

FEEDBACK SUMMARY TABLE - LOCAL PLANNING POLICY NO. 2 - WEARNE REDEVELOPMENT

As at 30 November 2018

Number	TRIM	Support/Not Support	Comments or Concerns	Response
1	D18/40500	Support	Overshadowing to be considered. Provision of health professional's rooms or pharmacy	Shadowing diagrams, showing no impact on neighbouring properties are included in the Policy. Medical centre, consulting rooms and shop are all uses allowed under the Policy
2	D18/42130	Conditional Support	3 and 4 storey developments on Gibney Street are not supported as they would obscure current ocean views Prefer 3 storey height limits Verge parking for Lady Lawley Cottage is already insufficient Would like to see more buildings in the south west corner (currently set aside for open space)	The Master Plan show the building heights stepping down, with the natural ground level along Gibney Street (section D). Parking for neighbouring properties is not able to be considered in the plan, but staff will work with Lady Lawley Cottage to find solutions to this issue. The southwest corner has been identified as having historical value and is being preserved.
3	D18/42873	Support	The word "public" to describe open space	The word "public" has been deleted from the final draft

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Number	TRIM	Support/Not Support	Comments or Concerns	Response
4	D18/42901	-	<p>Concerned over scale of the development and lack of green space</p> <p>Would like to see landscaping to accommodate Carnaby's Cockatoos</p> <p>Concerned about traffic and noise, people accessing the dunes</p> <p>Wants reassurance that development restrictions have been included in LPS3 for this site</p> <p>Concerned about increased residents and impacts on nearby dog beach</p>	<p>The Policy shows 50% of the site remaining as open space and the need for the submission of a landscaping plan</p> <p>As the facility is intended for aged care and housing, it is not anticipated it will have a significant impact on the dog beach or nearby dune system</p> <p>While the increased number of people will increase traffic, it is not anticipated that this will be as high for an aged care facility than other types of higher density developments</p> <p>There are currently very few restrictions on this site in LPS3 - if the Policy is adopted, we will begin the process of incorporating these controls into the Scheme, but way of amendment.</p>
5	D18/42930	Doesn't object	<p>Wants to ensure that universal access is incorporated into the design</p>	<p>Universal access will be addressed at the building permit stage - the facility will need to provide a high level of universal access both for obtaining a building permit and to meet the requirements for Federal funding. Details such as universal access are not typically included in a Planning Policy.</p>

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Number	TRIM	Support/Not Support	Comments or Concerns	Response
6	D18/42992	Doesn't object	Traffic management / Noise pollution during construction Asbestos removal Pest control	At the building permit stage the lessee would be required to submit a detailed construction management plan that would deal with all of the issues raised in this submission
7	D18/42995	Provide comments (listed as an objection)	Size and bulk of the eastern building appears larger than in the Master Plan A building this large is not in keeping with the character of Cottesloe Set back on Warton Street (4 metres and 2.5metres) isn't in keeping with the existing street scape	The Policy has been developed based on the Master Plan, the building size and locations are the same. The building is larger than those typically found in the surrounds, however given that 50% of the site remains open space, the overall plan sits well in the environment The set back from the boundary is same as in the Master Plan, however, it should be noted that the setback is from the property boundary, not the edge of the road. (refer to page 52 of the Master Plan for further details)

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Number	TRIM	Support/Not Support	Comments or Concerns	Response
8	D18/42997	Objection	<p>Considers the height of 19.5 metres a direct violation of LPS3</p> <p>Considers the maximum heights allowed on Warton Street excessive when considered against Gibney Street and Marine Parade</p> <p>Considers taking the cues for height from the adjoining Waide Site misleading</p> <p>States that the upper floors on Warton Street are not setback as claimed</p> <p>Raises concerns over the exit and entry for parking located on Warton Street (increases from 29 vehicle movement level current experienced)</p> <p>Concerns over tree being removed (on Warton Street)</p> <p>Concerns over works starting early</p>	<p>There are no height restrictions on this site currently under LPS3. If the Policy is adopted by Council, the height limits will be incorporated by way of Scheme Amendment</p> <p>The Policy shows development only on a small portion of Warton Street with the remainder staying as Open Space. On Marine Parade and Gibney Street, a far higher percentage of the property is shown for development.</p> <p>The height cues taken from the Waide site are done to show the overall impact the development would have, it was not intended to mislead anyone.</p> <p>The upper floors on Warton Street are set back from the boundary. Setback in this sense applies to the distance from the boundary, not the lower floors. As stated above, the diagram in the Policy relates to the property boundary, a detailed diagram showing the setback from the road is shown on page 52 of the Master Plan.</p> <p>It is anticipated that the level of traffic on Warton Street will increase from current levels as at present only one side of the road is developed. However the increase is not anticipated to create traffic issues or adversely impact the amenity of the area any more than if the whole site was allowed to be developed at R30.</p>

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Number	TRIM	Support/Not Support	Comments or Concerns	Response
9	D18/43145	Doesn't object	<p>Building Design and materials</p> <p>Building heights and R-Codes, particular the maximum height on Warton Street should be 15.5 metres to prevent overshadowing and loss of winter sun</p> <p>Open space and landscaping should be at 60% and to the highest standards</p> <p>Traffic Management due to the increases in traffic on Gibney and Warton Streets</p>	<p>The building will need to comply with the Building Code which has specific requirements for this type of facility</p> <p>The MasterPlan shows (at page 52) that no loss of winter sun will occur to adjacent properties</p> <p>The Policy requires open space to be 50% - which is all that could be expected if the site was fully developed at R30</p> <p>There will be an increase in traffic generated by the redevelopment, but this is not expected to be any more than if the site was developed at R30</p>

D18 / 39872

Cottesloe



LOCAL PLANNING SCHEME NO.3

**DRAFT LOCAL PLANNING POLICY NO. 2
WEARNE REDEVELOPMENT
LOT 87 (8) WARTON STREET, COTTESLOE**

At its Ordinary Council Meeting on 23 October 2018, Council resolved to undertake public advertising of the draft Local Planning Policy No. 2, Wearne Redevelopment, Lot 87 (8) Warton Street, Cottesloe in accordance with Regulation 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, for the consideration of any submissions and further reporting to Council.

