TO

TOWN OF COTTESLOE 109 Broome Street, Cottesloe, WA 6011

T_9285 5000 F_9285 5001

ATTENTION

PLANNING DEPARTMENT

Andrew Jackson Manager Development Services T_ 9285 5000 E_mds@cottesloe.wa.gov.au Ed Drewitt Planning Officer T_9285 5042 E_williams@cottesloe.wa.gov.au

DEVELOPMENT APPROVAL 80 RAILWAY STREET COTTESLOE_YOUR REFERENCE 2130

ADDITIONAL INFORMATION_Access Pathway + Army Building Works Additional INFORMATION_Buildings C, E, G and Fire Water Tanks and Pumproom

DATE

5 September 2012

FROM

Jonathan Strauss

COPY TO

Eric Hancock Conservation Project Officer National Trust

Further to your meeting with Bernard Seeber June 2012 to discuss additional information to this Development Approval and our recent memos BSFILE399 005 and BSFILE399 007, we submit the following for your response.

Refer our memos BSFILE399 005 and BSFILE399 007. This memo includes all the written information and attachments to those memos.

CONTENTS

1.	ATTACHMENTS	1	5.2. Works Packages	3
2.	FEE CALCULATION	2	5.3. Building H_Fire Water Tanks & Pump Room	3
3.	APPLICATION FORM	3	5.4. Building C_Existing Staff Quarters	4
4.	DEPARTMENT OF EDUCATION WORKS	3	5.5. Building E_Existing Outbuilding 01	4
	General	3	5.6. Building E_Existing Outbuilding 02	4
2000	APPROVAL 2130 _AMENDMENTS	3	5.7. Building F_New Outbuilding 03	4
	General	3	6. CONFIRMATION	5
0.1.	General	J		

1. ATTACHMENTS

Please find attached:

Forms

	Description	Copies
MRS Form 1	Signed by;	2
	Peter Pushtkuchen, Depart of Education	
	Thomas Perrigo, National Trust of Australia (WA)	

Fees

National Trust of Australia (WA), Bank of Western Australia 306 089 4189329, for \$5,203.00 for Works not included in existing Approval 2130

Department of Education Works

Drawings by BERNARDSEEBER showing Wanslea Site Development_DoE Occupation of the Building G_Army Buildings

Drawing Rev Description



Copies

BERNARD SEEBER PTY LTD ARCHITECTS REGISTRATION 1195 ABN 58 009 227 972 152 HIGH STREET FREMANTLE WA 6160 T + 61 8_9336 2655 F + 61 8_9335 4940 FILE

399_WANSLEA

MEMORANDUM
008 TofC

PAGE



K101	1	DOE Access Site Plan	3@A3
Drawings b	y PARRY & \	WHITE ARCHITECTS showing DOE Army Buildings Ref	furbishment:
Drawing	Rev	Description	Copies
A0.01		Site Location Plan	2@A1 and 1@A3
A1.01	10 1 50	Site Location Plan	2@A1 and 1@A3
A2.01	_	Existing Floor Plan and Elevations Demolition	2@A1 and 1@A3
A2.02	_	Modified Floor Plan and Elevations	2@A1 and 1@A3
Document I	by HERITAGI	E AND CONSERVATION PROFESSIONALS being Impa	act Study:
Document	Rev	Description	Copies
July 2012	August 01	Wanslea Army Buildings Heritage Impact Report	3@A4

Existing Planning Application Approval 2130

Amended Works included in existing Approval

Drawings by BERNARDSEEBER showing Wanslea Site Development

Drawing	Issue/Rev	Description	Copies	
A_A951	A1	Lower Site Plan	2@A1 and 1@A3	
A_A952	A1	Upper Site Plan	2@A1 and 1@A3	
A_A953	A1	Roof Plan	2@A1 and 1@A3	
A_C1000	A_	C_Staff Quarters DA Plans & Elevations	2@A1 and 1@A3	
A_D1000	A_	D_Outbuilding 01 DA Plans & Elevations	 2@A1 and 1@A3	
A_E1000	A_	E_ Outbuilding 02 DA Plans & Elevations	2@A1 and 1@A3	
A_F1000	A_	F_ Outbuilding 03 DA Plans & Elevations	2@A1 and 1@A3	
A_H1000	A_	H_Entry DA Plans & Elevations	2@A1 and 1@A3	

2. FEE CALCULATION

Based on the Fees and Charges listed on the Town's website, we have calculated the applicable planning fees as;

Item	Opinion of Cost (inc GST)	Calculation	Fee	
DoE Works	W.			
Civil Works in association	439,000			
Army Buildings Works	\$1,463,000			
	\$1,902,000	1,600 +(1,402,000x0.257%)	\$5,203.00	

We note there has been no change to the opinion of cost for the works included in the existing Approval.



3. APPLICATION FORM

The completed and signed application MRS Form 1 is attached.

As requested, the formed has been signed on behalf of both National Trust of Australia (WA), owner Lot 378, and the Department of Education, owner Lot 377.

