



Shire of  
Peppermint Grove

# Memorandum of Understanding

This Memorandum of Understanding (MOU) is made under s3.68(b) of the *Local Government Act 1995*.

## 1. Introduction

The Town of Cottesloe (the Town) and the Shire of Peppermint Grove (the Shire) are entering into a joint agreement in relation to the preparation of an Integrated Local Area Plan for the Cottesloe Activity Centre – the area and land described in Annexure 1. This agreement is outlined in the following MOU.

## 2. Parties to MOU

This MOU is an agreement between the following parties:

The Town of Cottesloe  
'the Town'

The Shire of Peppermint Grove  
'the Shire'

109 Broome Street, Cottesloe WA 6011

1 Leake Street, Peppermint Grove, WA 6011

## 3. Background

The Cottesloe Activity Centre is an important place of community focus for the neighbourhoods of Cottesloe and Peppermint Grove. Development of the Centre is likely to be substantially renewed over the next 20 years and it is important for the local and state government as well as the private sector to work together to realise the best outcomes for urban design and functionality – to serve local needs and to connect the centre better to its communities.

An overarching strategic planning framework is needed ahead of the likely major redevelopment projects, to guide redevelopment and ensure there is a transformative change and improvement in the centre in terms of social and economic vigour.

To that end, the Town of Cottesloe, in association with the Shire of Peppermint Grove, proposes to undertake the preparation of an Integrated Local Area Plan (ILAP) for the Cottesloe Activity Centre (the Centre) study area that extends from Curtin Avenue to the eastern side of Stirling Highway and is bounded by Curtin Avenue to the west, Forrest Street to the north, and Jarrad Street and Irvine Street to the south.

This study area incorporates the two precinct areas of Cottesloe Town Centre Zone and the Peppermint Grove District Centre Zone, as well as the residual (vacant) railway lands surrounding Cottesloe Station.

#### **4. Definitions**

Any terms referred to in this document has the same meaning as in the *Local Government Act 1995* and its Regulations, the *Planning and Development (Local Planning Schemes) Regulations 2015* and State Planning Policy No 7 - Residential Design Codes.

#### **5. Purpose of MOU**

The purpose of this MOU is to ensure that the parties subject to this MOU agree to work together in good faith for the promotion, advancement and (re)development of the Cottesloe Activity Centre.

#### **6. Objectives of MOU**

- To formally acknowledge the partnership between the Town and the Shire.
- To foster and support a respectful and trusting working relationship between the Town and the Shire.
- To provide a framework of understanding on which all other documents, agreements and partnerships between the parties can be formulated.

#### **7. Term and Scope of MOU**

- This MOU will come into effect at the date of signing by both parties.
- The MOU is an ongoing arrangement subject to review and evaluation every 12 months, or until it is terminated.
- The MOU does not preclude the rights of either party to engage in other partnerships and alliances.
- The MOU is deemed a public document.

#### **8. Benefits of the MOU**

- Greater levels of clarity , respect and understanding between the parties.
- The pursuit of a shared vision for the Cottesloe Activity Centre.
- Enhanced planning processes for community development and the delivery of dynamic programs, activities and services involving the broader community.
- Increased knowledge, information and resource sharing between the parties.
- Achievement of mutually desired outcomes for the Cottesloe Activity Centre.

#### **9. Guiding Principles of Collaboration**

##### **9.1 Management Principles**

- In the case of conflicting design principles; the success of the entire Cottesloe Activity Centre overrides any conflict with design objectives of individual project sites.

- A Project Steering Group (PSG) is to be established and is to consist of 4 members from each **Local Government**. The PSG will oversee the operation of the technical team in terms of quality and content of work, financial oversight of study accounts and project gateway achievement.
- The PSG will guide and provide a check-point for major design decisions.
- Members of the Project Steering Group are to abide by these management principles.

## 9.2 Planning Principles

- The Integrated Local Area Plan (ILAP) will sit across local government boundaries and seek to apply the same or at least similar controls and detailed provisions.
- Resourcing of development for facilities such as greenspace, parking, and infrastructure which serves the Cottesloe Activity Centre (the Centre) should be distributed in terms of costs and benefits across the entire Centre.
- Execution of the ILAP will require each Local Government to amend their local planning schemes and/or adopt consistent local planning policies.
- Development applications which relate to the Cottesloe Activity Centre received in either local government area (LGA) during the term of this MOU that require Council decisions will be referred to all parties for advice and comment.

## 9.3 Design Principles

- The purpose of the Cottesloe Activity Centre is primarily about serving the daily requirements of both local neighbourhoods and the public transport hub as an access point to the rest of the Region.
- Access within the Centre needs to prioritise walking as the primary form of access. Bicycle facilities and interchange with public transport is also a design objective.
- Data and information is to be used to guide the Centre study as well as influence decisions by bodies and other stakeholders who occupy and shape the Centre and its uses.
- Height, scale, bulk, orientation and other design outcomes are to be prescribed in broad format initially with illustrative content to assist in discussion and evaluation of design options.
- The principles of Ecologically Sustainable Development (ESD) are to be a foundation of design for the overall Centre as well as individual development sites.
- Social design will involve a variety of groups and individuals, it will inform, influence and allow participants to shape the design qualities identified for the Cottesloe Activity Centre.
- **Consideration will be given to the inclusion and placement of high quality public art as a means to enhance the visual quality of the Cottesloe Activity Centre.**

## 10. Funding and Financial Considerations

### 10.1 Obligations

Any project expenditure shall be approved by the Project Steering Group co-chaired by representatives from the Town and the Shire, prior to any expenditure being incurred.

Any expenses incurred during the development of the ILAP and/or its implementation will be subject to the following funding structure:

- Town of Cottesloe funding contribution - 75%
- Shire of Peppermint Grove funding contribution - 25%

Variations to the cost of any contract entered into by the PSG will require the authorisation of both Councils having regard for Council's Procurement (Purchasing) Policy and Procedures.

## 10.2 Funding

- The Town will contribute \$120,000 (+GST) per annum for a minimum of 2 years.
- The Shire will contribute \$40,000 (+GST) per annum for a minimum of 2 years.

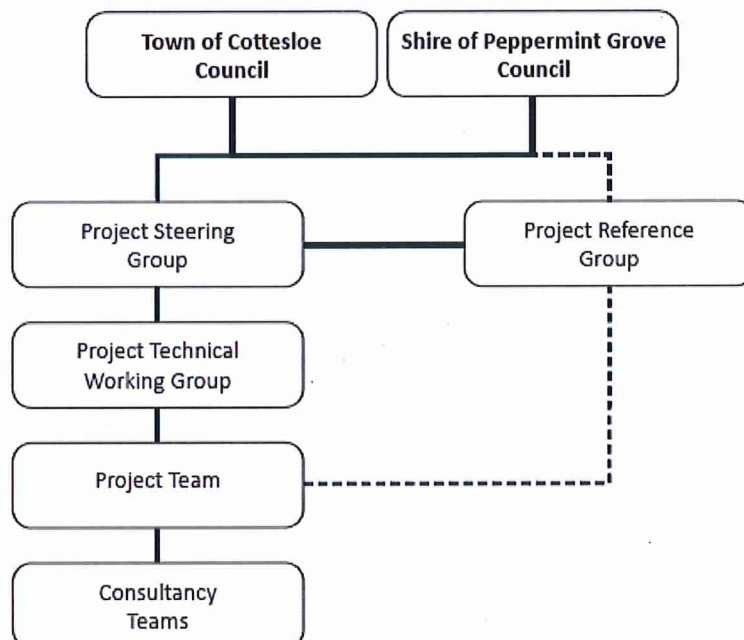
*NOTE The project budget may be increased through the contribution of funds or services in lieu by other potential partners.*

The Town will manage the funding of the project for the purposes of consolidating and administering project funds and contracts.

