

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: JAYSON RENEUF

Organisation / Company (if applicable): RENOUF REAL ESTATE

Phone: _____

Address: COTTESLOE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

POSITIVELY AFFECTED BY THE VERY POSITIVE RENEWAL OF WHAT WAS A SOURCE OF DILAPIDATED SITES

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

COTTESLOE
NEAREST INTERSECTION RAILWAY + WINDSOR

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

VERY SUPPORTIVE OF THIS EXEMPLARY DEVELOPMENT. APPLAUD THE VISION, DESIGN AND ACUMEN THAT HAS GONE INTO THIS PROPOSAL.

GREAT TO SEE LOCAL RESIDENTS "INVESTING" IN THE FUTURE OF THE COMMUNITY AND STREETSCAPE.

Date: 27/06/2016 Signature: _____

Name: Helene Atwell

Phone :

Address: _____ Cottlesloe 6011

Re LOCAL PLANNING SCHEME 3 / AMENDMENT NO. 5

How are my interests affected as an occupier of property:

New buildings on this site will directly affect my daily life as the location faces my home.

Address of the property affected: _____, Cottlesloe

I support this project.

I live directly opposite the site which is at the cnr. Railway/Congdon Streets. I would be very happy to see an increase in attractive, eco-friendly smaller spaces in this area.

Right now the corner of Congdon Street and Railway Street on the south side is dark and lonely at night. The office building 136 Railway Street has almost no activity after dark.

I will feel safer to walk in the early morning and the evening when there are more people in the area, living close to the railway station.

It will be beneficial for our community to have a choice of smaller residences available

Date: 28/06/2016

Sincerely

Helene Atwell

olifents

EST. 1929

14th July 2016

**The Town of Cottesloe
Planners & Counsellors
Broome street
Cottesloe**

Dear Sir/Madam,

**RE: SWANBOURNE VILLAGE FRONT - PROPOSED DEVELOPMENT CORNER OF
CONGDON & RAILWAY STREET, COTTESLOE.**

I support the proposed development.

It is refreshing to review the plans for this development, which will without doubt be in high demand from local residence seeking to downsize.

I consider it will be a benchmark in quality and community living - meeting the needs of the local residence, who may be dismayed at the current alternatives to the single free standing family home.

What a wonderful place to live, where residents are not isolated within their properties - they can add to and benefit from the village atmosphere within the adjoining retail precinct, paving a new road in the community that they love where sustainable design is at the forefront.

I have yet to see a better plan for the future living needs of our aging population and applaud the council for its support of such an innovative project.

Yours Sincerely,

Jon Bahen

12 Loma Street
Cottesloe WA 6011

TOWN OF COTTESLOE

20 JUL 2016

RECEIVED

T 9383 3022 | F 9385 2870

E reception@olifents.com.au

PO Box 850, Cottesloe WA 6971

Suite 44b, Cottesloe Central

460 Stirling Highway

Peppermint Grove WA 6011

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Alan Wilson

Phone:

Address: Claremont

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

I own and live at the above address, which is across the road from the site.

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I support the above amendments for the following reasons:

- 1) The proposed development will enhance the appearance of the area. The stepped back design of the buildings fits in well with the neighbouring properties and does not adversely affect them. I note that the previous houses on these blocks were an eye sore due to many years of neglect of the buildings and their gardens.
- 2) The rezoning from R20 to R60 only changes the density of the housing and does not affect the setback and overshadowing requirements next to the adjoining R20 sites.
- 3) The development is compatible with the State Government's requirement for increased urban infill. It is only 170m from the Swanbourne train station and this will discourage the use of private vehicles. Railway Street is already a busy street, especially at school drop off and pick up times, so the additional impact from this proposal will be unnoticeable. There is a good range of shops and amenities within 300m and this will again reduce the need to use cars for routine trips.
- 4) The development compliments the business centre on the opposite side of Congdon Street and the Beaumont Retirement Village on the opposite side of the railway line.

Higher density living around public transport nodes will obviously have no visual or functional effect on people and properties further away from these nodes.