We confirm that portions of the Civil Works in association with DOE occupation of the Army Buildings are on lot 377, including;

Pedestrian access path

Fence

Carpark 01, a portion of a single car bay

4. DEPARTMENT OF EDUCATION WORKS

4.1. General

Attached drawings indicate additional information as:

Upgrading the Roads 1 and 2 with 2 way vehicular access from Railway Street to Carpark One

Upgrading the Pedestrian access from Railway Street to Carpark One

Upgrading Carpark One to accommodate additional 7 carparking bays and Universal Access parking

Upgrading the Army Buildings to accommodate Department of Education Early Childhood Centre

5. APPROVAL 2130 _AMENDMENTS

5.1. General

As you have noted there have been a number of changes to the documents accompanying with the Planning Application.

In summary

Building C, the addition to has been moved southwards to achieve universal access from Carpark 02 externally

Building D, a universal toilet facility has been provided in an addition to the east of the building

Building E; an externally accessed universal toilet facility has been provided

Building F; has been reconfigured to accommodate the activity/hall space lost through the Department of Education occupation of Building G, Army Buildings

There are no changes to Building B with regard to the approved Application.

5.2. Works Packages

The Works have been packaged as:

Package 1 Siteworks, Civil Works and construction of Building H_Fire Water Tanks and Pump Room

Package 2 Works to and for Buildings C, D, E and F

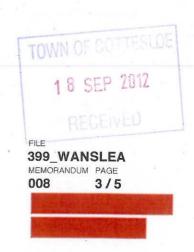
Package 3 Works to Building B, primarily external conservation, internal conservation and works to accommodate tenants, there are no additions

Package 4 Siteworks, Landscaping, Fences and Gates

Package 1 Works have been submitted for Building Permit.

5.3. Building H_Fire Water Tanks & Pump Room

As approved the Fire Water Tanks and Pump Room were metal clad structures. During documentation it was found that there was insufficient available space;



_to provide vehicle and pedestrian to site and accommodate the pipework and working equipment and access clearances

_to provide the required clearances to the Water Corporation's sewer and Western Power's sub station

The documents submitted for Building Permit show in situ concrete facility of a reduced footprint. This is achieved by partially burying the tanks.

The overall height is determined by the clear height required inside the pump room.

5.4. Building C_Existing Staff Quarters

The Building remains primarily used as office accommodation.

The following revisions incorporated;

- _reduction in overall floor area
- _repitching the roof to minimise roof height to the south elevation
- _minor reduction in height to the ridge elevation
- _universal and other access from Carpark 02 achieved through external ramp and stair
- plan form moved 2m south

5.5. Building E_Existing Outbuilding 01

The Building use is proposed use is proposed as a publically accessible group or family counselling, and small seminar or meeting room.

To achieve a this use a universal toilet facility is included. The facility could not be accommodated within the existing structure given the significant loss of floor space and is therefore provided as an addition with in a lean-to on the eastern side of the building. This addition also partially covers an external seating space.

5.6. Building E_Existing Outbuilding 02

The Building use is proposed use is proposed as a publically accessible activity space for yoga, rieki and small group or family counselling.

To achieve this use a universal toilet facility is provided as separate structure accessed across a paved seating area. The facility is incorporated as addition with in a lean-to on the eastern side of the building.

5.7. Building F_New Outbuilding 03

As previously submitted, Building F was a 2 storey office building with an open "undercroft" and a footprint of 162.75m² (10.5x15.5) including veranda. It was effectively a 3 storey building. The undercroft form was generated by the nature of the site.

At that time Building G was part occupied and utilised by Tenant_Cancer Support Association for activities including seminars, meetings, teaching and instruction and other activities. With the Department of Education occupation of the Building G this facility has been lost.

Building F has been reconfigured as a small hall to re establish this facility. It is a facility that will be shared by all Tenants and will be available to the community generally, including the Primary School.

In comparison the reconfigured Building is;

1 storey plus enclosed "undercroft", effectively a 2 storey building, again the undercroft is generated by the nature of the site

footprint is increased to 237.6m² (19.8x12) including verandas

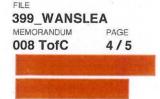
the building is a 1 storey form to the rear boundary, 2 stories only at the courtyard shared with Building B

The Building has 2 rooms, Hall and Demonstration Kitchen.

The Hall is;

_located on the upper floor

has direct access to the an existing plateau within the landscaping



_used for meetings, seminars, yoga and wellness programs

The Demonstration Kitchen is;

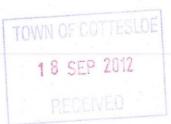
- _located on the lower floor
- _floor level is the same as Building B
- _has access to a pedestrian courtyard formed by Buildings B, F and G
- _used wellness teaching programs associated with diet and food preparation
- _it is not a commercial kitchen

6. CONFIRMATION

We request confirmation of your preliminary advice that the existing Development Approval will accommodate this additional information.

Please make contact if you require further submission.

BERNARD SEEBER PTY LTD



399_WANSLEA MEMORANDUM PAGE 008 5/5