## 11. Meetings and Reporting (Governance)

Although spanning two local government areas, the ILAP will be undertaken as a stand-alone project with one vision and overarching strategic framework. Additionally, it will form part of a much larger network of overlapping programs with activities and outcomes forging further linkages which may go beyond the bounds of the original project.

Accordingly, the ILAP is to be prepared with the oversight of project steering group and reference groups (comprising of a maximum of 10 key stakeholder representatives from the Community) and is to be chaired by two (2) nominated Councillors from each LGA.



**12. Intellectual Property**

Intellectual property developed as part of the ILAP Project will be jointly owned by both parties. All reports and material produced will be copyrighted jointly to both parties.

**13. Confidential Information**

Councillors, Members the Project Steering Group and the Reference Group will be required to ensure that any document or information (whether oral or in writing) that is provided to each person on a Confidential basis MUST not be disclosed to any member of the public or any other person that is not a member of the Council, Project Steering Group or the Reference Group

**14. Dispute Resolution**

Should a dispute arise over any aspect of the MOU, the parties involved will adopt the following procedures in an effort to negotiate a satisfactory resolution.

Points of references for determining whether or not the MOU has been breached will be:

- the understandings and the responsibilities contained in the MOU.
- the obligations and conditions contained in the funding agreement.

In the event of a dispute between the Town and the Shire, either party may request a meeting within 7 days of the disagreement to discuss the matter in dispute and negotiate a mutually acceptable resolution.

If the dispute cannot be resolved between the parties through direct communication within 28 days of the initial meeting, the parties will appoint a mediator. The parties must agree to equally share any fees and costs associated with the mediation process.


Both parties must agree to follow the terms of the agreement made at mediation.

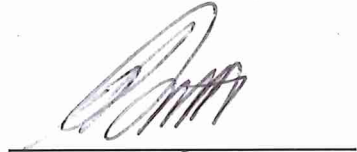
**15. Ceasing of Agreement**

This agreement can only be terminated if both Councils vote to cease the project and to meet any committed costs of procurement or contractual commitments.

# Signatories to Agreement by CEO's

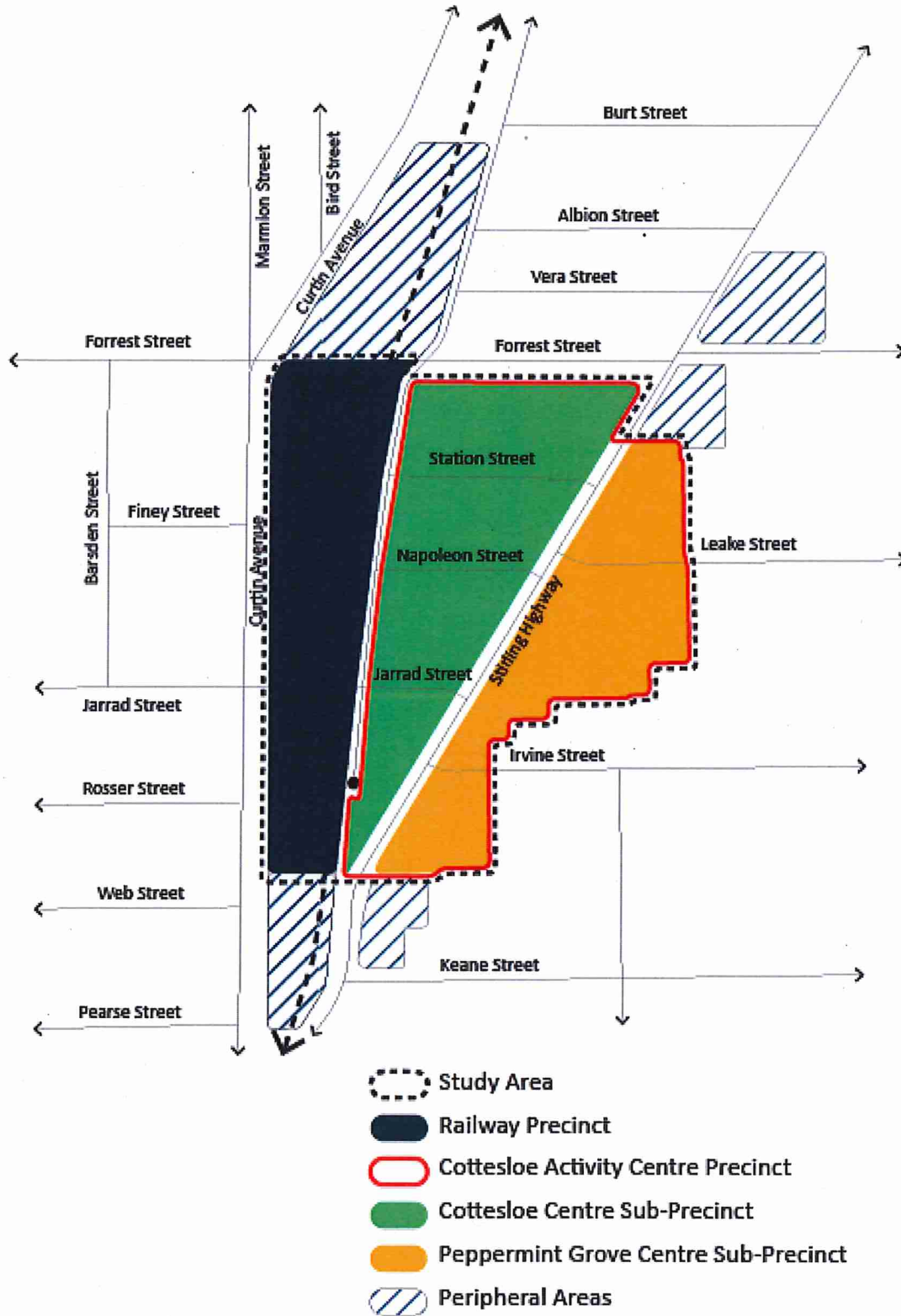
MOU between the Town of Cottesloe and Shire of Peppermint Grove

Signed   
Name MATHEW HUMFREY  
Organisation TOWN OF COTTESLOE  
Title CHIEF EXECUTIVE OFFICER  
Date 17 OCTOBER 2019

Signed   
Name DON BURNETT  
Organisation SHIRE OF PEPPERMINT GROVE  
Title CEO  
Date 17/10/19



# Annexure 1 – Study Area







SCHEDULE OF SUBMISSIONS – COTTESLOE VILLAGE DRAFT PRECINCT PLAN – SUB/3070

ATTACHMENT A

No.	Date Received	HPRM Ref No.	Name / Address / Contact Details	How Affected? (e.g. owner, occupier, etc.)	Summary of Submission (e.g. support / objects)	Officer Response
1	20/5/20	D20/18520	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>Stepping back buildings in Station Street above the second storey.</li> </ul> <p><b>Objects to:</b></p> <ul style="list-style-type: none"> <li>The shadow diagram for noon in midwinter as this should show shadows two hours before and after noon as this would capture the hours that cafes and restaurants are busiest and provide a better indicator of the overshadowing.</li> <li>Pedestrian crossing at the west end of Station Street as crossing better at Napoleon Street where more pedestrian traffic.</li> <li>Bridging the railway line over Jarrad Street due to adverse impact on the landscape. Sinking the railway is better as it will provide better east-west linkage and the land over railway line could then be redeveloped</li> <li>Width of footpath in Station Street</li> </ul>	Comments noted.