- 5) The additional people living within walking distance of the Swanbourne shops will improve their viability and help attract further investment in them.
- 6) Government mandated medium to high density infill near transport nodes is already being discussed in the media. The adjacent Swanbourne Shopping Centre adds to the legitimacy of that argument in relation to the Swanbourne railway station. The current proposal is vastly superior to any high density design (R code greater than 60) that may be imposed on this site.
- 7) There is an increasing need for smaller, well designed homes for people to move into once their children have left home.
- 8) I note that there will always be a diversity of opinion on any changes to the status quo. I remember about 30 years ago, before there was any significant redevelopment of this area, the Town of Cottesloe tried to have the Parry Street to Eric St area designated a Heritage Precinct. There were many people strongly for and against this proposal and they argued for 5-10 years about it. By the time there was any chance of developing a consensus, it was realized that so much of this area had been redeveloped and that there was little left to preserve and the whole idea of a Heritage Precinct was dropped by the Council. If there was a heritage precinct caveat over this area then this redevelopment would have been more difficult. I wonder how many of the people who opposed the Heritage Precinct plan then are also against this redevelopment.

Date: 20.7.2016 Signature: A. J. Wilson

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name:

Georgia Moore

Organisation / Company (if applicable):

Centre of Alignment

Phone: _____

Address:

Cottesloe

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

This side of train line seems to be almost a forgotten area, and for one this affects small business,

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I believe that a tasteful construction as proposed in this area, would certainly support the community for all concerned and I believe would not disadvantage the residential area. In fact, quite the opposite. This is a safe area for all ages, close to transport, for elderly. It would bring new life to this particular area.

Date:

29/6/16

Signature:

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Frances Hoskins

Organisation / Company (if applicable): _____

Phone: _____

Address: Claremont

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

Occupier.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

As above.

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

While I do not believe that higher zoning should be applied indiscriminately across the town of Cottesloe, I believe it is appropriate for this site. The position as a corner site adjacent to train station and business centre makes it a perfect candidate for higher density. I believe this development will benefit the local businesses in the area & increase the amenity of the area.

Date: 1 July 2016 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: SWANBOURNE CELLARS — STEVE PERRY

Organisation / Company (if applicable): _____

Phone: _____

Address: SWANBOURNE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Swanbourne cellars supports the proposed development.

Date: 2/7/16 Signature: _____

Thank you for the opportunity to provide comment on this amendment, hopefully my submission is not too late to be considered.

I am a tenant at ___ Congdon St, across the road from the subject site.

I am strongly in support of the proposal – it will be of benefit to the community and improve the appearance of the area.

I request Council consider the need for a new verge treatment adjacent to the site to allow for wider footpaths, street trees and potentially on-street parking as part of the development approval process.

Regards

Josh Wilson

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Leith Wolpes

Organisation / Company (if applicable): _____

Phone: _____

Address: _____, Slenton Park

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

Quality group housing will benefit the community in charge

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

_____, Slenton Park

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Truly believe in high quality development will be beneficial for the community. The surrounding shops will also benefit.

Date: 2/7/16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: ANTONIO ANGELETTI

Organisation / Company (if applicable): _____

Phone: _____

Address: CHURCHLANDS

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

A POSSIBLE FUTURE OWNER

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

A DEVELOPMENT THAT IS PRACTICAL AND REALISTIC FOR ITS POSITION. SUITABLE TO THE PEOPLE THAT WILL BE LIVING OR WANTING TO LIVE IN THIS AREA.

Date: 4/7/16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Julia Hayes

Organisation / Company (if applicable): Swanbourne Business Centre

Phone: _____

Address: _____ COTTESLOE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

OUR OFFICE WINDOWS OVERLOOK THE SITE. MY OFFICE IS IN THE COMMERCIAL BUILDING ACROSS THE STREET, CNR RAILWAY/CONGDON ST.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

LOT 8 STRATA 20669 VOL/FOL 1943/67

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I SUPPORT INCREASED DENSITY IN THIS LOCATION, CLOSE TO OUR COMMERCIAL STRIP AND RAILWAY. IT IS AN IDEAL SPOT FOR INCREASED FOOT TRAFFIC AND BRINGING MORE RESIDENTS TO OUR BUSINESSES. THERE WILL BE BENEFITS FROM INCREASING CUSTOMERS AND WALK BY ENQUIRIES

NOTE: I AM AN INVESTOR IN THE PROJECT AS WELL AS BEING A BUSINESS OWNER AFFECTED BY IT.