Any comments on the draft Local Planning Policy are invited and should be submitted in writing to the Town of Cottesloe, 109 Broome Street, Cottesloe or by email to council@cottesloe.wa.gov.au by 5pm on Friday, 23 November 2018.

Copies of the draft Policy are available for viewing at the Town's Office from 8.30am to 4.30pm Monday to Friday, or on the Town's website at www.cottesloe.wa.gov.au under 'Quick Links'.

Alternatively, a copy is also available at the Grove Library, 1 Leake Street, Peppermint Grove WA 6011.

Should you require any further information, please contact the Town on 9285 5000.

Mat Humfrey
Chief Executive Officer

109 Broome Street, Cottesloe
PO Box 606 COTTESLOE WA 6911
Telephone: (08) 9285 5000 Facsimile: (08) 9285 5001
Email: council@cottesloe.wa.gov.au
Website: www.cottesloe.wa.gov.au

POST - 3 NOVEMBER 2018

WSN - 6 NOVEMBER 2018

Mat Humfrey

From:
Sent: Friday, 2 November 2018 3:08 PM
To: council
Subject: Feedback: Draft Local Planning Policy No. 2 - Wearne Redevelopment, Lot 87 (8)
Warton Street, Cottesloe

Dear Sir/ Madam,

I am writing to give feedback regarding the Draft Local Planning Policy No. 2 - Wearne Redevelopment.

In general The Planning Policy seems well thought out and would provide for a feasible and sustainable aged care facility.

With regard to the heights of the building, I am happy with these as long as overshadowing is fully considered on Warton Street.

Regarding setbacks, these are fine as long as aspect for current residents on Warton and Gibney is considered.

The design should avoid feeling like a large monolith but instead appear like numerous building with changes in setback, height, facade finish, design and landscaping.

If possible can the Draft Local Planning Policy No. 2 - Wearne Redevelopment include provision for the inclusion of health professionals' rooms and a pharmacy within the complex, along with a cafe allowed on Marine Parade, and accessible by the general public.

regards,
Mark Powell

COMMUNITY FEEDBACK FORM

Proposed Wearne Redevelopment - Draft Concept Master Plan

Do you believe this Draft Concept Master Plan contributes to supporting aged care need in your community?

In part

Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?

Not entirely

Any other comments or queries (if you have a query and require a response, please complete your full details below)

We support the development of the Wearne site to provide for an expanding aged care need in the community.

We do not support some aspects of the Draft Concept Master Plan which are inconsistent with the stated Development Zone Objectives, *"to ensure that land use and development within the zone is compatible with the amenity of the surrounding locality;"*

and *"to ensure that any development does not unduly adversely affect the amenity of the adjoining and surrounding properties or locality, including by reason of height, built form, overshadowing, traffic, parking or other relevant aspects."*

We reside at 20 Gibney Street and the height of the proposed 3 and 4 storey structures facing and immediately adjacent to the Gibney Street boundary of the site at the Eastern limit of the site and extending West toward Marine Parade would almost completely obscure the view of the ocean we enjoy at present. Whilst we accept revised planning provisions for higher buildings adjacent to Marine Parade, the boundaries of this lot on both Gibney and Warton Streets, are equivalent to at least 8 residential lots on the opposite side of each street. This needs to be considered when planning building heights away from Marine Parade because it does *"adversely affect the amenity of the adjoining and surrounding properties or locality"*.

Otherwise a revision of the allowable height of all homes in the locality to 3 storeys should be ratified

There is further inconsistency with the objectives in the proposal for a zero setback for the balconies from the north boundary. Our assessment of such a building provision in this particular development is that it will significantly increase the mass of the development, especially at the upper level and further reduce any outlook we have of the ocean.

Currently the planned verge vehicle parking servicing Lady Lawley Cottage in Gibney Street does not provide sufficient parking for staff vehicles. The excess vehicles are parked on both sides of the street and verge lawns during working hours.

While the proposed 200 parking bays allocated for the Wearne Developments residents, staff and visitors might seem adequate, we would contend, that, in busy times and with the addition of persons frequenting the proposed cafe and coffee shop operations, the available parking along Marine Parade will not cater for the number of vehicles and they will be forced to park on either Gibney Street or Warton Street resulting in potential traffic hazards.

Finally we believe that this Master Plan has a major flaw by not utilising the South West area of the site for some of the buildings so as to provide a buffer for open areas. Protection is required from prevailing south westerly winds to promote alfresco living for more of the calendar year. We can attest to this reality having lived in Gibney Street with a south facing balcony for the past 27 years. We understand the existence of the heritage zone within that part of the site, but, with the comfort of the residents in mind, is the preservation of a carpark and surrounding shrubs more important than the provision of the ongoing comfort of hundreds of aged people over the next 30-40 years?

We trust that your deliberations towards final plans for the Wearne Development will take these comments into consideration.