## Town of Cottesloe

					<p>too narrow and requires resumption of 2 metres of adjoining properties to widen for provision of alfresco areas and awnings.</p> <p>Also made some general comments about aspects of the report including figures contained in the report.</p>	
2	3/5/20	D20/16509	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The draft Precinct Plan in principle and recommends that the Council encourage large volume businesses to the Precinct Plan area so as not to affect the amenity of the residential areas in Cottesloe.</li> </ul>	Comments noted
3	3/5/20	D20/16492	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The businesses being required to locate in a commercial precinct like that being proposed by the Draft Cottesloe Precinct Plan.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To businesses that operate on former corner store sites and develop like the North street store has done should not be allowed in residential areas.</li> </ul>	Comments noted
4	3/5/20	D20/16490	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>Businesses being required to locate in a commercial precinct like that being proposed by the</li> </ul>	Comments noted



Town of Cottesloe

					<p>Draft Cottesloe Precinct Plan.</p> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To businesses that operate on former corner store sites and develop like the North street store has done should not be allowed in residential areas.</li> </ul>	
5	2/5/20	D20/16487	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The Precinct Plan in the organisation of commercial that may attract a large number of customers and traffic to a central business/shopping area. This will also help ensure that the amenities of residential streets are not adversely affected by businesses being allowed in residential areas in Cottesloe.</li> </ul>	Comments noted
6	1/5/20	D20/16068	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The Precinct Plan as these commercial hubs are where busy and large scale operations should be. Businesses such as North Street Store should be encouraged to move there to help protect the amenities of residential areas in Cottesloe.</li> </ul>	Comments noted
7	3/4/20	D20/12808	[REDACTED]	Owner occupier	<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To any financial or social disadvantage that may occur if they are forced to change.</li> </ul>	Comments noted



## Town of Cottesloe

8	2/4/20	D20/12612	[REDACTED]	Owner occupier	<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To the proposed developments SCA1 and SCA2 and the proposed 10 storey height in these precincts. This conflicts with the shared vision for Cott Village including the protection of the skyline of signature Norfolk Pine trees.</li> <li>To 10 storey development along Station Street. Would support a 4-6 storey height limit.</li> </ul>	Comments noted
9	30/3/20	D20/12122	[REDACTED]	Owner occupier	<p><b>General comments:</b></p> <ul style="list-style-type: none"> <li>Height should depend on set back, design and amenity. Grove shopping centre could take up more height if the present set back is maintained. Developer should make substantial contribution towards improvements of Cottesloe central area in return for big height concessions.</li> <li>Buildings should provide character, charm and amenities. Should reflect Cottesloe's Sense of Place with its eclectic and quirky character. The plan should be centred around the Albion Hotel.</li> <li>Upgrade the railway station.</li> <li>Provisions should be made for a wide variety of accommodation,</li> </ul>	Comments noted



## Town of Cottesloe

					<p>retirement; bedsitter/1 bedroom, short stay.</p> <ul style="list-style-type: none"> <li>• Designs should include use of spaces, materials, greening, recycled materials, sculpture, murals etc.</li> <li>• Avoid the big bulky characterless developments such as Claremont Quarter and the 1950's tenement type housing around Claremont Oval.</li> </ul>	
10	24/3/20	D20/10980	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The Cottesloe Strategic Community Plan.</li> <li>• The low level, traditional feel of Napoleon Street.</li> <li>• Mixed use development with commercial use on ground floor and residential above.</li> <li>• Connectivity between east and west Cottesloe with no at grade crossings.</li> </ul> <p><b>Objects:</b></p> <ol style="list-style-type: none"> <li>1. To the State Government's Direction 2031 as population projections are incorrect and the reasoning behind the growth projections no longer apply.</li> <li>2. To the proposed heights in the Draft Precinct Plan and the heights should be restricted as follows: Heights for Sub-Precincts 1, 2 &amp; 3 - 2 storeys.</li> </ol>	<p>Comments Noted</p> <p>Draft Precinct Plan was prepared based on draft State Planning policy 7.2 – Precinct Design which requires a tailored performance- based approach to precinct design, supported by design review and a high level of community participation.</p> <p>There is to be further examination of specific design aspects within the</p>



## Town of Cottesloe

					<ul style="list-style-type: none"> <li>• Heights for Sub-Precincts 4 &amp; 5 - 4 storeys.</li> <li>• Heights for Sub-Precinct 6 – 5 storeys south of Jarrad Street, 3 storeys at Forrest Street.</li> <li>• Height for Sub-Precinct 7 – 7 storeys.</li> </ul> <p>3. To the 'Additional Performance Based Standards and Requirements' as a zone set at 5 storeys must stay at 5 storeys not be allowed extra storeys because it is classed as very attractive or "gives to the community".</p> <p>4. To the words "Cottesloe or Cott Village" in the document as it was always "The Village".</p> <p>5. To the document "The Village" being "re-imaged".</p>	proposed sub-precincts to further refine the plan and seek additional community input.
11	16/3/20	D20/9875	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• Improvements to the laneways in the village, by the Council and business owners.</li> <li>• Encouraging property owners to better maintain their properties and surrounds.</li> <li>• Better connectivity between east and west Cottesloe by exploring solutions to the railway crossing problem.</li> <li>• Further investigation into sinking the railway line at the village and positioning shops, offices and</li> </ul>	<p>Comments noted</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>





Town of Cottesloe

					<p>housing above, at ground level.</p> <ul style="list-style-type: none"> <li>• Lobbying for the release of railway land adjacent to the Cottesloe railway station for development which would include affordable housing and tourist accommodation.</li> <li>• More open space and trees throughout Cottesloe Village, in the immediate future.</li> <li>• A maximum height limit of 4 storeys/14 metres in Brixton Street, which would include accommodation.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>• To any changing of the name of Cottesloe Village to <i>“Cott’s Village”</i> or <i>“Cott Village”</i>.</li> <li>• To the consultants’ <i>“re-imagining”</i> of Cottesloe Village to change its established character.</li> <li>• To any height increases in Napoleon Street or Station Street as increased heights would compromise the village feel. While business owners who are driven by profits want high-densities, the majority of residents have consistently opposed high- rise development in Cottesloe.</li> </ul>	
12	7/3/20	D20/8702	[REDACTED]	Owner occupier	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• More density near rail and bus stops.</li> </ul>	Comments noted



## Town of Cottesloe

					<ul style="list-style-type: none"> <li>Retention of heritage houses to retain the streetscape.</li> <li>Modification of existing housing instead of demolition as new housing results in removal of existing trees and vegetation.</li> <li>Encouraging native vegetation in street verges.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To new housing removing trees and other vegetation. Suggests provision of a tree register to protect old trees on private property.</li> </ul>	
13	5/3/20	D20/8321		<p>Managing agent on behalf of the owners: Reid Nominees Pty Ltd (1-7 Napoleon Street) and Devadius Pty Ltd (19 Napoleon Street)</p>	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The proposed village precinct plan to guide development for the future of the Cottesloe Town Centre.</li> <li>A 4-storey minimum height in a similar manner to that of the Post office and NAB building at the eastern gateway of Napoleon Street.</li> </ul>	Comments noted
14	2/3/20	D20/8146		<p>Owner Cottesloe Hair Gallery</p>	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The Draft Precinct Plan as it will be a great improvement to plan and combine Cottesloe Central, Napoleon Street and Station Street.</li> </ul>	Comments noted