Date: 4 JULY 2016 Signature: _____

Submission Form

Form 3A

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: KATHERINE KAZAF

Organisation / Company (if applicable): _____

Phone: _____

Address: shop 1 COTTESLOE
(OWNER)

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

I AM A SUPPORTER OF WELL-DESIGNED GROUP HOUSING. I OWN A SHOP IN COTTESLOE

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

Shop, corner JERARD ST & RAILWAY STS

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I SUPPORT WELL DESIGNED GROUP HOUSING.

Date: 28/6/2016 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No

Name:

Organisation / Company (if applicable): _____

Phone: _____

Address: _____

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Date:

Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Anne-Marie Mallon

Organisation / Company (if applicable): _____

Phone: _____

Address: _____, COTTESLOE GOLF

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

Land Owner in Congdon St.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

N/A.

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I believe this to be an insightful and community building approach to our neighbourhood. It is complete with thoughtful ideas, great designs and developer/owner input.

Date: 2.7.2016 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: CHRISTINE + WINSTON FOUKES-TAYLOR

Organisation / Company (if applicable): -

Phone: - - - - -

Address: CLAREMONT 6010

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

WE APPROVE OF THE PLANS FOR
CNR CONRAD ST + RAILWAY PARADE.
SWANBOURNE. WE VIEWED THEM ON
SATURDAY PM - 2.7.16.

Date: 4.7.16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Sue David

Organisation / Company (if applicable): Cottesloe resident and business owner

Phone: _____

Address: Cottesloe WA 6011

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

Cottesloe resident interested in sustainable living. Councils need to have action plans to ensure their actions are carbon neutral. This development is one such development. We are all impacted when carbon neutral and environmentally sustainable decisions are not made.

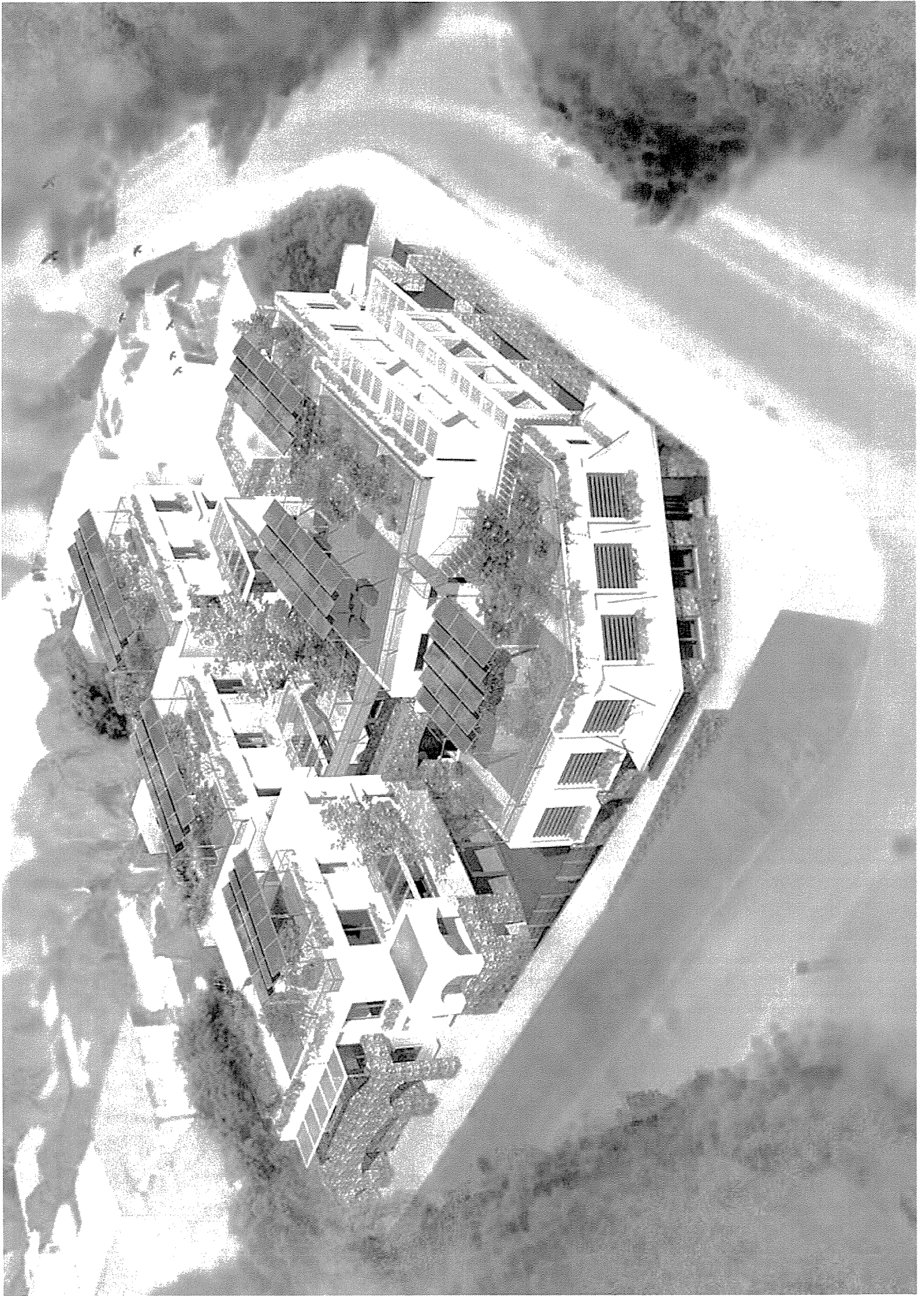
ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