Names Thomas William Gee and Vivien Gee

Our Ref: 16/080 ST:JB

22 November 2018

Attention: **Mat Humfrey**

Town of Cottesloe
109 Broome Street
COTTESLOE WA 6011

Telephone 08 9226 4276 Facsimile 08 9322 7879 admin@tbbplanning.com.au

Toddville Prospecting Pty Ltd ABN 74 831 437 925

Dear Mat

**RE DRAFT LOCAL PLANNING POLICY NO. 2 – WEARNE REDEVELOPMENT, LOT 87 (8)
WARTON STREET, COTTESLOE**

The following submission is made on behalf of our client Curtin Heritage Living (formerly Curtin Care) in support of LPP No. 2, which will provide the development requirements and guidelines to facilitate the redevelopment of the Wearne site, consistent with sound planning policy and orderly planning.

The information contained within LPP 2 is generally consistent with the objectives of the Wearne Master Plan and will support delivery of the Master Plan in the manner endorsed by the four landowner Council's.

Importantly however, we would like to draw your attention to Clause 6.4 Public Open Space and Landscaping. The current wording relates to "Public" Open space, however any open space proposed within the development will not be ceded to the Town of Cottesloe as a "Reserve for Recreation" but will remain as areas on the Wearne site not to be occupied by buildings and for the landscaping and recreational use of the residents of the development.

While public access will be available in a managed way, 'public' open space is not an appropriate term in this instance, and implies subdivision of the site will occur to facilitate creation of a reserve for recreation and this is not proposed, nor supported by the current tenure of the land. Managing the security of the Wearne residence is a key consideration in this regard.

On the basis of the above, we request that reference to 'Public' open space be removed from Clause 6.5 and 6.5.1.

Should you have any further queries, please do not hesitate to contact the writer.

Yours faithfully
TAYLOR BURRELL BARNETT



SAMANTHA THOMPSON
DIRECTOR

CC: Tome Nunes, Total Project Management

Mat Humfrey

From:
Sent: Thursday, 22 November 2018 4:38 PM
To: council
Subject: Wearne Hostel Redevelopment

To the Council.

I am very concerned about the scale of development proposed for the Wearne Hostel site. As a long term resident and ratepayer of Cottesloe (born and bred) I am shocked to see how little green space has been incorporated in the proposal. With the rumours of SeaView golf course at the moment one would hope the Cottesloe Council is making plans for more open green space for the future. Considered landscaping with native trees I would think is a major consideration given the path of the Carnaby Cockatoo is within this location.

For many years the level of traffic and noise has been kept to a minimum in this area (despite shocking traffic conditions throughout Curtin Avenue Victoria Street Station intersection and buildup being forced to dog leg through Gibney and McCarthur streets to avoid uncontrolled congestion). How is the council going to address this matter when adding multi-residential to the mix?

I want to be reassured that the council has included development restrictions on the LPS3 for this site.

I hope to see a development in keeping with the beachside environment and lifestyle that draws people to Cottesloe. Has any environmental impact assessment studies been done on the increased number of people climbing over the immensely fragile dune system that leads to the beach that people use as a thoroughfare over the exposed cliff and reef while path access is not possible during 6 months of the year.

Will an increased number of residents impact status of Mosman Beach being dog friendly?

We all know the issues facing our dog beaches when a couple of high profile residents decide they would prefer not to have dogs at their beach.

On the upside maybe the increase in population will finally push the council into upgrading cycling paths and facilities in the area

Please consider this and any proposal very carefully and plan wisely for the future.



Virus-free. www.avast.com

Mat Humfrey

From:
Sent: Friday, 23 November 2018 9:59 AM
To:
Cc:
Subject: Wearne Hostel public comment on development

Dear Sir/Ma'am,

I have looked at the public document on the proposal for Wearne Development, and whilst I don't object to the development, per se, ad there is a real need for quality aged care within our community. One thing stands out for me. Universal Access!

1a: Access for people in wheelchairs and parents with prams. There is nothing in the diagram that shows "universal access on the grounds".

This is very surprising to me as residents will generally not be very mobile or NOT mobile at all and will rely on their devices to get around.

1b: Some sort of soft barrier crossing between Marine Parade and Wearne Hostel. For example, plantings closer to the road and a hand rail in the median strip to help residents and slow traffic down.

With some smart planning, universal access should be prioritised above car parking for example.

Thank you for your consideration.

Yours sincerely
ShirleyPrimeau

Mat Humfrey

From:
Sent: Friday, 23 November 2018 1:41 PM
To: council
Subject: Wearne Redevelopment

Mayor Phil Angers CEO Mat Humfrey

As for my e-mail from Yvonne Hart I submit my submission, my main concerns are;

- 1) Traffick Management
- 2) Noise/pollution

s

1) Traffick management must be carefully followed by council staff in order to keep unnecessary disruptions to local traffic. During construction it will be never ending numbers off trucks, tradesmans cars coming and going, resulting in " lollipop " Stop/Slow signs interference with local traffick and cars parked in " no parking/no standing " places that without doubt att times will cause irritations of locals and visitors and at times direct hostilities. It must be carefully monitored by council staff.

- 2) Noise/pollution

Noise levels (decibels) must be regularly measured and recorded by qualified staff, date of recordings and name of operator must be recorded. It is utmost important that equipment used is regularly calibrated by qualified, approved experts, date of calibrations and name of person responsible of calibrations recorded and filed. It is important that noise levels on site by f.ex pneumatic pile drivers and pneumatic rock brakers are kept inside legal levels at all times, morning-daytime-afternoon and if Saturday/Sunday work is permitted in order to avoid any legal challenges.

Pollution. Dust from construction/building sites is frequently cause for serious irritation, frustration and anger by residents. During excavations the site must be constantly watered down, similar measures are also a way of keeping dust down during demolition work.

Any asbestos in existing buildings must be removed by qualified, state government approved licensed contractors. All existing buildings should be carefully inspected by experts in order to find and record any asbestos before any renovations/remedial work commences.