Town of Cottesloe

					<ul style="list-style-type: none"> <li>• Supports the Plan subject to:             <ul style="list-style-type: none"> <li>▪ The plans being suitable to make the area prosper ( and not shadow the current Napoleon Arcade)</li> <li>▪ Needs to be ample parking without the constant stress of dealing with parking inspectors).</li> <li>▪ Redevelopment of sites in the Precinct Plan area to be the least disruptive as possible to enable current businesses to survive.</li> <li>▪ All business owners and landlords need to be kept informed of all future plans and decisions.</li> </ul> </li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>• To any high rise development in the centre of Cottesloe where there could be any chance of shadowing the current Napoleon Arcade or any other business area. There needs to be absolute consideration for all established businesses. There also needs to be access to enough car parks for any developments do go ahead.</li> </ul>	
15	4/3/20	D20/8075	[REDACTED]	Consultant submission on behalf of landowners	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• Subject to changes to the built form provisions on the subject site within LPS3 to provide a building</li> </ul>	<p>Comments Noted</p> <p>Draft Precinct Plan was prepared based</p>



## Town of Cottesloe

					<p>envelope that includes an increase in maximum building height from three (3) storeys to ten storeys, as well as detail around proposed setbacks, built form, vehicle crossovers, land uses, pedestrian access and other minor considerations.</p> <ul style="list-style-type: none"><li>• The preparation of the draft Precinct Policy to create an overarching strategic direction for the town centre and provide development guidance to facilitate a district level activity centre, infill development, high levels of amenity and increased activity and vibrancy.</li><li>• The draft Precinct Plan can facilitate the redevelopment of multiple dwellings/apartments in the town centre which will help diversity housing choice within the Town, as well as provide the opportunity to live within the town centre.</li><li>• The draft Precinct Plan will help enable residential redevelopment within the town centre, which will increase the number of residents in the centre and facilitate more activity to support local business.</li><li>• The draft Precinct Plan will facilitate redevelopment of the</li></ul>	<p>on draft State Planning policy 7.2 – Precinct Design which requires a tailored performance- based approach to precinct design, supported by design review and a high level of community participation.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>
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					<p>subject site that will improve its interface with the street, provide the opportunity to contribute to meeting the Town's dwelling targets within a location of high amenity and access, and align with broader State Government strategies for locating infill and density within precincts, particularly station precincts.</p> <ul style="list-style-type: none"><li>• The draft Precinct Plan objectives to promote ecological sustainable development practices and to reinforce the role and function of the Cottesloe District Activity Centre as a connected local hub with a community focus and village ambience. The vision to create an activated and vibrant urban village which offers a wide range of services and experiences whilst respecting the unique character and history of the place is also supported.</li></ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"><li>• To the proposed R-AC3 coding and subsequent building height for lots on the northern side of Station Street as this will result in significant overshadowing of the Station Street public realm and loss of amenity, particularly during the winter months. The built form</li></ul>	
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## Town of Cottesloe

					<p>controls, specifically the building height, for lots on the northern side of Station Street should optimise the desired 'village' streetscape character and aim to avoid overshadowing of the public realm. Measures such as reducing the maximum building height and increasing the upper level setbacks will increase solar access to the Station Street public realm.</p> <ul style="list-style-type: none"><li>• To the proposed nil front setback for residential uses on the ground floor. Suggest that the draft Precinct Plan state that no residential uses should be permitted on the ground floor as it will not align with the intended vision and role of Station Street as an active part of the town centre and key pedestrian connection for people accessing Cottesloe Train Station. In order to facilitate increased pedestrian activity, Station Street should aim to achieve an active street interface through increased ground floor commercial activity and public amenity. Future development should therefore contain ground floor non-residential uses.</li><li>• To the setback provisions in Clause 8.2.5 of the draft Precinct Plan</li></ul>	
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## Town of Cottesloe

					<p>that requires a minimum setback of 2m at podium level and 6m for upper levels. These setback provisions create poor urban design outcomes and hinder Station Street and the broader town centre's ability to develop into an active and vibrant urban village.</p> <p>By providing a nil front setback for podium built form within SP3, Station Street will provide a higher level of articulated street frontages that engage directly with the pedestrian realm, increase pedestrian amenity and support businesses that require passing trade and activity. Additionally, providing a nil street setback for podiums within the town centre provides the opportunity for built form to provide an interesting active façade and allows awnings to easily be provided over the adjacent pedestrian realm. Awnings help provide a human scale at ground level and assist in creating a 'sense of enclosure' or containment within the streetscape. This also aids to conceal higher density</p>	
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					<p>development beyond human scale, which is a part of an urban town centre context.</p> <ul style="list-style-type: none"><li>• Recommended changes included in this submission are:<ul style="list-style-type: none"><li>▪ No residential uses be permitted on the ground floor;</li><li>▪ Amending Figures 15 and 16 to reflect the nil rear setbacks of SPP clause 7.3 and 8.2.4;</li><li>▪ Revision of the building envelope (including maximum building height) for lots north of Station Street in light of their overshadowing impact on the Station Street public realm;</li><li>▪ Laneways' not be included as a public space within clause 8.2.5 and be considered as a 'rear setback' as per clause 8.2.4 only when a property maintains a primary frontage to a street; and</li><li>▪ The requirement for 'A minimum of 2m at podium level' setback in clause 8.2.5 be deleted to accommodate a better interface between active podium uses and the street and allow for awnings to be provided for pedestrian shelter of the adjacent public</li></ul></li></ul>	
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## Town of Cottesloe

					realm.	
16	4/3/20	D20/8074	[REDACTED]	Owner	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The increase in development limits for the Cottesloe Village Precinct subject to the Napoleon Street properties with an R AC3 coding.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To overshadowing. Napoleon Street is only marginally narrower than Jarrad Street for example and any issue of overshadowing can be addressed by stepping back upper levels.</li> </ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>
17	3/3/20	D20/8055	[REDACTED]	Owner	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The increase in development limits for the Cottesloe Village Precinct subject to the Napoleon Street properties with an R AC3 coding.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To overshadowing. Napoleon Street is only marginally narrower than Jarrad Street for example and any issue of overshadowing can be addressed by stepping back upper levels.</li> </ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>
18	3/3/20	D20/8047	[REDACTED]	State Government stakeholder	<p><b>General Comments:</b></p> <ul style="list-style-type: none"> <li>The Draft Precinct Plan identifies 'opportunities to increase frequency of trains and buses' (pg. 16). In July 2019, the PTA implemented timetable changes whereby all skip-stop (express)</li> </ul>	<p>Comments noted.</p>



					<p>train service patterns were removed along the Fremantle Line. The removal of skip-stop patterns has resulted in increased service frequencies at Cottesloe Station to one train every ten minutes in peak periods, as well as making the timetable simpler for all users. The PTA has no further planned increases to frequency at Cottesloe Station in the near term as the frequency of the rail service is considered to meet the capacity required.</p> <ul style="list-style-type: none"><li>• The Access and Movement Analysis report includes actions to undertake feasibility studies to 'redesign the station' (pg. 28), and another to 'determine an appropriate grade separation at Jarrad St' (pg. 29). The Department of Transport (DoT) and Main Roads Western Australia (MRWA) are identified as lead agencies. The responsibility is incorrectly apportioned: the PTA should be the lead agency for both the above actions, the latter in collaboration with MRWA. Further, some of the work mentioned in the above actions is</li></ul>	
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## Town of Cottesloe

