

TOWN OF COTTESLOE



ATTACHMENTS

ORDINARY COUNCIL MEETING – 24 FEBRUARY 2026

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
10.1 REPORTS OF OFFICERS		
CORPORATE AND COMMUNITY SERVICES		
10.1.1	ANDERSON PAVILION THIRD PARTY USE	
	10.1.1(a) LICENCE OF ANDERSON PAVILION - COTTESLOE AMATEUR FOOTBALL CLUB (2026 SEASON) DRAFT	2
	10.1.1(b) LICENCE OF ANDERSON PAVILION - COTTESLOE JUNIOR FOOTBALL CLUB - (2026 WINTER SEASON) DRAFT.....	31
10.1.2	POLICY REVIEW - APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER POLICY	
	10.1.2(a) COUNCIL POLICY TEMPLATE 2026 FINAL.....	60
	10.1.2(b) APPOINTMENT OF ACTING CEO POLICY - 2020 VERSION.....	63
	10.1.2(c) DRAFT APPOINTMENT OF ACTING CEO POLICY.....	66
10.1.3	LIST OF PAYMENTS 1 TO 31 DECEMBER 2025	
	10.1.3(a) LIST OF MONTHLY PAYMENTS - DECEMBER 2025.....	70
10.1.4	MONTHLY FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31 DECEMBER 2025	
	10.1.4(a) 2026-MONTHLY-FINANCIAL-REPORT-DEC 25.....	77
DEVELOPMENT AND REGULATORY SERVICES		
10.1.5	EVENT APPLICATION ELECTRIC ISLAND 2027	
	10.1.5(a) ELECTRIC ISLAND SITE MAP 2026	81
10.1.6	WESTERN AUSTRALIAN PLANNING COMMISSION'S DRAFT IMPROVEMENT PLAN AND IMPROVEMENT SCHEME/S	
	10.1.6(a) ATTACHMENT (A) DRAFT IMPROVEMENT PLAN	83
	10.1.6(b) ATTACHMENT (B) EXTENT OF 800M IMPROVEMENT PLAN WITHIN THE TOWN OF COTTESLOE	98
	10.1.6(c) ATTACHMENT (C) EXTENT OF 800M IMPROVEMENT PLAN AND SURROUNDING LGAS	100
10.1.7	FINAL MODIFICATIONS TO THE TOWN OF COTTESLOE DRAFT LOCAL PLANNING STRATEGY AS REQUIRED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION	
	10.1.7(a) ATTACHMENT (A) WAPC SCHEDULE OF MODIFICATIONS.....	102

10.1.7(b) ATTACHMENT (B) DRAFT LOCAL PLANNING STRATEGY WITH MODIFICATIONS..... 111

10.1.7(c) ATTACHMENT (C) EXTENT OF 800M IMPROVEMENT PLANS AND LPS 202

ENGINEERING SERVICES

10.1.9 LOW COST URBAN ROAD SAFETY PROGRAM (HEALTHY STREETS) - DETAILED DESIGN

10.1.9(a) ATTACHMENT A - LOW COST URSP 85% DETAILED DESIGN... 204

10.1.10 RIGHT OF WAY 20 ENCROACHMENTS

10.1.10(a) ATTACHMENT A - ROW COUNCIL RESOLUTIONS..... 261

10.1.11 COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN (CHRMAP)

10.1.11(a) CHRMAP COMMUNITY SUBMISSIONS - MAY 2025 - COMBINED FEEDBACK 263

10.1.12 MARINE PARADE SHARED PATH DESIGN - LIGHTING STRATEGY

10.1.12(a) ATTACHMENT A - PROPOSED LIGHTING STRATEGY - UPDATED - 20 FEBRUARY 2026..... 296

10.1.13 MARINE PARADE SHARED PATH DESIGN - PRELIMINARY DESIGN

10.1.13(a) ATTACHMENT A - CONCEPT DESIGN INDEPENDENT REVIEW REPORT - PJA 306

EXECUTIVE SERVICES

10.1.14 RECEIVAL OF MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS

10.1.14(a) MINUTES - ANNUAL GENERAL MEETING OF ELECTORS - 2 FEBRUARY 2026 332

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.1A:
LICENCE OF ANDERSON PAVILION - COTTESLOE
AMATEUR FOOTBALL CLUB (2026 SEASON)
DRAFT**

Licence of Anderson Pavilion

Town of Cottesloe

Cottesloe Amateur Football Club Inc



McLEODS
Lawyers

Stirling Law Chambers | 220 Stirling Highway | CLAREMONT WA 6010
Tel: (08) 9383 3133 | Fax: (08) 9383 4935
Email: mcleods@mcleods.com.au
Ref: MM:COTT- 52111

61_52111_017.docx

Copyright notice

McLeods owns the copyright in this document and commercial use of the document without the permission of McLeods is prohibited.

Table of Contents

Copyright notice	i
Details	1
Agreed terms	1
1. Definitions	1
2. Grant of licence	3
3. Use restricted to Agreed Hours	3
4. Licence Fee and other payments	3
4.1 Licence Fee	3
4.2 Other costs	3
4.3 Payments	3
4.4 Licensor may charge interest if payments are late	4
4.5 GST	4
5. Risks and insurance	4
5.1 Licensee's risk and responsibilities	4
5.2 Minimise risks	4
5.3 Licensee's insurance	5
5.4 Licensor to obtain building insurance	6
5.5 Indemnity	6
5.6 No indemnity for Licensor's negligence	7
6. Condition of Licensed Premises	7
6.1 Condition of Licensed Premises	7
6.2 Maintenance and Cleaning	7
6.3 Damage to the Licensed Premises	7
6.4 Security of Licensed Premises	7
6.5 Licensor's Property	8
6.6 Return of Licensed Premises to Licensor at conclusion of each period of use	8
7. Licensee's use of the Licensed Premises	8
7.1 Restrictions on use	8
7.2 Licensee must obey the law	9
7.3 Keys	9
7.4 Licensee responsible for its equipment and property	9
7.5 Altering the Licensed Premises	9
7.6 No assignment or sublicensing	9
8. Licensee's obligations generally	10
8.1 Reporting obligations	10
8.2 No caveats	10
9. Licensee's acknowledgements	10
9.1 Nature of Licence	10
9.2 Use only during Agreed Hours	10
10. Licensor's right of entry	11
11. Breach of this Licence	11
11.1 How the Licensee breaches this Licence	11
11.2 Licensor rights in the event of breach	11

11.3	Licensor may remedy breach at Licensee's cost	11
12.	Damage or destruction of the Licensed Premises	12
13.	Option to renew	12
14.	Obligations on Termination	12
15.	Notices	13
15.1	Notices to be in writing	13
15.2	Delivery requirements	13
15.3	Signing of notice	13
15.4	Service of Notice	13
16.	Additional terms set out in schedule	13
17.	General provisions	14
17.1	No fetter	14
17.2	Acts by agents	14
17.3	Governing law	14
17.4	Statutory powers	14
17.5	Severability	14
17.6	Variation	14
17.7	Moratorium	14
17.8	Further assurance	14
17.9	Waiver	14
17.10	Interpretation	15
	Schedule	17
	Signing page	19
	Annexure 1 – Sketch of Licensed Premises	20
	Annexure 2 – Minister for Lands' consent	21
	Annexure 3 – Agreed Hours	22
	Annexure 4 – Licensor's property	23
	Annexure 5 – Lighting Usage Requirements	24

Details

Parties

Town of Cottesloe

Postal address: PO Box 606, Cottesloe, Western Australia 6911
Email address: town@cottesloe.wa.gov.au
(Licensor)

Cottesloe Amateur Football Club Inc

Registration Number A1017095B
Postal address: PO Box 3161, Broadway Nedlands 6009
Email address President@cottesloeroosters.com.au
(Licensee)

Background

- A The Licensor has the care, control, and management of the Land
- B Anderson Pavilion (**Pavilion**) is constructed on the Land.
- C The Licensor has agreed to licence, and the Licensee has agreed to take a licence of the Pavilion, being more particularly described as the Licensed Premises, on the terms of this Licence.

Agreed terms

1. Definitions

In this Licence, unless context clearly indicates otherwise:

Agreed Hours means the times that the Licensee may utilise the Licensed Premises under the terms of this Licence, as specified in **Item 3** of the Schedule;

CEO means the Chief Executive Officer for the time being of the Licensor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Licence;

Change Rooms means the change rooms located in the Licensed Premises;

Commencement Date means the date specified in **Item 6** of the Schedule;

Common Areas means all those parts of the Land not exclusively leased or licensed to any tenant and intended for use by the tenants, licensees and/or users of the Land and their respective invitees in common with each other including all parking areas, roads, walkways, in on or about the Land;

Further Term means each further term specified in **Item 5** of the Schedule;

GST has the meaning given to that term in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other GST Law;

GST Law means any law which imposes, levies, implements, regulates, administers, interprets or otherwise concerns the GST;

Interest Rate means the rate at the time the payment falls due being 2% greater than the Licensor's general overdraft rate on borrowings from its bankers on amounts not exceeding \$100,000, which rate cannot exceed the rate prescribed by, and imposed in accordance with, section 6.13 of the *Local Government Act 1995*;

Land means the land described at **Item 1** of the Schedule;

Licence means this Licence, including the schedules and any annexures;

Licence Fee means the licence fee specified in **Item 7** of the Schedule;

Licensed Premises means the premises to be licensed to the Licensee as more particularly described at **Item 2** of the Schedule; and includes the Licensor's Property installed in the Licensed Premises;

Licensee means the Licensee named in this Licence and includes the Licensee's Agents, successors, permitted assigns and it's or their subtenants, licensees and sublicensees;

Licensee's Agents includes the subtenants, employees, agents, contractors, invitees, and licensees of the Licensee;

Licensee's Property means all property installed in, on or for, or any improvement or alteration made to, the premises and anything owned or leased by the Licensee which is inside the Licensed Premises;

Licensor's Property means:

- (a) anything installed in, on or for;
- (b) anything placed in or on; or
- (c) any improvement or alteration (including the Licensor's works (if any)) made to,

the Licensed Premises at any time which is not the Licensee's Property or the property of any third person and includes the Licensor's goods and floor coverings and finishes, skirting boards, ceiling tiles and finishes, window coverings and finishes, and includes the items listed in **Annexure 4**;

Loss means all loss, cost, damage, liability, death, injury or other detriment, including legal costs, consequential loss, special loss and economic loss;

Minister for Lands means the Minister for Lands in her or his capacity as the body corporate continued under section 7 of the *Land Administration Act 1997 (WA)*;

Notice means each notice, demand, consent, or authority given or made to any person under this Licence;

Party means the Licensor or the Licensee according to the context;

Permitted Purpose means the Permitted Purpose stated at **Item 8** of the Schedule;

Schedule means the Schedule to this Licence;

Term means the term of years specified in **Item 2** of the Schedule. Where the context permits, it includes the Further Term (if granted), and any period of holding over; and

Termination means expiry by time or sooner determination of the Term or any period of holding over.

2. Grant of licence

- (1) Subject to paragraph (2) below, the Licensor grants a licence to the Licensee to use the Licensed Premises for the Agreed Hours for the Term on the terms and conditions of this Licence.
- (2) This Licence is conditional on the Licensor obtaining the Minister for Lands consent. A copy of the Minister for Lands' consent is attached to this Licence as **Annexure 2**.

3. Use restricted to Agreed Hours

- (1) The Licensee's use of the Licensed Premises is strictly limited to the Agreed Hours.
- (2) The Licensee may only use the Licensed Premises outside the Agreed Hours with the written consent of the Licensor, which consent shall be subject to the Licensee giving the Licensor seven (7) days written notification of such request and the Licensor having no existing commitment with any other licensee or person. The Licensor's normal hire fees may apply for such additional use; however, the Parties acknowledge and agree that terms and conditions of this Licence will apply to such additional use of the Licensed Premises.
- (3) If the Licensee uses the Licensed Premises outside of the Agreed Hours without the prior consent of the Licensor, the Licensor may issue the Licensee an invoice for such use in accordance with its normal fees and charges and the Licensee must pay such fee within 14 days of receipt.

4. Licence Fee and other payments

4.1 Licence Fee

The Licensee must pay to the Licensor the Licence Fee, at such place or by electronic funds transfer to such bank account as is notified by the Licensor to the Licensee at any time, on time and in full, without deduction or set-off.

4.2 Other costs

The Licensee must promptly pay:

- (a) any duty on this Licence or any other document arising under this Licence;
- (b) the Licensor's reasonable costs of considering any request made by the Licensee for the Licensor's approval or consent; and
- (c) the Licensor's costs incurred if the Licensee is in breach of this Licence.

4.3 Payments

- (1) The Licensee must pay the Licensor the Licence Fee, statutory charges, outgoings, and any other money the Licensee must pay to the Licensor under this Licence on time and in full, without deduction or set-off.

- (2) Payments must be made by the Licensee to the Licensor at such place or by electronic funds transfer or other means of deposit to such bank account as is notified by the Licensor to the Licensee from time to time.

4.4 Licensor may charge interest if payments are late

If the Licensee is late in paying Licence Fee or any other money to the Licensor, the Licensor may charge interest on that money at the Interest Rate. The Licensor will calculate the interest on any unpaid money from the day the unpaid money was due until the day it and all interest accrued on it is paid in full.

4.5 GST

For the purposes of the GST levied or imposed on or in respect of any supply by the Licensor to the Licensee made under or in accordance with this Licence (including but not only the leasing of the premises), the amount payable for that supply under this Licence will be increased by the amount necessary to ensure that the payment made by the Licensee net of GST is the same as it would have been before the GST was levied or imposed and the Licensee must pay that amount as increased. However, the Licensor must calculate (and the Licensee need only pay) GST on outgoings net of any GST input tax credits received by the Licensor on outgoings.

5. Risks and insurance

5.1 Licensee's risk and responsibilities

- (1) The Licensee's use of the Licensed Premises, and any works carried out by the Licensee, are entirely at the Licensee's own risk.
- (2) The Licensee is responsible all acts of the Licensee's Agents on the Licensed Premises and for any breach by them of any terms in this Licence required to be performed or complied with by the Licensee.

5.2 Minimise risks

- (1) The Licensee must:
 - (a) not create any actual or potential danger, risk, or disruption in, on, to or from the Licensed Premises or the Land and take all steps necessary or desirable to manage and minimise risks, including the potential for:
 - (i) damage to the Licensed Premises or any other real or personal property;
 - (ii) the incurrence of any other Loss by the Licensor, another licensee, any other user or occupier of the Land or any other person; or
 - (iii) public liability and third party property damage claims, whether against the Licensor's or the Licensee's insurance or both, including liability to persons for personal injury, illness, death or property damage suffered or incurred, directly or indirectly, caused or contributed to by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the Licensed Premises, including by properly securing the Licensed Premises and not permitting unauthorised access to the Licensed Premises;
 - (b) promptly comply with:
 - (i) all laws for the prevention or control of fires and other emergencies and disruptions;
 - (ii) the requirements and recommendations of the Licensee's insurers; and

(iii) the requirements and recommendations of the Licensor or the Licensor's insurer, concerning the management and minimisation of dangers, risks or disruption in the Licensed Premises caused or contributed to or made necessary by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the premises;

(c) obey all instructions given by the Licensor, the police, the fire brigade, or other authority.

5.3 Licensee's insurance

(1) The Licensee must effect on or before the Commencement Date and maintain throughout the Term a policy of insurance for:

(a) public liability, including third party property damage cover with respect to the Licensed Premises, under which the limit of liability for a single claim is not less than the amount specified in **Item 9** or such higher amount as the Licensor may reasonably require from time to time, with no aggregate limit on the insurer's liability; and

(b) where the Licensor requires, the Licensee's Property in the Licensed Premises for its full replacement or reinstatement value.

(2) For each insurance policy required under this Licence, the Licensee must:

(a) place the policy with a reputable insurer upon terms consistent with this Licence;

(b) cause the Licensee as described in this Licence to be named as the insured person;

(c) not make any variation to the policy that would breach the requirements of this Licence without the Licensor's prior consent;

(d) deliver to the Licensor:

(i) on or before the Commencement Date;

(ii) within 5 business days after the renewal of the policy; and

(iii) at such other times as the Licensor may request,

a clear, complete, and accurate copy of a certificate of currency for the policy disclosing all information reasonably required by the Licensor; and

(e) pay all premiums as and when they become due.

(3) The Licensee must not do anything which may:

(a) invalidate, prejudice, or render void or voidable;

(b) cause the insurer to refuse to renew;

(c) conflict with;

(d) increase the premium for; or

(e) cause exclusions or conditions to be attached to,

any insurance effected by the Licensor concerning the Licensed Premises or any insurance effected by the Licensee under this Licence.

- (4) The Licensee must immediately:
- (a) notify the Licensor if an event has occurred which:
 - (i) gives rise or may give rise to a claim under the Licensee's insurance and simultaneously notify the Licensee's insurance broker of the event;
 - (ii) gives rise or may give rise to a claim under the Licensor's insurance; or
 - (iii) may prejudice the Licensee's insurance or the Licensor's insurance;
 - (b) rectify anything of which the Licensee becomes aware which may prejudice the Licensee's insurance or the Licensor's insurance; and
 - (c) notify the Licensor if any policy for the Licensee's insurance is cancelled or not renewed.
- (5) The Licensee must pay any increase in the costs of insurance effected by the Licensor caused or contributed to or made necessary by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the Licensed Premises.

5.4 Licensor to obtain building insurance

The Licensor must effect and maintain throughout the Term a policy of insurance for building insurance for any building comprising or located on the Licensed Premises.

5.5 Indemnity

- (1) The Licensee indemnifies the Licensor and the Minister for Lands against all Loss suffered or incurred, directly or indirectly, to the extent caused or contributed to by the Licensee or the Licensee's Agents by:
- (a) fraud, misconduct, dishonesty, or breach of law;
 - (b) negligent or wilful act or omission;
 - (c) any work carried out by the Licensee;
 - (d) contamination caused by the act, neglect, or omission of the Licensee;
 - (e) failure to comply or delay in complying with an obligation under this Licence; or
 - (f) use, occupation, negligent use, misuse, waste or abuse of the Licensed Premises, the mechanical services, other services, or the Licensee's Property,

except to the extent that the Loss is caused or contributed to by the negligent act or omission of the Licensor.

- (2) The obligation of the Licensee under paragraph (1) above:
- (a) is unaffected by the obligation of the Licensee to take out insurance; however, if insurance money is received by the Licensor then the Licensee's obligations under this clause will be reduced by the extent of such payment; and
 - (b) continues after Termination in respect of any act occurring or arising as a result of an event which occurs before Termination.

5.6 No indemnity for Licensor's negligence

The parties agree that nothing in this clause shall require the Licensee to indemnify the Licensor against any Loss to the extent that arises out of a negligent act or omission of the Licensor or any of the Licensor's agents.

6. Condition of Licensed Premises**6.1 Condition of Licensed Premises**

- (1) The Licensed Premises are made available to the Licensee in the condition that they are in at the Commencement Date.
- (2) The Licensor will maintain, clean and service the Licensed Premises (including the Licensor's Property) in accordance with its normal maintenance standards.

6.2 Maintenance and Cleaning

- (1) The Licensee must keep the Licensed Premises clean, tidy, and free from rubbish.
- (2) The Licensee in common with other users of the Licensed Premises must keep Common Areas clean, tidy, and free from rubbish.
- (3) The Licensee must leave the Licensed Premises and the Common Areas at the end of each period of use in the condition those areas were in at the beginning of the period of use.
- (4) For clarity, the Licensee must:
 - (a) clean and maintain the Change Rooms and toilets during use, and the Change Rooms and toilets must be left in a clean and tidy state at the conclusion of each use; and
 - (b) undertake at least weekly (and more frequently if required) a thorough clean of the clubrooms, canteen and storeroom, and ensure that those areas are left in a clean and tidy state at the conclusion of each use.

6.3 Damage to the Licensed Premises

- (1) The Licensee must report to the Licensor any damage to the Licensed Premises, the Licensor's Property, or any of the equipment, facilities and services provided by the Licensor, sustained during the Licensee's use of the Licensed Premises immediately upon becoming aware of the damage.
- (2) The Licensee must pay to the Licensor the cost of repairing and making good any damage of the type referred to in paragraph (1) above where such damage is caused whether directly or otherwise by the Licensee or the Licensee's Agents, including the cost of labour and materials and replacement equipment, and must if required by the Licensor, itself repair and make good any such damage.
- (3) The Licensee must pay to the Licensor costs incurred by the Licensor in repairing and making good of any such damage.

6.4 Security of Licensed Premises

- (1) The Licensee must ensure that the building or buildings, and all of the Licensor's fixtures and fittings, are appropriately secured at all times during the Agreed Hours and at the conclusion of the Agreed Hours.

- (2) The Licensee will be responsible for any loss or damage to the Licensed Premises, and the Licensor's fixtures and fittings during the Agreed Hours and at the conclusion of the Agreed Hours, to the extent that any loss or damage was caused or contributed by an act or omission of the Licensee.
- (3) The Licensee covenants and agrees to pay to the Licensor or to such person as the Licensor may from time to time direct any security charges or call out charges which, in the Licensor's reasonable opinion, relate to the Licensee, the Licensee's Agents or the Licensee's use of the Licensed Premises.
- (4) The Licensee must not copy any key, or other security device, and must account for all keys and security devices upon Termination of this Licence.

6.5 Licensor's Property

The Licensee agrees that the Licensor's Property:

- (a) will remain the property of the Licensor and must not be removed from the licensed Premises at any time; and
- (b) must be present and accounted for at the conclusion of each use.

6.6 Return of Licensed Premises to Licensor at conclusion of each period of use

- (1) The Licensee must vacate the Licensed Premises and remove all of the Licensee's Property at the conclusion of each period of use, unless the Licensor otherwise agrees that such property may remain.
- (2) The Licensee must leave the Licensed Premises in a clean, safe, and proper condition and the conclusion of each period of use.
- (3) Where the Licensee fails to remove its property, the Licensor may store such property at the Licensee's cost and the Licensee acknowledges and agrees that the Licensor may dispose of such property where the Licensee fails to collect such property within a reasonable period of time.

7. Licensee's use of the Licensed Premises

7.1 Restrictions on use

The Licensee must not and must not suffer or permit a person to:

- (a) use the Licensed Premises for any purpose:
 - (i) other than for the Permitted Purpose; or
 - (ii) which is not permitted under any law;
- (b) do or carry out on the Licensed Premises any harmful, offensive, or illegal act, matter, or thing;
- (c) do or carry out on the Licensed Premises any thing which causes a nuisance, damage, or disturbance to the Licensor or to owners or occupiers of adjoining properties;
- (d) store any dangerous compound or substance on or in the Licensed Premises, otherwise approved by the Licensor;
- (e) do any act or thing which might result in excessive stress or harm to any part of the Licensed Premises; or

- (f) display from or affix any signs, notices, or advertisements on the Licensed Premises without the prior written consent of the Licensor;
- (g) smoke inside any building or other enclosed area on the Licensed Premises;
- (h) use or allow the Licensed Premises to be used for the consumption of alcohol without first obtaining the written consent of the Licensor.

7.2 Licensee must obey the law

- (1) The Licensee must obey all laws relating to and the directions of any authority that requires the Licensee to do anything concerning the premises, the Licensee's use of the Licensed Premises or this Licence.
- (2) The Licensee must:
 - (a) apply for, obtain and maintain in force all consents, approvals, authorities, licences and permits required under any statute for the Permitted Purpose or use of the Licensed Premises;
 - (b) ensure that all obligations in regard to payment for copyright or licensing fees are paid to the appropriate person for all performances, exhibitions or displays held on the Licensed Premises.

7.3 Keys

- (1) The Licensor will provide four sets of keys for the Licensed Premises.
- (2) The Licensee must not change the locks or have additional sets of keys copied, without the prior approval of the Licensor.
- (3) The Licensee must maintain a key register which identifies which club members have been issued keys, and notify the Licensor of any loss of keys immediately.