Make sure that any Pest Control contractor is licensed and use only spray approved by Australian Standard Regulations and make sure necessary precautions are taken before, during and after any spraying operation. Spray and fumes from spraying outside buildings can be carried by wind to nearby properties and across footpath's around the site and cause coughing, sore eyes and even skin irritations.

Note; If your Rangers are " snowed under " employe one more full time/part time with my blessing.

Please confirm that my submission has been received and recorded, thank you.

Regards

O L Westerlund

Mat Humfrey

From:
Sent: Friday, 23 November 2018 2:48 PM
To: council
Subject: Wearne draft local planning policy comments

Hi I wanted to provide some comments on the Wearne draft local planning policy.

I am a local resident and have attended two of the workshops held on the development.

Unfortunately the policy has been removed from your web page at 2 pm today when I went back to check the drawings so I am relying on memory.

My comments relate to the eastern most building.

- Size and bulk of the eastern most building is excessive. It also appears to be considerably larger than what was presented and workshopped at the Master Plan Briefings.
- A building so large isn't in keeping with the character of Cottesloe, doesn't preserve the existing street scape and is clearly out of character with the existing predominance of low-sale buildings and homes in the area.
- Set back on Warton street (south side of the large eastern most building) are (from memory) 4m for the building and 2.5 m for the balconies - this isn't in keeping with the existing street scape on the opposite side of the road. I consider them too close to the boundary.

Thanks Ben Fischer and Family.

--

Ben Fischer

PUBLIC COMMENT

Draft Local Planning Policy No. 2 Wearne Redevelopment, Lot 87 (8) Warton Street Cottesloe

The Draft Local Planning Policy No. 2 Wearne Redevelopment (subject of this Public Comment) sets out in Section 2 its Objectives as being to provide development requirements and guidelines for the redevelopment of the subject site in accordance with the endorsed Master Plan, and to enable the redevelopment of a site that (*relevant points listed*):

- Responds **sensitively to interface issues, particularly between existing residential development adjacent to the site and the subject land** (*underlined for emphasis*);
- Improves the existing movement network including site access;
- **Defines appropriate building envelopes, typologies, form and heights having specific regard for existing and surrounding development** (*underlined for emphasis*);

Furthermore, the Wearne Redevelopment site is situated in Development Zone C. I consider it important to highlight the Town of Cottesloe's Local Planning Scheme No. 3 (LPS3) with specific reference to one of the Development Zone 'C' Objectives:

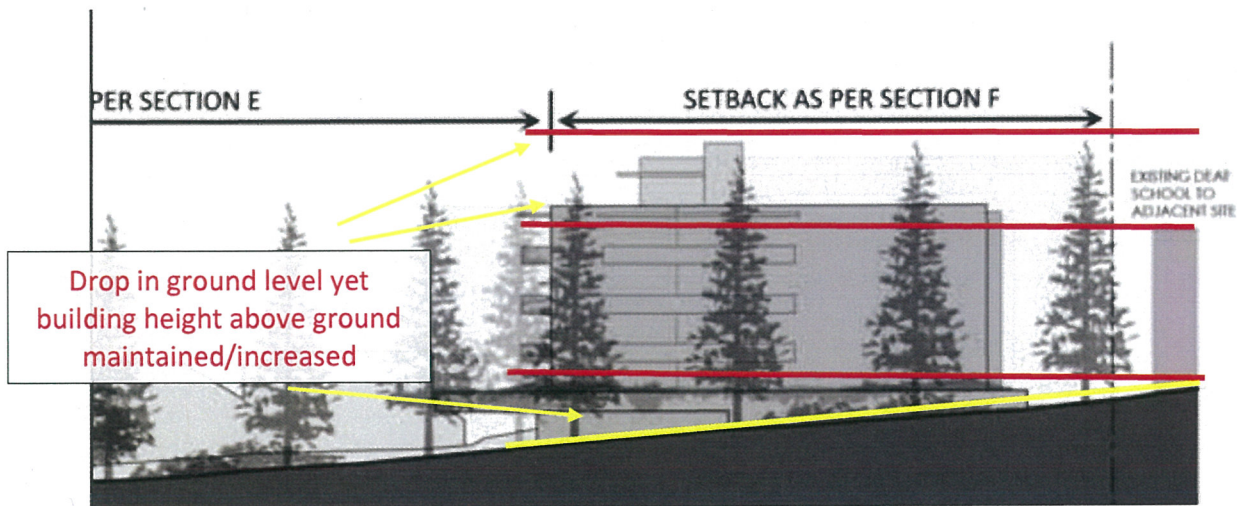
Ensure that any development does not unduly adversely affect the amenity of the adjoining and surrounding properties or locality, including by reason of height, built form, overshadowing, traffic, parking or other relevant aspects. (*underlined for emphasis*)

In this context 'amenity' refers to the pleasantness, agreeableness or pleasurable nature of the proposed development with the surrounding neighbouring properties.