See attached word document. Please note private homes can potentially take up the entire block and just service one family. This development is catering for multiple familys, is community based and has clever architecture that allows for sustainable living.

Date: 17/07.16 Signature: _____

- We write in support of the Proposal.
- We have lived in our family home in Cottesloe for a number of years, however want to downsize, but still remain in the Cottesloe area so we can be close to family and friends.
- The maintenance of our house and garden is becoming an issue, but we do enjoy the peace and tranquillity of a garden.
- The above proposal on the corner of Congdon St. and Railway St. in Swanbourne Village will be ideal for us as there are shared courtyards, roof garden spaces as well as private roof garden spaces, maintained by a full time gardener.
- There are as variety of unit types to choose from and the overall size of the project is not too large.
- Because there are a range of unit sizes, with some being more affordable for the younger generation, there will be a range of ages living in the proposed residences, which is healthy.
- We do not want to move in to an apartment block and this model of a collection of small residences would suit us perfectly.
- We have run an organic farming supply company for many years so are very interested in the environmental and sustainable aspects of the project.
- The Passive solar nature of the buildings will make them comfortable, with good cross ventilation and low energy use.
- The energy use will be supplemented by battery power storage run off the Photo Voltaic cells on the roof – This is the way of the future.
- The development will offer us security as we age, with neighbouring residents keeping an eye on us.
- We want to use the train to Perth and Fremantle and cycle more as we get older.
- Swanbourne Village offers us all the facilities we need and is within easy walking distance of the proposed development.
- These types of developments build up strong communities as one tends to shop locally and support the local businesses.
- We can easily cycle or walk to our local tennis club and beach.





To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5.

Name: Jeremy Hill

Organisation: Essential Health

Phone:

Address: Railway St, Cottesloe.

As owner and occupier of Essential Health, located in the west-facing aspect of Cottesloe Chambers, I wish to express my support for the proposed development on the corner of Railway Street and Congdon Avenue, Cottesloe.

The proposed development lies directly opposite my office and I look forward to seeing such a stylish, modern and environmentally progressive development from my office window each day.

I believe that this development would be a positive addition to the local community.

Sincerely,

Jeremy Hill 8th July 2016.

Dear Mayor and Councillors,

Writing in support of a Development that I have no involvement in is a new activity for me.

But I write to you to support such an innovative and ecologically responsible development in an area that I grew up in and am very close to . My Father and brothers still live in this neighbourhood and in this street and support me in this letter as well.

The hallmark of good Architecture is how a building treats light and air and this development has taken this approach to heart .

This is not your typical massed structure looking for economies of scale . It is sensitively conceived to provide what people in the community want , their options are unfortunately limited . But here they have a residence linked to the Village and transport which keeps them in the Community and does not force them to go further afield.

This type of development in my opinion will be occupied by Owner/Occupiers from the area . It is not an Investor product – it has a sensitive human scale with a variety of housing styles that would suit many of the social demographics that we have in Cottesloe. It is made to be a community within a community if you will.

