consider: Where additional homes fit best; apartments, townhouses and other housing choices; dwelling sizes and different household needs; proximity to shops and stations; actual walking routes rather than distance alone; services and community facilities; transitions and staging; and places where more or less density may be appropriate.

Q28-29 Do you support the heights and setbacks?

Q28 asks about proposed building heights and setbacks. Q29 invites changes or comments. A setback is the distance a building sits back from a street or boundary; upper floors can have different setbacks from the lower podium.

Baseline maximum heights: R30 2 storeys; R60 3; R160 8; MR1 6; MR2 8; HR1 12; HR2 16; HR3 20. Only the code mapped to a site applies. The scheme permits variations subject to its provisions, so these are not inviolable caps. Some codes also have minimum density or height requirements.

The local report maps on pages 8-10 of this guide show the distribution and the original legends. They are concept illustrations. The Scheme Maps and Scheme Text are the proposed statutory controls and should be checked together for a specific site.

You might consider: Additional homes and activity; building scale and street character; sunlight and shade; privacy and overlooking; wind; views; how buildings meet the footpath; room for gardens and mature trees; upper-level setbacks; transitions to neighbours; design quality; and the circumstances in which variations should be allowed.

Read: local built-form and control sections pp17-23: Cottesloe / Mosman Park / Swanbourne.

Detailed primary-control tables: Cottesloe p71 / Mosman Park p95 / Swanbourne p102. Minimum-control exceptions precede these tables. Clause 37 pp27-28 sets variation tests.

Parking and your final comments

Q30-31 Car parking bicycle parking and facilities

Q30 asks whether you support the proposed standards for car parking, bicycle parking and end-of-trip facilities. Q31 invites changes or improvements.

What the documents say: there is no minimum resident car-parking requirement. That does not ban parking. Apartments have a maximum average of two car bays per dwelling; grouped and multiple dwellings have a visitor-parking minimum of 0.1 bay per dwelling, rounded to the nearest whole number. Apartments require one bicycle space per dwelling. Other standards and variation provisions also apply.

You might consider: The cost and space used by parking; street-parking pressure; needs of people with disability, older residents, families, visitors and shift workers; deliveries; realistic alternatives to driving; secure bicycle and cargo-bike storage; showers/change facilities; and how parking would be managed over time.

Read local parking sections pp27-29: Cottesloe / Mosman Park / Swanbourne. Rules: Scheme Text pp73-74, 97-98 and 104-105; variations clause 41 pp29-30.

Q32 Anything else about the precinct changes?

Use this for an issue not adequately covered, a connection between topics, an alternative worth testing, or a practical implementation concern. You can also identify a proposal you support and want carried through. State which precinct your comment concerns.

Q33-34 Supporting files and submission

Two optional upload slots allow you to add supporting documents. A marked-up map, photograph, short explanation or longer submission may help. Avoid including unnecessary personal information about yourself or others.

Before submitting: check your precinct and street references; make your requested outcome clear; distinguish observations from assumptions; review your publication-anonymity choice at Q7; and save a copy of your response. You must use the official process for your views to be considered.

Submit your feedback through the official form by **12 February 2027**. The consultation page also lists drop-in sessions and postal submission details. Check it for any changes.

YOUR ALL FINISHED - WELL DONE

NOW FIND OUT MORE ABOUT YOUR LOCAL AREA HERE:

CottBuzz is an independent local guide. Discover places on the Explore map, find What's On or browse local guides. You can use the site to get to know the area, then return to the official consultation to have your say.

Guide checked 8 November 2026. This is a summary, not legal or planning advice. The official sources may be updated during consultation. Check the latest documents before relying on a detail. Selected source-map excerpts follow; original map content and credits are retained.

Cottesloe built form map and legend

Selected report excerpt for Q26-29. Concept illustration, not a site-specific approval. Check the Scheme Maps and Text.