					<p>already progressing through the PTA's Fremantle Line Level Crossing Master planning exercise, with the Town as a participatory stakeholder.</p> <ul style="list-style-type: none"><li>• The PTA recommends as part of the Town's actions that bus priority like queue jumps be considered along Stirling Highway at the signalised intersections. This would be an important enabler in achieving the desired improvements to public transport services for the precinct.</li><li>• While not mentioned specifically in the report, the PTA requires that the terminus facility for the 102 bus route service remain adjacent to the Cottesloe Train Station with spaces of 2 buses (1 in service and 1 for layover). Currently, this facility is located on Railway Street allowing for transfers to Cottesloe Station and Cottesloe Village Precinct. With the potential changes to the surrounding Cott Village Precinct, the PTA will need to retain access to this facility.</li><li>• The report refers to the Cott Cat shuttle bus as 'The Cottesloe</li></ul>	
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					<p>Central Area Transit (CAT) Bus...’ (pg.21). This is incorrectly referenced. The service objectives and funding mechanism for the Cott Cat are different to that of the services provided under the Central Area Transit initiative. Therefore, reference to the Central Area Transit should be removed.</p> <ul style="list-style-type: none"><li>• On page 22, the report describes a survey undertaken by Painted Dog for the PTA in 2017 to evaluate Cottesloe Station access for ‘current and future passengers’. The mode share presented from that survey relates only to current passenger usage, not future passenger. Therefore, references to future passenger usage should be removed.</li><li>• Also on page 22, the report states that planned growth in the centre will require ‘improvements to bus and train capacity...’. The PTA has increased frequencies of trains to Cottesloe Station by removing skip-stop pattern services, and thereby increased service capacity to the station (and to the centre). PTA analysis indicates that the station can accommodate</li></ul>	
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Town of Cottesloe

					<p>significant additional patronage without any further requirement to increase train capacity.</p> <ul style="list-style-type: none"> <li>• Lastly, any decision to relocate the Western Power plant west of the railway will need to be made in consultation with Western Power and the PTA. There are a number of utilities in the vicinity of the railway reserve that are required for the operation of the railway line.</li> </ul>	
19	3/3/20	D20/8003	[REDACTED]	Consultant submission on behalf of landowners	Duplicate submission (refer submission 15)	
20	3/3/20	D20/7903	[REDACTED]	Owner	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The basic elements that make the Town an attractive place in which to work and live provides excellent foundations for a new direction for Cottesloe Village.</li> <li>• Focussing on four key elements which contribute to the friendly community of Cottesloe: Aesthetics, Economic Value, Human Connections, and Our World.</li> <li>• Respecting the existing context and surroundings in the design of</li> </ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>



## Town of Cottesloe

					<p>new structures to unlock the potential for new structures to improve the overall visual appeal and relationship between different development and spaces.</p> <ul style="list-style-type: none"><li>• Ensuring any future development recognises the importance of proportion and human scale in delivering the vision for the precinct. Disconnection begins once building heights go above three storeys.</li><li>• Visual complexity or ornament being acknowledged and heralded as a common theme in developing the precinct.</li><li>• Economic value being considered when planning the precincts. There are opportunities for the whole community to derive upside from the right kind of development.</li></ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"><li>• To proposed building heights - due to the tight footprint that the Cottesloe Village Precinct sits on, tall buildings are always going to seem out of scale with surrounding development. Permitting up to 10 storeys at any location in Cottesloe will set a precedent for the rest of the town as well as neighbouring suburbs.</li></ul>	
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## Town of Cottesloe

					<p>One need only look at the current fiasco unfolding in the City of Nedlands to see how such planning changes can break apart the fabric of a community.</p> <ul style="list-style-type: none"><li>• The potential loss of heritage (e.g. corner buildings at SCA6) through high-rise development would be significantly detrimental to the heritage character of the village. Drawing from the historical styles and existing heights, as well as mass and structure, will create a visual alignment and harmony that is easy on the eye, and demonstrably of its place.</li><li>• To the diminishing liveability that high-rise creates as meaningful contact with ground level events is possible only from the first few floors in a multi-storey building. Thus high-rise development would appear to be in direct conflict with the Town's desire to "create an active, vibrant, and well-connected urban village".</li><li>• To the heights proposed for the various sub-precincts, particularly the proposed six-storeys for SCA4 and 5. If the current Plan were adopted, the terraces and offices at the existing development at 105 Forrest Street would potentially</li></ul>	
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Town of Cottesloe

					<p>look directly into apartments, or worse a multi-storey carpark, at very close proximity, and lose their entire connection with all of the vistas that are currently available. Consequently the proposed high-rise will not improve the amenity of the existing apartments but, in fact, de-value the experience of living in them and devalue them economically.</p> <ul style="list-style-type: none"> <li>• The negative impact on well-being from high-rise development due to the loss of views (of the sky and trees from vantage points) and overshadowing.</li> </ul>	
21	2/3/20	D20/7827	<p>[REDACTED]</p> <p>[REDACTED]</p>	External organisation	<p>PerthALIVE is an independent not-for-profit organisation promoting precinct developments that accommodate and provide services to people at all stages of life. The 'ALIVE' acronym stands for All Ages Living in Vibrant Environments.</p> <p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>▪ The well-known elements of quality higher density mixed-use precincts.</li> <li>▪ Alternative urban design to promote vibrant and diverse communities in Western Australia. Specifically development based on sustainability with preferences for: <ul style="list-style-type: none"> <li>➤ Mixed use, mixed density,</li> </ul> </li> </ul>	Comments noted.



Town of Cottesloe

					<ul style="list-style-type: none"> <li>➤ mixed age communities</li> <li>➤ Flexible design that accommodates people in all stages of life</li> <li>➤ Developments that encourage a strong sense of community – both within the resident community and between the residents and the broader community in which they are situated.</li> <li>➤ Access to most services within walking distance and other services via public transport.</li> </ul>	
22	3/3/20	20/7877	[REDACTED]	Consultant submission on behalf of landowners	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The Town’s efforts to encourage a diversity of residential and mixed-use development uses within the Cottesloe Village Precinct. No objection to its purpose or scope.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>• To the proposed designated density allocation of R-AC4 as this will not provide enough incentive for redevelopment of properties in Napoleon Street. Sub-Precinct 1 should be modified to show R-AC3 code, at the very least on the southern side, with design standards allowing up to 6 storey development.</li> </ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>



## Town of Cottesloe

23	3/3/20	20/7871	[REDACTED]	Consultant submission on behalf of landowners	<p><b>Supports:</b></p> <ul style="list-style-type: none"><li>• The vision of the draft Precinct Plan to establish a well-connected, active urban village that provides a diverse experience for residents and visitors.</li><li>• The draft Precinct Plan and provides justification for the inclusion of the subject land as a Special Control (SCA) within the draft Precinct Plan with an associated increase in the maximum building height (from 3 storeys to 5 storeys) and development potential.</li><li>• The inclusion of the subject site as a SCA and increasing its current development potential as it will help to achieve this vision by encouraging the site to be redeveloped in the future as a landmark corner site, providing an entry point to the town centre and providing a high-quality human scale interface, without adversely affecting the amenity of the surrounding area. It will also provide for increased density within the town centre, helping to achieve the State's infill targets on an appropriate site that through built form controls can manage the increased density on the</li></ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p>
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Town of Cottesloe

					surrounding area.	
24	3/3/20	D20/7866	[REDACTED]	Consultant submission on behalf of landowners	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The overall vision of the draft Precinct Plan for enhancing the town centre and establishing a well-connected, active urban village.</li> <li>• The draft Precinct Plan and provides justification for the inclusion of Lot 5 Hurstford Close in Sub-Precinct 5 (SP5) as:               <ul style="list-style-type: none"> <li>▪ Lot 502 and Lot 5 are in the same ownership, therefore permitting ease of future development.</li> <li>▪ The combined area of these lots is 2,188m<sup>2</sup>, which would enable better built form redevelopment under the provisions for SP5.</li> <li>▪ The combined are of the lots could enable a built form that better transitions to the surrounding development and the management of overshadowing.</li> <li>▪ The existing strata development on Lot 5 is all in single ownership, permitting ease of future redevelopment.</li> <li>▪ Existing vehicle access is from Hurstford Close, which</li> </ul> </li> </ul>	<p>Comments noted.</p> <p>There is to be further examination of specific design aspects within the proposed sub-precincts to further refine the plan and seek additional community input.</p> <p>Suggested incentivising of the potential for redevelopment of Lot 51 Forrest Street and Lot 100 Stirling Highway given their strategic corner location at the northern approach of the town centre will require careful consideration of impacts on amenity given the existing mix of development on Forrest Street which includes</p>