In my job I see people at the 'coal face' of the market looking for opportunities like this – they are just not available.

We have a huge demographic shift underway with 'baby boomers' leaving their homes as they need to scale down for a variety of reasons.

There needs are met by this proposed development , unlike others , and I commend the approach taken by these people who have put a lot of good thought into this project.

This deserves broad support and encouragement.

Your sincerely

Chris Shellabear

Cottesloe ratepayer

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

PO Box 606, Cottesloe WA 6911 or

To: The Chief Executive Officer of the Town of Cottesloe.

council@cottesloe.wa.gov.au

Submission on: Local Planning Scheme 3 / Amendment No 5

and copy to councillors & mayor

Name: NICHOLAS OZICH

Organisation / Company (if applicable): _____

Phone: _____

Address: CLAREMONT 6011

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.
OWNER OCCUPIER OF

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).
I SUPPORT HIGHER DENSITY AND AM UNDER TAKING
A R40 DEVELOPMENT ON OUR PROPERTY.
I WOULD LIKE A RESPONSE FROM THE
T.O.C ON WHY OUR REQUEST FOR R50
ZONING WAS REJECTED BY WAPC & T.O.C
AS 'TO DENSE' HOWEVER THE AMENDMENTS
SUPPORT R60 WHEN OUR PROPERTY IS
CLOSER TO THE TRAIN STATION AND HAS
REAR LAWN ACCESS. THIS DOES NOT SEEM

Date: 15/7/16 Signature: _____

~~EQUITABLE~~ OR FAIR AS OUR REQUEST WAS
 REJECTED ONLY 2 YEARS ~~AA~~ AGO.
 CAN YOU PLEASE EXPLAIN THIS INCONSISTANT
 POLICY, OUTCOMES REGARDS

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

PO Box 606, Cottesloe WA 6911 OR
council@cottesloe.wa.gov.auSubmission on: Local Planning Scheme 3 / Amendment No 5

Name:	<u>MICHAEL and SUSAN ERICKSON</u>
Organisation / Company (if applicable):	<u>N/A</u>
Phone:	_____
Address:	_____, <u>Cottesloe</u>
State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.	
<u>N/A</u>	
ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).	
<u>N/A</u>	
SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).	

We fully support the proposed development at 126-128 Railway Street. The spread of the Perth metropolitan area and the consequent relatively low population density make it impossible for the city to benefit from economies of scale associated with road, transport, water, electricity, and sewerage infrastructure. Comments in the material distributed by the Residents and Ratepayers Association along the lines of 'being in favour of infill but just not here' reflect a NIMBY attitude. If, as the Residents and Ratepayers Association states "This will create a dangerous precedent throughout Cottesloe", we are both all for it!

Rather than allowing development on both sides of Swanbourne station within a 400m catchment area, why not all along the railway line from Swanbourne to Cottesloe?

Date: 15/7/16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: **Local Planning Scheme 3 / Amendment No 5**

Name: Lesley Shaw

Organisation / Company (if applicable): _____

Phone: _____

Address: Swanbourne 6010

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

As a part - owner of the subject site

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

Lot 24 & 25 Railway St and corner Congdon St

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Please see attached document

Date: 17/07/2016 Signature: _____

Town of Cottesloe
P O Box 606
Cottesloe
6911

The Chief Executive Officer

Dear Sir,

Re: Submission on Local Planning Scheme 3/ Amendment No. 5

This proposal meets the long-term objectives of the Town's Strategic Plan of December 2013-2023 recognising " into the future the number of new dwellings is expected to exceed the number of new lots. There is a marked trend for strata title development. "

The site is located within a 400m radius of the Swanbourne Station, (actually 160m from the station) and fits the Transit Oriented Development model that is being heavily promoted by the WAPC in an effort to increase walkability and reduction in car use.

This proposal has incorporated ideas from Professor Peter Newman, a well known expert in Transit Oriented Design and Sustainable Development from Curtin University, and Josh Byrne, environmental scientist and acclaimed garden designer (often appears on ABC's Gardening Australia) incorporating ecologically sustainable design principles including grey-water reuse, energy efficiency and productive gardens in small spaces. Incorporating these features creates a complex of dwellings that are compact, with a pleasant garden environment.