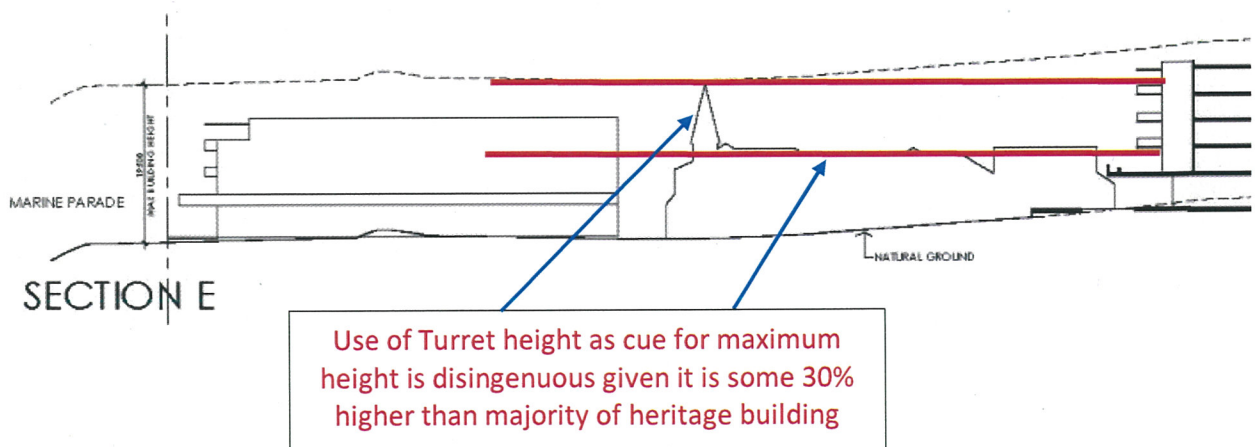
BUILDING HEIGHTS

- The Draft Policy No.2 in section 6.2.1 allows a maximum height of 15.5 metres on Marine Parade and Gibney Street yet a maximum height of 19.5 metres on Warton Street.
- I consider a maximum height of 19.5 metres to be in direct violation of LPS3 as it **unduly adversely affects the amenity of the surrounding properties** and the stated Objectives of Draft Policy No. 2 as it certainly **DOES NOT respond sensitively to interface issues with existing residential development and it DOES NOT define an appropriate building height having specific regard for existing and surrounding development.**
- I also fail to comprehend **why the maximum height allowance on Warton Street is greater than 25% of that allowed on both Marine Parade and Gibney Street** (4 metres more allowance on Warton compared to the 15.5 metres allowed on Marine Parade and Gibney Street).

- On Warton Street in particular the proposal for 5 storeys plus a rooftop terrace (essentially 6 stories) is way beyond what could reasonably be deemed necessary to support the aged care needs of the community.
- Any attempted justifications citing aged care facility represents only 20% of the Warton Street frontage is not relevant to adjacent residents whose frontage to the aged care facility represents 100%. (ie. Residents at 7, 9, 11, 13 & 15 Warton Street)
- Section 6.4.8 of Draft Policy No. 2 suggests taking height precedent from the adjoining WA Deaf School is highly misleading and biased as it does not adequately consider the relative topography and significant reduction in ground level as you move west towards Marine Parade. As a result **by maintaining building height at the same level as the WA Deaf School you are effectively increasing the building height in relation to the ground as you move west along Warton Street** (see figure below from Draft Master Plan).

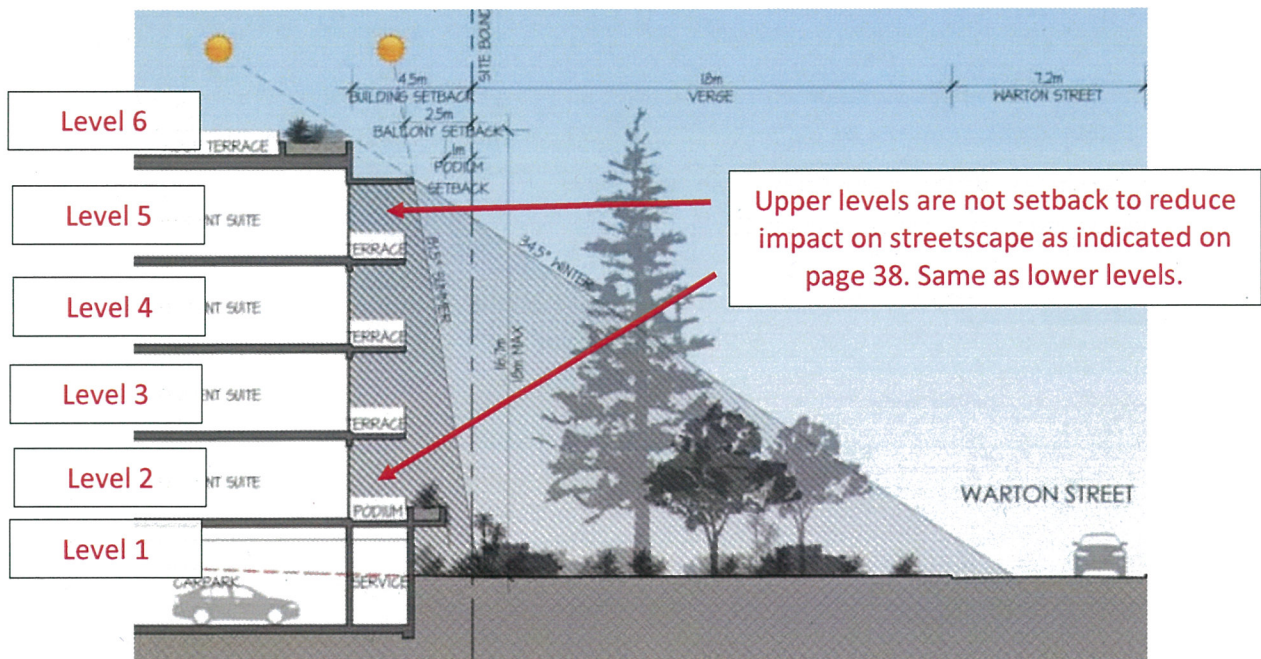


- Similarly, under Section 6.4.8 taking height cues from the existing Heritage building is also misleading and disingenuous as it takes the maximum height of the pointed turret which is some 30% higher than the rest of the existing heritage building. This is an unreasonable proposal given the maximum height allowance as determined by the small turret section is being used to justify the maximum height of a significant mass of square building at same height.