7.4 Licensee responsible for its equipment and property

The Licensee is responsible for any equipment or property it brings into the Licensed Premises including any equipment supplied by a third party and the Licensor shall have no liability to the Licensee for any loss of or damage to any such equipment or property unless such loss or damage is caused by the negligence of the Licensor.

7.5 Altering the Licensed Premises

- (1) The Licensee must get the Licensor's consent before the Licensee:
 - (a) alters, installs any equipment in, re-designs the interior of, builds a partition in, paints or does any other work in the Licensed Premises;
 - (b) removes any trees, flora or vegetation or similar such materials from the Licensed Premises.
- (2) If the Licensor consent is obtained, the Licensee acknowledges that the Licensor may give such consent subject to conditions and the Licensee must strictly comply with those conditions.

7.6 No assignment or sublicensing

The rights in this Licence are personal to the Licensee, and the Licensee may not assign its interest in the Licensed Premises nor sub-licence; hire to a third party, part with possession, or

dispose of the Licensed Premises or any part of the Licensed Premises.

8. Licensee's obligations generally

8.1 Reporting obligations

The Licensee must immediately report to the Licensor:

- (a) any act of vandalism or any incident which occurs on or near the Licensed Premises which involves or is likely to involve a breach of the peace or become the subject of a report or complaint to the police and of which the Licensee is aware or should be aware;
- (b) any occurrence or circumstances in or near the Licensed Premises of which it becomes aware, which might reasonably be expected to cause, in or on the Licensed Premises, pollution of the environment; and
- (c) all notices, orders and summonses received by the Licensee, and which affect the Licensed Premises and immediately deliver them to the Licensor; and
- (d) any accident to or defect or want of repair in any services or fixtures, fittings, plant or equipment in the Licensed Premises and of any circumstances known to the Licensee that may be or may cause a risk or hazard to the Licensed Premises or to any person on the Licensed Premises.

8.2 No caveats

The Licensee must not lodge any caveat of any kind (including "subject to claim" or "absolute") against the title to the Land for any reason. The Licensee must remove any caveat lodged by it contrary to this clause immediately when asked to do so by the Licensor.

9. Licensee's acknowledgements

9.1 Nature of Licence

The Licensee acknowledges that:

- (a) this Licence does not grant exclusive possession of the Licensed Premises or confer any estate or interest in the Licensed Premises;
- (b) other than the rights granted under this Licence, the grant of this Licence does not create or confer upon the Licensee any tenancy or any other estate or interest in the Licensed Premises; and
- (c) the rights of the Licensee lie in contract only.

9.2 Use only during Agreed Hours

The Licensee acknowledges that:

- (a) it only has use of the Licensed Premises during the Agreed Hours and that other users of the Licensed Premises may be permitted to use the Licensed Premises at other times;
- (b) the Agreed Hours may be modified from time to time provided any proposed modification is agreed in advance with the Licensor and recorded in the Licensor's booking system; and
- (c) the Licensee must not obstruct any person or other organisation from using the Licensed Premises outside the Agreed Hours.

10. Licensor's right of entry

- (1) The Licensee must permit the Licensor to enter the Licensed Premises at any reasonable time to inspect and view the area, to carry out any maintenance work or to rectify any breach of the conditions of this Licence.
- (2) The Licensor when undertaking works at the Licensed Premises, will provide at least 24 hours' notice, unless such works are emergency works, in which case no notice is required.

11. Breach of this Licence

11.1 How the Licensee breaches this Licence

- (1) The Licensee will be in breach of this Licence if:
 - (a) the Licensee does not pay the Licensor on time any part of the Licence Fee, or any other money which the Licensee must pay to the Licensor under this Licence and does not make that payment within 14 days after the Licensor gives the Licensee a Notice requiring that payment;
 - (b) the Licensee disobeys any other provision of this Licence, and the Licensee does not remedy that breach within 14 days after the Licensor gives the Licensee a Notice specifying that breach and asking the Licensee to remedy it;
 - (c) the Licensee is an association, and the association is wound up, or a special resolution is passed altering the rules of the association in a way that makes its objects or purposes inconsistent with the Permitted Purpose;
 - (d) the Licensed Premises are no longer used by the Licensee during the Agreed Hours for reasonable period of time; or
 - (e) a person other than the Licensee is in occupation or possession of the Licensed Premises during the Agreed Hours.

11.2 Licensor rights in the event of breach

- (1) If the Licensee breaches this Licence and does not remedy it as required, the Licensor may do any one or more of the following:
 - (a) terminate this Licence;
 - (b) recover from the Licensee any Loss the Licensor suffers due to the Licensee's breach;
 - (c) exercise any of the Licensor's other legal rights.

11.3 Licensor may remedy breach at Licensee's cost

If the Licensee:

- (a) fails or neglects to pay any amount payable by the Licensee under this Licence; or
- (b) does or fails to do anything which constitutes a breach of the Licensee's obligations under this Licence,

then, after the Licensor has given to the Licensee Notice of the breach and the Licensee has failed to rectify the breach within a reasonable time, the Licensor may without affecting any right, remedy or power arising from that default pay the money due or do or cease the doing of the

breach as if it were the Licensee and the Licensee must pay to the Licensor on demand the Licensor's cost and expenses of remedying each breach or default.

12. Damage or destruction of the Licensed Premises

If the Licensed Premises is damaged or destroyed and as a result the Licensee cannot use or have access to the Licensed Premises, the Licensee or Licensor may terminate this Licence by giving not less than 21 days' Notice to the other.

13. Option to renew

If the Licensee at least three months, but not earlier than 6 months, prior to the date for commencement of the Further Term, gives the Licensor a Notice to grant a Further Term:

- (a) there is no subsisting default by the Licensee at the date of service of the Notice; and
- (b) the Licensee has not persistently breached this Licence during the term and the Licensor has given the Licensee Notice of such breaches;

the Licensor shall grant to the Licensee a licence for the Further Term on terms and conditions similar to this Licence other than this clause in respect of any Further Term previously taken or the subject of the present exercise.

14. Obligations on Termination

(1) Upon Termination of this Licence, the Licensee must:

- (a) vacate the Licensed Premises and give the Licensed Premises to the Licensor in a clean state;
- (b) remove all the Licensee's Property (excluding the Licensor's Property and air-conditioning plant, fire equipment, security alarms and security systems and other fixtures and fittings which in the reasonable opinion of the Licensor form an integral part of the Licensed Premises) and reinstate the Licensed Premises following the removal of the Licensee's Property;
- (c) arrange for a handover inspection to be conducted by or on behalf of the Licensor after removal of the Licensee's Property and reinstatement of the Licensed Premises and, in any event, within 14 days after Termination of the Licence;
- (d) deliver all keys, access cards and copies of those keys or access cards to the Licensor;
 - (i) continue to pay the Licence Fee and otherwise comply with those of its obligations under this Licence which still apply until the last of its obligations under this clause is discharged to the Licensor's reasonable satisfaction; and
 - (ii) pay all amounts due to the Licensor under this Licence within 5 business days after the Licensor notifies the Licensee of the adjustments made and the amounts due calculated up to and including the day on which the last of the Licensee's obligations under this clause are discharged to the Licensor's reasonable satisfaction.

(2) The parties agree that anything left at the Licensed Premises will become the Licensor's Property and the Licensor may keep it or dispose of it.

15. Notices

15.1 Notices to be in writing

All Notices must be in writing to be effective.

15.2 Delivery requirements

A Notice to a party must be in writing and may be given or made:

- (a) by delivery to the party personally; or
- (b) by addressing it to the Party and leaving it at or posting it by registered post to the address of the Party appearing in this Licence or any other address nominated by a Party by Notice to the other; or
- (c) emailed to that person at the email address appearing in this Licence, or such other address that has been notified by that party to the other party in writing, from time to time.

15.3 Signing of notice

A Notice to a Party may be signed:

- (a) if given by an individual, by the person giving the Notice;
- (b) if given by a corporation, by a director, secretary, or manager of that corporation;
- (c) if given by a local government, by an officer of the local government;
- (d) if given by an incorporated association by any person authorised to do so by the board or committee of management of the association; or
- (e) by a solicitor or other agent of the individual, corporation, local government, or association giving the Notice.

15.4 Service of Notice

- (1) Subject to paragraph (2) below, a Notice to a Party is deemed to be given or made:
 - (a) if by personal delivery, when delivered;
 - (b) if by leaving the Notice at the time of leaving the Notice; and
 - (c) if by post on the fifth business day following the date of posting of the Notice;
 - (d) if by email on receipt of a return email from the recipient, or the recipient's information system, acknowledging delivery or receipt of the email.
- (2) If a notice or email is delivered after normal business hours of the party to whom it is delivered or sent, it is to be treated as having been given or made at 9:00am the next Business Day.

16. Additional terms set out in schedule

Each of the terms (if any) set out in **Item 10** of the Schedule are part of this Licence. The parties agree that if there is any inconsistency between the body of the Licence and the terms of **Item 10** of the Schedule, then the terms specified in **Item 10** of the Schedule will prevail.

17. General provisions

17.1 No fetter

The Licensee acknowledges that the Licensor is a local government established by the *Local Government Act 1995*, and in that capacity, the Licensor may need to determine applications for consents, approvals, authorities, licences and permits having regard to any Written Law governing such applications. The Licensor shall not be in default under this Licence by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Licence fetter the Licensor in performing its statutory obligations or exercising any discretion.

17.2 Acts by agents

All acts and things which the Licensor is required to do under this Licence may be done by the Licensor, the CEO, an officer or the agent, solicitor, contractor, or employee of the Licensor.

17.3 Governing law

This Licence is governed by the law of the state of Western Australia.

17.4 Statutory powers

The powers conferred on the Licensor by or under any statutes for the time being in force are, except to the extent that they are inconsistent with the terms and provisions expressed in this Licence, in addition to the powers conferred on the Licensor in this Licence.

17.5 Severability

If any provision of this Licence is made void or unenforceable, the remaining provisions will not be affected.

17.6 Variation

Any variation to this Licence must be made in writing and signed by both parties.

17.7 Moratorium

The provisions of a statute which would but for this clause extend or postpone the date of payment of money, reduce the rate of interest or abrogate, nullify, postpone or otherwise affect the terms of this Licence do not, to the fullest extent permitted by law, apply to limit the terms of this Licence.

17.8 Further assurance

The parties must execute and do all acts and things necessary or desirable to implement and give full effect to the terms of this Licence.

17.9 Waiver

- (1) A waiver by the Licensor will only be enforceable against the Licensor if the waiver is in writing and signed by the Licensor.
- (2) Mere delay by a party in exercising any right does not constitute a waiver of that right.
- (3) A waiver (either wholly or in part) by a party of a right does not operate as a subsequent waiver of the same right or of any other right of that party.

- (4) The Licensor's demand for or acceptance of the Licence Fee or any other sum payable under this Licence after a breach by the Licensee occurs does not constitute:
- (a) a waiver of that breach or any other breach by the Licensee;
 - (b) a waiver of or otherwise prejudice any of the Licensor's other rights, powers or remedies in respect of that breach or any other breach by the Licensee;
 - (c) an acceptance of the Licensee's repudiation of this Licence; or
 - (d) an election by the Licensor to exercise or not exercise any right, power or remedy,
- whether or not, at the time the demand was made or payment was accepted, the Licensor knew of the breach or had terminated this Licence or both.
- (5) Any custom or practice which has developed between the parties during the term does not waive or vary the Licensor's right to insist upon the Licensee's performance of its obligations under this Licence.

17.10 Interpretation

- (1) In this Licence, unless the context clearly indicates otherwise:
- (a) a reference to this Licence or another document includes any document which varies, supplements, replaces, assigns, or novates this Licence or that other document;
 - (b) a reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislative provision substituted for, and any subordinate legislation issued under that legislation or legislative provision;
 - (c) a reference to an authority which ceases to exist is a reference to an authority that the parties agree to substitute for the named authority or, failing agreement, to an authority having substantially the same objects as the named authority;
 - (d) a reference to the Background, a clause, schedule, or annexure is a reference to the Background, a clause, schedule or annexure to or of this Licence;
 - (e) clause and item headings and the table of contents are inserted for convenience only and must not be used when interpreting this Licence;
 - (f) the Background, schedules (if any) and annexures (if any) form part of this Licence;
 - (g) a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity;
 - (h) a reference to a natural person includes their personal representatives, successors and permitted assigns;
 - (i) a reference to a corporation includes its successors and permitted assigns;
 - (j) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this Licence;
 - (k) an obligation on the part of the Licensee not to do or omit to do any act or thing include:
 - (i) an obligation not to permit that act or thing to be done or omitted to be done by a Licensee's Agent; and

- (ii) an obligation to take all reasonable steps to ensure that that act or thing is not done or omitted to be done;
- (l) an obligation or warranty on the part of 2 or more persons binds them jointly and severally and an obligation or warranty in favour of 2 or more persons benefits them jointly and severally;
- (m) a reference to a breach of warranty includes that warranty not being complete, true or accurate;
- (n) a requirement to do anything includes a requirement to cause that thing to be done and a requirement not to do anything includes a requirement to prevent that thing being done;
- (o) including and includes are not words of limitation;
- (p) a reference to a time is to that time in the state of Western Australia;
- (q) a word that is derived from a defined word has a corresponding meaning;
- (r) monetary amounts are expressed in Australian dollars;
- (s) the singular includes the plural and vice-versa;
- (t) words importing one gender include all other genders;
- (u) a reference to any one or more things includes each part and all parts of that thing or group of things;
- (v) neither this Licence nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting; and
- (w) if the date by which or the period in which anything must be done under this Licence ends on a day other than a business day, the date or period for doing that thing is extended until the following business day.

Schedule

Item 1 Land

Reserve 6613, Lot 401 On Deposited Plan 34252 being the whole of the land comprised in Crown Land Title Certificate of Title Volume LR3129 Folio 795.

Item 2 Licensed Premises

Anderson Pavilion constructed on the Land as shown generally on the sketch annexed hereto as **Annexure 1** and including the Change Rooms and the Licensor's Property installed or located therein.

Item 3 Agreed Hours

Those times set out in **Annexure 3**.

Item 4 Term

Nineteen (19) months commencing on the Commencement Date and expiring on 30 September 2027.

Item 5 Further Term

Nil.

Item 6 Commencement Date

1 March 2026.

Item 7 Licence Fee

\$1 per annum plus GST for the Term, payable on demand.

Item 8 Permitted Purpose

Football clubhouse and uses reasonably ancillary thereto.

Item 9 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 10 Additional terms and conditions

10.1 Additional Kitchen Applicants

Additional kitchen appliances and equipment must not be used at the Licensed Premises, without the prior approval of the Lessor.

10.2 Ovals and playing fields

The Licensee acknowledges that this Licence is limited to the Licensed Premises, and if the Licensee requires use of the surrounding ovals and playing fields, it must book such ovals and playing fields in accordance with the Licensor's normal booking system.

10.3 Liquor licence

The Licensor agrees to provide consent to the issue of a liquor licence, licences or permits to the Licensee for the Licensed Premises on the following terms:

- (a) such licence or licence must be consistent with the Permitted Purpose (i.e., a club licence or similar); and
- (b) if a licence or permit is granted, the Licensee must:
 - (i) strictly comply with any requirements attaching to the licence or permit at its cost; and
 - (ii) indemnify and keep indemnified the Lessor from and against any breach of the *Liquor Control Act 1988*, *Liquor Control Regulations 1989* or the licence or permit or any conditions imposed thereupon for which it may be liable as the owner of the Premises.

10.4 Ovals lighting and marking fees

For clarity, the parties acknowledge and agree:

- (a) that the Licensee is responsible for the costs of line marking the playing fields/ovals for its use; and
- (b) following the installation of a separate sub-meter for the oval lighting, the Licensee must promptly reimburse the Licensor for half of the electricity costs associated with oval lighting.

10.5 Use by other entities

The Licensee acknowledges that other groups and persons may use the Licensed Premises outside of the Agreed Hours.

10.6 Memorabilia and Storage

The Licensor may consent in writing to the Licensee storing items (including memorabilia) at the Licensed Premises outside of Agreed Hours and the Term. If the Licensor agrees, the Licensee acknowledges and agrees that the storing of such items will be at the sole risk of the Licensee and the Licensor may require other regular users of the Licensed Premises to consent to such use.

10.7 Lighting Usage

The Club agrees that it will use the lighting at the Licensed Premises in accordance with the requirements outlined in the table in **Annexure 5**.

Signing page

EXECUTED by the parties as a deed on the _____ day of _____ 2026

Executed on behalf of **TOWN OF COTTESLOE**)
under authority of the *Local Government Act 1995*)
pursuant to s9.49A(A):)

(Signed) (Position) (Print Full Name)

THE COMMON SEAL of Cottesloe Amateur Football Club Inc was hereunto affixed pursuant to the constitution of the Licensee in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the Licensee indicated under his or her name:

Office Holder Sign

Office Holder Sign

Name:

Name:

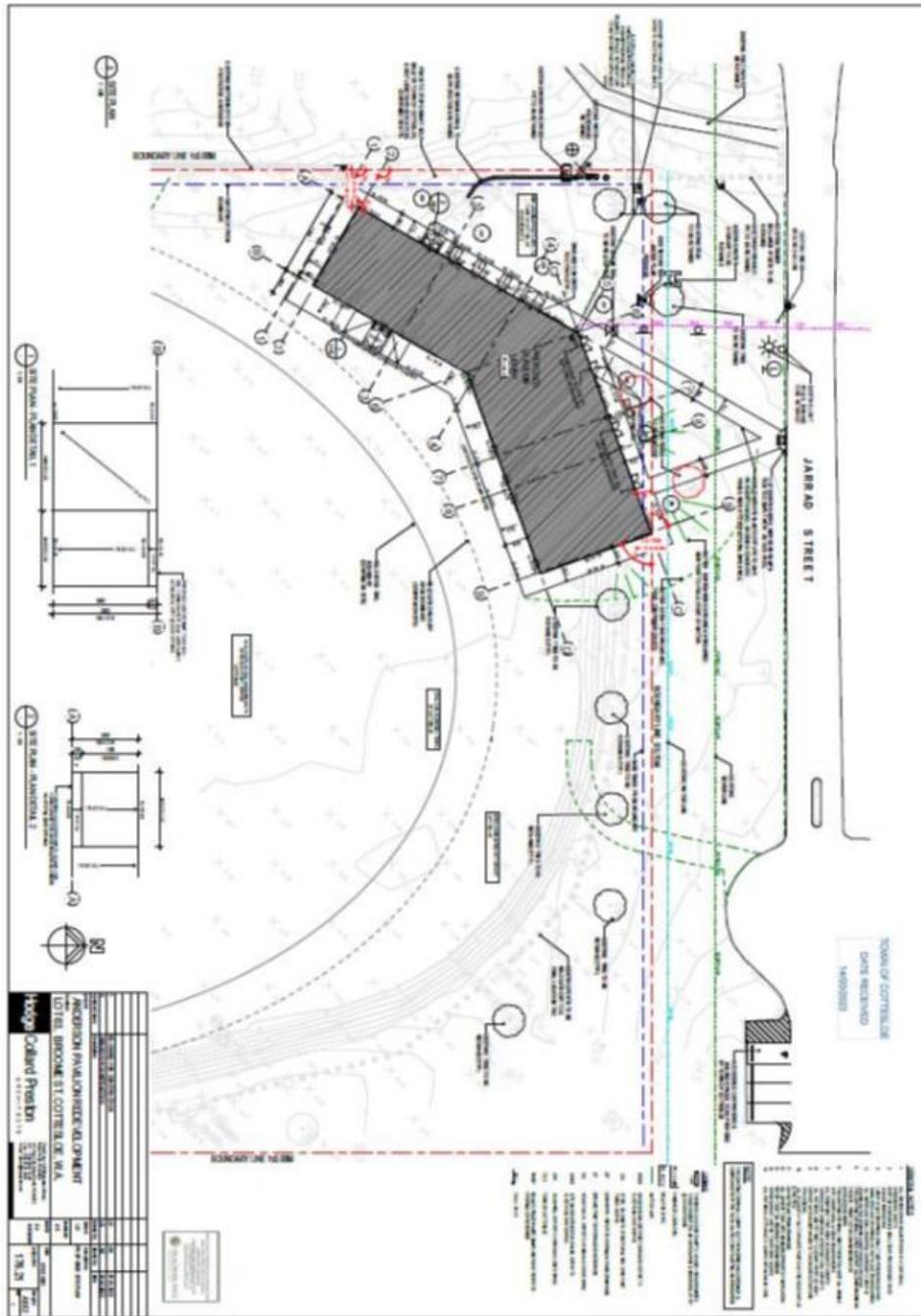
Address:

Address:

Office Held:

Office Held:

Annexure 1 – Sketch of Licensed Premises



Annexure 2 – Minister for Lands’ consent

[Consent to be obtained and inserted prior to signing]

Annexure 3 – Agreed Hours

- Monday to Thursday from 6:00pm – 9:00pm
- Saturday from 7:00am – 11:00pm

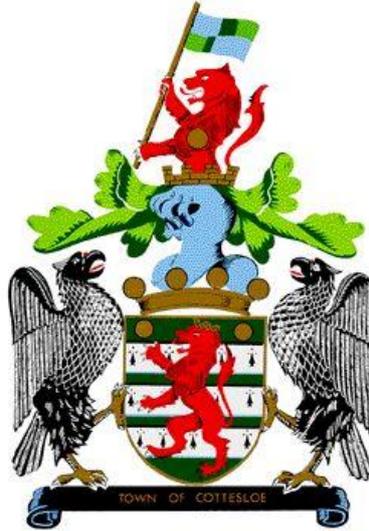
Annexure 4 – Licensor's property

Item	Description	Quantity
1	Samsung 599L Black Top Mount Fridge - SR625BLSTC Batch: 0097240392	1
2	LG 14PL Dishwasher Platinum Quadwash Batch: 0015240051	1
3	Samsung 55 QLED 4k Smart TV - QA55Q60CAWXXY	1
4	Heavy Duty Mobile TV Stand MT-100	1
5	Samsung 40L 1000w Microwave - ME6144ST Batch: 009192984	2
6	Pendant Stool By Innerspace 755mm H x 425mm W x 425mm D	18
7	Office Line I.Am Folding Table	6
8	Ergoline Furniture High Bar Table with Terrazo Top	6
9	Nardi Bit Chair (Black)	40

Annexure 5 – Lighting Usage Requirements

Club	Activity	Lighting Level	Frequency	Time*
CJFC (Magpies)	Training	50 lux	4 nights/week	Until 6.15pm (includes safe pack-up)
	Regular Games (Girls)	100 lux	1 night/week	Until 9:00pm (Friday fixture)
	Rescheduled Games	100 lux	Up to 4 games per year (as approved by CEO)	Until 8:00pm
	Social Events	10 lux	Up to 5 events per year (as approved by CEO)	1 event to 10:30pm; 4 events to 7:30pm
CSFC (Roosters)	Training	50 lux	2 nights/week	Until 8:00pm (current schedule)
*Automatic timer set to turn lights off at a specified time				

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.1B:
LICENCE OF ANDERSON PAVILION - COTTESLOE
JUNIOR FOOTBALL CLUB - (2026 WINTER
SEASON) DRAFT**

Licence of Anderson Pavilion

Town of Cottesloe

Cottesloe Junior Football Club



McLEODS

Lawyers

Stirling Law Chambers | 220 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

Email: mcleods@mcleods.com.au

Ref: TF:COTT - 52111

61_52111_018.docx

Copyright notice

McLeods owns the copyright in this document and commercial use of the document without the permission of McLeods is prohibited.