The greenery within this development fits well within the Urban Tree Canopy concept that is grabbing people's attention in the western suburbs. This development would have central terrace water-wise gardens and roof gardens that would be looked after by a contract gardener. Extensive planting on roof gardens and the communal spaces incorporating fruit trees and shrubs within the development would increase cooling effects around the dwellings.

Homes exploit passive solar orientation, and the sloped site allows for creative use of the topography without sheer parapet walls ruling out light to bordering properties. Although the proposal is described at being 3 stories with under-croft parking, in effect, the view from the house on the southern side overlooking the development will only be looking at a level of one and a half due to the slope of the site. Sensitivity about the relationship between the development and neighbouring properties was a big consideration and the architects met with the neighbours right at the beginning to address any concerns they would have. Garry Baverstock and my husband James met on a number of occasions over the past year with the neighbours to the west and south. We were amazed to hear that the neighbour to the west stood up in the most recent council meeting and said he had only known about the scheme for 14 days!

What I really like is a clever mix of units to suit all types; earth units, single and double story units to suit singles or young couples, or those aging in place. It's a dynamic mix of old and young. There is great emphasis on the flow of the landscape through the property and vistas extend over roof-terraced gardens. Water wise gardens weave through and will be carefully managed by a contract gardener.

Looking at the bigger picture, a development of this nature offers much more: Perth's urban spread is causing increased destruction of bushland as the city expands, isolation of individuals and families in the outer suburbs, increased pollution as a result of vehicular emissions, wasted productive time in traffic jams, extended costly infrastructure such as roads, water supply, sewers, electrical reticulation.

Urban infill needn't be large tower blocks of apartments. In areas such as Cottesloe, the type of small cluster housing model proposed is ideal as it suits Cottesloe's scale and residential nature. A design of this kind would make Perth city and surrounding nodes more viable, with local businesses flourishing as a result of increased foot traffic, improved public transport resulting in less car usage, distances become walkable, and cultural entertainment becomes more viable.

Having lived near the coast for 28 years and now considering downsizing, we and many others in this area do not want to move into an apartment block, so this small model of housing in a garden setting is ideal. We like the idea of living amidst a range of ages and shared ideals.

What saddens me is the prospect that 2 blocks like these alongside each other would be carved into 3 and sold off as double storey houses of an equivalent bulk to what is being proposed - producing few new homes to alleviate the problems I have mentioned.

Here's an opportunity for Cottesloe to lead the way and demonstrate that alternative approaches to infill can be done at a scale that is sympathetic and inviting.

For these reasons I hope that you will view the proposal favourably.

Kind regards

Lesley Shaw

17 July 2016

Submission Form

Form 3A

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)
Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.
Submission on: **Local Planning Scheme 3 / Amendment No __5__**

Name:
Joan Sharpe

Organisation / Company (if applicable): n/a

Phone:

Address:
, Cottesloe.

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.
Private citizen

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection
LOTS 24 & 25 RAILWAY STREET, on the corner of Congdon and Railway Streets.

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I am writing to express my support for the abovementioned development.

- Perth's expanding footprint leads to increased destruction of bushland, isolation of individuals and families in the outer suburbs,

increased pollution as a result of vehicular emissions, wasted productive time in traffic jams, extended costly infrastructure such as roads, water supply, sewers, electrical reticulation. To comply with our responsibilities to limit this situation, Cottesloe town planning scheme encourages higher density living along the railway line and close to stations. Single unit residential can mix with intelligent designs for higher density. I do not think the scale or design of this project will adversely affect the surrounding residents or streetscape.

- Good architecture supports both the users of buildings as well as the surrounding community. Large high rise apartment blocks are incongruous with the human scale and frequently do not meet human needs. Many schemes built by developers are dominating our built environment with little regard for their inhabitants or their neighbours. This design is very different from such schemes.
- The overall size of the project is a small cluster of houses so residents will get to know everybody in the complex well. Because of the variety of residential unit types there will be a cross section of ages. Community living is known to foster healthier, happier living. Residents keep an eye on each other as they age.
- The dwellings in question seem to me to exactly meet these objectives. They have been designed by experienced architects known for their sensitivity and understanding of the social needs of people, communities at large and of the natural environment. The project has an “environmental” ethos, which will attract people with similar interests.

I applaud this proactive project and feel the neighbourhood will be enhanced by such a proposal.