BUILDING SETBACKS

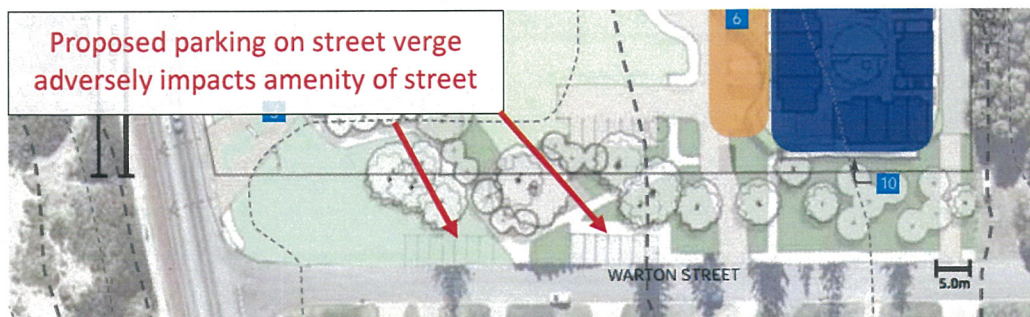
- Despite claims on page 38 of the Draft Master Plan stating that “*the upper levels will be setback and designed not to dominate the adjacent streetscape*” all indicative drawings of the 5+1 (6) storey buildings on Warton Street show identical setbacks for both upper and lower levels. This is a violation that appears to be confirmed in Section 6.4.3 of Draft Policy No. 2 as all upper storeys expected to be articulated with change of material, colour and variation to break down the perception of mass (*underlined for emphasis*). Note these measures only address the ‘perception’ of mass and do not deal directly with the reality of the flawed building design in relation to mass.



- Section 6.3.1 specifies the setbacks for the basement. Yet again I consider setbacks of **NIL for Gibney and Warton Streets basement levels with protrusions up to 3 metres (essentially the height of a single storey residential dwelling) to be in direct contravention of the stated Objectives in Section 2 of Draft Policy No. 2 and LSPS3.**
- Similarly, Sections 6.3.2 and 6.3.3 that specify setbacks for Ground /podium levels and Upper floors which include **NIL Balcony setbacks, podium setbacks of only 1 metre and wall setbacks of only 2 metres** is again contrary to the stated Objectives of Draft Policy No. 2.
- It also makes little sense that setback limits for areas that do not have adjacent residential dwellings (ie. Marine Parade) to have more stringent setback requirements compared to those in areas that do have adjacent residential dwellings (ie. Gibney and Warton Streets.)
- Furthermore, it also makes little sense that the endorsed Master Plan provides for **staggered upper levels to reduce the appearance of mass for areas that DO NOT HAVE adjacent residential dwellings (ie. Marine Parade) yet does not provide for any staggering of upper levels to reduce the appearance of mass for those areas that DO HAVE adjacent residential dwellings (ie. Gibney and Warton Streets.)**

ACCESS, TRAFFIC AND VEHICLE PARKING

- Section 6.6.1 which details that primary vehicle access shall be located from Warton and Gibney Streets only is again substantially contrary to the stated Objectives in Section 2 of Draft Policy No. 2.
- The relocation of the main facility entry onto Warton Street significantly impacts the amenity to surrounding neighbours and is not logical given the respective road categories for Marine Parade and Warton Street.
- Previously, **Marine Parade, which is a District Distributor B Road**, has acted as the main entry to the Wearne Aged Care Centre. The Draft Master Plan relocates this and a service access entry to Warton Street.
- **Warton Street is classed an Access Road**, supposedly a bicycle and pedestrian friendly road aimed to provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function.
- **As evidenced by Cardno's 'Existing Traffic Volumes' data, in 2015 Warton Street had a mere 29 AM peak volumes – to relocate the main entry and service access to Warton Street would dramatically impact the existing amenity of the street and therefore contravene the stated Objectives of Draft Policy No. 2 and LPS3.**
- Subject to Section 6.6.3 and Table 1, I consider the proposed verge side parking on Warton Street where there is currently grass shaded by Norfolk pines and figs to adversely impact the amenity of the street.
- Section 6.6.2 should be extended so that **ALL Parking (including residents and visitors) be restricted to the basements only within the property boundaries.**
- Table 1 proposes that more than 20% of the available parking for aged care patients and visitors is to be satisfied using Warton Street verge parking (7 out of 32).
- Table 1 proposes that more than 68% of the available parking for retirement living apartment visitors is to be satisfied using Gibney Street verge parking (13 out of 19).



STREET TREES

- Town of Cottesloe has a street tree policy in particular I reference the following:

Item 1

The Norfolk Island Pine tree is the icon or symbol of Cottesloe and shall be preserved.

Item 5

Tree removals must be seen as a last resort, used for dead and/or dangerous trees. Removal or pruning of street trees are only carried out at the discretion of the Manager Engineering Services. Any unauthorized pruning or removal of street trees may be liable for prosecution. The following reasons do not justify tree removals: • tree litter/leaf fall ("messy:" tree), • restoration of a view, • alternative species requested by resident, • a desire to re-landscape, • house alterations requiring crossover relocation, • shading of lawns, pools, • swimming pool installation – root or falling leaf problems, • perception that tree may fall in a storm.

Item 7

For development or building approvals, plans and drawings submitted must include the locations of all street trees on abutting road verges for the consideration of the effects of such land or building changes on these street trees.

Item 8

A person or company identified as having damaged or removed a street tree(s) without Council approval, shall be required to provide full compensation to Council for all costs associated with the re-establishment of an advanced tree of that same species together with an assessed value determined by the Manager Engineering Services for the loss of amenity/aesthetic value of that tree(s).