Table of Contents

Copyright notice	i
Details	1
Agreed terms	1
1. Definitions	1
2. Grant of licence	3
3. Use restricted to Agreed Hours	3
4. Licence Fee and other payments	3
4.1 Licence Fee	3
4.2 Other costs	3
4.3 Payments	3
4.4 Licensor may charge interest if payments are late	4
4.5 GST	4
5. Risks and insurance	4
5.1 Licensee's risk and responsibilities	4
5.2 Minimise risks	4
5.3 Licensee's insurance	5
5.4 Licensor to obtain building insurance	6
5.5 Indemnity	6
5.6 No indemnity for Licensor's negligence	7
6. Condition of Licensed Premises	7
6.1 Condition of Licensed Premises	7
6.2 Maintenance and Cleaning	7
6.3 Damage to the Licensed Premises	7
6.4 Security of Licensed Premises	7
6.5 Licensor's Property	8
6.6 Return of Licensed Premises to Licensor at conclusion of each period of use	8
7. Licensee's use of the Licensed Premises	8
7.1 Restrictions on use	8
7.2 Licensee must obey the law	9
7.3 Keys	9
7.4 Licensee responsible for its equipment and property	9
7.5 Altering the Licensed Premises	9
7.6 No assignment or sublicensing	9
8. Licensee's obligations generally	10
8.1 Reporting obligations	10
8.2 No caveats	10
9. Licensee's acknowledgements	10
9.1 Nature of Licence	10
9.2 Use only during Agreed Hours	10
10. Licensor's right of entry	11
11. Breach of this Licence	11
11.1 How the Licensee breaches this Licence	11
11.2 Licensor rights in the event of breach	11

11.3	Licensor may remedy breach at Licensee's cost	11
12.	Damage or destruction of the Licensed Premises	12
13.	Option to renew	12
14.	Obligations on Termination	12
15.	Notices	13
15.1	Notices to be in writing	13
15.2	Delivery requirements	13
15.3	Signing of notice	13
15.4	Service of Notice	13
16.	Additional terms set out in schedule	13
17.	General provisions	14
17.1	No fetter	14
17.2	Acts by agents	14
17.3	Governing law	14
17.4	Statutory powers	14
17.5	Severability	14
17.6	Variation	14
17.7	Moratorium	14
17.8	Further assurance	14
17.9	Waiver	14
17.10	Interpretation	15
	Schedule	17
	Signing page	19
	Annexure 1 – Sketch of Licensed Premises	20
	Annexure 2 – Minister for Lands' consent	21
	Annexure 3 – Agreed Hours	22
	Annexure 4 – Licensor's property	23
	Annexure 5 – Lighting Usage Requirements	24

Details

Parties

Town of Cottesloe

Postal address: PO Box 606, Cottesloe, Western Australia 6911
Email address: town@cottesloe.wa.gov.au
(Licensor)

Cottesloe Junior Football Club

Registration Number A1005556R
Postal address: PO Box 606, Cottesloe, Western Australia 6911
Email address alisajpearson@me.com
(Licensee)

Background

- A The Licensor has the care, control, and management of the Land
- B Anderson Pavilion (**Pavilion**) is constructed on the Land.
- C The Licensor has agreed to licence, and the Licensee has agreed to take a licence of the Pavilion, being more particularly described as the Licensed Premises, on the terms of this Licence.

Agreed terms

1. Definitions

In this Licence, unless context clearly indicates otherwise:

Agreed Hours means the times that the Licensee may utilise the Licensed Premises under the terms of this Licence, as specified in **Item 3** of the Schedule;

CEO means the Chief Executive Officer for the time being of the Licensor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Licence;

Change Rooms means the change rooms located in the Licensed Premises;

Commencement Date means the date specified in **Item 6** of the Schedule;

Common Areas means all those parts of the Land not exclusively leased or licensed to any tenant and intended for use by the tenants, licensees and/or users of the Land and their respective invitees in common with each other including all parking areas, roads, walkways, in on or about the Land;

Further Term means each further term specified in **Item 5** of the Schedule;

GST has the meaning given to that term in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other GST Law;

GST Law means any law which imposes, levies, implements, regulates, administers, interprets or otherwise concerns the GST;

Interest Rate means the rate at the time the payment falls due being 2% greater than the Licensor's general overdraft rate on borrowings from its bankers on amounts not exceeding \$100,000, which rate cannot exceed the rate prescribed by, and imposed in accordance with, section 6.13 of the *Local Government Act 1995*;

Land means the land described at **Item 1** of the Schedule;

Licence means this Licence, including the schedules and any annexures;

Licence Fee means the licence fee specified in **Item 7** of the Schedule;

Licensed Premises means the premises to be licensed to the Licensee as more particularly described at **Item 2** of the Schedule; and includes the Licensor's Property installed in the Licensed Premises;

Licensee means the Licensee named in this Licence and includes the Licensee's Agents, successors, permitted assigns and it's or their subtenants, licensees and sublicensees;

Licensee's Agents includes the subtenants, employees, agents, contractors, invitees, and licensees of the Licensee;

Licensee's Property means all property installed in, on or for, or any improvement or alteration made to, the premises and anything owned or leased by the Licensee which is inside the Licensed Premises;

Licensor's Property means:

- (a) anything installed in, on or for;
- (b) anything placed in or on; or
- (c) any improvement or alteration (including the Licensor's works (if any)) made to,

the Licensed Premises at any time which is not the Licensee's Property or the property of any third person and includes the Licensor's goods and floor coverings and finishes, skirting boards, ceiling tiles and finishes, window coverings and finishes, and includes the items listed in **Annexure 4**;

Loss means all loss, cost, damage, liability, death, injury or other detriment, including legal costs, consequential loss, special loss and economic loss;

Minister for Lands means the Minister for Lands in her or his capacity as the body corporate continued under section 7 of the *Land Administration Act 1997 (WA)*;

Notice means each notice, demand, consent, or authority given or made to any person under this Licence;

Party means the Licensor or the Licensee according to the context;

Permitted Purpose means the Permitted Purpose stated at **Item 8** of the Schedule;

Schedule means the Schedule to this Licence;

Term means the term of years specified in **Item 2** of the Schedule. Where the context permits, it includes the Further Term (if granted), and any period of holding over; and

Termination means expiry by time or sooner determination of the Term or any period of holding over.

2. Grant of licence

- (1) Subject to paragraph (2) below, the Licensor grants a licence to the Licensee to use the Licensed Premises for the Agreed Hours for the Term on the terms and conditions of this Licence.
- (2) This Licence is conditional on the Licensor obtaining the Minister for Lands consent. A copy of the Minister for Lands' consent is attached to this Licence as **Annexure 2**.

3. Use restricted to Agreed Hours

- (1) The Licensee's use of the Licensed Premises is strictly limited to the Agreed Hours.
- (2) The Licensee may only use the Licensed Premises outside the Agreed Hours with the written consent of the Licensor, which consent shall be subject to the Licensee giving the Licensor seven (7) days written notification of such request and the Licensor having no existing commitment with any other licensee or person. The Licensor's normal hire fees may apply for such additional use; however, the Parties acknowledge and agree that terms and conditions of this Licence will apply to such additional use of the Licensed Premises.
- (3) If the Licensee uses the Licensed Premises outside of the Agreed Hours without the prior consent of the Licensor, the Licensor may issue the Licensee an invoice for such use in accordance with its normal fees and charges and the Licensee must pay such fee within 14 days of receipt.

4. Licence Fee and other payments

4.1 Licence Fee

The Licensee must pay to the Licensor the Licence Fee, at such place or by electronic funds transfer to such bank account as is notified by the Licensor to the Licensee at any time, on time and in full, without deduction or set-off.

4.2 Other costs

The Licensee must promptly pay:

- (a) any duty on this Licence or any other document arising under this Licence;
- (b) the Licensor's reasonable costs of considering any request made by the Licensee for the Licensor's approval or consent; and
- (c) the Licensor's costs incurred if the Licensee is in breach of this Licence.

4.3 Payments

- (1) The Licensee must pay the Licensor the Licence Fee, statutory charges, outgoings, and any other money the Licensee must pay to the Licensor under this Licence on time and in full, without deduction or set-off.

- (2) Payments must be made by the Licensee to the Licensor at such place or by electronic funds transfer or other means of deposit to such bank account as is notified by the Licensor to the Licensee from time to time.

4.4 Licensor may charge interest if payments are late

If the Licensee is late in paying Licence Fee or any other money to the Licensor, the Licensor may charge interest on that money at the Interest Rate. The Licensor will calculate the interest on any unpaid money from the day the unpaid money was due until the day it and all interest accrued on it is paid in full.

4.5 GST

For the purposes of the GST levied or imposed on or in respect of any supply by the Licensor to the Licensee made under or in accordance with this Licence (including but not only the leasing of the premises), the amount payable for that supply under this Licence will be increased by the amount necessary to ensure that the payment made by the Licensee net of GST is the same as it would have been before the GST was levied or imposed and the Licensee must pay that amount as increased. However, the Licensor must calculate (and the Licensee need only pay) GST on outgoings net of any GST input tax credits received by the Licensor on outgoings.

5. Risks and insurance

5.1 Licensee's risk and responsibilities

- (1) The Licensee's use of the Licensed Premises, and any works carried out by the Licensee, are entirely at the Licensee's own risk.
- (2) The Licensee is responsible all acts of the Licensee's Agents on the Licensed Premises and for any breach by them of any terms in this Licence required to be performed or complied with by the Licensee.

5.2 Minimise risks

- (1) The Licensee must:
 - (a) not create any actual or potential danger, risk, or disruption in, on, to or from the Licensed Premises or the Land and take all steps necessary or desirable to manage and minimise risks, including the potential for:
 - (i) damage to the Licensed Premises or any other real or personal property;
 - (ii) the incurrence of any other Loss by the Licensor, another licensee, any other user or occupier of the Land or any other person; or
 - (iii) public liability and third party property damage claims, whether against the Licensor's or the Licensee's insurance or both, including liability to persons for personal injury, illness, death or property damage suffered or incurred, directly or indirectly, caused or contributed to by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the Licensed Premises, including by properly securing the Licensed Premises and not permitting unauthorised access to the Licensed Premises;
 - (b) promptly comply with:
 - (i) all laws for the prevention or control of fires and other emergencies and disruptions;
 - (ii) the requirements and recommendations of the Licensee's insurers; and

(iii) the requirements and recommendations of the Licensor or the Licensor's insurer, concerning the management and minimisation of dangers, risks or disruption in the Licensed Premises caused or contributed to or made necessary by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the premises;

(c) obey all instructions given by the Licensor, the police, the fire brigade, or other authority.

5.3 Licensee's insurance

(1) The Licensee must effect on or before the Commencement Date and maintain throughout the Term a policy of insurance for:

(a) public liability, including third party property damage cover with respect to the Licensed Premises, under which the limit of liability for a single claim is not less than the amount specified in **Item 9** or such higher amount as the Licensor may reasonably require from time to time, with no aggregate limit on the insurer's liability; and

(b) where the Licensor requires, the Licensee's Property in the Licensed Premises for its full replacement or reinstatement value.

(2) For each insurance policy required under this Licence, the Licensee must:

(a) place the policy with a reputable insurer upon terms consistent with this Licence;

(b) cause the Licensee as described in this Licence to be named as the insured person;

(c) not make any variation to the policy that would breach the requirements of this Licence without the Licensor's prior consent;

(d) deliver to the Licensor:

(i) on or before the Commencement Date;

(ii) within 5 business days after the renewal of the policy; and

(iii) at such other times as the Licensor may request,

a clear, complete, and accurate copy of a certificate of currency for the policy disclosing all information reasonably required by the Licensor; and

(e) pay all premiums as and when they become due.

(3) The Licensee must not do anything which may:

(a) invalidate, prejudice, or render void or voidable;

(b) cause the insurer to refuse to renew;

(c) conflict with;

(d) increase the premium for; or

(e) cause exclusions or conditions to be attached to,

any insurance effected by the Licensor concerning the Licensed Premises or any insurance effected by the Licensee under this Licence.

- (4) The Licensee must immediately:
- (a) notify the Licensor if an event has occurred which:
 - (i) gives rise or may give rise to a claim under the Licensee's insurance and simultaneously notify the Licensee's insurance broker of the event;
 - (ii) gives rise or may give rise to a claim under the Licensor's insurance; or
 - (iii) may prejudice the Licensee's insurance or the Licensor's insurance;
 - (b) rectify anything of which the Licensee becomes aware which may prejudice the Licensee's insurance or the Licensor's insurance; and
 - (c) notify the Licensor if any policy for the Licensee's insurance is cancelled or not renewed.
- (5) The Licensee must pay any increase in the costs of insurance effected by the Licensor caused or contributed to or made necessary by the Licensee's wilful or negligent act or omission, the Licensee's breach of an obligation under this Licence or the Licensee's use or occupation of the Licensed Premises.

5.4 Licensor to obtain building insurance

The Licensor must effect and maintain throughout the Term a policy of insurance for building insurance for any building comprising or located on the Licensed Premises.

5.5 Indemnity

- (1) The Licensee indemnifies the Licensor and the Minister for Lands against all Loss suffered or incurred, directly or indirectly, to the extent caused or contributed to by the Licensee or the Licensee's Agents by:
- (a) fraud, misconduct, dishonesty, or breach of law;
 - (b) negligent or wilful act or omission;
 - (c) any work carried out by the Licensee;
 - (d) contamination caused by the act, neglect, or omission of the Licensee;
 - (e) failure to comply or delay in complying with an obligation under this Licence; or
 - (f) use, occupation, negligent use, misuse, waste or abuse of the Licensed Premises, the mechanical services, other services, or the Licensee's Property,

except to the extent that the Loss is caused or contributed to by the negligent act or omission of the Licensor.

- (2) The obligation of the Licensee under paragraph (1) above:
- (a) is unaffected by the obligation of the Licensee to take out insurance; however, if insurance money is received by the Licensor then the Licensee's obligations under this clause will be reduced by the extent of such payment; and
 - (b) continues after Termination in respect of any act occurring or arising as a result of an event which occurs before Termination.

5.6 No indemnity for Licensor's negligence

The parties agree that nothing in this clause shall require the Licensee to indemnify the Licensor against any Loss to the extent that arises out of a negligent act or omission of the Licensor or any of the Licensor's agents.

6. Condition of Licensed Premises**6.1 Condition of Licensed Premises**

- (1) The Licensed Premises are made available to the Licensee in the condition that they are in at the Commencement Date.
- (2) The Licensor will maintain, clean and service the Licensed Premises (including the Licensor's Property) in accordance with its normal maintenance standards.

6.2 Maintenance and Cleaning

- (1) The Licensee must keep the Licensed Premises clean, tidy, and free from rubbish.
- (2) The Licensee in common with other users of the Licensed Premises must keep Common Areas clean, tidy, and free from rubbish.
- (3) The Licensee must leave the Licensed Premises and the Common Areas at the end of each period of use in the condition those areas were in at the beginning of the period of use.
- (4) For clarity, the Licensee must:
 - (a) clean and maintain the Change Rooms and toilets during use, and the Change Rooms and toilets must be left in a clean and tidy state at the conclusion of each use; and
 - (b) undertake at least weekly (and more frequently if required) a thorough clean of the clubrooms, canteen and storeroom, and ensure that those areas are left in a clean and tidy state at the conclusion of each use.

6.3 Damage to the Licensed Premises

- (1) The Licensee must report to the Licensor any damage to the Licensed Premises, the Licensor's Property, or any of the equipment, facilities and services provided by the Licensor, sustained during the Licensee's use of the Licensed Premises immediately upon becoming aware of the damage.
- (1) The Licensee must pay to the Licensor the cost of repairing and making good any damage of the type referred to in paragraph (1) above where such damage is caused whether directly or otherwise by the Licensee or the Licensee's Agents, including the cost of labour and materials and replacement equipment, and must if required by the Licensor, itself repair and make good any such damage.
- (2) The Licensee must pay to the Licensor costs incurred by the Licensor in repairing and making good of any such damage.

6.4 Security of Licensed Premises

- (1) The Licensee must ensure that the building or buildings, and all of the Licensor's fixtures and fittings, are appropriately secured at all times during the Agreed Hours and at the conclusion of the Agreed Hours.

- (2) The Licensee will be responsible for any loss or damage to the Licensed Premises, and the Licensor's fixtures and fittings during the Agreed Hours and at the conclusion of the Agreed Hours, to the extent that any loss or damage was caused or contributed by an act or omission of the Licensee.
- (3) The Licensee covenants and agrees to pay to the Licensor or to such person as the Licensor may from time to time direct any security charges or call out charges which, in the Licensor's reasonable opinion, relate to the Licensee, the Licensee's Agents or the Licensee's use of the Licensed Premises.
- (4) The Licensee must not copy any key, or other security device, and must account for all keys and security devices upon Termination of this Licence.

6.5 Licensor's Property

The Licensee agrees that the Licensor's Property:

- (a) will remain the property of the Licensor and must not be removed from the licensed Premises at any time; and
- (b) must be present and accounted for at the conclusion of each use.

6.6 Return of Licensed Premises to Licensor at conclusion of each period of use

- (1) The Licensee must vacate the Licensed Premises and remove all of the Licensee's Property at the conclusion of each period of use, unless the Licensor otherwise agrees that such property may remain.
- (2) The Licensee must leave the Licensed Premises in a clean, safe, and proper condition and the conclusion of each period of use.
- (3) Where the Licensee fails to remove its property, the Licensor may store such property at the Licensee's cost and the Licensee acknowledges and agrees that the Licensor may dispose of such property where the Licensee fails to collect such property within a reasonable period of time.

7. Licensee's use of the Licensed Premises

7.1 Restrictions on use

The Licensee must not and must not suffer or permit a person to:

- (a) use the Licensed Premises for any purpose:
 - (i) other than for the Permitted Purpose; or
 - (ii) which is not permitted under any law;
- (b) do or carry out on the Licensed Premises any harmful, offensive, or illegal act, matter, or thing;
- (c) do or carry out on the Licensed Premises any thing which causes a nuisance, damage, or disturbance to the Licensor or to owners or occupiers of adjoining properties;
- (d) store any dangerous compound or substance on or in the Licensed Premises, otherwise approved by the Licensor;
- (e) do any act or thing which might result in excessive stress or harm to any part of the Licensed Premises; or

- (f) display from or affix any signs, notices, or advertisements on the Licensed Premises without the prior written consent of the Licensor;
- (g) smoke inside any building or other enclosed area on the Licensed Premises;
- (h) use or allow the Licensed Premises to be used for the consumption of alcohol without first obtaining the written consent of the Licensor.

7.2 Licensee must obey the law

- (1) The Licensee must obey all laws relating to and the directions of any authority that requires the Licensee to do anything concerning the premises, the Licensee's use of the Licensed Premises or this Licence.
- (2) The Licensee must:
 - (a) apply for, obtain and maintain in force all consents, approvals, authorities, licences and permits required under any statute for the Permitted Purpose or use of the Licensed Premises;
 - (b) ensure that all obligations in regard to payment for copyright or licensing fees are paid to the appropriate person for all performances, exhibitions or displays held on the Licensed Premises.

7.3 Keys

- (1) The Licensor will provide four sets of keys for the Licensed Premises.
- (2) The Licensee must not change the locks or have additional sets of keys copied, without the prior approval of the Licensor.
- (3) The Licensee must maintain a key register which identifies which club members have been issued keys, and notify the Licensor of any loss of keys immediately.

7.4 Licensee responsible for its equipment and property

The Licensee is responsible for any equipment or property it brings into the Licensed Premises including any equipment supplied by a third party and the Licensor shall have no liability to the Licensee for any loss of or damage to any such equipment or property unless such loss or damage is caused by the negligence of the Licensor.

7.5 Altering the Licensed Premises

- (1) The Licensee must get the Licensor's consent before the Licensee:
 - (a) alters, installs any equipment in, re-designs the interior of, builds a partition in, paints or does any other work in the Licensed Premises;
 - (b) removes any trees, flora or vegetation or similar such materials from the Licensed Premises.
- (2) If the Licensor consent is obtained, the Licensee acknowledges that the Licensor may give such consent subject to conditions and the Licensee must strictly comply with those conditions.

7.6 No assignment or sublicensing

The rights in this Licence are personal to the Licensee, and the Licensee may not assign its interest in the Licensed Premises nor sub-licence; hire to a third party, part with possession, or

dispose of the Licensed Premises or any part of the Licensed Premises.

8. Licensee's obligations generally

8.1 Reporting obligations

The Licensee must immediately report to the Licensor:

- (a) any act of vandalism or any incident which occurs on or near the Licensed Premises which involves or is likely to involve a breach of the peace or become the subject of a report or complaint to the police and of which the Licensee is aware or should be aware;
- (b) any occurrence or circumstances in or near the Licensed Premises of which it becomes aware, which might reasonably be expected to cause, in or on the Licensed Premises, pollution of the environment; and
- (c) all notices, orders and summonses received by the Licensee, and which affect the Licensed Premises and immediately deliver them to the Licensor; and
- (d) any accident to or defect or want of repair in any services or fixtures, fittings, plant or equipment in the Licensed Premises and of any circumstances known to the Licensee that may be or may cause a risk or hazard to the Licensed Premises or to any person on the Licensed Premises.

8.2 No caveats

The Licensee must not lodge any caveat of any kind (including "subject to claim" or "absolute") against the title to the Land for any reason. The Licensee must remove any caveat lodged by it contrary to this clause immediately when asked to do so by the Licensor.

9. Licensee's acknowledgements

9.1 Nature of Licence

The Licensee acknowledges that:

- (a) this Licence does not grant exclusive possession of the Licensed Premises or confer any estate or interest in the Licensed Premises;
- (b) other than the rights granted under this Licence, the grant of this Licence does not create or confer upon the Licensee any tenancy or any other estate or interest in the Licensed Premises; and
- (c) the rights of the Licensee lie in contract only.

9.2 Use only during Agreed Hours

The Licensee acknowledges that:

- (a) it only has use of the Licensed Premises during the Agreed Hours and that other users of the Licensed Premises may be permitted to use the Licensed Premises at other times;
- (b) the Agreed Hours may be modified from time to time provided any proposed modification is agreed in advance with the Licensor and recorded in the Licensor's booking system; and
- (c) the Licensee must not obstruct any person or other organisation from using the Licensed Premises outside the Agreed Hours.

10. Licensor's right of entry

- (1) The Licensee must permit the Licensor to enter the Licensed Premises at any reasonable time to inspect and view the area, to carry out any maintenance work or to rectify any breach of the conditions of this Licence.
- (2) The Licensor when undertaking works at the Licensed Premises, will provide at least 24 hours' notice, unless such works are emergency works, in which case no notice is required.

11. Breach of this Licence

11.1 How the Licensee breaches this Licence

- (1) The Licensee will be in breach of this Licence if:
 - (a) the Licensee does not pay the Licensor on time any part of the Licence Fee, or any other money which the Licensee must pay to the Licensor under this Licence and does not make that payment within 14 days after the Licensor gives the Licensee a Notice requiring that payment;
 - (b) the Licensee disobeys any other provision of this Licence, and the Licensee does not remedy that breach within 14 days after the Licensor gives the Licensee a Notice specifying that breach and asking the Licensee to remedy it;
 - (c) the Licensee is an association, and the association is wound up, or a special resolution is passed altering the rules of the association in a way that makes its objects or purposes inconsistent with the Permitted Purpose;
 - (d) the Licensed Premises are no longer used by the Licensee during the Agreed Hours for reasonable period of time; or
 - (e) a person other than the Licensee is in occupation or possession of the Licensed Premises during the Agreed Hours.

11.2 Licensor rights in the event of breach

- (1) If the Licensee breaches this Licence and does not remedy it as required, the Licensor may do any one or more of the following:
 - (a) terminate this Licence;
 - (b) recover from the Licensee any Loss the Licensor suffers due to the Licensee's breach;
 - (c) exercise any of the Licensor's other legal rights.