Date 17/07/2016

Signed Joan Sharpe

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

TOWN OF COTTESLOE
21 JUL 2016
RECEIVED

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: Vicki Shannon

Organisation / Company (if applicable): NA

Phone: _____

Address: Cottesloe WA 6011

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

Resident of Town of Cottesloe

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

RE: Rezoning of 126-128 Railway Street Cottesloe
from R20 to R60 (R80)

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I support the above mentioned rezoning for the following reasons:

- ① It's located within an area that has access to transport, community and amenities
- ② It appears to follow good environmental design principles
- ③ It is a necessary progression towards sustainable living
- ④ It provides for increased population density without clearing land
- ⑤ It reduces urban sprawl

I support the development provided it does not adversely affect adjacent

Date: 20/07/16 Signature: _____

PTO

NB see back page for more comments

Continued from 1st page

residents and that it follows proper planning principles and maintains the amenity of the area.

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: PAUL QUINLIVAN

Organisation / Company (if applicable): HEATH DEVELOPMENT

Phone: _____

Address: COTTESLOE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

COMPANY & LOCAL RESIDENT

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

COTTESLOE

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Increased Density around transport nodes just makes sense.

Innovative and responsible architecture is the hallmark of the developer, something the Cottesloe community demands. It will create a housing mix currently missing in the Cottesloe area.

Date: 9/7/16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: DIANNE WILSON

Organisation / Company (if applicable): CENTRE OF ALIGNMENT

Phone: _____

Address: COTTESLOE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

IT WOULD NOT AFFECT ME AND I DO FEEL IT WOULD BRING VALUE TO THE AREA

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I HAVE NO OBJECTION AND THIS DEVELOPMENT WOULD BRING NEW ENERGY AND MOVEMENT TO THE AREA CHANGE IS GROWTH.

Date: 19. 7. 16. Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No #5

Name: TONY ANDERSON

Organisation / Company (if applicable): -

Phone: _____

Address: _____, CLAREMONT

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.
I SUPPORT STRONGLY WELL PLANNED DEVELOPMENT OF THE TYPE PROPOSED, AS A PRIVATE CITIZEN.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).
I BELIEVE THAT THE DEVELOPMENT PROPOSED FOR THE CORNER OF CONYDON + RAILWAY ST, IS ENTIRELY APPROPRIATE. IT IS WELL LOCATED ADJACENT TO GOOD PUBLIC TRANSPORT, SHOPPING ETC. DEVELOPMENT OF THIS TYPE AROUND ACTIVITY NODES SUCH AS THE SWANBOURNE VILLAGE SHOULD BE STRONGLY ENCOURAGED AS THEY REPRESENT AN EFFICIENT AND ECONOMIC USE OF LAND AND HELP TO MAKE SUCH LOCATIONS VIBRANT PLACES TO LIVE.

Date: 19/7/16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

25 JUL 2016

RECEIVED

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: ROSLYN SEALE

Organisation / Company (if applicable): _____

Phone: _____

Address: SWANBOURNE WA 6010

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

PRIVATE CITIZEN

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

CONGDON / RAILWAY STREET CORNER

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I APPROVE THE STYLE OF DEVELOPMENT OF THIS LOCATION. IT IS A SUITABLE USE OF LAND CLOSE TO THE RAIL LINE AND SHOPS AND NOT OUT OF KEEPING WITH BUILDINGS ON THE CORNER OF CONGDON / RAILWAY STREETS

Date: 20/07/2016 Signature: _____

Submission Form

Regulation 34(1)(a), 36(5)(a), 40(1)(a) & 40(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5Name: Keith WeeksOrganization / Company (if applicable): N/A

Phone: _____

Address: _____, Subarea, 6006

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

The proposed Swanbourne Village is the type of residential development that is required in this urban environment. Such developments will be a much sought after alternative residence style

ADDRESS OF PROPERTY AFFECTED (if applicable), (include lot number and nearest street intersection).