## Town of Cottesloe

					<p>provides alternative access other than from Stirling Highway.</p> <ul style="list-style-type: none"> <li>▪ The inclusion of both 502 and Lot 5 is a logical extension of SP5 given their Stirling Highway frontages interface with Sub-Precinct 6 on the west side of Stirling Highway, which has increased building heights of six and up to ten storeys, as well as being opposite strategic corner sites on Station Street (SCA5) and Forrest street.</li> <li>• Subject to the draft Precinct Plan considering incentivising the potential for redevelopment of Lot 51 Forrest Street and Lot 100 Stirling Highway given their strategic corner location at the northern approach of the town centre. The sites have the following benefits of a strategic site as defined in clause 8.3 of the draft Precinct Plan: <ul style="list-style-type: none"> <li>▪ A corner site (with three street frontages);</li> <li>▪ The site is a significant size and land area (1,923m<sup>2</sup>); and</li> <li>▪ The site is a prominent and strategically significant location in the north-western</li> </ul> </li> </ul>	<p>single and medium residential.</p>
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Town of Cottesloe

					corner of the Precinct area. Suggested that the site be included as a SCA area with an R-Code and dashed line (or similar) depicted on Figure 12 of the Cott Village Sub-Precincts Map.	
25	2/3/20	D20/7835	[REDACTED]	Director of Company that owns property	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>Progressive policies but believe that the height and setback limits will stifle interest to develop, especially with so many small land holders. Concern about how Cottesloe can settle on the matters proposed by the draft Precinct Plan without knowing what Peppermint Grove will allow.</li> </ul>	Comments noted. Project is a joint project with the Shire of Peppermint Grove. The Steering Group that has been established with representatives from both local governments is tasked with providing a recommended course of action that will deliver the overall vision for both parties.
26	2/3/20	D20/7827	[REDACTED]	External organisation	Duplicate submission (refer submission 21)	
27	28/2/20	D20/7785	[REDACTED]	Cottesloe Resident	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The document in full, although the Town should consider greater</li> </ul>	Comments noted.



## Town of Cottesloe

					<p>building height and density to encourage residential growth and increased vibrancy.</p> <ul style="list-style-type: none"> <li>• Subject to providing greater opportunities, perhaps through reduced restrictions on operation and noise for restaurants and small bars will also add to the vibrancy and make the Town Centre more attractive to afterhours use.</li> <li>• The draft Precinct Plan and suggests that the Town investigate redevelopment of the two large carparks on Station Street for residential/commercial/retail development.</li> </ul>	
28	27/2/20	D20/7728	[REDACTED]	Cottesloe resident	Duplicate submission (refer submission 27)	
29	25/2/20	D20/6579	[REDACTED]	Cottesloe resident	Unable to include any information as submission form submitted was not filled out and no further information was provided.	
30	25/2/20	D20/6494	[REDACTED]	Landowner  Proprietors of 28 and 30 Napoleon Street, Cottesloe	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The draft Cottesloe Village Precinct Plan and congratulates the Town and the Shire for their commitment to the creation of a comprehensive overarching strategic framework to guide the future of the Cottesloe Activity</li> </ul>	Comments noted.



					<p>Centre.</p> <ul style="list-style-type: none"><li>• The draft Cottesloe Village Precinct Plan subject to the existing successful structure that underpins the district centre being maintained.</li><li>• Subject to modifications to the draft Cottesloe Village Precinct Plan to:<ul style="list-style-type: none"><li>▪ Address the proposed 'down-zoning' of the subject property by one storey (current 4 storeys proposed 3 storeys) as the site to the immediate north has been 'up-zoned' from 4 storeys to 10 storeys . This would result in a 21 metre height difference across a 5 metre wide laneway that would block all opportunities to northern natural light. The capacity for the subject site to be redeveloped to include residential on upper levels would be effectively eliminated by the introduction of this built form outcome.</li><li>▪ More significant development potential being focussed on Napoleon Street in a manner that does not duly impact on the urban amenity. The development of a built form</li></ul></li></ul>	
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					<p>scale of 10 storeys would create a poor environment for the adjoining laneway and over parts of Napoleon Street.</p> <ul style="list-style-type: none"><li>▪ Development of smaller blocks through amalgamation which will only occur if there is the additional development capacity. Also development of smaller blocks would provide an urban form with a finer grain that is a defining characteristic of the Cottesloe Activity Centre as it currently stands.</li></ul> <p><b>Recommends:</b></p> <ul style="list-style-type: none"><li>• Reconfiguration of the built form to nuance the resultant built form at street level by:<ul style="list-style-type: none"><li>▪ Allocating additional height on the northern side of Napoleon Street where setback behind a podium setback of 5 metres from the boundary.</li><li>▪ Limiting building height on the southern half of the SCA 1 area to a maximum of 3 storeys, which will focus height to Station Street and ensure the development fosters a high quality laneway experience and does not impact on the ability to</li></ul></li></ul>	
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Town of Cottesloe

					<p>provide residential development on the upper levels of the lots on the northern side of Napoleon Street.</p> <ul style="list-style-type: none"> <li>• That no new areas be zoned to allow for retail uses. It is critical that the retail floor space is focussed in the existing areas.</li> <li>• That there not be paid parking or on-street parking in the Village Centre to ensure retail trading is not impacted.</li> </ul>	
31	25/2/20 & 17/2/20	D20/6473 & D20/5360	[REDACTED]	Owner of residential and commercial properties	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• The re-invigoration of the area in recognition of the change in shopping behaviour and the need to introduce other and varied activities.</li> <li>• The draft Precinct Plan subject to the inclusion of a space that can provide a meeting/pop-up event space for the community to meet both day and evening. It will be beneficial to an active village to encourage flow of pedestrian traffic from Peppermint Grove through the Centre and across the railway line to the ocean.</li> <li>• Subject to creation of easy access from the Cottesloe Village to the Grove Library.</li> <li>• The emphasis on design through</li> </ul>	Comments noted.



## Town of Cottesloe

					the introduction of sympathetic urban design and architectural principles into approvals.	
32	24/2/20	D20/6312	[REDACTED]	Resident	<p><b>Supports:</b></p> <ul style="list-style-type: none"><li>• Provision of infill housing either adjacent to Stirling Highway or on the railway reserve north of Cottesloe station.</li><li>• Medium density housing in close proximity to the train/bus within an easy walk to the shops, restaurants, coffee shops etc. to build on the 'Cottesloe Village' atmosphere and to minimise the use of cars.</li></ul> <p>Also provides the following comments:</p> <ul style="list-style-type: none"><li>• An ideal solution to free up more land for medium density infill and address east-west connectivity would be for the State Government to sink the rail line from Grant Street to south of Jarrad Street.</li><li>• The small size of Cottesloe and the easy access to the train at Cottesloe station, Grant Street station and Swanbourne station make it ideally suited to a moderate increase of medium density housing on PTA land adjacent to these stations.</li></ul>	Comments noted.