11.3 Licensor may remedy breach at Licensee's cost

If the Licensee:

- (a) fails or neglects to pay any amount payable by the Licensee under this Licence; or
- (b) does or fails to do anything which constitutes a breach of the Licensee's obligations under this Licence,

then, after the Licensor has given to the Licensee Notice of the breach and the Licensee has failed to rectify the breach within a reasonable time, the Licensor may without affecting any right, remedy or power arising from that default pay the money due or do or cease the doing of the

breach as if it were the Licensee and the Licensee must pay to the Licensor on demand the Licensor's cost and expenses of remedying each breach or default.

12. Damage or destruction of the Licensed Premises

If the Licensed Premises is damaged or destroyed and as a result the Licensee cannot use or have access to the Licensed Premises, the Licensee or Licensor may terminate this Licence by giving not less than 21 days' Notice to the other.

13. Option to renew

If the Licensee at least three months, but not earlier than 6 months, prior to the date for commencement of the Further Term, gives the Licensor a Notice to grant a Further Term:

- (a) there is no subsisting default by the Licensee at the date of service of the Notice; and
- (b) the Licensee has not persistently breached this Licence during the term and the Licensor has given the Licensee Notice of such breaches;

the Licensor shall grant to the Licensee a licence for the Further Term on terms and conditions similar to this Licence other than this clause in respect of any Further Term previously taken or the subject of the present exercise.

14. Obligations on Termination

(1) Upon Termination of this Licence, the Licensee must:

- (a) vacate the Licensed Premises and give the Licensed Premises to the Licensor in a clean state;
- (b) remove all the Licensee's Property (excluding the Licensor's Property and air-conditioning plant, fire equipment, security alarms and security systems and other fixtures and fittings which in the reasonable opinion of the Licensor form an integral part of the Licensed Premises) and reinstate the Licensed Premises following the removal of the Licensee's Property;
- (c) arrange for a handover inspection to be conducted by or on behalf of the Licensor after removal of the Licensee's Property and reinstatement of the Licensed Premises and, in any event, within 14 days after Termination of the Licence;
- (d) deliver all keys, access cards and copies of those keys or access cards to the Licensor;
 - (i) continue to pay the Licence Fee and otherwise comply with those of its obligations under this Licence which still apply until the last of its obligations under this clause is discharged to the Licensor's reasonable satisfaction; and
 - (ii) pay all amounts due to the Licensor under this Licence within 5 business days after the Licensor notifies the Licensee of the adjustments made and the amounts due calculated up to and including the day on which the last of the Licensee's obligations under this clause are discharged to the Licensor's reasonable satisfaction.

(2) The parties agree that anything left at the Licensed Premises will become the Licensor's Property and the Licensor may keep it or dispose of it.

15. Notices

15.1 Notices to be in writing

All Notices must be in writing to be effective.

15.2 Delivery requirements

A Notice to a party must be in writing and may be given or made:

- (a) by delivery to the party personally; or
- (b) by addressing it to the Party and leaving it at or posting it by registered post to the address of the Party appearing in this Licence or any other address nominated by a Party by Notice to the other; or
- (c) emailed to that person at the email address appearing in this Licence, or such other address that has been notified by that party to the other party in writing, from time to time.

15.3 Signing of notice

A Notice to a Party may be signed:

- (a) if given by an individual, by the person giving the Notice;
- (b) if given by a corporation, by a director, secretary, or manager of that corporation;
- (c) if given by a local government, by an officer of the local government;
- (d) if given by an incorporated association by any person authorised to do so by the board or committee of management of the association; or
- (e) by a solicitor or other agent of the individual, corporation, local government, or association giving the Notice.

15.4 Service of Notice

- (1) Subject to paragraph (2) below, a Notice to a Party is deemed to be given or made:
 - (a) if by personal delivery, when delivered;
 - (b) if by leaving the Notice at the time of leaving the Notice; and
 - (c) if by post on the fifth business day following the date of posting of the Notice;
 - (d) if by email on receipt of a return email from the recipient, or the recipient's information system, acknowledging delivery or receipt of the email.
- (2) If a notice or email is delivered after normal business hours of the party to whom it is delivered or sent, it is to be treated as having been given or made at 9:00am the next Business Day.

16. Additional terms set out in schedule

Each of the terms (if any) set out in **Item 10** of the Schedule are part of this Licence. The parties agree that if there is any inconsistency between the body of the Licence and the terms of **Item 10** of the Schedule, then the terms specified in **Item 10** of the Schedule will prevail.

17. General provisions

17.1 No fetter

The Licensee acknowledges that the Licensor is a local government established by the *Local Government Act 1995*, and in that capacity, the Licensor may need to determine applications for consents, approvals, authorities, licences and permits having regard to any Written Law governing such applications. The Licensor shall not be in default under this Licence by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Licence fetter the Licensor in performing its statutory obligations or exercising any discretion.

17.2 Acts by agents

All acts and things which the Licensor is required to do under this Licence may be done by the Licensor, the CEO, an officer or the agent, solicitor, contractor, or employee of the Licensor.

17.3 Governing law

This Licence is governed by the law of the state of Western Australia.

17.4 Statutory powers

The powers conferred on the Licensor by or under any statutes for the time being in force are, except to the extent that they are inconsistent with the terms and provisions expressed in this Licence, in addition to the powers conferred on the Licensor in this Licence.

17.5 Severability

If any provision of this Licence is made void or unenforceable, the remaining provisions will not be affected.

17.6 Variation

Any variation to this Licence must be made in writing and signed by both parties.

17.7 Moratorium

The provisions of a statute which would but for this clause extend or postpone the date of payment of money, reduce the rate of interest or abrogate, nullify, postpone or otherwise affect the terms of this Licence do not, to the fullest extent permitted by law, apply to limit the terms of this Licence.

17.8 Further assurance

The parties must execute and do all acts and things necessary or desirable to implement and give full effect to the terms of this Licence.

17.9 Waiver

- (1) A waiver by the Licensor will only be enforceable against the Licensor if the waiver is in writing and signed by the Licensor.
- (2) Mere delay by a party in exercising any right does not constitute a waiver of that right.
- (3) A waiver (either wholly or in part) by a party of a right does not operate as a subsequent waiver of the same right or of any other right of that party.

- (4) The Licensor's demand for or acceptance of the Licence Fee or any other sum payable under this Licence after a breach by the Licensee occurs does not constitute:
- (a) a waiver of that breach or any other breach by the Licensee;
 - (b) a waiver of or otherwise prejudice any of the Licensor's other rights, powers or remedies in respect of that breach or any other breach by the Licensee;
 - (c) an acceptance of the Licensee's repudiation of this Licence; or
 - (d) an election by the Licensor to exercise or not exercise any right, power or remedy,
- whether or not, at the time the demand was made or payment was accepted, the Licensor knew of the breach or had terminated this Licence or both.
- (5) Any custom or practice which has developed between the parties during the term does not waive or vary the Licensor's right to insist upon the Licensee's performance of its obligations under this Licence.

17.10 Interpretation

- (1) In this Licence, unless the context clearly indicates otherwise:
- (a) a reference to this Licence or another document includes any document which varies, supplements, replaces, assigns, or novates this Licence or that other document;
 - (b) a reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislative provision substituted for, and any subordinate legislation issued under that legislation or legislative provision;
 - (c) a reference to an authority which ceases to exist is a reference to an authority that the parties agree to substitute for the named authority or, failing agreement, to an authority having substantially the same objects as the named authority;
 - (d) a reference to the Background, a clause, schedule, or annexure is a reference to the Background, a clause, schedule or annexure to or of this Licence;
 - (e) clause and item headings and the table of contents are inserted for convenience only and must not be used when interpreting this Licence;
 - (f) the Background, schedules (if any) and annexures (if any) form part of this Licence;
 - (g) a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity;
 - (h) a reference to a natural person includes their personal representatives, successors and permitted assigns;
 - (i) a reference to a corporation includes its successors and permitted assigns;
 - (j) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this Licence;
 - (k) an obligation on the part of the Licensee not to do or omit to do any act or thing include:
 - (i) an obligation not to permit that act or thing to be done or omitted to be done by a Licensee's Agent; and

- (ii) an obligation to take all reasonable steps to ensure that that act or thing is not done or omitted to be done;
- (l) an obligation or warranty on the part of 2 or more persons binds them jointly and severally and an obligation or warranty in favour of 2 or more persons benefits them jointly and severally;
- (m) a reference to a breach of warranty includes that warranty not being complete, true or accurate;
- (n) a requirement to do anything includes a requirement to cause that thing to be done and a requirement not to do anything includes a requirement to prevent that thing being done;
- (o) including and includes are not words of limitation;
- (p) a reference to a time is to that time in the state of Western Australia;
- (q) a word that is derived from a defined word has a corresponding meaning;
- (r) monetary amounts are expressed in Australian dollars;
- (s) the singular includes the plural and vice-versa;
- (t) words importing one gender include all other genders;
- (u) a reference to any one or more things includes each part and all parts of that thing or group of things;
- (v) neither this Licence nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting; and
- (w) if the date by which or the period in which anything must be done under this Licence ends on a day other than a business day, the date or period for doing that thing is extended until the following business day.

Schedule

Item 1 Land

Reserve 6613, Lot 401 On Deposited Plan 34252 being the whole of the land comprised in Crown Land Title Certificate of Title Volume LR3129 Folio 795.

Item 2 Licensed Premises

Anderson Pavilion constructed on the Land as shown generally on the sketch annexed hereto as **Annexure 1** and including the Licensor's Property installed or located therein.

Item 3 Agreed Hours

Those times set out in **Annexure 3**.

Item 4 Term

Nineteen (19) months commencing on the Commencement Date and expiring on 30 September 2027.

Item 5 Further Term

Nil.

Item 6 Commencement Date

1 March 2026.

Item 7 Licence Fee

\$1 per annum plus GST for the Term, payable on demand.

Item 8 Permitted Purpose

Football clubhouse and uses reasonably ancillary thereto.

Item 9 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 10 Additional terms and conditions

10.1 Additional Kitchen Applicants

Additional kitchen appliances and equipment must not be used at the Licensed Premises, without the prior approval of the Licensor.

10.2 Ovals and playing fields

The Licensee acknowledges that this Licence is limited to the Licensed Premises, and if it requires use of the surrounding ovals and playing fields, it must book such ovals and playing fields in accordance with the Licensor's normal booking system.

10.3 Liquor licence

The Licensor agrees to provide consent to the issue of a liquor licence, licences or permits to the Licensee for the Licensed Premises on the following terms:

- (a) such licence or licence must be consistent with the Permitted Purpose (i.e., a club licence or similar); and
- (b) if a licence or permit is granted, the Licensee must:
 - (i) strictly comply with any requirements attaching to the licence or permit at its cost;
 - (ii) indemnify and keep indemnified the Lessor from and against any breach of the Liquor Control Act 1988, Liquor Control Regulations 1989 or the licence or permit or any conditions imposed thereupon for which it may be liable as the owner of the Premises.

10.4 Oval lighting and Marking fees

For clarity, the parties acknowledge and agree:

- (a) that the Licensee is responsible for the costs of line marking the playing fields/ovals for its use; and
- (b) following the installation of a separate sub-meter for the oval lighting, the Licensee must promptly reimburse the Licensor for half of the electricity costs associated with oval lighting.

10.5 Use by other entities

The Licensee acknowledges that other groups and persons may use the Licensed Premises outside of the Agreed Hours.

10.6 Memorabilia and Storage

The Licensor may consent in writing to the Licensee storing items (including memorabilia) at the Licensed Premises outside of Agreed Hours and the Term. If the Licensor agrees the Licensee acknowledges and agrees that the storing of such items will be at the sole risk of the Licensee and the Licensor may require other regular users of the Licensed Premises to consent to such use.

10.7 Lighting Usage

The Club agrees that it will use the lighting at the Licensed Premises in accordance with the requirements outlined in the table in **Annexure 5**.

Signing page

EXECUTED by the parties as a deed on the _____ day of _____ 2026

Executed on behalf of **TOWN OF COTTESLOE**)
under authority of the *Local Government Act 1995*)
pursuant to s9.49A(A):)

(Signed) (Position) (Print Full Name)

THE COMMON SEAL of **Cottesloe Junior Football Club** was hereunto affixed pursuant to the constitution of the Licensee in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the Licensee indicated under his or her name:

Office Holder Sign

Office Holder Sign

Name:

Name:

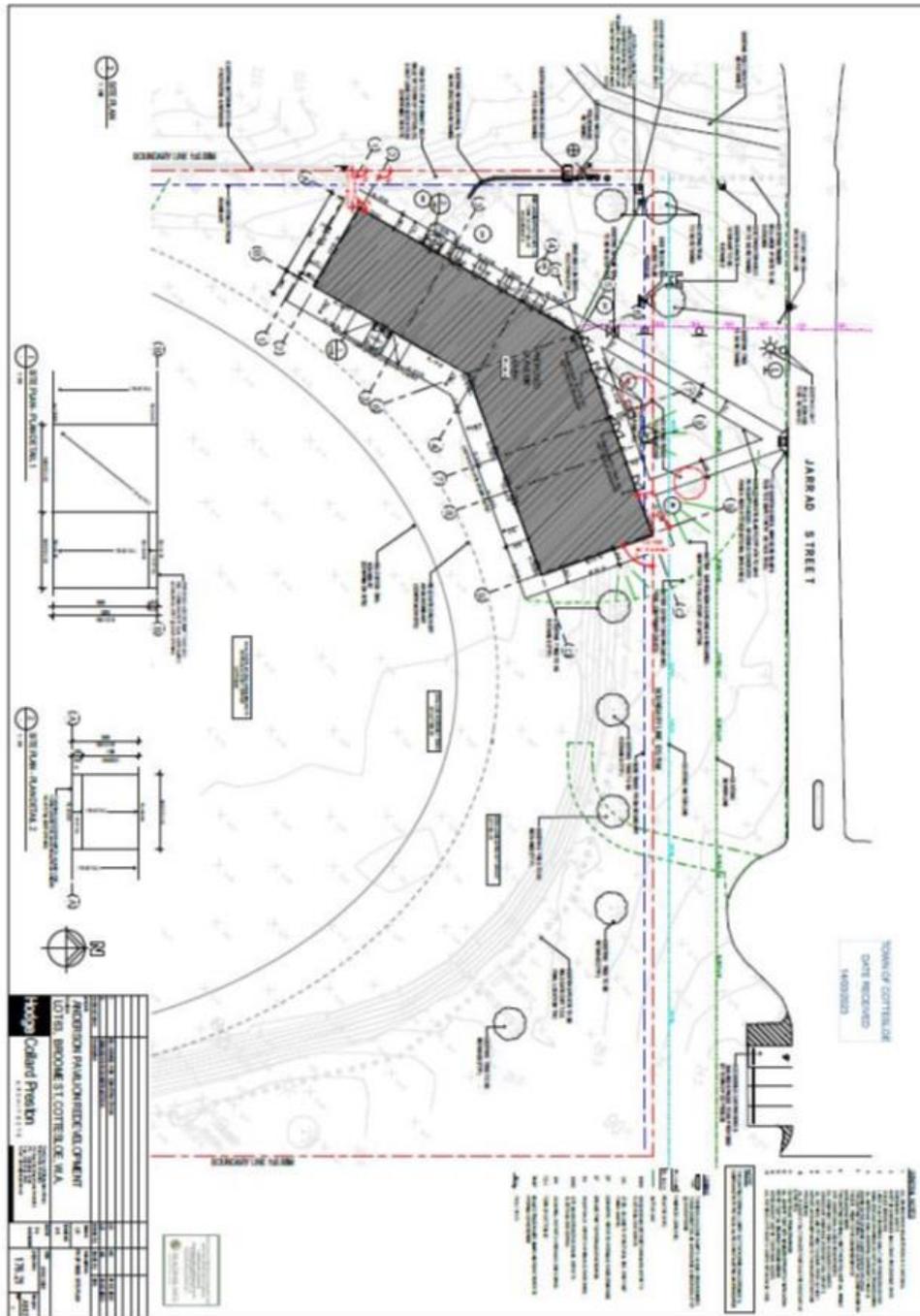
Address:

Address:

Office Held:

Office Held:

Annexure 1 – Sketch of Licensed Premises



Annexure 2 – Minister for Lands’ consent

[Consent to be obtained and inserted prior to signing]

Annexure 3 – Agreed Hours

- Monday to Thursday from 3:00pm – 6:00pm
- Friday from 3:00pm – 9:00pm
- Sunday from 7:00am – 7:00pm
- At such other times as requested and agreed upon between the Parties.

Annexure 4 – Licensor's property

Item	Description	Quantity
1	Samsung 599L Black Top Mount Fridge - SR625BLSTC Batch: 0097240392	1
2	LG 14PL Dishwasher Platinum Quadwash Batch: 0015240051	1
3	Samsung 55 QLED 4k Smart TV - QA55Q60CAWXXY	1
4	Heavy Duty Mobile TV Stand MT-100	1
5	Samsung 40L 1000w Microwave - ME6144ST Batch: 009192984	2
6	Pendant Stool By Innerspace 755mm H x 425mm W x 425mm D	18
7	Office Line I.Am Folding Table	6
8	Ergoline Furniture High Bar Table with Terrazo Top	6
9	Nardi Bit Chair (Black)	40

Annexure 5 – Lighting Usage Requirements

Club	Activity	Lighting Level	Frequency	Time*
CJFC (Magpies)	Training	50 lux	4 nights/week	Until 6.15pm (includes safe pack- up)
	Regular Games (Girls)	100 lux	1 night/week	Until 9:00pm (Friday fixture)
	Rescheduled Games	100 lux	Up to 4 games per year (as approved by CEO)	Until 8:00pm
	Social Events	10 lux	Up to 5 events per year (as approved by CEO)	1 event to 10:30pm; 4 events to 7:30pm
CSFC (Roosters)	Training	50 lux	2 nights/week	Until 8:00pm (current schedule)
*Automatic timer set to turn lights off at a specified time				

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

ITEM 10.1.2A: COUNCIL POLICY TEMPLATE 2026 FINAL

Policy Name



1. Purpose

Explain why this policy exists, what it aims to achieve, and how it aligns with the Town of Cottesloe’s strategic objectives. Example: “The purpose of this policy is to ensure consistent management of community events in line with the Town’s sustainability goals and community wellbeing objectives.”

2. Scope

Describe who and what the policy applies to, including any exclusions or limitations. Example: “This policy applies to all Town employees, contractors, and volunteers involved in event planning. It does not apply to private events held on private property.”

3. Policy Statement

Provide a clear and concise statement of the Town’s position on the matter, outlining the **key principles** that guide decision-making and how the Town will act in accordance with its strategic commitments and values. Example: “The Town of Cottesloe is committed to supporting community events that enhance social connection, celebrate local identity, and promote inclusive participation. All events delivered or approved by the Town will be guided by principles of safety, accessibility, environmental responsibility and alignment with Council priorities for vibrant and engaged communities.”

4. Roles and Responsibilities

Identify the roles involved in implementing and overseeing the policy, and specify their responsibilities and approval authority.

Role	Responsibilities
Example: Directors	Ensuring compliance within their departments
Example: Council	Approval of all policy changes

5. Related Documents and References

Include links or references to relevant legislation, standards, strategic plans, and other Town policies or procedures that support this policy. Example: “Council Plan 2023–2033; Local Government Act 1995; Town of Cottesloe Event Management Guidelines.”

6. Definitions

Define any technical terms, acronyms, or concepts used in the policy to ensure clarity and consistency.

Term	Definition
Example: Event	Any organised activity held in a public space that requires Town approval

[insert policy name]

Page 1 of 2

7. Review and Approval

State how often the policy will be reviewed, who is responsible for the review, and who has authority to approve changes. Example: "This policy will be reviewed every two years by the Governance Coordinator and approved by Council."

Document Control

Document control refers to the process of managing versions, changes, and approvals of a policy to ensure accuracy, consistency, correct document refs, and accountability over its lifecycle.

Version	Date	Author/Approver	File ref
			Example: D25/0001

Note to policy writers: For best results, use meaningful subheadings and, wherever possible, write in a clear, straightforward way that is easy for everyone to understand—using short sentences, everyday words, and avoiding jargon or unnecessary complexity.

[insert policy name]

Page 2 of 2

109 Broome Street, Cottesloe WA 6011 | P 9285 5000 | E town@cottesloe.wa.gov.au

cottesloe.wa.gov.au

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.2B:
APPOINTMENT OF ACTING CEO POLICY - 2020
VERSION**

Appointment of Acting Chief Executive Officer Policy



Council Policy: POL/103	Appointment of Acting Chief Executive Officer		
Reference	<i>Strategic Community Plan 2013- 2023</i> Priority Area: 6 Major Strategy: 6.2	<i>Corporate Business Plan 2020-2024</i> Priority Area: 6 Actions:	
Responsible Officer	Chief Executive Officer		
Policy Area	Executive Services		
Council Adoption Date	28 April 2020	Version Number	1
Amendment Dates		Next Review Date	

This Policy replaces all previous policies related to this topic.

1. Policy Purpose

- 1.1. To establish guidelines for filling the position of Acting Chief Executive Officer when the Chief Executive Officer is on leave or during periods of unforeseen prolonged absence.

2. Policy Scope

- 2.1. This Policy applies during in periods of annual leave and during periods of unforeseen prolonged absence of the Chief Executive Officer for more than one week, but no longer than four weeks.
- 2.2. In accordance with Section 5.36(2)(b) of the *Local Government Act 1995*, all Executive Managers employed by the Town are considered to be suitably qualified to act in the position of Chief Executive Officer.
- 2.3. This Policy satisfies the requirements of the *Local Government Legislation Amendment Act 2019* and is to be published on the Town's website.

3. Policy Requirements

- 3.1. The Council is required to appoint an Acting Chief Executive Officer to fulfil the duties and exercise the powers of the Chief Executive Officer in periods of annual leave and during periods of unforeseen prolonged absence of the Chief Executive Officer for more than four weeks.
- 3.2. The Chief Executive Officer has the legislative power to appoint an Acting Chief Executive Officer under section 5.44 of the Local Government Act 1995, and this is required to be exercised for periods greater than one week but no more than four weeks.
- 3.3. In accordance with 3.2 above the Chief Executive Officer may appoint any of the three Executive Managers to the position of Acting Chief Executive Officer after being satisfied that the person has the required skills and knowledge to fulfil the role.
- 3.4. Should the Chief Executive Officer not be satisfied that any Executive Manager has the required skills and knowledge to fulfil the role of Acting Chief Executive Officer an external appointment of an Acting Chief Executive Officer may be made in consultation with the Mayor.
- 3.5. The Acting Chief Executive officer is to be remunerated at a rate of 75% of the salary of the Chief Executive Officer or at the normal salary of the Executive Manager, whichever is the higher.
- 3.6. Where the Chief Executive Officer appoints an Executive Manager to the position of Acting Chief Executive Officer, the Chief Executive Officer is to advise all Elected Members in writing of the appointment and the period to which the appointment covers.

4. Definitions

- 4.1. There are no definitions relevant to this policy

5. Legislation

- 5.1. *Local Government Act 1995* – Section 5.36 - a local government is to employ a person to be the Chief Executive Officer of the local government.
- 5.2. *Local Government Act 1995* – Section 5.44 – Chief Executive Officer may delegate power and duties to other employees

6. Other Relevant Procedures/Key Documents

- 6.1. There are no other procedures or key documents relevant to this Policy.

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

ITEM 10.1.2C: DRAFT APPOINTMENT OF ACTING CEO POLICY



Town of Cottesloe

Appointment of Acting Chief Executive Officer Policy

1. Purpose

To set out a clear, lawful process for:

- a. appointing an employee or person to act in the position of CEO for a term not exceeding one (1) year; and
- b. where necessary, employing a Temporary CEO for a term not exceeding one (1) year, consistent with relevant legislation.