Proposed Swanbourne Corner of Congdon St. and Railway Rd. Cottesloe

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Alternative housing facilities are needed in urban areas to provide options of housing to 'normal' large houses on large blocks for one resident. An obvious under-utilisation of the limited space

This development is a high quality design that is an unobtrusive, sustainable facility which will only add character to the local environs and provide opportunity for more people to enjoy the benefits of urban lifestyle

My opinion is that the project be approved given compliance with all regulations and design rules applicable in these environs. It meets the criteria of increased population density in a appropriate style

In fact I will be very interested in living in one of these residential units myself

Date: 20 July 2016

Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name: COLIN HEATH

Organisation / Company (if applicable): HEATH DEVELOPMENT (LOWE PTY LTD)

Phone: _____

Address: _____ COTTESLOE

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

PROPERTY OWNER / OCCUPIER

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

COTTESLOE 6011

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

WE HOPE COUNCIL WILL JUDGE THIS EXCELLENT DEVELOPMENT ON NOT ONLY ITS AESTHETICS, BUT THE REALITY THAT A CHANGE IN SCALE IS NEEDED IN THIS AREA. THE COMMERCIAL HUB OF SWANBORNE VILLAGE WILL BLEND WELL INTO AN INCREASED DENSITY DEVELOPMENT SUCH AS THE ONE PROPOSED. HIGHLY RECOMMEND IT.

Date: 21 JULY 2016 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

TOWN OF COTTESLOE

22 JUL 2016

RECEIVED

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5Name: MAX BALLOrganisation / Company (if applicable): MAX BALL SCULPTOR

Phone: _____

Address: CLAROMONT 6010

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

I DESIGNED AND BUILT THE SCULPTURE / FENCE ARTWORK AS A COMMISSION FROM SVT AT THE SITE IN QUESTION.

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

'SWANMOUND VILLAGES TRUST' SITE -
Sth. WESTERN OF CONGDONST. AND RAILWAY ST., COTTESLOE'

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

I AM A RETIRED ARCHITECT AND NOW SCULPTOR AND JEWELLER. I BELIEVE IN THE ETHOS BEHIND SVT'S MULTI-UNIT DEVELOPMENT. SUSTAINABLE USE OF RESOURCES, LOW ENERGY DESIGN AND OPERATING COSTS COMBINED WITH THE WONDERFUL COMMUNITY LIVING POSSIBLE IN THIS DEVELOPMENT. THE TRUST COMPRISES PEOPLE WHO CAN ACHIEVE THESE OUTCOMES SENSITIVELY AND ON A SITE THAT'S IDEAL. TRANSPORT NEARNESS, SOLAR ACCESSIBILITY AND LOW IMPACT ON SURROUNDING RESIDENCE MAKE THIS POSSIBLE.

Date: 22ND JULY '16 Signature: _____

Submission Form

Regulation 24(1)(a), 26(6)(a), 40(1)(a) & 49(1)(a)

Planning and Development Act 2005

TOWN OF COTTESLOE

- 8 AUG 2016

RECEIVED

To: The Chief Executive Officer of the Town of Cottesloe.

Submission on: Local Planning Scheme 3 / Amendment No 5

Name:

ROBYN BENKEN

Organisation / Company (if applicable):

Phone:

08

Address:

, Cottesloe

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

I am very supportive of the cluster of small homes proposed for the Congdon/Railway St corner

ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).

SUBMISSION - Provide your comments in full and any arguments to support them (attach additional pages if necessary).

Cottesloe needs more small homes sited close to public transport. Elderly people particularly cannot care for gardens as they might have in the past. Elderly people wish to remain part of their community and not be hidden away in large blocks of flats or in facilities where there are only aged people. This proposal seems to me to be excellent & much needed in our Cottesloe community.

Date:

4th Aug. 2016

Signature: _____

Mr Mark Humphrey
CEO, Town of Cottlesloe
P.O Box 606
Cottlesloe 6911

TOWN OF COTTESLOE
08 AUG 2016
RECEIVED

Cottlesloe 6011
4th August 2016

Dear Mr Humphrey,

Please find attached a submission form. I read in the Post Newspaper some discussion concerning a proposed housing development on the corner of Congdon + Railway Streets in Cottlesloe and I'm very keen that my Council gives support to this exciting initiative and alters the necessary zoning to facilitate the cluster of homes.

As a resident of Cottlesloe for over 30 years I would love to think that I could stay in my community as I grow older - and a well designed small home, close to the railway, shops and part of a vibrant community attracts me very much more than an anonymous block of flats.

I will be delighted if this proposed development can go ahead. It is exactly what we need in Cottlesloe.

Yours sincerely

(ROBYN BENKEN)