

PS ref: 6661
SDAU ref: SDAU-10-20

30 November 2020

Department of Planning, Lands and Heritage
Locked Bag 2506
Perth WA 6001

Attention: State Development Assessment Unit

Dear Sir/Madam,

**PARENT LOT 500 (120) MARINE PARADE, COTTESLOE
SECTION 271 APPLICATION UNDER PLANNING AND DEVELOPMENT ACT 2005 (FORM 17B)
MIXED USE DEVELOPMENT – CAFÉ & 16 MULTIPLE DWELLINGS**

Planning Solutions acts on behalf of 120 Marine Parade Pty Ltd, the registered proprietors of Parent Lot 500, Strata Lots 1-7 (120) Marine Parade, Cottesloe (**subject site**).

Planning Solutions has prepared the following report in support of an application for development approval under Section 271 of the Planning and Development Act 2005.

With regard to the above, we submit the following:

1. Form 17B and Checklist, signed by applicant and landowner (two copies, one signed by each director of 120 Marine Parade Pty Ltd).
2. MRS Form 1, signed by the applicant and landowner (two copies, one signed by each director of 120 Marine Parade Pty Ltd)
3. Town of Cottesloe Development Application Form, signed by the applicant and landowner.
4. A copy of the Certificate of Title applicable to the subject site (appended to the DA Report).
5. Plans for development.
6. A Development Application report, with supporting documentation and technical reports appended as follows:
 - Design analysis
 - Landscaping plans
 - Transport Impact Statement
 - Access Strategy
 - Waste Management Plan
 - Energy Efficiency Assessment
 - Acoustic Report
 - Response to State Design Review Panel feedback
 - Heritage Impact Statement
 - Economic Benefits Statement
7. 3D model in accordance with SDAU guidelines and fly-through videos of the development.
8. A communications summary prepared in accordance with SDAU template, together with a stakeholder/community engagement strategy (**CONFIDENTIAL**).
9. A Development Delivery Proposal from Gary Dempsey Developments outlining construction timeframes and project funding (**CONFIDENTIAL**).

Response to SDAU Preliminary Comments

SDAU provided a letter to the proponent dated 14 October 2020 detailing initial its advice and recommendations. The feedback from this letter has been incorporated in the DA submission, including the DA report and technical reporting. The below table describes how the comments have been addressed and references the relevant report or plan where the information is provided.

Summary of SDAU comment	Where / how the comment has been addressed
<p>Planning Framework Considerations in Part 17 of the <i>Planning and Development Act 2005</i>.</p>	<p>Part 9 of the DA report assesses the proposed development against the four key considerations in Part 17 of the <i>Planning and Development Act 2005</i>.</p>
<p>Building Height, Bulk and Lack of Separation from Abutting Lots:</p>	<p>A streetscape and urban design analysis considering existing and future building heights in the locality is included in the Architectural Design Statement – Appendix 4 (pages 52-60). Section 8.1 of the DA report includes justification for the proposed built form and scale.</p>
<p>Further contextual is required to understand how this proposed height and boundary-to-boundary approach can fit within the current and future context and character of the locality.</p>	
<p>Streetscape/urban design analysis is required to understand what the impact would be on Marine Parade from an urban design perspective and from the perspective of the pedestrian environment.</p>	
<p>Overshadowing – The applicant is encouraged to explore ways to minimise the overshadowing impact of the development, particularly in terms of the future foreshore redevelopment area.</p>	<p>Detailed overshadowing analyses including videos and extensive diagrams have been provided in the submission (refer page 60-73 of the Architectural Design Statement – Appendix 4).</p> <p>Section 8.1 of the DA report includes justification for the proposed built form and scale with respect to shadowing.</p>
<p>Community benefit – Further consideration should also be given to opportunities for community benefit associated with the additional height. Other than providing for architectural excellence and the provision of a Café tenancy (which equally has commercial gain to the proponent), the proposal appears to lack overall community benefit associated with the variation being sought. Any ways to further ‘give back’ to the community would be encouraged.</p>	<p>A community parklet is proposed as part of this project. Noting this sits outside the lot boundaries, further engagement with the Town of Cottesloe is required, which will be undertaken in parallel with the development application.</p>
<p>Explore the opportunity to incorporate additional upper-level setbacks, beyond 5 storeys in particular. Additional building setbacks may reduce the perception of the buildings height, bulk and scale; mitigate perceived negative urban design outcomes and impacts from a pedestrian perspective along Marine Parade; assist with the reduction in the developments shadow cast; and also assist with increasing the amount of natural light and ventilation to apartments. There is also still some concern for the privacy and amenity of some bedrooms and adjoining residences/backyards to the east, which may be resolved if additional upper-level rear and side boundary setbacks in particular were provided.</p>	<p>Additional setbacks have been explored and incorporated to side setbacks at the rear of the development (levels 3 and above). Refer DA drawings – Appendix 3.</p>
<p>Northern and Southern ‘Blue-Tile’ Facades Given the Scheme envisions a nil side boundary setback up to 5-storeys (21m) the proponent should consider the impact of adjoining development on the blue-tile features of the development if redevelopment of adjoining lots was to occur.</p>	<p>The impact has been considered. The tiles are no different to that of a standard boundary wall albeit offering a more aesthetic design outcome. A building may be constructed on the adjoining lots at some point in the future and it may cover or obscure the view of the tiles. This is outside the control of the proponent.</p>
<p>Views/Vistas from Cottesloe Civic Centre It is recommended the collective impact is considered as part of the view analysis undertaken.</p>	<p>Addressed in the Architectural Design Statement – Appendix 4 (pages 10-21 and page 58).</p>

<p>Vehicle Access and Circulation Reflecting the SDRP's comments, further information is required on traffic management to inform a position on the access arrangement proposed. It is recommended that a TIS is provided early on for this arrangement to be reviewed by the Department's traffic team.</p> <p>It is recommended that swept path analysis is undertaken, and management mechanisms that identify whether these bays are occupied or available prior to a vehicle entering the site, should be considered.</p>	<p>A Transport Impact Statement (Appendix 6) is included in the DA submission. This includes swept path analyses.</p> <p>Additionally, an Access Management Strategy (Appendix 7) detailing specific operation of the car lift, priorities and access arrangements is included.</p>
<p>Waste Collection It is recommended that the applicant seeks updated advice from the project team's waste consultants, re-engaged with the Town's Regulatory Services / waste team, and undertakes swept path analysis to ensure this arrangement can work and would be acceptable to the Town.</p>	<p>A Waste Management Plan (Appendix 8) is included in the DA submission. The access requirements of the waste collection vehicle are assessed in the Transport Impact Statement including swept paths (Appendix 6).</p>
<p>Vehicle and Bicycle Parking Advice required on rubbish collection, vehicle manoeuvrability and visitor parking.</p>	<p>Visitor parking was reviewed and determined not to be appropriate given access is required via a car lift. Visitor parking is not required under the local planning framework and there is no demonstrated shortfall of parking in the area. Parking is discussed further in section 6.4 of the DA report.</p>
<p>Community Engagement Communications plan is required.</p>	<p>A communications plan is included in the DA submission.</p>

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully,



**TRENT WILL
ASSOCIATE**

201130 6661 Cover Letter