2. Scope

This Policy applies during:

- planned or unplanned absences of an incumbent CEO; and
- a vacancy in the office of CEO pending recruitment.

3. Policy Statement

In situations where an acting or temporary CEO is required, the principle of strategic alignment is to apply to ensure any appointment made supports uninterrupted delivery of Council's strategic objectives. Principles of merit and suitability to perform the CEO's functions under s.5.41 of the Act are to be applied.

3.1 Thresholds and decision maker

a. **Absences less than 1 week**

The CEO may determine that an Acting CEO is not required, based on operational requirements.

b. **Absences of 1–4 weeks**

The CEO may:

- i. appoint a suitably qualified senior employee (as listed in clause 3.2) as Acting CEO, by written instrument specifying start/end dates, delegations of authority and any conditions. Elected Members are to be notified of the appointee and term; or
- ii. consult with the Mayor to agree an external appointment of an Acting CEO is to be made.

c. **Absences exceeding 4 weeks and up to 12 months**

Council is to resolve the appointment of an Acting CEO on the CEO's recommendation (or the Mayor/President's recommendation if the CEO is unavailable). The appointment is to be

formalised in an instrument of appointment, signed by the Mayor. This ensures Council retains control over longer-term appointments to the office of CEO.

d. **Vacancy in the office of CEO or absence expected to approach 12 months**

Council may resolve to employ a Temporary CEO for a term not exceeding one (1) year. Temporary arrangements are to be formalised in a contract compliant with s.5.39 of the Act and Reg 18A of the Model Standards.

3.2 Suitability and order of consideration

Council determines that people in the following senior employee roles are considered suitably qualified to act as CEO (in no particular order), subject to availability and organisational need:

- Director Corporate and Community Services
- Director Engineering Services
- Director Development and Regulatory Services

An officer temporarily acting in one of the above senior employee roles is not, by that fact alone, considered suitably qualified to act as CEO.

4. Roles and Responsibilities

Role	Responsibilities
Council	<ul style="list-style-type: none"> • Appointment of Acting CEO for absences between 4 weeks to 12 months. • Appointment of a Temporary CEO for up to one (1) year.
CEO	<ul style="list-style-type: none"> • Discretion to appoint a suitably qualified senior employee as Acting CEO or to agree with the Mayor on an external appointment

5. Related Documents and References

Local Government Act 1995 (LGA) and Local Government (Administration) Regulations 1996 (Admin Regs)

ss.2.7 and 2.8 LGA - The Council governs the local government and selects/reviews the CEO; the Mayor provides leadership to Council and liaises with the CEO (but does not employ staff).

ss.5.36 LGA - Council must employ a person as CEO; the CEO employs other staff.

s.5.37 LGA - Council designates senior employees

ss.5.39 and 5.39A and Admin Regs — CEO contracts must meet prescribed content; acting or temporary CEO terms are capped at one (1) year (advertising requirements exempt in some acting scenarios). Model Standards apply to recruitment of CEO's.

s.5.39C LGA - Council must adopt a policy that sets the process for appointing an Acting CEO or employing a Temporary CEO for up to one (1) year.

ss.5.42 and 5.44 LGA — Council may delegate powers/duties to the CEO; the CEO may, in turn, delegate the CEO's powers/duties to employees (but cannot delegate the *power of delegation* itself).

6. Definitions

Term	Definition
Acting CEO	An employee appointed to fulfil the statutory office of CEO during a period where the substantive CEO remains employed but is absent.
Temporary CEO	A person employed to the position of CEO for a term not exceeding one (1) year, typically where the office is vacant pending recruitment.
CEO	Chief Executive Officer
Model Standards	Model standards for CEO recruitment, performance and termination

7. Review and Approval

This Policy is to be reviewed at least every three (3) years or earlier if legislation changes.

Document Control

Version	Date	Author/Approver	File ref
1	28 April 2020	Council	D20/16498
2	24 June 2025	Council	D25/24266
3	##/##/###		

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.3A:
LIST OF MONTHLY PAYMENTS - DECEMBER 2025**



109 Broome Street, Cottesloe WA 6011
 PO Box 606, Cottesloe WA 6911
 Telephone: 08 9285 5000
 ABN 19 824 630 520

Email: town@cottesloe.wa.gov.au Web: www.cottesloe.wa.gov.au
 Office Hours: 8:30am to 4:30pm Monday to Friday

List of Monthly Payments

01 December 2025 to 31 December 2025

Electronic Funds Transfer Payments - Other			
Date	Creditor Name	Invoice Description	Inclusive Amount
12-12-2025	Access Unlimited International Pty Ltd	Inspection services of height safety systems and equipment	\$924.00
12-12-2025	Alisco Pty Ltd	Cleaning services	\$926.08
01-12-2025	Alwyn Vear	Refund of dog sterilisation fee	\$30.00
01-12-2025	AMS Technology Group Pty Ltd	Air conditioning maintenance services	\$761.75
12-12-2025	AMS Technology Group Pty Ltd	Air Conditioning repair services	\$834.68
18-12-2025	AMS Technology Group Pty Ltd	Air Conditioning maintenance services	\$536.25
12-12-2025	Anne M Gee	Native waterwise verge garden rebate	\$500.00
01-12-2025	Apace Aid Incorporated	Holding deposit (25%) for dune planting	\$1,832.60
01-12-2025	Arbor Carbon	Annual subscription	\$3,795.00
18-12-2025	Armando Sports Unit Trust	Supply recreational items	\$1,098.00
12-12-2025	Asphalt Recyclers Australia Pty Ltd	Asphalt works and install soak wells	\$30,140.00
18-12-2025	Australia Post	Daily mail delivery and collection services	\$1,893.11
12-12-2025	Australian Human Resources Institute Limited	Membership fees	\$440.00
12-12-2025	Australian Institute Of Building Surveyors	Webinar	\$280.00
12-12-2025	B Waddell Consulting Engineers Pty Ltd	Project consultancy services	\$1,760.00
01-12-2025	Baileys Fertilisers	Supply fertilisers	\$1,336.50
12-12-2025	Battery World Claremont	Supply batteries	\$199.80
01-12-2025	Benjamin Belke	Partial refund: Event venue hire	\$240.00
18-12-2025	Bioscience Pty Ltd	Supply soil priming agent and fungicide products	\$2,032.80
01-12-2025	Blackwood & Sons	Protective work accessories	\$81.49
12-12-2025	Bob Jane T-Mart	Supply tyre	\$139.00
12-12-2025	Boral Resources (W.A) Ltd	Supply concrete	\$655.47
12-12-2025	Briteshine Cleaning & Maintenance Services Pty Ltd	Cleaning services	\$43,617.93
01-12-2025	Bunnings Group Ltd	Supply hardware, plumbing, painting and other miscellaneous items	\$630.69
12-12-2025	Bunnings Group Ltd	Plumbing parts and equipment	\$283.25
18-12-2025	Bunnings Group Ltd	Purchase hand tool set	\$232.75
01-12-2025	Cat Welfare Society Inc	Adoption Report	\$33.00
01-12-2025	Chadwick, George William Mark	Public health consultancy services	\$5,250.00
01-12-2025	Chemical Formulators Pty Ltd	Supply toilet roll dispensers	\$242.00
12-12-2025	Chia Hui (Sheryl) Teoh	Reimbursement: CPA Membership and catering costs	\$778.95
18-12-2025	Chindarsi Architects Pty Ltd	Project consultancy services	\$4,367.00
01-12-2025	Corsign WA Pty Ltd	Signage services	\$330.00
12-12-2025	Cottage & Engineering Surveys Unit Trust	Surveying services	\$850.00
18-12-2025	Councillor Brad Wylynko	Elected Members sitting fees and communications allowance	\$4,489.25
18-12-2025	Councillor Helen B Sadler	Elected Members sitting fees and communications allowance	\$4,489.25
18-12-2025	Councillor Jeffrey R Irvine	Elected Members sitting fees and communications allowance	\$4,489.25
18-12-2025	Councillor Katy J Mason	Elected Members sitting fees and communications allowance	\$3,025.36
18-12-2025	Councillor Lorraine Young	Elected Members sitting fees and communications allowance	\$6,344.67
18-12-2025	Councillor Margaret C Bulbeck	Elected Members sitting fees and communications allowance	\$4,489.25
18-12-2025	Councillor Michael S Thomas	Elected Members sitting fees and communications allowance	\$4,489.25
18-12-2025	Councillor Sonja L Heath	Elected Members sitting fees and communications allowance	\$5,946.13
01-12-2025	D U Electrical Pty Ltd	Electrical services	\$1,127.50
12-12-2025	D U Electrical Pty Ltd	Electrical services	\$270.60
18-12-2025	D U Electrical Pty Ltd	Electrical services	\$783.20
01-12-2025	Datacom Solutions (AU) Pty Ltd	ERP consultancy services	\$8,161.91
12-12-2025	David Gray & Co Pty Ltd	Supply residential bin parts	\$1,696.20
18-12-2025	Daynah Munro	Refund: Venue hire	\$1,400.00
12-12-2025	Department Of Mines, Industry Regulation And Safety	Building Services Levy	\$16,356.38
01-12-2025	Department Of Transport	Disclosure of Information Fees	\$1,086.30
01-12-2025	DFS Industrial & Environmental Services Pty Ltd	Street sweeping and drain cleaning services	\$6,308.50
12-12-2025	DFS Industrial & Environmental Services Pty Ltd	Street sweeping services	\$3,976.50
18-12-2025	DFS Industrial & Environmental Services Pty Ltd	Street sweeping services	\$440.00
01-12-2025	Diamond Hire	Cherry picker hire	\$785.00
12-12-2025	Diamond Hire	Cherry picker hire	\$763.00
18-12-2025	Diamond Hire	Digger hire	\$777.00
12-12-2025	Edward I Drewett	Reimbursement: Subscription - Royal Town Planning Institute	\$531.42
12-12-2025	Electricity Generation And Retail Corporation	Electricity supply	\$4,339.54
01-12-2025	Flexi Staff Group Pty Ltd	Temporary staff	\$11,438.77
18-12-2025	Flexi Staff Group Pty Ltd	Temporary staff	\$5,993.85
01-12-2025	Gas Assets Pty Ltd	Fertiliser application	\$1,705.00

List of Monthly Payments

01 December 2025 to 31 December 2025

01-12-2025	GPC Asia Pacific Pty Ltd	Supply vehicle accessories	\$96.80
01-12-2025	Grech Nossiter Family Trust	Staff training	\$643.50
01-12-2025	Green Skills Inc	Gardening services: Spraying, weeding and watering	\$7,095.92
12-12-2025	Green Skills Inc	Watering services	\$2,592.08
01-12-2025	Greenshed Pty Limited	Fertiliser supply and/or application	\$2,197.80
12-12-2025	Greenshed Pty Limited	Supply turf fertilisers and soil nutrient testing	\$3,856.60
01-12-2025	Hays Specialist Recruitment (Australia) Pty Limited	Temporary staff	\$16,275.12
12-12-2025	Hays Specialist Recruitment (Australia) Pty Limited	Temporary staff	\$9,332.14
18-12-2025	Hays Specialist Recruitment (Australia) Pty Limited	Temporary staff	\$4,383.16
01-12-2025	Heerema Brothers Trust	Repair water tank	\$850.00
12-12-2025	Helene Pty Ltd	Temporary staff	\$6,797.95
12-12-2025	Horizon Surveys Pty Ltd	Surveying services	\$1,540.00
18-12-2025	In Tune Piano Service	Piano tuning services	\$275.00
01-12-2025	Integrated Management Consultants Pty Ltd	Pick-up truck service	\$1,289.00
01-12-2025	Iron Mountain Australia Group Pty Ltd	Storage services	\$48.25
12-12-2025	Jacquelyne Pilkington	Reimbursement: Catering costs	\$256.18
01-12-2025	Jalito Pty Ltd	Dry Cleaning services	\$55.93
01-12-2025	Kennedy's (Australasia) Partnership	Legal services	\$638.00
12-12-2025	Kercheval Engineering Australia Pty Ltd	Project consultancy services	\$55,515.77
01-12-2025	Kevrek (Australia) Pty Ltd	Repair hiab on the horticulture truck	\$399.96
01-12-2025	Khlid, Haibah	Removal of bee hive	\$1,210.00
12-12-2025	Khlid, Haibah	Bee relocation services	\$2,200.00
12-12-2025	Landgate - VGO	Gross Rental Valuations	\$625.96
12-12-2025	Lionel Samson Packaging Unit Trust	Supply bin liners	\$759.00
01-12-2025	Local Government Professionals Australia WA	Conference and training	\$1,550.00
12-12-2025	Luca Swart	Reimbursement: Tuition fees	\$1,037.00
01-12-2025	Luxworks Traffic Control And Management Pty Ltd	Traffic management plan services	\$1,290.30
01-12-2025	Mackie Plumbing And Gas Pty Ltd	Plumbing services	\$513.61
12-12-2025	Mackie Plumbing And Gas Pty Ltd	Plumbing services	\$409.20
01-12-2025	Major Motors Pty Ltd	Truck services and/or safety inspections	\$798.60
12-12-2025	Major Motors Pty Ltd	Trucks: services, safety inspections and repairs	\$4,000.98
18-12-2025	Major Motors Pty Ltd	Truck service and safety inspection	\$564.30
12-12-2025	Managed IT Pty Ltd	IT services and licences	\$42,889.97
01-12-2025	Managed IT Pty Ltd	IT services and licences	\$31,437.13
01-12-2025	Maryanne Cooley	Reimbursement: catering	\$221.00
12-12-2025	Mayor Melissa Harkins	Reimbursement of expenses	\$395.50
18-12-2025	Mayor Melissa Harkins	Elected Members sitting fees and communications allowance	\$12,471.46
18-12-2025	McInerney Sales Pty Ltd	Purchase Ford Ranger	\$42,939.51
01-12-2025	McLeods Lawyers Pty Ltd	Legal services	\$3,916.15
12-12-2025	McLeods Lawyers Pty Ltd	Legal services	\$1,925.00
18-12-2025	McLeods Lawyers Pty Ltd	Legal services	\$5,365.98
01-12-2025	Metrowest Service Pty Ltd	Timer installation	\$495.00
12-12-2025	Metrowest Service Pty Ltd	Electrical services	\$158.13
18-12-2025	Miles Neville H Dracup	Environmental consultancy services	\$6,462.50
18-12-2025	Miraplex Group Pty Ltd	Construction consultancy services	\$61,371.12
12-12-2025	Miraplex Group Pty Ltd	Construction consultancy services	\$5,017.04
12-12-2025	Moore Australia Audit (WA)	Audit services	\$2,750.00
12-12-2025	Nu-Trac Rural Contracting	Beach cleaning services	\$15,125.00
01-12-2025	Officeworks Ltd	Computer hardware	\$1,831.00
01-12-2025	Omnicom Media Group Australia Pty Ltd	Advertising services	\$2,348.50
18-12-2025	Omnicom Media Group Australia Pty Ltd	Advertising services	\$3,563.43
18-12-2025	Oncall Plumbing & Gas Pty Ltd	Plumbing repair services	\$1,045.00
12-12-2025	Paint Industries Pty Ltd	Supply graffiti remover	\$114.07
01-12-2025	Paperbark Technologies Pty Ltd	Arborist services	\$2,750.00
12-12-2025	Paperbark Technologies Pty Ltd	Arborist services	\$4,545.00
12-12-2025	Perth Irrigation Centre	Supply irrigation parts	\$996.70
01-12-2025	Perth Pest Control Pty Ltd	Pest inspection services	\$1,524.60
12-12-2025	Perth Region NRM	Environmental consultancy services	\$5,500.00
18-12-2025	Pickles Auctions Pty. Limited	Towing services	\$528.00
01-12-2025	Pipeline Irrigation	Irrigation services	\$2,277.00
12-12-2025	Pipeline Irrigation	Irrigation repairs services	\$9,788.90
18-12-2025	Pipeline Irrigation	Irrigation repairs works	\$4,191.00
12-12-2025	PJA Holdings (Australia) Pty Ltd	Project consultancy services	\$990.00
18-12-2025	PJA Holdings (Australia) Pty Ltd	Project consultancy services	\$9,256.50
01-12-2025	Positively Green Pty Ltd	Turf maintenance services	\$1,320.00
01-12-2025	Pretzos Holdings Pty Ltd	Supply plants parts	\$370.15
12-12-2025	Pretzos Holdings Pty Ltd	Plant repair and parts	\$708.50
18-12-2025	PRW Contracting Pty Ltd	Supply and lay road base and asphalt	\$1,210.00
01-12-2025	Purple Communications Australia Pty Ltd	Training workshop	\$1,980.00
01-12-2025	Quadient Finance Australia Pty Ltd	Folding machine lease	\$411.40

List of Monthly Payments

01 December 2025 to 31 December 2025

01-12-2025	Relationships Australia Western Australia Incorporated	Counselling services	\$1,452.00	
12-12-2025	Ricoh Australia Pty Ltd	Photocopying services	\$496.94	
01-12-2025	Securex Pty Ltd	Security alarm monitoring services	\$842.60	
12-12-2025	Securex Pty Ltd	Security alarm monitoring services	\$171.60	
01-12-2025	Seek Limited	Advertising services	\$2,343.00	
12-12-2025	Shire Of Peppermint Grove	The Grove Library contributions	\$173,059.70	
01-12-2025	SJF Work Advice Pty Ltd	Industrial relations consultancy services	\$660.00	
01-12-2025	Speca, Quirino	Plant repair and parts	\$1,075.31	
12-12-2025	Speca, Quirino	Trailer repairs	\$5,187.50	
18-12-2025	Spectur Limited	Shark alarm maintenance work	\$3,430.68	
12-12-2025	Stantec Australia Pty Ltd	Project consultancy services	\$4,271.85	
01-12-2025	Stone Supplies WA Pty Ltd	Crushed limestone supplies	\$183.60	
12-12-2025	Stone Supplies WA Pty Ltd	Supply clean fill	\$40.50	
18-12-2025	Stone Supplies WA Pty Ltd	Supply lawn mix and stone	\$306.08	
01-12-2025	Stratagreen	Supply fertilisers and herbicides	\$514.31	
12-12-2025	Stratagreen	Supply herbicides	\$754.26	
01-12-2025	Superior Nominees Pty Ltd	Purchase tool	\$522.50	
01-12-2025	Systems Edge Management Services Pty Ltd	Project consultancy services	\$1,430.00	
12-12-2025	Talis Consultants Pty Ltd	Valuation consultancy services	\$89,333.75	
01-12-2025	Technology One Ltd	Subscription fees	\$4,459.10	
18-12-2025	The Fruit Box Group Pty Ltd	Catering services	\$595.68	
01-12-2025	The Pantry Group Pty Ltd	Catering services	\$805.00	
18-12-2025	The Trustee for Campbell Family Trust	Supply letterheads	\$1,639.00	
01-12-2025	The Trustee For Downundr Trust	Stump grinding services	\$1,265.00	
04-12-2025	The Trustee For Drinnan Family Trust	Event hire services	\$819.50	
01-12-2025	The Trustee For Grano Unit Trust	Concrete formwork services	\$1,919.20	
12-12-2025	The Trustee For M R Hoskins Family Trust	Construction work services	\$7,822.10	
18-12-2025	The Trustee For MAJ Trust	Supply desk plates	\$149.60	
01-12-2025	The Trustee For Richesrules Family Trust	Tree removal services	\$5,280.00	
12-12-2025	The Trustee For Richesrules Family Trust	Tree removal services	\$5,280.00	
01-12-2025	The Trustee For Rico Family Trust	Waste disposal services	\$85,548.85	
12-12-2025	The Trustee For Rico Family Trust	Waste collections services	\$111,196.08	
12-12-2025	The Trustee For The AVP Unit Trust	Valuation consultancy services	\$20,240.00	
18-12-2025	The Trustee For The McCartney Family Trust	Supply kerbing works	\$3,588.75	
12-12-2025	The Trustee For The Reid Family Trust	Cleaning services	\$321.00	
12-12-2025	Trade West Industrial Supplies Pty Ltd	Supply convex mirrors	\$567.60	
01-12-2025	Trustee For Butcher Family Trust	Rabbit control services	\$3,278.00	
01-12-2025	Ultimo Catering & Events Pty Ltd	Catering services	\$213.95	
12-12-2025	Ultimo Catering & Events Pty Ltd	Catering services	\$5,473.27	
01-12-2025	Unplug Test Tag Pty Ltd	Electrical equipment - test and tag services	\$430.54	
01-12-2025	Valrose Pty Ltd	ERP Project management services	\$7,802.02	
12-12-2025	Water Corporation	Water usage and services	\$11,686.31	
18-12-2025	Water Corporation	Water usage and services	\$93.40	
01-12-2025	Water Technology Pty Ltd	Environmental consultancy services	\$9,514.23	
01-12-2025	West Coast Shade Pty Ltd	Installation of shade sails	\$3,300.00	
18-12-2025	West, Kirsty Ann	Event management services	\$1,641.25	
01-12-2025	Western Metropolitan Regional Council	Waste disposal charges	\$48,144.16	
12-12-2025	Western Metropolitan Regional Council	Waste disposal charges	\$24,089.86	
01-12-2025	Western Tree Surgeon Pty Ltd	Pruning services	\$3,960.00	
12-12-2025	Western Tree Surgeon Pty Ltd	Arborist services	\$20,790.00	
18-12-2025	Weststar Constructions Pty Ltd	Construction work services	\$1,980.00	
12-12-2025	Winc Australia Pty Limited	Stationery and office consumables	\$1,374.12	
18-12-2025	Winc Australia Pty Limited	Stationery and office consumables	\$2,306.88	
01-12-2025	Woodlands Distributors Pty Ltd	Supply compostable dog waste bags	\$5,504.40	
12-12-2025	Woodlands Distributors Pty Ltd	Supply compostable dog waste bags	\$5,504.40	
01-12-2025	Work Clobber	Supply protective work wear and embroidery	\$387.90	
12-12-2025	Work Clobber	Protective work wear	\$190.00	
18-12-2025	Work Clobber	Supply protective wear	\$229.00	
01-12-2025	Zipform Pty Ltd	Rate notice distribution services	\$19,683.26	
01-12-2025	Zircodata Pty Ltd	Records storage and services	\$477.05	
18-12-2025	Zircodata Pty Ltd	Records storage and services	\$477.05	
			EFT Other	1,348,147.22

List of Monthly Payments
01 December 2025 to 31 December 2025

Director Corporate and Community Services - Credit Card Payments - November 2025			
4/12/2025	Creditor Name	Invoice Description	Inclusive Amount
04-12-2025	Adobe	Software licence charges	\$87.99
04-12-2025	Adobe	Software licence charges	\$987.84
04-12-2025	Adobe	Software licence charges	\$35.99
04-12-2025	Bob Jane T-Mart	Supply tyres	\$1,389.00
04-12-2025	Bunnings	Purchase rug	\$36.00
04-12-2025	City Toyota	Vehicle service	\$247.45
04-12-2025	Coles	Purchase food items	\$233.95
04-12-2025	Coles	Purchase food items	\$53.50
04-12-2025	Cottesloe IGA	Purchase food items	\$271.63
04-12-2025	Cottesloe IGA	Purchase food items	\$20.20
04-12-2025	Dan Murphy's	Purchase beverage items	\$398.67
04-12-2025	Dan Murphy's	Purchase beverage items	\$254.20
04-12-2025	Event Marquees	Event furniture hire services	\$354.00
04-12-2025	Fremantle Landscape Supplies	Supply steel edging	\$831.60
04-12-2025	intuit Mailchimp	Software licence charges	\$61.06
04-12-2025	K-mart	Purchase miscellaneous items	\$8.58
04-12-2025	Mobile Tech	Telephone screen replacements	\$499.00
04-12-2025	NAB	Card fee	\$9.00
04-12-2025	Officeworks	Printing services	\$83.85
04-12-2025	Starlink	Internet services	\$139.00
04-12-2025	Therapy and Sensory Store	Supply sensory toys	\$149.72
04-12-2025	Therapy and Sensory Store	Supply sensory toys	\$404.90
04-12-2025	Therapy and Sensory Store	Supply sensory toys	\$42.40
04-12-2025	Total Nissan	Vehicle service	\$421.72
04-12-2025	Total Nissan	Install tow ball to vehicle	\$1,704.04
04-12-2025	WALGA	Training	\$682.00
04-12-2025	Woolworths	Purchase food items	\$34.15
04-12-2025	Woolworths	Purchase food items	\$109.65
Credit Card total			9,551.09