- Page 56 of the Draft Master Plan discusses the importance of the mature trees on the bordering streets, with particular reference to the iconic Norfolk Pine trees that line both Gibney and Warton Streets. Despite the Draft indicating that these trees will not be impacted I was advised at the initial visioning and design workshops that at least one was earmarked for removal. Of course, it was explained under the guise of being 'unhealthy' but the truth of the matter is that this particular very large mature tree is situated right where they wish to gain access along Warton Street for the construction of the aged care facility that adjoins the WA Deaf School. While I accept this tree may lie within the property boundary and proposals to replace it in different location have been put forward, all efforts should be taken to maintain such mature trees in the area.

EARLY WORKS?

- On Thursday 22 November 2018 I noted that a number of trucks (drilling machinery and excavator) were conducting work on site (location of proposed aged care facility). I found this strange given that the public comment period on the Draft Policy No. 2 was not due to conclude until the following day (5pm Friday 23 November 2018).
- Was work commencing prior to conclusion of public comment period and approvals?



Best regards
Luke Matthews

TOWN OF COTTESLOE

26 NOV 2018

RECEIVED

DRAFT LOCAL PLANNING POLICY WEARNE REDEVELOPMENT
LOT 87 (8) WARTON ROAD, COTTESLOE WA 6011

SUMMARY OF POINTS

A) TO ADD AN ITEM 6.8 - BUILDING DESIGN & MATERIALS (QUALITY CONTROL)

1. Building design - to incorporate solar efficiencies (NOTE: to include design which utilises the strong prevailing south westerly winds.
2. Building materials – Marine grade, Non-reflective glass Marine Parade.
3. All building works and Landscaping to be in compliance with the Australian Standards for Universal Access Equal Opportunities.

B) BUILDING HEIGHTS - R-CODES

Item 6.2.1 Building height restricted to **15.5** meters fronting Warton Road

- Reduce height - Issues - overshadowing (loss of winter sun) & potential privacy issue north facing homes (southside) Warton Road?

Item 6.3.2 Balcony setback 2.5 meters

- Privacy issue north facing homes (southside) Warton Road?

C) Item 6.5 OPEN SPACE AND LANDSCAPING - UNIVERSAL ACCESS

Item 6.5.2 To add "In compliance with the Australian Standards for Universal Access."

NOTE: To consider Non-slip paving; Paths wide enough to take a wheelchair with places to turn or two people walking side by side; Gradual corners, handrails and gradual slopes are essential for both people with restricted movement and wheelchair gardeners.

D) TRAFFIC MANAGEMENT

1. Additional traffic on Warton Road and Gibney Street – to incorporate traffic management plan, and design of, due to the increased traffic travelling to this site.
2. Access to site during the proposed building works – control by which party(ies)?

E) OTHER

1. Clarification Item 6.3.2 Podium setback of 1 metre. Is this inside or external to the Marine Parade Wall setback of 6 meters?
2. Pollution Dust Protection - To protect Gibney Street, Warton Road and Wearne Hostel residents from dust and pollution during programmed works
3. Changes/additions (**RED HIGHLIGHT BELOW**).

TOWN OF COTTESLOE – LOCAL PLANNING SCHEME NO.3

DRAFT LOCAL PLANNING POLICY NO.2 – WEARNE REDEVELOPMENT, **LOT 87 (8) WARTON STREET, COTTESLOE**

A policy made pursuant to Part 2 of Local Planning Scheme No.3

1. INTRODUCTION

This Local Planning Policy provides development requirements and guidelines for the redevelopment of the Wearne Hostel site. The requirements and guidelines are drawn from a Master Plan that has been endorsed by the four landowners of the site, namely the Towns of Cottesloe, Claremont and Mosman Park and the Shire of Peppermint Grove.

2. OBJECTIVES

To provide development requirements and guidelines for the redevelopment of the subject site in accordance with the endorsed Master Plan, and to enable the redevelopment of a site that:

- Responds sensitively to interface issues, particularly between existing residential development adjacent to the site and the subject land;
- Delivers an optimal residential aged care facility having regard to the statutory and operational requirements of such a facility;
- Improves the existing movement network including site access;
- Defines appropriate building envelopes, typologies, form and heights having specific regard for existing and surrounding development;
- Identifies the amount, locations for and functions of key open spaces and considers the opportunity for public realm for aged care, independent living and communal spaces; and
- Is implementable in the context of a phased project delivery.

3. BACKGROUND

Wearne Cottesloe is an existing aged persons facility which comprises residential aged care accommodation and associated amenities. Curtin Care is a not-for-profit, charitable organisation which holds the lease to the Wearne Cottesloe site and is the approved provider responsible for all operations.

In 2017, a Master Plan was prepared for the redevelopment of the site and advertised for public comment. The Master Plan provides for 129 residential aged care places and 76 retirement apartments for independent living which could result in the accommodation of between 280 to 330 residents at full occupancy.

“Wearne House” is a Place of State significance and will be retained and restored to provide a valuable focal point for the development. The building will be repurposed to accommodate communal facilities containing meeting/activity **SPACES** for the community.

4. REQUIREMENTS FOR POLICY

4.1 The provisions of this Policy override Clause 6.2.3.3 and Schedule 14 ‘C’ of LPS No. 3 in relation to the requirement for a structure plan, **(comma)** prior to the issue of development approval, on the basis the Town of Cottesloe has endorsed the Wearne Master Plan to articulate a vision for the site.

4.2 An endorsed Master Plan for the subject site is contained in Attachment 1.

4.3 This Local Planning Policy provides **(OUTLINES)** the development requirements for the re-development of the subject site.