8.0 Built Form

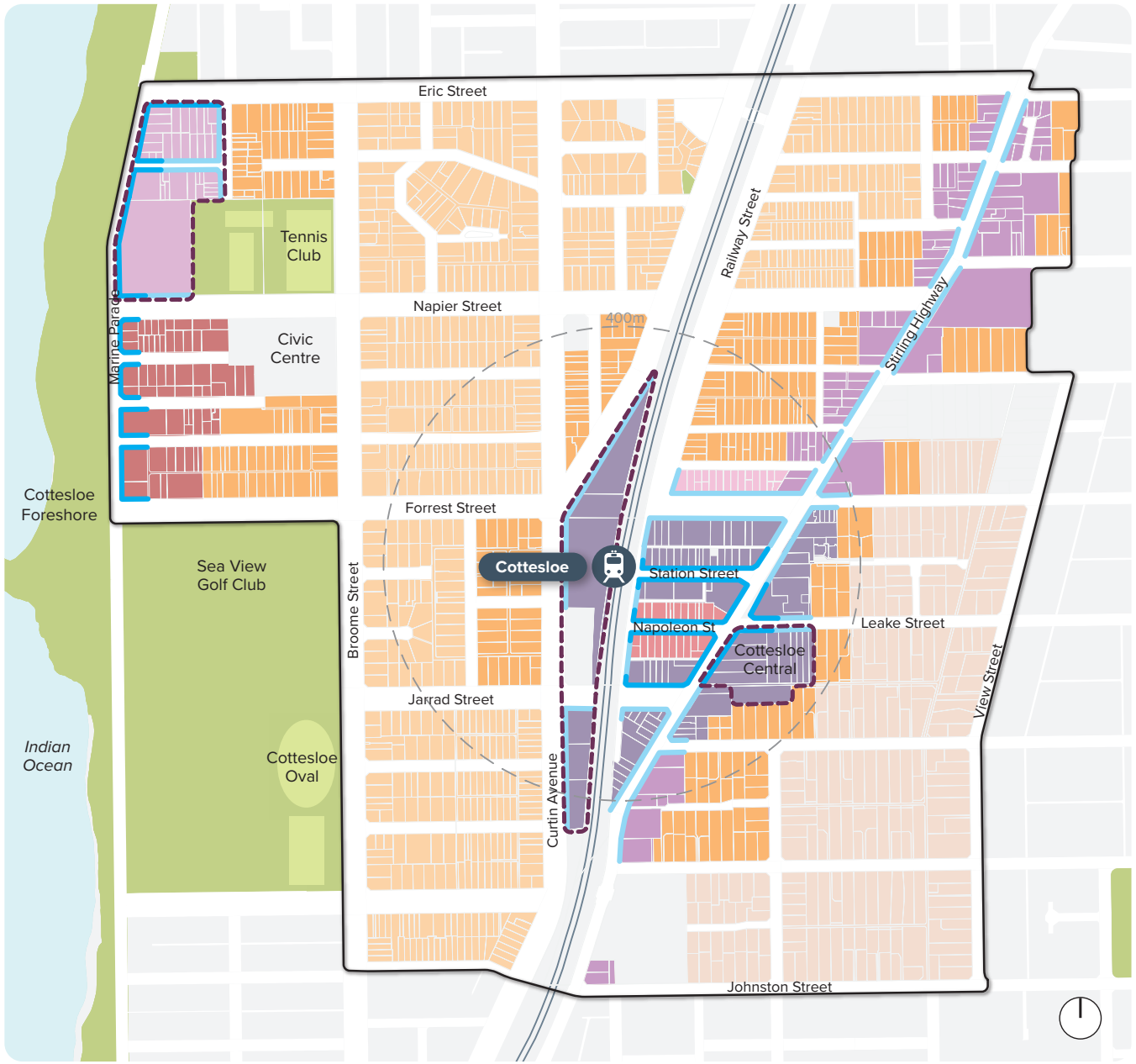
High-quality built form will reinforce the distinctive character of Cottesloe and Peppermint Grove while supporting a broader range of housing choices for downsizers, young people and smaller households. Higher-density development will be concentrated around Cottesloe Station, activity corridors and other highly accessible locations, while surrounding neighbourhoods will accommodate diverse housing typologies that provide an appropriate transition in scale, intensity and character.

Legend - Built Form

	R-Code*	Maximum	Minimum
	HR3	20 storeys	6 storeys
	HR2	16 storeys	3 storeys
	HR1	12 storeys	3 storeys
	MR2	8 storeys	3 storeys
	MR1	6 storeys	3 storeys
	R160	8 storeys	R50
	R60	3 storeys	R50
	R30	2 storeys	R20

* HR = High Rise; MR = Medium Rise

- Local Development Plan required
- Active Frontage
- Semi - Active Frontage



Source: WA Planning Commission / DPLH, Cottesloe Station Precinct Report, printed p17 (PDF p20), November 2026.

Open original report and full context **Open Scheme Maps** **Open primary controls**

Swanbourne built form map and legend

Selected report excerpt for Q26-29. Concept illustration, not a site-specific approval. Check the Scheme Maps and Text.

8.0 Built Form

Future built form will accommodate sustainable growth through a mix of higher-density and medium-density housing in accessible locations. A range of housing typologies, including townhouses, terraces and apartments, will expand housing choice while supporting a compact and transit-oriented urban form.

Legend - Built Form

	R-Code*	Maximum	Minimum
	HR3	20 storeys	6 storeys
	HR2	16 storeys	3 storeys
	HR1	12 storeys	3 storeys
	MR2	8 storeys	3 storeys
	MR1	6 storeys	3 storeys
	R160	8 storeys	R50
	R60	3 storeys	R50
	R30	2 storeys	R20

* HR = High Rise; MR = Medium Rise

- Local Development Plan required
- Active Frontage
- Semi - Active Frontage



Source: WA Planning Commission / DPLH, Swanbourne Station Precinct Report, printed p17 (PDF p20), November 2026.

Open original report and full context **Open Scheme Maps** **Open primary controls**

Mosman Park built form map and legend

Selected report excerpt for Q26-29. Concept illustration, not a site-specific approval. Check the Scheme Maps and Text.

8.0 Built Form

Future built form should support sustainable growth through a mix of higher-density and medium-density development in locations with strong access to public transport, services and community infrastructure. Development should respond to the precinct's landscape setting, village character and established neighbourhoods, with transitions in scale and intensity achieved through building design, site planning, landscaping and the public realm.

Legend - Built Form

	R-Code*	Maximum	Minimum
	HR3	20 storeys	6 storeys
	HR2	16 storeys	3 storeys
	HR1	12 storeys	3 storeys
	MR2	8 storeys	3 storeys
	MR1	6 storeys	3 storeys
	R160	8 storeys	R50
	R60	3 storeys	R50
	R30	2 storeys	R20

* HR = High Rise; MR = Medium Rise

Local Development Plan required

Active Frontage

Semi - Active Frontage



Source: WA Planning Commission / DPLH, Mosman Park Station Precinct Report, printed p17 (PDF p20), November 2026.

Open original report and full context **Open Scheme Maps** **Open primary controls**