List of Monthly Payments
01 December 2025 to 31 December 2025

Shell Fuel card - November 2025			
Date	Viva Energy Australia Pty Ltd	Vehicle registration	Inclusive Amount
19-12-2025	Card number 11066556	Fuel purchases - 1HWL927	\$468.58
19-12-2025	Card number 11066559	Fuel purchases - 1GXJ065	\$556.71
19-12-2025	Card number 11066560	Fuel purchases - 1GVU588	\$406.14
19-12-2025	Card number 11066561	Fuel purchases - 1GXV805	\$73.79
19-12-2025	Card number 11066562	Fuel purchases - 1ICU511	\$261.22
19-12-2025	Card number 11066565	Fuel purchases - 1HOH345	\$505.62
19-12-2025	Card number 11066569	Fuel purchases - PETROL	\$204.61
19-12-2025	Card number 11066571	Fuel purchases - 1HRH174	\$214.41
19-12-2025	Card number 11066574	Fuel purchases - 1EXZ241	\$329.14
19-12-2025	Card number 11066576	Fuel purchases - 1HVS060	\$266.03
19-12-2025	Card number 11066577	Fuel purchases - DIESEL	\$73.89
19-12-2025	Card number 11066579	Fuel purchases - 1HZF134	\$72.38
19-12-2025	Card number 11066580	Fuel purchases - 1HZM771	\$456.46
19-12-2025	Card number 11066581	Fuel purchases - 1HTF613	\$359.78
19-12-2025	Card number 11075428	Fuel purchases - 1GIZ365	\$299.59
19-12-2025	Card number 11075430	Fuel purchases - 1HIY954	\$213.51
19-12-2025	Card number 11075431	Fuel purchases - 1HWK612	\$383.36
19-12-2025	Card number 11075433	Fuel purchases - 1IGH329	\$207.47
19-12-2025	Card number 11102758	Fuel purchases - 1HRG905	\$307.79
19-12-2025	Card number 11252987	Fuel purchases - 1IKR539	\$119.83
19-12-2025	Card number 11480573	Fuel purchases - 1IPU312	\$282.62
19-12-2025	Card number 11591684	Fuel purchases - 1IOM312	\$463.18
19-12-2025	Card number 11651809	Fuel purchases - 1ITI031	\$154.16
Fuel Card total			6,680.27

List of Monthly Payments
01 December 2025 to 31 December 2025

Other Payments (including Direct Debits)			
Date	Creditor Name	Invoice Description	Inclusive Amount
31-12-2025	BPAY	National charge	\$223.36
15-12-2025	BPOINT	Transfer fees	\$44.34
03-12-2025	Commonwealth Bank of Australia	Merchant bank fee - November 2025	\$551.24
01-12-2025	National Australia Bank	Connect fee - Access and usage	\$16.84
29-12-2025	National Australia Bank	Connect fee - Access and usage	\$17.36
31-12-2025	National Australia Bank	Merchant fees - December 2025	\$115.28
31-12-2025	National Australia Bank	Merchant fees - December 2025	\$7.00
31-12-2025	National Australia Bank	Merchant fees - December 2025	\$1,285.51
05-12-2025	Superchoice	Superannuation payment	\$53,034.68
04-12-2025	Town of Cottesloe	Payroll - salaries and wages	\$236,828.08
18-12-2025	Town of Cottesloe	Payroll - salaries and wages	\$247,845.52
31-12-2025	Town of Cottesloe	Payroll - salaries and wages	\$250,260.98
Other Payments (including Direct Debits) Total			\$790,230.19
Grand Total			\$2,154,608.77

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.4A:
2026-MONTHLY-FINANCIAL-REPORT-DEC 25**

TOWN OF COTTESLOE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

Note	Adopted Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	11,709,122	11,789,459	11,789,530	71	0.00%	
Rates excluding general rates	155,337	0	0	0	0.00%	
Grants, subsidies and contributions	427,658	328,380	277,941	(50,439)	(15.36%)	▼
Fees and charges	5,586,499	3,882,363	3,377,095	(505,268)	(13.01%)	
Interest revenue	704,100	132,500	110,483	(22,017)	(16.62%)	
Other revenue	175,018	64,676	48,294	(16,382)	(25.33%)	
Profit on asset disposals	(36,000)	18,000	0	(18,000)	(100.00%)	
	18,721,734	16,215,378	15,603,343	(612,035)	(3.77%)	
Expenditure from operating activities						
Employee costs	(8,407,818)	(4,203,909)	(3,670,851)	533,058	12.68%	
Materials and contracts	(8,937,496)	(3,873,838)	(4,405,713)	(531,875)	(13.73%)	
Utility charges	(320,100)	(160,050)	(165,693)	(5,643)	(3.53%)	
Depreciation	(3,320,987)	0	0	0	0.00%	
Finance costs	(204,180)	(78,616)	(210,893)	(132,277)	(168.26%)	▼
Insurance	(236,007)	(236,007)	(222,666)	13,341	5.65%	
Other expenditure	(339,462)	(117,669)	(107,508)	10,161	8.64%	
	(21,766,050)	(8,670,089)	(8,783,324)	(113,235)	(1.31%)	
Non cash amounts excluded from operating activities	2(c) 3,356,987	(18,000)	0	18,000	100.00%	
Amount attributable to operating activities	312,671	7,527,289	6,820,019	(707,270)	(9.40%)	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	2,711,466	0	0	0	0.00%	
Proceeds from disposal of assets	121,000	22,506	22,506	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans	35,069	0	0	0	0.00%	
Proceeds on disposal of financial assets at fair value through profit and loss	35,802	0	0	0	0.00%	
	2,903,337	22,506	22,506	0	0.00%	
Outflows from investing activities						
Payments for investment property	0	0	(0)	(0)	0.00%	
Right of use assets recognised	0	0	(35,542)	(35,542)	0.00%	
Payments for property, plant and equipment	(858,492)	(588,330)	(526,781)	61,549	10.46%	
Payments for construction of infrastructure	(3,020,379)	(736,000)	(639,629)	96,371	13.09%	
Payments for financial assets at amortised cost - self supporting loans	35,802	0	0	0	0.00%	
Payments for intangible assets	0	0	(0)	(0)	0.00%	
	(3,843,069)	(1,324,330)	(1,201,952)	122,378	9.24%	
Amount attributable to investing activities	(939,732)	(1,301,823)	(1,179,446)	122,378	9.40%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	190,000	0	0	0	0.00%	
	190,000	0	0	0	0.00%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(70,945)	0	0	0	0.00%	
Repayment of borrowings	(376,184)	(167,355)	(167,355)	0	0.00%	
Transfer to reserves	(389,773)	0	0	0	0.00%	
	(836,902)	(167,355)	(167,355)	0	0.00%	
Amount attributable to financing activities	(646,902)	(167,355)	(167,355)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 1,273,963	2,198,115	1,532,776	(665,339)	(30.27%)	▼
Amount attributable to operating activities	312,671	7,527,289	6,820,019	(707,270)	(9.40%)	
Amount attributable to investing activities	(939,732)	(1,301,823)	(1,179,446)	122,378	9.40%	
Amount attributable to financing activities	(646,902)	(167,355)	(167,355)	0	0.00%	
Surplus or deficit after imposition of general rates	(0)	8,256,226	7,005,994	(1,250,231)	(15.14%)	▼

KEY INFORMATION

- ▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
 - ▲ Indicates a variance with a positive impact on the financial position.
 - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

TOWN OF COTTESLOE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 DECEMBER 2025

	Actual 30 June 2025 \$	Actual as at 31 December 2025 \$
CURRENT ASSETS		
Cash and cash equivalents	8,457,546	13,218,193
Trade and other receivables	1,372,503	4,296,065
Other financial assets	3,772,907	3,772,907
Inventories	8,920	8,920
Other assets	242,098	207,885
TOTAL CURRENT ASSETS	13,853,974	21,503,970
NON-CURRENT ASSETS		
Trade and other receivables	147,335	147,335
Other financial assets	119,429	119,429
Investment in associate	765,542	765,542
Property, plant and equipment	73,753,135	74,257,410
Infrastructure	68,682,493	69,322,122
Right-of-use assets	1,177,553	1,213,095
TOTAL NON-CURRENT ASSETS	144,645,487	145,824,933
TOTAL ASSETS	158,499,461	167,328,903
CURRENT LIABILITIES		
Trade and other payables	2,835,829	4,777,549
Lease liabilities	48,272	48,272
Borrowings	376,184	208,829
Employee related provisions	1,493,764	1,728,822
TOTAL CURRENT LIABILITIES	4,754,049	6,763,472
NON-CURRENT LIABILITIES		
Lease liabilities	1,243,823	1,243,823
Borrowings	1,377,793	1,377,793
Employee related provisions	132,611	132,611
TOTAL NON-CURRENT LIABILITIES	2,754,227	2,754,227
TOTAL LIABILITIES	7,508,276	9,517,699
NET ASSETS	150,991,185	157,811,204
EQUITY		
Retained surplus	26,145,732	32,965,751
Reserve accounts	8,341,979	8,341,979
Revaluation surplus	116,503,474	116,503,474
TOTAL EQUITY	150,991,185	157,811,204

This statement is to be read in conjunction with the accompanying notes.

TOWN OF COTTESLOE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

2 NET CURRENT ASSETS INFORMATION

	Adopted	Actual	Actual
	Budget	as at	as at
	Opening	30 June 2025	31 December 2025
Note	1 July 2025		
	\$	\$	\$
(a) Net current assets used in the Statement of Financial Activity			
Current assets			
Cash and cash equivalents	10,069,633	8,457,546	13,218,193
Trade and other receivables	1,127,433	1,372,503	4,296,065
Other financial assets	0	3,772,907	3,772,907
Inventories	8,960	8,920	8,920
Other assets	424	242,098	207,885
	11,206,450	13,853,974	21,503,970
Less: current liabilities			
Trade and other payables	(1,399,202)	(2,835,829)	(4,777,549)
Other liabilities	(62,261)	0	0
Lease liabilities	20,084	(48,272)	(48,272)
Borrowings	0	(376,184)	(208,829)
Employee related provisions	(1,157,500)	(1,493,764)	(1,728,822)
	(2,598,879)	(4,754,049)	(6,763,472)
Net current assets	8,607,571	9,099,925	14,740,498
Less: Total adjustments to net current assets	2(b) (8,607,571)	(7,567,149)	(7,734,504)
Closing funding surplus / (deficit)	0	1,532,776	7,005,994
(b) Current assets and liabilities excluded from budgeted deficiency			
Adjustments to net current assets			
Less: Reserve accounts	(8,694,160)	(8,341,979)	(8,341,979)
Less: Financial assets at amortised cost - self supporting loans	0	(72,907)	(72,907)
Less: Current assets not expected to be received at end of year			
- Current financial assets at amortised cost - self supporting loans	106,673		
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of lease liabilities	(20,084)	48,272	48,272
- Current portion of borrowings	0	376,184	208,829
- Current portion of employee benefit provisions held in reserve	0	423,281	423,281
Total adjustments to net current assets	2(a) (8,607,571)	(7,567,149)	(7,734,504)
(c) Non-cash amounts excluded from operating activities			
Adjustments to operating activities			
Less: Profit on asset disposals	36,000	(18,000)	0
Add: Depreciation	3,320,987	0	0
Total non-cash amounts excluded from operating activities	3,356,987	(18,000)	0

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.5A:
ELECTRIC ISLAND SITE MAP 2026**



TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

ITEM 10.1.6A: ATTACHMENT (A) DRAFT IMPROVEMENT PLAN

ATTACHMENT 3

IMPROVEMENT PLAN NO. **XX**

STATION PRECINCTS



WESTERN AUSTRALIAN PLANNING COMMISSION

XXXX 2025

DRAFT
Page 1 of 6

IMPROVEMENT PLAN NO. XX - STATION PRECINCTS

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an improvement plan should be prepared for the purposes of advancing the planning, development and use of any land within the State of Western Australia.
2. The improvement plan provisions of the Act provide for the WAPC, with the approval of the Minister and Governor, to:
 - a. Plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by the State under the Act or enter into agreement with any owner of land not held by it within the improvement plan area;
 - b. Provide for the land to be used for such purposes as may be appropriate or necessary;
 - c. Make necessary changes to land acquired or held by it under the Act;
 - d. Manage the tenure of ownership of the land or any improvements to that land held by it under the Act or enter into agreement with other owners of land within the improvement plan area for the same purposes;
 - e. Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - f. Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - g. Do any act, matter or thing for the purposes of carrying out any agreement entered into with other landowners.
3. Improvement Plan No. XX is prepared under section 119 of the Act to advance the planning and development of land generally within 800 metres of selected metropolitan rail stations (Station Precincts) as defined by the Improvement Plan Area.

Background

4. Directions 2031 and Beyond was released in 2010 and established a target of 47 per cent of all new dwellings to be built in existing urban areas, with a particular focus on neighbourhoods within a walkable distance of high frequency public transport.
5. This 'connected city' model was reinforced with the release of *Perth & Peel @ 3.5 million* in 2018 and remains a fundamental part of the State's metropolitan growth management strategy.
6. Notwithstanding this, housing supply and affordability remain critical challenges, and the rate of urban infill is well below the 2010 target.
7. In July 2025, the WAPC resolved to recommend that the Minister for Planning endorse the preparation of a Station Precincts Improvement Plan and Improvement Scheme to unlock housing opportunities around metropolitan rail stations.

8. In November 2025, the State Government announced its intention to use the Improvement Plan and Improvement Scheme provisions of the Act to facilitate housing development and enhance consistency in planning and decision-making.

Purpose

9. The purpose of Improvement Plan No. **XX** is to:
 - a. Enable the Western Australian Planning Commission to undertake all necessary steps to advance the planning and development of land within Station Precincts as provided for under Part 8 of the Act;
 - b. Establish the strategic planning and development intent for Station Precincts;
 - c. Authorise the making of a Station Precincts Improvement Scheme to be implemented within the Improvement Plan Area; and
 - d. Provide the objectives of the Improvement Scheme.

Improvement Scheme

10. In accordance with Section 122A(1) of the Act, an improvement plan may authorise the making of an improvement scheme by the Western Australian Planning Commission (WAPC) in respect of some or all of the land to which the improvement plan applies.
11. This improvement plan authorises the making of the Station Precincts Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
12. The Station Precincts Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
 - a. Guide planning and development within Station Precincts to align with the strategic planning objectives of *Perth and Peel @ 3.5 million*, prioritising sustainable urban growth and land use;
 - b. Support the delivery of new housing and ensure station precincts provide a diversity of housing options to cater for different community and lifecycle needs;
 - c. Increase consistency in planning and decision making, providing greater certainty to local communities and the housing development industry;
 - d. Coordinate the activities of state infrastructure providers and prioritise investment to support housing delivery in Station Precincts;
 - e. Optimise the use of existing State owned land and building assets within Station Precincts for housing and mixed use development.

Improvement Plan Area

13. Improvement Plan No. **XX** incorporates the areas depicted on the attached Western Australian Planning Commission Plan No. **XX**, which comprises the land generally within 800 metres of the following passenger rail stations:
 - a. Bassendean
 - b. Carlisle / Oats Street
 - c. Claisebrook
 - d. Cottesloe
 - e. Glendalough
 - f. Morley
 - g. Mosman Park

h. Swanbourne

14. Improvement Plan No. **XX** may be amended from time to time to add, remove or modify Station Precincts in accordance with section 120 of the Act.

Affected Local Governments

15. Consultation on this improvement plan has occurred with the affected Local Governments, in accordance with section 119(3B) of the Act.

DRAFT
4

IMPROVEMENT PLAN NO. XX

STATION PRECINCTS

CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the Planning and Development Act 2005. It has been endorsed by the Western Australian Planning Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian Planning Commission was hereunto affixed
In the presence of:

CHAIRMAN

SECRETARY

DATE

THIS RECOMMENDATION IS ACCEPTED:

MINISTER FOR PLANNING



DATE

THIS RECOMMENDATION IS ACCEPTED:

GOVERNOR

DATE

DRAFT
5

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO. XX

CERTIFICATE AND RECOMMENDATION

PURSUANT TO PART 8 OF THE PLANNING AND DEVELOPMENT ACT 2005 IT IS HEREBY:

1. CERTIFIED THAT FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF THE LAND IN STATION PRECINCTS, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED XX ANNEXED HERETO, PROVISION SHOULD BE MADE FOR THE LAND TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE OR NECESSARY FOR THE PLANNING AND DEVELOPMENT OF THE AREA; AND
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR THAT THE LAND IN STATION PRECINCTS SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN NO. XX AS DEPICTED ON THE PLAN ANNEXED HERETO.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON XX

THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

CHAIRMAN

SECRETARY

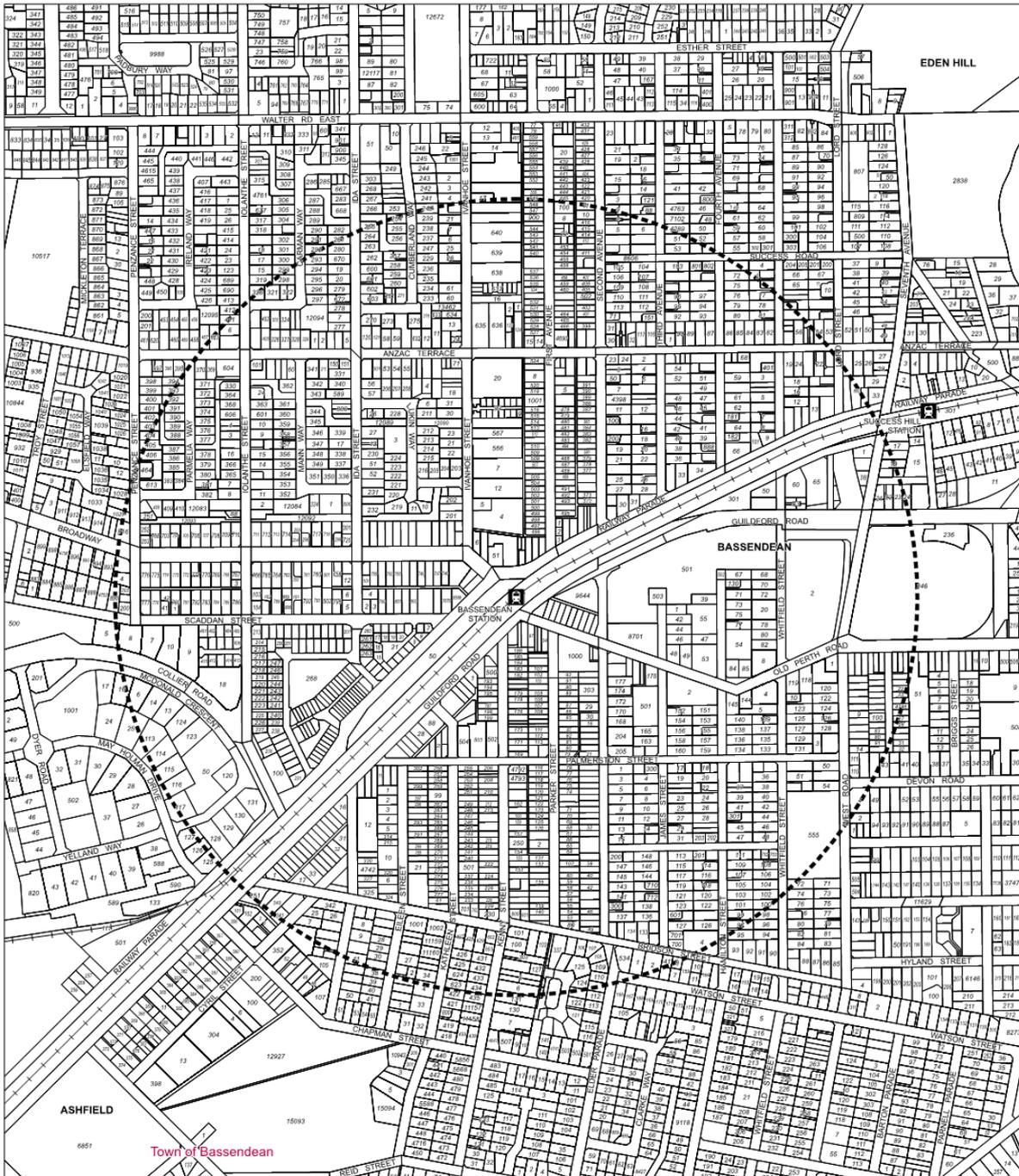
DATE



DRAFT
6

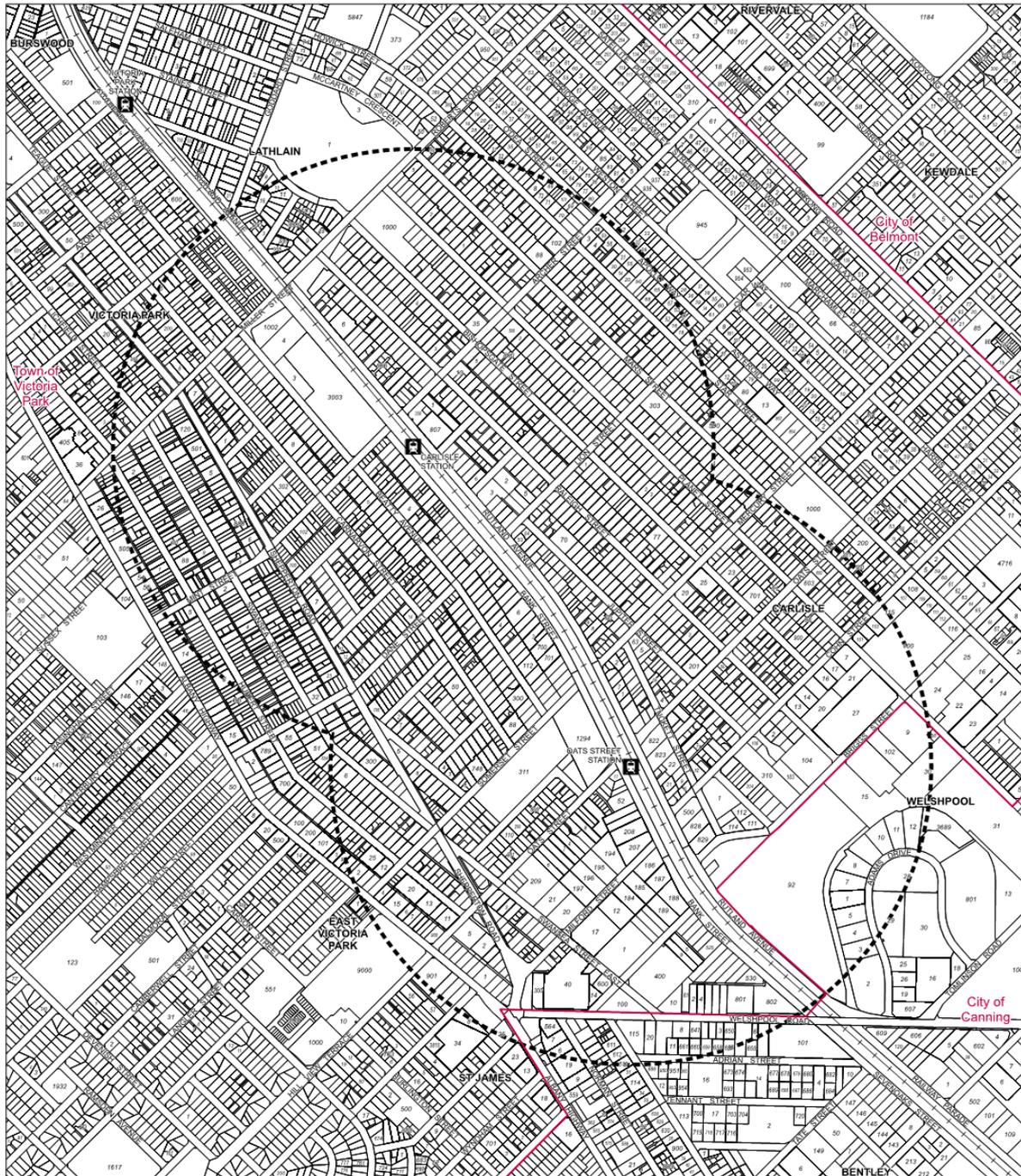
ATTACHMENT 3

3.2877



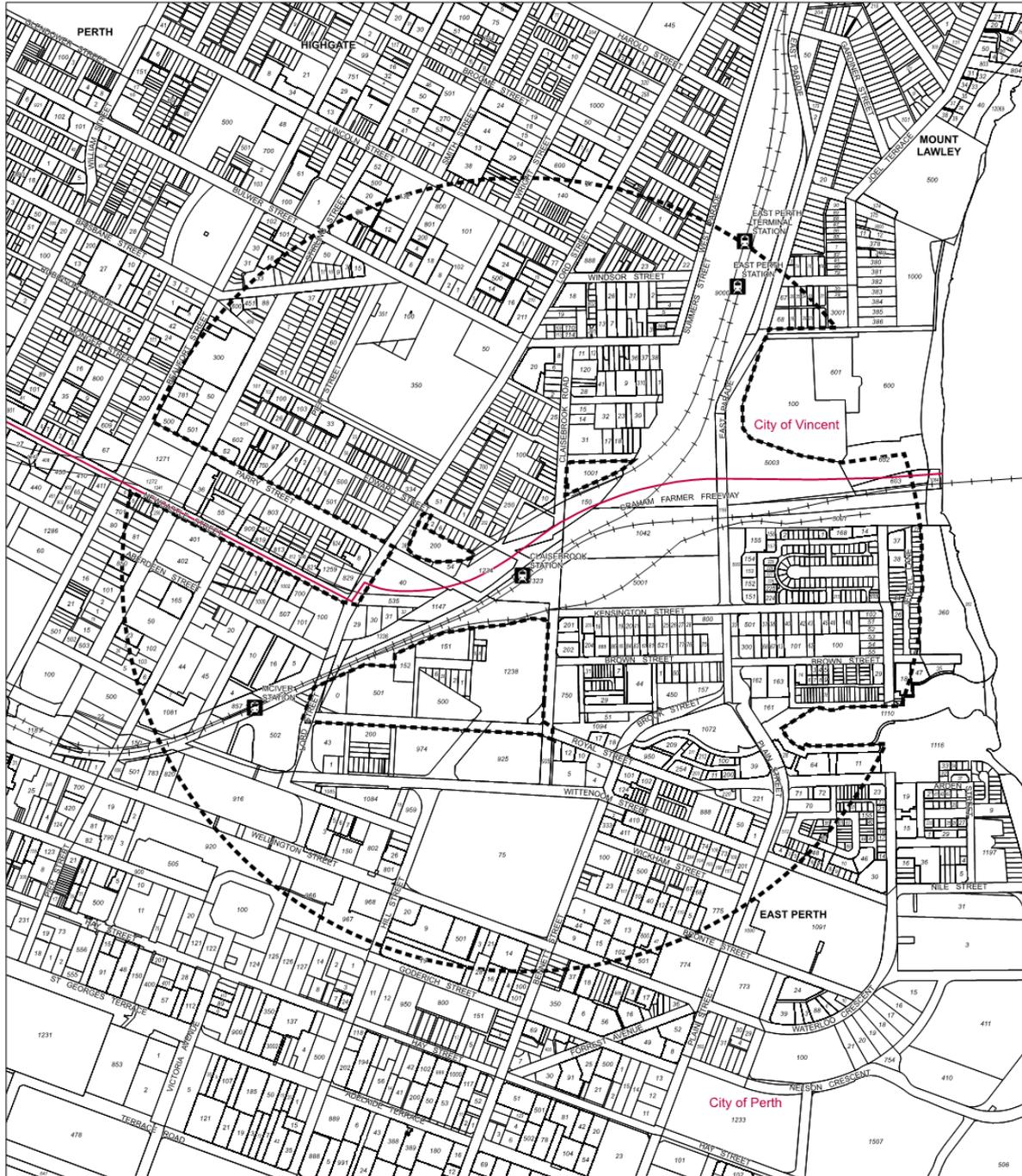
<p>Improvement Plan No.</p> <p>IMPROVEMENT PLAN NO. xx - BASSENDEAN STATION PRECINCT</p>			
<p>Created on date: Tuesday, 19 November 2025 Document Name: IP_xx_MRS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>	<p>Project Manager: A. Cagnana</p> <p>Geospatial Officer: K. Rampellini</p> <p>Examined: T. Servaes</p> <p>Revised:</p> <p>Version No: 3</p> <p>Date:</p>	<p>Plan Number:</p> <p>3.2877</p> <p>5840</p>	<p>File number: RLS/1204</p> <p>Plan reference:</p>

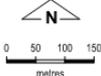
3.2877



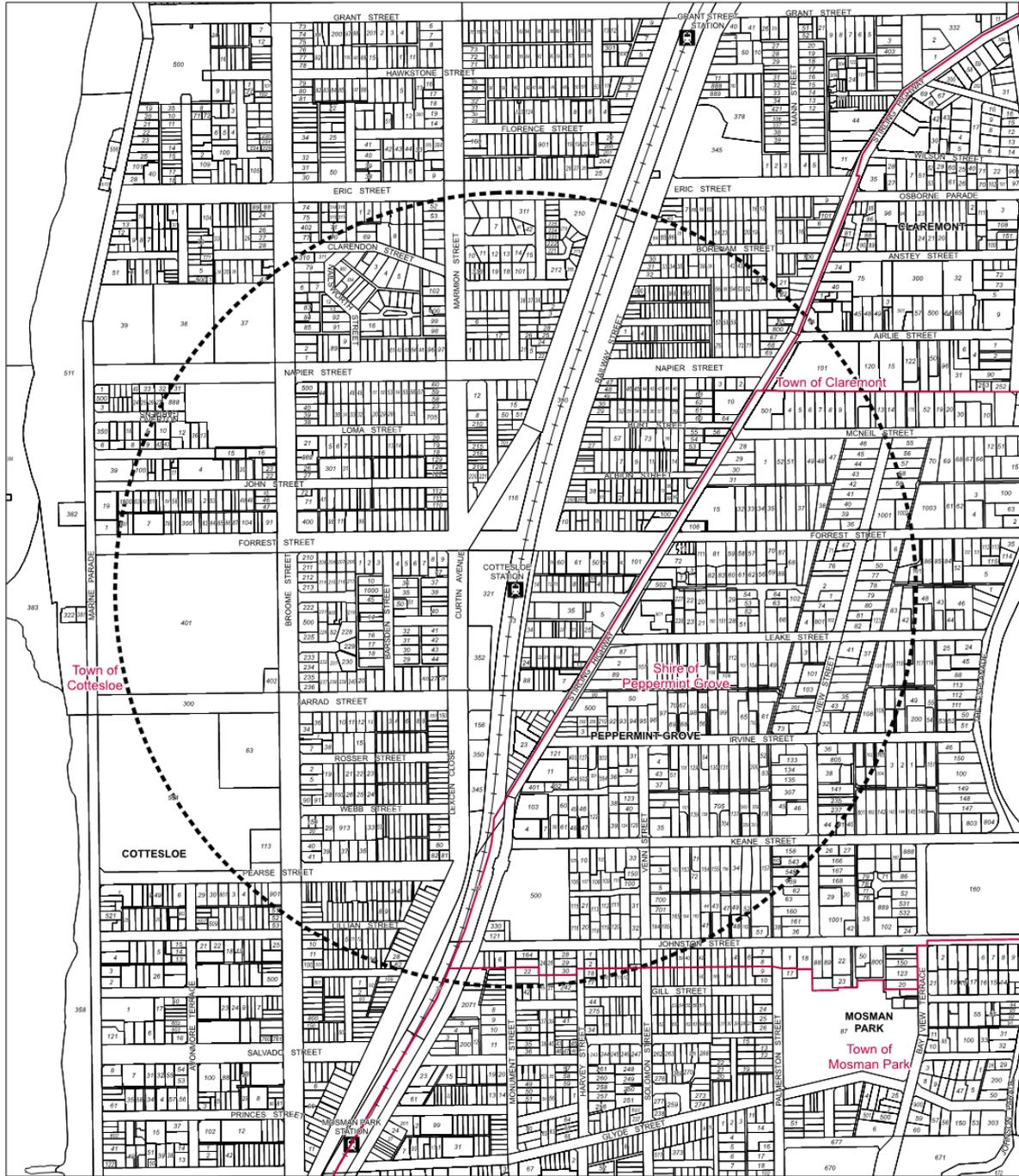
<p>Improvement Plan No.</p> <p>IMPROVEMENT PLAN NO. xx - CARLISLE AND OATS STREET STATION PRECINCTS</p>			
<p> Improvement plan</p>	<p>Project Manager: A. Cagnana</p> <p>Geospatial Officer: K. Rampellini</p> <p>Examined: T. Servaas</p> <p>Revised:</p> <p>Version No: 3</p> <p>Date:</p>	<p>Plan Number:</p> <p>3.2877</p>	<p>File number: RLS/1204</p> <p>Plan reference:</p>
<p> WAPC Western Australian Planning Commission</p> <p><small>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MPS_5840V3</small></p> <p><small>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</small></p>		<p> 0 50 100 150 metres</p>	<p>5840</p>

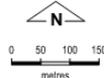
3.2877



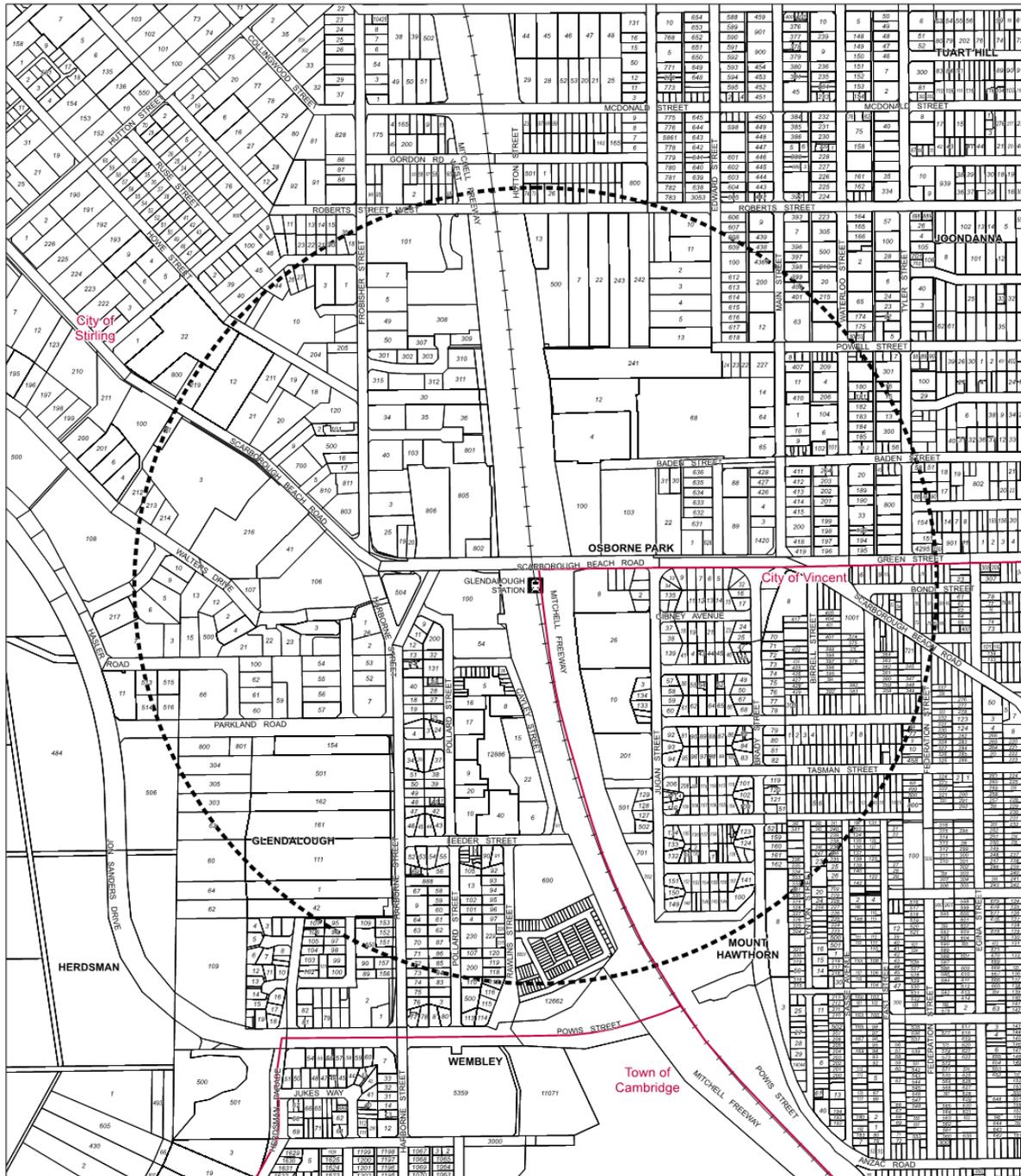
<p>Improvement Plan No.</p> <p align="center">IMPROVEMENT PLAN NO. xx - CLAISEBROOK STATION PRECINCT</p>			
 <p>Improvement plan</p>	<p>Project Manager: A. Cagnana</p> <p>Geospatial Officer: K. Rampellini</p> <p>Examined: T. Servaas</p> <p>Revised:</p> <p>Version No: 3</p> <p>Date:</p>	<p>Plan Number:</p> <p align="center">3.2877</p>	<p>File number: RLS/1204</p> <p>Plan reference:</p>
 <p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MPS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>			<p>5840</p>

3.2877



<p>Improvement Plan No.</p> <p>IMPROVEMENT PLAN NO. xx - COTTESLOE STATION PRECINCT</p>			
 Improvement plan	Project Manager: A. Cagnana Geospatial Officer: K. Rampellini Examined: T. Servaas Revised: Version No: 3 Date:	Plan Number: <p style="font-size: 24pt; font-weight: bold;">3.2877</p>	File number: RLS/1204 Plan reference:
 <p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MPS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>			5840

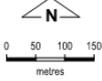
3.2877



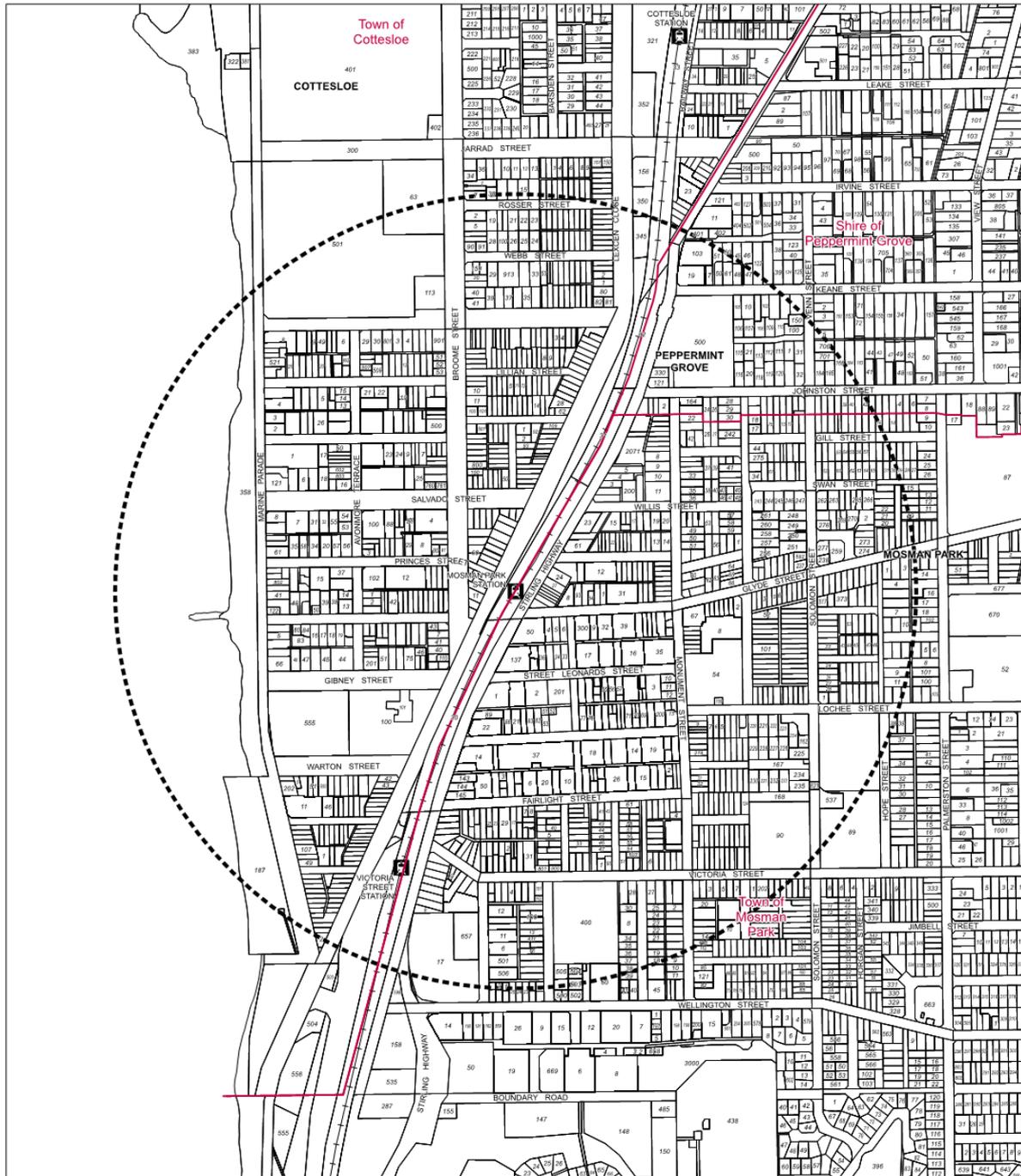
<p>Improvement Plan No.</p> <p align="center">IMPROVEMENT PLAN NO. xx - GLENDALOUGH STATION PRECINCT</p>			
Improvement plan	Project Manager: A. Cagnana Geospatial Officer: K. Rampellini Examined: T. Servaas Revised: Version No: 3 Date:	Plan Number: <p align="center">3.2877</p>	File number: RLS/1204 Plan reference:
<p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MRS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>			5840

3.2877



<p>Improvement Plan No.</p> <p align="center">IMPROVEMENT PLAN NO. xx - MORLEY STATION PRECINCT</p>			
 Improvement plan	<p>Project Manager: A. Cagnana</p>	<p>Plan Number:</p>	<p>File number: RLS/1204</p>
	<p>Geospatial Officer: K. Rampellini</p>		<p>3.2877</p>
 <p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MRS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>	<p>Examined: T. Servaas</p>	<p>Revised:</p>	<p>Version No: 3</p>
	<p>Date:</p>		<p>5840</p>

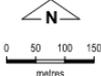
3.2877



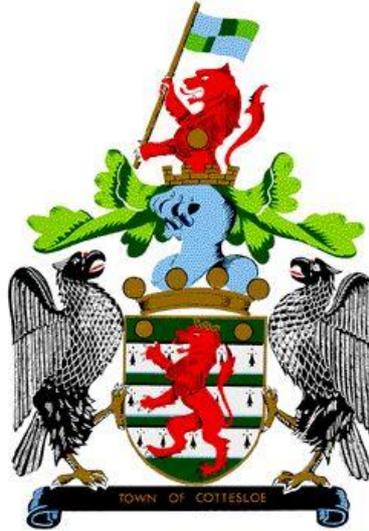
<p>Improvement Plan No.</p> <p>IMPROVEMENT PLAN NO. xx - MOSMAN PARK STATION PRECINCT</p>			
Improvement plan	Project Manager: A. Cagnana Geospatial Officer: K. Rampellini Examined: T. Servaas Revised: Version No: 3 Date:	Plan Number: <p style="font-size: 24pt; font-weight: bold;">3.2877</p>	File number: RLS/1204 Plan reference:
	<p>Western Australian Planning Commission</p> <p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MPS_5840V3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>		<p style="font-size: 24pt; font-weight: bold;">3.2877</p>

3.2877



<p>Improvement Plan No.</p> <p align="center">IMPROVEMENT PLAN NO. xx - SWANBOURNE STATION PRECINCT</p>			
 Improvement plan	Project Manager: A. Cagnana Geospatial Officer: K. Rampellini Examined: T. Servaas Revised: Version No: 3 Date:	Plan Number: <p align="center">3.2877</p>	File number: RLS/1204 Plan reference:
 <p>Created on date: Tuesday, 18 November 2025 Document Name: IP_xx_MPS_5840v3</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1</p>		 <p>0 50 100 150 metres</p>	5840

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.6B:
ATTACHMENT (B) EXTENT OF 800M
IMPROVEMENT PLAN WITHIN THE TOWN OF
COTTESLOE**

ATTACHMENT 1

Extent of 800m Improvement Plan within the Town of Cottesloe

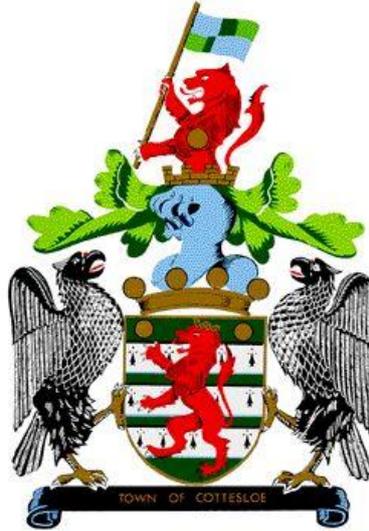


Disclaimer: The Town of Cottesloe will not accept any responsibility for inaccuracies or errors within the data.