Town of Cottesloe

33	19/2/20	D20/5871	[REDACTED]	Part-owner (25% interest) 16 Station Street	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• In principle the objectives and vision of the Draft Cottesloe Village Plan.</li> <li>• The improved building heights and increased densities proposed in the sub precincts immediately north and south of the Napoleon Street Precinct.</li> </ul> <p>Also provides the following comments:</p> <ul style="list-style-type: none"> <li>• Concerned that the setback requirements for upper floors limit the development potential of smaller or narrower sites.</li> <li>• Would prefer a planning policy that was more flexible in that regard, taking into account an adequate provision of natural light and privacy for neighbouring properties.</li> </ul>	Comments noted.
34	19/2/20	D20/5800	[REDACTED]	Owners of 16 Station Street	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>• In principle the objectives and vision of the Draft Cottesloe Village Plan.</li> <li>• The improved building heights and increased densities proposed in the sub precincts immediately north and south of the Napoleon Street Precinct.</li> </ul>	Comments noted.



## Town of Cottesloe

35	18/2/20	D20/5472	[REDACTED]	Private citizen	<b>Supports:</b> <ul style="list-style-type: none"><li>• Redevelopment of the Cottesloe Central Shopping Centre and it should have a design similar to that of the Royal Arcade in London.</li></ul>	Comments noted.
36	15/1/20	D20/1257	[REDACTED]	Resident	<b>Supports:</b> <ul style="list-style-type: none"><li>• The Cottesloe Village Precinct as it provides a wonderful opportunity to enhance the hub of Cottesloe and Peppermint Grove with more services, shops, offices and importantly apartment accommodation.</li><li>• The Cottesloe Village Precinct as it provides an opportunity for Cottesloe and Peppermint Grove to meet their density obligations in an area where overlooking into neighbouring residential properties is minimal or non-existent.</li><li>• The Cottesloe Village Precinct as it provides opportunities for high rise development on Station Street, Jarrad Street and Stirling Highway with commercial on the ground floor, offices on the second and apartments above.</li></ul> <p>Also provides the following comments:</p> <ul style="list-style-type: none"><li>• The Councils need to maximise these opportunities to reduce the</li></ul>	Comments noted.



Town of Cottesloe

					<p>pressure for rezoning, density and high rise buildings in residential areas of the municipalities. There is also the likelihood of the WA Planning Commission overriding the plan with increased height as it has done on the Cottesloe foreshore and elsewhere.</p> <ul style="list-style-type: none"> <li>• Buildings north of Napoleon Street should not block sunlight to that street at the winter solstice.</li> <li>• While 3 storeys at nil setback would active the streets, setbacks should be imposed for higher storeys.</li> <li>• Cottesloe Central (The Grove) is another opportunity to provide high rise apartments with minimal to no overlooking. There is a case for nil setbacks on Stirling Highway and Leake Street for the entire height of the buildings, but there would need to be tapering to two or three storeys where the site meets residential properties to the south and east.</li> </ul>	
37	24/12/19	D20/8	[REDACTED]	Private citizen	<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>• To the proposed 10 storey development at SCA1 and SCA3 on Station Street as it would detract from the village feel. Instead supports 6 storey development as the height and bulk of the</li> </ul>	Comments noted.



## Town of Cottesloe

					buildings would be consistent with the overall precinct plan.	
38	24/12/19	D20/7	[REDACTED]	Resident of Peppermint Grove	<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To the current state of Napoleon Street. Cottesloe Village should be the heart of the community while honouring its location between the river and the ocean and the precincts colonial heritage.</li> </ul>	Comments noted.
39	20/12/19	D19/44160	[REDACTED]	Owner occupier	<p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To turning the two Council car parks on Station Street into apartment buildings as this will create a lack of car parking space in the area which will put pressure onto Forrest Street being developed for extra car parking.</li> <li>To the additional residents that will be introduced to the area putting further strain onto what is already inadequate road infrastructure in the area, most notably Jarrad Street and Eric Street . If population densification of this area is to occur the railway needs to be sunk, as it is in Subiaco.</li> </ul>	Comments noted.
40	10/12/19	D19/43217	[REDACTED]	Owner	<p><b>Supports:</b></p> <ul style="list-style-type: none"> <li>The concept of development and community feeling of open spaces and trees in Station Street.</li> </ul> <p><b>Objects:</b></p> <ul style="list-style-type: none"> <li>To 10 storeys for the Station street</li> </ul>	Comments noted.



Town of Cottesloe

					development as it is too high. Six storeys would be much better with less shadow and the time span for development shorter with less impact on trade while developing.	
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## MINUTES

### TOWN OF COTTESLOE AND SHIRE OF PEPPERMINT GROVE

### Precinct Plan for Cott Village

### Steering Group Meeting No. 5

<b>Venue:</b>	TOWN OF COTTESLOE Mayor's Parlour	<b>Date:</b>	17 December 2020
		<b>Time:</b>	2.30 – 4pm
<b>Purpose:</b>	Obtain Elected Member and CEO input into matters raised below.		
<b>Attendees</b>	Cr Helen Sadler (Chair) Cr Lorraine Young Cr Patrick Dawkins Cr Peter Macintosh	CEO Matthew Scott (MS) (ToC) CEO Don Burnett (DB) (SoPG) Wayne Zimmermann (WZ) (ToC) Ross Montgomery (RM) (SoPG) Josh Dallimore (JD) (SoPG) Freya Ayliffe (FA) (ToC) Ed Drewett (ED) (ToC) Gayle O'Leary (GO) (ToC)	
<b>Apologies</b>	Nil		

Time	Item	By
2.30pm	<b>Arrival and Refreshments</b>	All
2.35pm	<b>Welcome</b> <ul style="list-style-type: none"> <li>The Chair welcomed Matthew Scott to his first meeting of the Steering Group and provided a brief overview of what has transpired since the last meeting.</li> </ul>	Chair
2.40pm	<b>Project Update</b> <ul style="list-style-type: none"> <li>WZ provided a project update including: <ul style="list-style-type: none"> <li>Outcome of the meeting with the Minister for Transport, Planning on 4 August 2020 was very positive and the Minister welcomed the initiative of both LG's working together on this project. The Minister supports the establishment of a working group with representatives from all relevant State Government agencies to work collaboratively with the LG's to help overcome constraints to the development of the Cott Village Precinct and unlock the development of State Government landholdings in the Precinct area. Minister instructed the Director of Metro Central from DPLH (Dale Sanderson) to be the principal contact for the formation of the working group.</li> <li>The 'Terms of Reference' for the working group, which is to be titled 'Project Facilitation Group' (PFG), were distributed to the Steering Group members at the meeting. It is proposed to hold</li> </ul> </li> </ul>	WZ/RM