5. APPLICATION OF POLICY

This policy applies to the redevelopment of the Wearne Redevelopment site at Lot 87 (8) Warton Street, Cottesloe which is zoned ‘Development C’ under the Town of Cottesloe Local Planning Scheme No. 3.

6. POLICY PROVISIONS

6.1 Land Use

The following Land Uses shall apply:

Aged Persons Dwelling	Nursing Home
Cinema/Theatre	Office
Community Purpose	Place of Worship
Consulting Rooms	Reception Centre
Convenience store	Recreation private
Exhibition centre (Gallery)	Restaurant/Café
Hospital	Retirement Village
Medical Centre	Serviced Apartment
Market	Shop
Multiple Dwelling	Small bar

Where a use is not listed, the use is not permitted unless the Council is satisfied that the use is consistent with the relevant objectives for the site.

6.2 Building Heights

The provisions of this Policy override Clause 5.7 Building Height. For the purposes of this policy, the following definition shall apply:

Building Height: means the maximum vertical distance between any point of natural ground level and the finished roof height directly above, excluding minor projections above that point.

Storeys can be of any individual height, subject to the building remaining within the maximum height limit as indicated in metres.

Development shall comply with the following Building Design Control requirements and diagrams:

6.2.1 Buildings to be a maximum of:

- 15.5m in height, fronting Gibney Street and Marine Parade; and
- 19.5m in height fronting Warton Street (except for the heritage building of Wearne House). as shown in **Figure 1**.

6.2.2 The existing Wearne House building height will ultimately increase as a result of the proposed restoration of the 'Candle Snuffer' turret roof and is estimated to be around 17 metres.

6.3 Building Setbacks (Refer Figure 1)

6.3.1 The minimum building setback for the basement levels are NIL for Gibney Street and Warton Street, with minor protrusions, not exceeding 3.0 metres above natural ground level permitted.

6.3.2 The minimum building setbacks for ground floor/podium levels (except for the heritage buildings) are:

& PRIVACY

- Marine Parade – wall setback of 6 metres; podium setback of 1 metre.
- Gibney Street – wall setback of 2 metres; balcony setback of nil.
- Warton Street – wall setback of 4.5 metres; balcony setback of 2.5 metres.

6.3.3 The minimum building setbacks for upper floors (except for heritage buildings) are:

- Marine Parade – wall setback of 6 metres for up to three storeys; wall setback of 10 metres above three storeys balcony setback of 4.5 metres.
- Gibney Street – wall setback of 2 metres; balcony setback of nil.

- Warton Street – wall setback of 4.5 metres; balcony setback of 2.5 metres.

6.3.4 Wall setbacks from the existing Heritage buildings to be 4 metres for single storey and 5 metres above single storey.

6.4 Building Scale and Streetscape

6.4.1 The upper building levels to Marine Parade are to be set back and designed so as not to dominate the adjacent streetscape, whilst promoting views and passive surveillance.

6.4.2 Streetscapes are to provide diverse facades and form to minimise a monotonous appearance.

6.4.3 All upper storeys to be articulated with a change of material, colour and variation to break down the perception of mass.

6.4.5 The Marine Parade ground level building facades shall be designed to address the street via entries Warton Rd & Gibney St and windows to create interest and a sense of activity within the building.

6.4.6 No blank walls to corner frontages will be permitted.

6.4.7 Buildings on corners must address both street frontages and include strong architectural expression to both facades.

6.4.8 Compatible building heights and scale are to be provided along the interface with the adjoining WA Deaf School, taking cues from the existing Heritage Building located adjacent to the eastern boundary of the subject site.

6.4.9 Development should respect Wearne House heritage building and its curtilage

6.5 Open space and landscaping

6.5.1 A minimum of 60% of the overall site to be provided as public open space.

6.5.2 A detailed landscape plan (IN COMPLIANCE WITH THE AUSTRALIAN STANDARDS FOR UNIVERSAL ACCESS) for the development site and adjoining road verge(S) shall be lodged with and approved by the Town prior to commencement of the development.

6.5.3 Landscaping for the development shall be undertaken in accordance with the approved landscaping plans prior to occupation or use of the development. Landscaping can be phased (IN) having regard to the phasing of development.

6.6 Vehicle access, parking and service areas

6.6.1 Primary vehicle access shall be located from Warton Street and Gibney Street only.

6.6.2 Residential vehicle parking is restricted to the basements only.

6.6.3 Visitor parking is to be provided mainly in the basements, with a possible allowance for some on-grade or verge parking subject to Council approval.

6.6.4 The number of car parking bays required for the redevelopment are varied in the Town's LPS 3 as shown in **Table 1**.

6.6.5 Loading and service areas shall be located and designed to minimise their visibility from the public street and from public spaces.

6.6.6 In compliance with the Australian Standards for Universal Access

6.7 Heritage

6.7.1 Development that is proposed to be located adjacent to the Heritage Building of Wearne House shall have regard to the requirements of the Conservation Plan which was prepared in 2018 as part of the Master Plan process. A copy of the Conservation Plan is held at the State Heritage Office and at the Department of Planning, Lands and Heritage.

6.7.2 The Conservation Plan provides guidance on acceptable changes to the heritage fabric of Wearne House and guides the overall shape of development through policy on acceptable development zones.

6.8 Building Design & Materials

6.8.1 Building design - To incorporate solar power and environmental design which includes utilisation of the strong prevailing south westerly winds & northern winter sun.

6.8.2 All building works to be in compliance with the Australian Standards for Universal Access and Equal Opportunities.

6.8.3 Building Materials – Marine grade steel, Non-reflective glass Marine Parade.