	<p>the inaugural meeting of the PFG in January 2021 depending on availability of representatives.</p> <ul style="list-style-type: none"> <li>▪ A revised timeframe for progress of the project was distributed to members of the Steering Group for consideration.</li> </ul> <ul style="list-style-type: none"> <li>• RM presented slides showing a 12 month time frame of tasks (Titled CURV) for the project to be done by December 2021. The tasks included a design competition to be held (\$30,000 prize) to deliver design options for the precinct based on identifying strategic sites which have potential to deliver multiple benefits.</li> <li>• The Steering Committee discussed the two different approaches and timeframes for delivery of the Precinct Plan. Cr Peter Macintosh commented that as part of the Precinct Plan is to provide a transport hub at the Village then briefs to deliver the specific design guidelines for the sub-precincts need to be clear about what we want delivered.</li> </ul> <p>Cr Young advised that Cr Sadler and her had recently met with the consultants who have prepared the Scheme Amendment for Nos. 7 and 11 Station Street to hear their concerns about the time that the draft Precinct Plan is taking and to discuss a way forward for the proposed Amendment. She expressed concern about the timeframes that are proposed for the project in delivery of the Precinct Plan and suggested that if possible, a priority be given to the development of design principles for the sub-precinct in which the Amendment is proposed. Cr Young also advised that we need to define the exemplary design principles that need to be met and the landowner wants to work with us in developing these.</p> <ul style="list-style-type: none"> <li>• WZ advised that the low turnout for the two community workshops held prior to the preparation of the Cott Village Draft Precinct Plan makes it difficult to rely on the findings as a representation of views for the broader community. It does however, provide some background information, which in conjunction with the results of the local residents survey provides data on the community, including their values, perception of the place and their views on the future shape of the town centre. WZ advised that 40 submissions were received from the advertising of the draft Precinct Plan and that over 70% of the submissions are generally in support of the draft Precinct Plan including:             <ul style="list-style-type: none"> <li>• the creation of a business hub within the village centre;</li> <li>• provision for higher density mixed-use precincts;</li> <li>▪ provision of infill residential development to help meet the State Government density targets;</li> <li>▪ provision of a diversity of residential development;</li> <li>▪ better connectivity between east and west Cottesloe for vehicles and pedestrians;</li> <li>▪ possible sinking of the railway line and redevelopment of State Government owned land immediately to the west of the railway station;</li> <li>• minimising overshadowing of Napoleon Street and Station Street;</li> <li>▪ improved pedestrian and cyclist access across Stirling Highway; and</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>▪ Cottesloe Village Centre becoming a connected local hub with a community focus and village ambience.</li> </ul> <p>Objections to the draft Precinct Plan include:</p> <ul style="list-style-type: none"> <li>▪ The proposed 10 storey and 6 storey heights for some sub-precincts being unacceptable due to overshadowing, loss of views from existing development.</li> <li>▪ Some of the proposed designated density allocations (e.g. R-AC4) will not provide enough incentive for redevelopment of properties.</li> <li>▪ Need to ensure that the interfaces of development with the existing laneways provide for an active safe environment for public use both day and night.</li> <li>▪ The loss of car parking space with the proposed redevelopment of the two Council car parks on Station Street.</li> <li>▪ The increase in residents to the area will put further strain onto what is already inadequate road infrastructure in the area.</li> </ul> <p>The Steering Group noted the outcome of the submissions and requested that a brief summary of the findings from the community workshops be presented to the next Steering Committee meeting.</p>	
3.10pm	<p><b>Next steps</b></p> <ul style="list-style-type: none"> <li>• PFG meeting proposed to be held in late January/early February 2021. This is to brief members on the project, the vision and objectives and to obtain a commitment from all members of PFG to: <ul style="list-style-type: none"> <li>▪ work collaboratively in undertaking projects impacting on the draft Precinct Plan;</li> <li>▪ consult closely with the Town and the Shire in undertaking any projects; and</li> <li>▪ enable design-led outcomes to be carefully considered in all associated projects.</li> </ul> </li> <li>• WZ and RM advised that the next stage is to engage consultants to undertake detailed design studies and develop specific design guidelines including preferred land uses for each Sub-Precinct.</li> </ul> <p>The Steering Group requested and agreed to defer this stage pending the inaugural meeting of the PFG as it will provide an opportunity for the members of the PFG to provide input and guidance on what they consider are important design principles to apply to any development projects within the Cott village precinct area. Possibly discuss design principles that are developed with the Cottesloe Design Advisory Committee if considered necessary. Also directed that there needs to be consistency of detail across both Council's for the Precinct.</p> <ul style="list-style-type: none"> <li>• WZ and RM advised that following the engagement of consultants to prepare design concepts and guidelines it is proposed to hold public workshops to obtain feedback on options developed.</li> </ul> <p>The Steering Group directed that workshops should not be held until clearer identification of the design vision for the Precinct including a focus on strategic sites, with Station Street being the most likely priority. Need to encourage design thinking around employment and business, density and diversity of housing types, Streets and spaces</p>	WZ/RM



	and their activity, transport hub – what is it and how does it relate to local as well as regional access. Also explore how best to get engagement with strategic stakeholders such as schools, major land owners, industry groups such as Pro-Cott and PG business.	
3.20pm	<p><b>Planning approval process</b></p> <ul style="list-style-type: none"> <li>WZ advised that the new State Planning Policy 7.2 – Precinct Design is soon to be finalized and the draft Precinct Plan will need to follow the manner and form under this policy and also include a public and stakeholder engagement strategy.</li> <li>The Chair of the Steering Group queried what the situation is with the engagement strategy for the Precinct Plan. RM advised that a draft strategy had been commenced but has not been finalised. The Steering Group requested that the strategy be finalised and brought to the Steering Group for consideration.</li> <li>Progress of the project must be balanced between keeping pace with other planning initiatives (such as Western Suburbs Working group) and the need to be influential with any specific development proposals.</li> </ul>	WZ/RM
3.50pm	<p><b>House Keeping</b></p> <ul style="list-style-type: none"> <li>Financials – DB queried the financial situation for the project as there has been no money spent in the first six months of this financial year. He suggested that to assist in progressing the project a project officer or similar should be engaged to manage the administrative and financial elements of the project.</li> </ul> <p>The Steering Group agreed that a brief should be prepared and an officer engaged to undertake such a role.</p> <ul style="list-style-type: none"> <li>The date of the next meeting is to be confirmed and is likely to be in late February/early March 2021.</li> </ul>	Everyone
3.55	<p><b>Other Business</b></p> <ul style="list-style-type: none"> <li>As per the Terms of Reference the Chair is to be rotated to the Shire for the next 12 months. The Shire of PG is to advise who will be the Chair and the date of the next meeting.</li> <li>Cr Helen Sadler was thanked for her effort as Chair of the Steering Group over the past 12 months. Cr Sadler indicated her support for the continued work of the Steering Group.</li> <li>RM suggested that a field trip be arranged for the Steering Group to view comparable activity centres to gauge the design challenges and merits, or other design approaches as they might relate to the Cottesloe Precinct. The Steering Group agreed to this and RM is to provide a suggested list of possible centres, organise the trip and advise the Steering Group when this is to occur.</li> </ul>	Everyone
4pm	<b>Close</b>	Chair

**Actions from Meeting:**

1.	Scheme Amendment for Nos. 7 and 11 Station Street – contact consultants representing landowner to provide input into defining the exemplary design principles that need to be met within the Sub-Precinct 3 and the performance based standards and additional requirements for SCA1.
2.	Prepare a summary of the findings from the community workshops for presentation to the next Steering Committee meeting.
3.	Convene inaugural PFG meeting and include summary of the findings from the community workshops and public submissions in briefing PFG. Seek PFG input into the design and planning criteria that makes Cott Village precinct different from other similar Activity Centres in Perth.
4.	Prepare timeline for future meetings of Steering Group and PFG and revise timeframe for the planning project. Need to consider when the Station Street design principles/guidelines and performance standards are to be developed along with the design principles/guidelines and performance standards that will apply to the other Sub-Precincts. Also need to identify when consultants are proposed to be engaged to prepare the design principles and performance standards and when community engagement (including workshops) is likely to occur.
5.	Prepare scope and brief for engagement of consultants to prepare the design principles and performance standards to apply to Sub-Precincts.
6.	Finalise the draft engagement plan for the project and present to the Steering Group for consideration. In finalising strategy explore how best to get engagement with strategic stakeholders such as schools, major land owners, industry groups such as Pro-Cott and PG business.
7.	Present Steering Group an update of financial situation (expenditure to date and money to be spent this financial year), prepare a brief and engage a project officer or similar to manage the administrative and financial elements of the project.
8.	Arrange field trip for the Steering Group to view comparable activity centres to gauge the design challenges and merits, or other design approaches as they might relate to the Cottesloe Precinct.
9.	The Shire of PG to advise the member of the Steering Group from PG who will be the Chair for the next 12 months and the date of the next meeting.