29/01/2026

1:18056

TOWN OF COTTESLOE

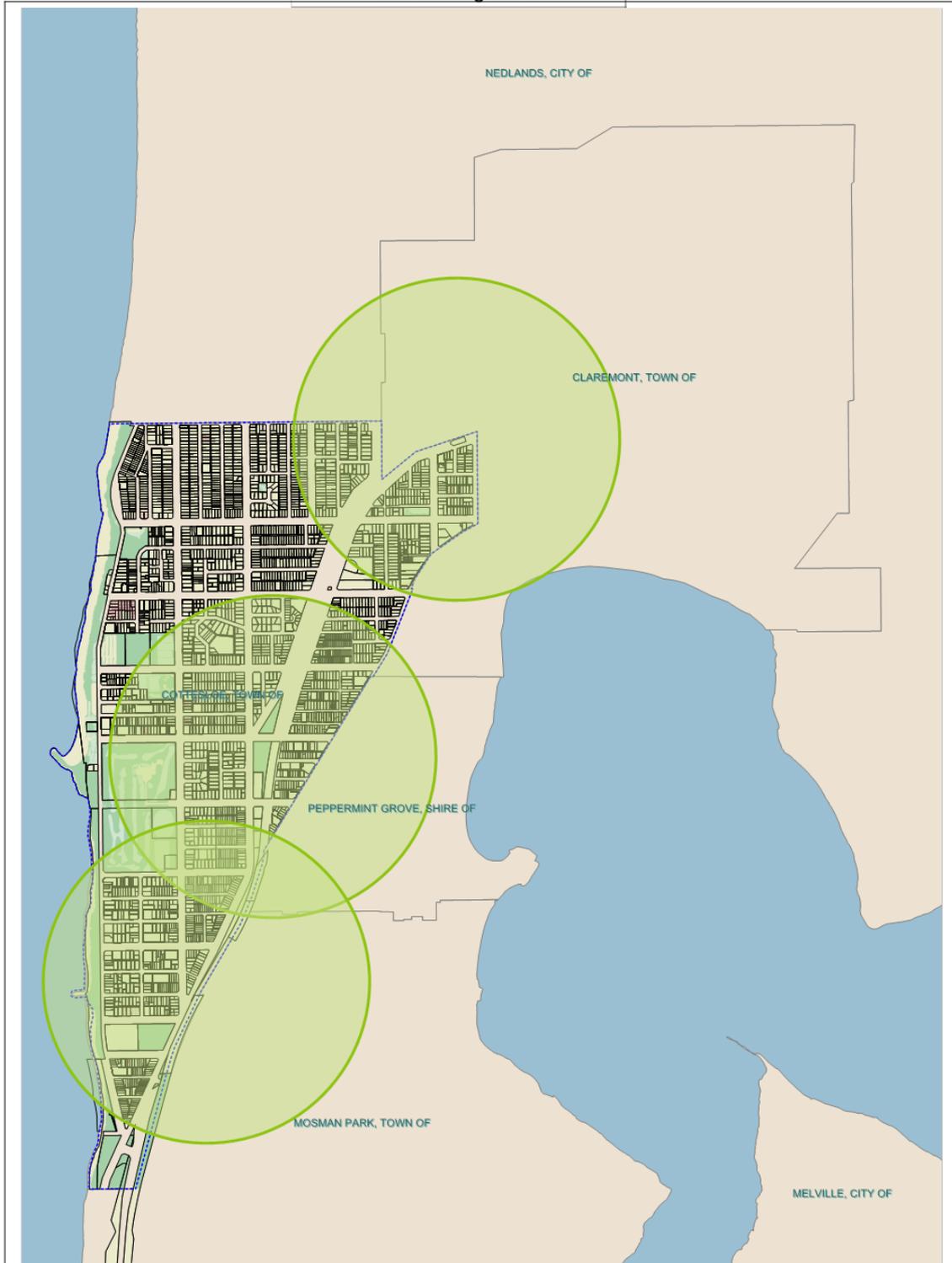


ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.6C:
ATTACHMENT (C) EXTENT OF 800M
IMPROVEMENT PLAN AND SURROUNDING LGAS**

ATTACHMENT 2
Extent of 800m Improvement Plan and
surrounding LGAs



Disclaimer: The Town of Cottesloe will not accept any responsibility for inaccuracies or errors within the data.

29/01/2026

1:18056

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

ITEM 10.1.7A: ATTACHMENT (A) WAPC SCHEDULE OF MODIFICATIONS

ATTACHMENT 1

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
PART 1			
1	Move Chapter 1.2: <i>Community and Stakeholder Engagement</i> into Part 2 and renumber accordingly.	Background information more appropriately sited in Part 2.	Removed from Part 1, Added to Part 2 page 32.
2	Part 1, Chapter 2.1.1, Table 2 and Part 2, Table 19: In both Table 2 (Part 1) and Table 19 (Part 2): <ul style="list-style-type: none"> Delete the dwelling numbers in the 49% and 72% take-up rate cells for the Cottesloe Village District Centre, Swanbourne-Grant Street Stations and Mosman Park-Victoria Street Stations, and replace with the sentence: <i>“Dwelling targets to be determined through Improvement Plan/Scheme”</i> Reduce the dwelling numbers in the 49% and 72% take-up rate cells in the Totals row, to “75” and “110”, respectively, and include the following sentence: <i>“Plus the additional estimates determined through the Improvement Plan/Scheme process”.</i> 	To reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 12
3	Part 1, Chapter 2.1.1: <ul style="list-style-type: none"> Under “Defining priority areas for growth” section, insert new sentence below dot points as follows: <i>“Detailed planning for these precincts will also be guided the forthcoming Improvement Plans/Schemes.”</i> In Table 3, amend Action (i) wording as follows: <i>“The Town will prepare and implement the Cottesloe Village Precinct Structure Plan (PSP) in collaboration with the Shire of Peppermint Grove, as well as the State Government in the context of the forthcoming Improvement Plan/Scheme program of work”</i> 	To reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 13-14
4	Part 1, Chapter 2.1.2, Table 4: <ul style="list-style-type: none"> Replace existing text in Rationale column on with: <i>“Ensure that the current state register heritage sites and the local heritage survey are reviewed and updated regularly.”</i> 	In response to HCWA submission received on matter.	Completed page 16

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
5	Part 1, Chapter 2.1.3, Table 5: <ul style="list-style-type: none"> Retaining Implementation of POS Strategy as overarching theme/direction, reword Planning Direction <i>“Implementation of the POS Strategy vision to establish an ecological green corridor”</i> to <i>“Implementation of the POS Strategy”</i>. Move <i>“establish an ecological green corridor”</i> into a standalone action within the overarching POS Strategy Planning Direction. Insert additional new action related to Planning Direction to review the POS Strategy to quantify the Town’s POS amounts. Reference relevant supporting Chapter 4.2.3 in Part 2. 	To ensure appropriate strategic direction exists to enable further investigation and planning that will assist the Town in achieving desired POS upgrades and acquisitions.	Completed page 17
6	Part 1, Chapter 2.1.3, Table 5: Amend “civis” to “civic” in Action (ii)	Administrative update.	Completed page 17
7	Part 1, Chapter 2.1.3, Table 5: <ul style="list-style-type: none"> Add additional wording to Action (v) as follows: <i>“Town to implement outcomes of Community Needs Analysis within the planning framework and expand community infrastructure around key attractions to improve public realm amenity as considered appropriate, via subsequent planning processes, such as Precinct Planning or Local Planning Policy development.”</i> Add following sentence to Rationale: <i>“It is an important distinction that a Community Benefit Framework, for community infrastructure, is functionally different from a Development Contribution Plan.”</i> 	To step out necessary subsequent planning process triggers, noting that a scheme-wide public benefit contribution framework is unlikely to be supported, and for clarity between DCPs and Community Benefit Frameworks.	Completed page 18
8	Part 1, Chapter 2.4.2, Table 12: <ul style="list-style-type: none"> Insert new Issue/Opportunity and Planning Direction along the lines of <i>“Rationalising the Town’s Rights-of-Way Network”</i>. Insert action recommending review of ROW Strategy and ROW Policy. Reference relevant supporting Chapter 4.5.2 in Part 2. 	To ensure appropriate strategic direction exists to enable further investigation and planning that will assist the Town in achieving desired ROW outcomes.	Completed page 29

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
9	Part 1, Chapter 2.4.4, Table 14: <ul style="list-style-type: none"> Insert new Action as below: <i>“Town to explore opportunities for more Water Sensitive Urban Design and best practice water cycle management as part of Council and private industry works and development.”</i> 	Update in response to DWER submission received on matter.	Completed page 31
10	Part 1, Figure 1 (Page 35): Insert <i>“Figure 1”</i> caption below Strategy map.	Administrative update.	Completed page 35
11	Part 1, Chapter 3.1, Table 15, Action A.1: <ul style="list-style-type: none"> Amend Note text to as follows: <i>“Action to be delivered in collaboration with the Shire of Peppermint Grove, as well as the State Government in the context of the forthcoming Station Precinct Improvement Plan/Scheme program of work.”</i> Insert additional sentence in Note as follows: <i>“The Cottesloe Village PSP boundary extends east into the Shire of Peppermint Grove. The area of the PSP beyond the Town of Cottesloe has not been illustrated in Figure 1.”</i> 	Clarity on precinct boundary, given parallel progression of Cottesloe Village PSP which spans shared municipal boundary, and in response to submissions received on this matter, and to reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 36
12	Part 1, Chapter 3.1, Table 15, Actions B.1 and C.1: Include <i>“privacy”</i> and <i>“traffic analyses”</i> in future investigation area considerations.	To address submissions which raised these matters.	Completed page 37 & 38
PART 2			
13	Part 2, Chapter 2.2, Table 1: <ul style="list-style-type: none"> Amend Local Planning Strategy Implications column for SPP4.2 row, as follows: <i>“The LPS ensures future planning aligns with the objectives and intent of SPP 4.2 for these centres through actions supporting the ongoing development of the Cottesloe Village Precinct Structure Plan and the forthcoming Station Precinct Improvement Plans/Schemes”</i> 	To reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 13

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
14	<p>Part 2, Chapter 4.2.2 – amend as follows:</p> <ul style="list-style-type: none"> • Correctly reference Aboriginal heritage legislation to the amended <i>Aboriginal Heritage Act 1972</i>. • Remove references to, and outdated requirements of, the redundant <i>Heritage Act 1990</i> and replace with reference to the <i>Heritage Act 2018</i>, including replacing references to the Municipal Inventory to be Local Heritage Survey. • Remove references to historic heritage 'places' as heritage 'sites'. • Amend 'State-Listed places' to "<i>State Registered Heritage Places</i>". • Remove the following sentence: <i>"Under the Heritage of Western Australia Act, state-listed places are required to be reflected by local governments in their Municipal Inventory, which in turn is a basis for local planning scheme Heritage lists."</i> 	Administrative corrections in response to HCWA submission received on matters.	Completed throughout the document. See page 73-75.
15	<p>Part 2, Chapter 4.5.1:</p> <ul style="list-style-type: none"> • Update peak train frequency numbers to reflect current timetables (i.e. now 12-min peak frequency). • Review bus routes and numbers to ensure they are current. • In Rail Network foreword, insert reference to Ellenbrook Line and amend Joondalup Line to Yanchep Line. • Remove references to Cottesloe CAT Shuttle Bus (understood to now be defunct). • Remove sentence "<i>Figure 32 shows the bus routes serving the Town of Cottesloe</i>", as referenced figure is not related. 	To ensure Strategy is as contemporary as possible at endorsement stage and administrative updates.	Completed page 108 & 109
16	<p>Part 2, Chapter 4.4.2: Update chapter (and any other applicable sections relating to coastal protection matters) to reflect any CHRMAP progress since Draft LP Strategy was advertised.</p>	To ensure Strategy is as contemporary as possible at endorsement stage.	<p>Page 24 of Part 1 Pages 102-103 of Part 2.</p> <p>Updates based on Feb 2025 Draft CHRMAP Summary Report uploaded to Town of Cottesloe website.</p> <p>Whole section to be reworded however to reflect Council's latest position following the</p>

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
			Feb OCM 2026 prior to forwarding to WAPC for final ratification.
17	Part 2, Page 55: <ul style="list-style-type: none"> Update dot point 2 to integrate the following text: <i>“The Old Cable Station (built in 1926), now the McCall Centre, is of historic and aesthetic significance as detailed in the State Heritage Register. This site is located opposite the Vlamingh Memorial Park and nature space, which is a popular playground and recreation area. There is an opportunity to enhance the connection between McCall Centre and Vlamingh Memorial Park.”</i> 	Historical information update in response to submission received on matter.	Completed page 57
18	Part 2, Page 61: <ul style="list-style-type: none"> Remove double reference to SPP4.2 in foreword. Fix bold/underlined formatting on <i>“Cottesloe Town Centre (District Activity Centre)”</i>. 	Administrative and formatting update.	Completed page 63
19	Part 2, Page 64: <ul style="list-style-type: none"> Amend the following sentence in the Cottesloe Village section: <i>“A precinct structure planning process and Improvement Plan/Scheme program of work is currently underway to guide detailed planning in this area. The PSP boundary includes land within the Shire of Peppermint Grove to the east of Stirling Highway.”</i> 	Clarity on precinct boundary, given parallel progression of Cottesloe Village PSP which spans shared municipal boundary, and in response to submissions received on this matter, and to reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 66
20	Part 2, Page 101: <ul style="list-style-type: none"> Add the following sentence in the Nourishment Activities section: <i>“The area between the North Cottesloe Surf Club and Grant St was heavily impacted by Cyclone Alby in 1978 and significant nourishment occurred.”</i> 	Historical information update in response to submission received on matter.	Completed page 103

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
21	Part 2, Page 103: Fix dot point that has split first sentence.	Formatting update.	Completed page 105
22	Part 2, Pages 106-107 – Where development in the railway reserve is suggested, insert the following sentences: <ul style="list-style-type: none"> • <i>“The potential of this land is being explored through the Cottesloe Village PSP and the forthcoming Station Precinct Improvement Plans/Schemes. It is acknowledged that development on PTA owned land is not supported by the PTA and any proposal to develop within PTA-owned land will need to be reviewed by the PTA and relevant third parties.”</i> • <i>“The implementation of the Strategy is dependent on receiving funding and relies on collaboration between the Town, Main Roads WA and the Department of Transport.”</i> 	Update in response to PTA submission received on matter and to reflect recent Minister announcement regarding Improvement Plans/Schemes for targeted train station precincts	Completed page 108-109
23	Part 2, Page 106 – insert the following text: <i>“While the number of passengers boarding the stations within the Town of Cottesloe is not considered high in the context of the Fremantle Line and the wider railway network, it provides an excellent opportunity to tap into the latent demand and promote public transport to the local communities as a viable option and highlight that the services are not crowded”.</i>	Update in response to PTA submission received on matter.	Completed page 108
24	Part 2, Page 107 – insert the following sentences/dot points in the Public Transport Issues and Opportunities section: <ul style="list-style-type: none"> • <i>“High frequency buses are impacted by congestion along Stirling Highway”</i> • <i>“Targeted bus priority treatments should be considered to ensure that high frequency bus services operating along Stirling Highway can be prioritised over general traffic to make public transport a more attractive option. This could take the form of queue-jump lanes, bus lanes, signalling priority or a combination of all the above.”</i> 	Update in response to PTA submission received on matter.	Completed page 109
25	Part 2, Page 118: Remove <i>“City of Rockingham”</i> reference in page header.	Administrative update.	Completed page 120

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
26	Part 2, Page 120: <ul style="list-style-type: none"> • Insert DC Policy – Development Control Policy and OP – Operation Policy as acronyms. • Remove double reference to LPP. 	Administrative update.	Completed page 122
BOTH DOCUMENTS			
27	Where sinking the railway line is commented on throughout the Strategy, insert the following sentence: <i>"It is acknowledged that the PTA have no current plans or confirmed funding to sink the Fremantle Railway Line."</i> (Examples: Part 2, Pages 25, 66, 107)	Update in response to PTA submission received on matter.	Completed page 25 (Part 1) and page 109 (Part 2)
28	Update policy titles throughout Strategy to reflect contemporary naming, e.g.: <ul style="list-style-type: none"> • SPP3.7: Bushfire • SPP4.2: Activity Centres • SPP5.4: Road and Rail Noise • <i>Operational Policy (OP) 1.1: Subdivision of Land – General Principles</i> • <i>Operational Policy (OP) 2.2: Residential Subdivision</i> • Residential Design Codes (now Planning Codes, not SPP) Remove all references to DC1.9: Amendment to Region Schemes (now repealed). (Example pages: Part 1, Chapter 2.3.1; Part 2, Chapters 2.2, 4.4.3)	To ensure Strategy is as contemporary as possible at endorsement stage.	Page 18 remove DC 1.9. Page 14, 15, 17. Additionally note the WAPC DC 1.2 has been repealed, so reference removed.
29	Update terminology throughout Strategy to reflect appropriate terminology: Using <i>"public health"</i> or <i>"health care"</i> where appropriate, as opposed to <i>"health"</i> as an all-encompassing term.	Update in response to DOH submission received on matter.	On review, there were no locations where this additional terminology were appropriate.
30	Update terminology throughout Strategy to reflect appropriate terminology: Using <i>"bike rider/s"</i> , as opposed to <i>"cyclist/s"</i> .	Update in response to DOT submission received on matter.	Completed throughout document.

Cottesloe Draft Local Planning Strategy – Schedule of Modifications			
#	Modification	Rationale	Location of Modifications
31	Update table of contents, chapter numbers, table/figure numbers, etc. as required after completing the above modifications.	Formatting update.	Completed.

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.7B:
ATTACHMENT (B) DRAFT LOCAL PLANNING
STRATEGY WITH MODIFICATIONS**

ATTACHMENT 2

LOCAL PLANNING STRATEGY

29 JANUARY 2026



Town of Cottesloe

PART 1 - THE STRATEGY

JAN 2026

2 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 1

Revision Letter	Date	Reason for Issue	CM
A	20/10/2023	Draft for client review	RS
B	8/11/2023	Draft for Elected Members & staff review	RS
C	1/12/2023	Draft for EM consideration for Endorsement to advertise	RS
D	7/12/2023	Final Part 1 and 2 for EM consideration for Endorsement to advertise	RS
E	14/2/2024	Final Part 1 and 2 for EM consideration for Endorsement to advertise	RS
F	23/02/2024	Final Part 1 and 2 for EM consideration for Endorsement to advertise_Strategy Map Update	RS
G	4/09/2024	Final Part 1 and 2 with WAPC approval of modifications for advertisement	NS
H	29/01/2026	Updated with DPLH Schedule of Modifications	RS

Project Name: Cottesloe Local Planning Strategy (LPS)

Prepared for: Town of Cottesloe



Town of Cottesloe

Prepared by:

**Hames
SHARLEY**

www.hamessharley.com.au

DISCLAIMER

The information contained in this report has been prepared with care by our company, or it has been supplied to us by apparently reliable sources. In either case, we have no reason to doubt its completeness or accuracy. However, neither this company nor its employees guarantee the information, nor does it or is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information, as well as any additional or supporting information supplied, and it is the responsibility of interested parties to satisfy themselves in all respects.

This report is for the use only of the party to whom it is addressed and Hames Sharley disclaims responsibility to any third party acting upon or using the whole or part of its contents.

This document has been prepared for the use of Town of Cottesloe only. Copyright © 2026 by Hames Sharley (WA) Pty Ltd. No part of this document shall be reproduced in any form without written permission of Hames Sharley.



1.1 VISION

The LPS has regard to the Town’s Draft Council Plan prepared in 2023 which outlines the future Cottesloe vision, mission and objectives as:

A vibrant coastal community with a relaxed lifestyle

Mission: To preserve and improve Cottesloe’s natural and built environment and beach lifestyle by using sustainable strategies in consultation with the community.

The Council’s strong preference and intent is to ensure that intensification of land uses principally occur within the Town Centre Precinct, Station Precincts (Transit Orientated Development), and along major road corridors.

Table 1 describes the objectives of the Council Plan and the sections of the LPS that align with its intent.

The LPS seeks to recognise that any future land use change and development is balanced with community aspirations and the requirements of planning legislation and policy. The LPS provides for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level with respect for the unique coastal lifestyle, environment, and context of the Town.

Table 1: Council Plan Objectives and Alignment with the LPS

STRATEGIES RELEVANT TO THE LPS	LPS OBJECTIVES
Our Community - Connected, engaged and accessible	
Supporting an active, healthy and inclusive community culture, our residents enjoy access to a range of social, cultural and recreation activities.	<p><i>Community wellbeing</i> - to enhance and future proof public spaces including recreation areas that best facilitate community health, connection, and enjoyment.</p> <p><i>Community needs</i> - to guide the planning and delivery of community infrastructure to meet the diverse needs of the community.</p>
Providing accessible and inclusive community spaces and facilities.	<p><i>Cyclability and walkability</i> - to promote increased safety and comfort of people of all abilities who choose to walk or cycle.</p> <p><i>Proximity and accessibility</i> - to support local journeys by protecting local centres and promoting inclusive infrastructure along key routes.</p>
Our Town - Healthy natural environs and infrastructure meeting the needs of our community	
Town infrastructure is well planned, effectively managed and supports our community, while protecting and promoting our unique heritage and character.	<i>Heritage and asset management</i> - to protect and embed cultural, built and natural assets in the planning framework to ensure their continued protection and celebration in the Town.
Future population growth is planned to enhance community connectivity, economic prosperity as well as the built and natural environment	<p><i>Character areas</i> - future urban growth aspirations are balanced through a sensitive planning approach, which identifies and strengthens retention of existing character areas.</p> <p><i>Housing growth and diversity</i> - to effectively plan for future population growth in line with State Government frameworks, to ensure that the Town’s dwelling targets can be achieved.</p>
Work collaboratively to protect, enhance, and increase our natural assets and green canopy.	<p><i>Tree canopy</i> - to protect and increase the urban tree canopy in the Town.</p> <p><i>Natural area preservation</i> - to sustainably manage natural areas and protect biodiversity and ecological corridors.</p>



Consistent with the State Planning Framework, planning issues of relevance to the Town of Cottesloe are presented under the following themes:

- | | |
|--|---|
| <ul style="list-style-type: none"> + Community, Urban Growth and Settlement - Housing - Culture, Arts and Heritage - Public Open Space and Community Infrastructure | <ul style="list-style-type: none"> + Environment - Natural Hazards - Natural Areas and Landscape Values - Coastal Protection |
| <ul style="list-style-type: none"> + Economy and Employment - Activity Centres and Employment - Tourism | <ul style="list-style-type: none"> + Transport and Infrastructure - Active and Public Transport - Roads - Freight - Utilities |

For each planning issue identified in this chapter, planning directions and actions have been defined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by one or several action(s), that:

- + Is concise and easy to understand;
- + Outlines what is proposed and how it is to be undertaken;
- + Is relevant to land use planning and provides the implementation arrangements for the related planning direction;
- + Is measurable and can be designated a timeframe; and
- + Indicates the responsible party, agency or authority.

The timeframes for any LPS actions provided in the following sections have the following meanings:

- + *Immediate* – an action to be achieved in less than 1 year.
- + *Short term* – an action to be achieved between 1-5 years.
- + *Medium term* – an action to be achieved between 5-10 years.
- + *Long term* – an action to be achieved between 10-15 years.
- + *Ongoing* – an action that will require regular review throughout the life of the LPS.

Figure 1 is the Town of Cottesloe Local Planning Strategy Map which is the spatial component of this LPS.

2.1 COMMUNITY, URBAN GROWTH & SETTLEMENT

The Town of Cottesloe has a mix of attractive residential streetscapes, characterised by federation style homes, Californian bungalows, mid-century houses, old and new walk-up medium density apartments / units, and more contemporary large detached houses. Many streets are defined by large green verges and street trees, including the iconic Norfolk pines. These features contribute to the high amenity of the Town which sits along a beautiful coastline, is in the walkable catchment of five train stations and offers a variety of local cafés, restaurants, and shopping options. With its coastal setting, views, transport access and proximity to education and employment opportunities, Cottesloe is a highly desirable place to live.

Initiatives to retain, protect and promote the built, natural, and coastal character / heritage of the Town are captured in this Section.

2.1.1. HOUSING

The Town's population is anticipated to gradually grow over time and the LPS performs an important role in managing this growth. Key strategies and actions include:

- + **Alignment with State Planning Framework to achieve urban consolidation** - The Perth and Peel @3.5 Million Strategic Planning Framework is a State-Government led strategy which seeks to shift Perth's emphasis away from greenfield development on our fringes towards a more consolidated urban form which capitalises on integrated land use and transport planning in high amenity areas.
- + **Meeting the State Government's urban infill targets** - The LPS provides a framework to demonstrate how the Town will plan for future growth, and meet or exceed its minimum dwelling targets of **792 dwellings by 2050 (497 dwellings by 2036)** as set out in the Central Sub-Regional Planning Framework.

High level calculations of dwelling yields have been completed as part of the Strategy. These calculations demonstrate the Town's ability to meet the State governments urban infill target for the Town. The methods to calculate these yields including the assumed upcoding applied in the Town are detailed in Part 2 Section 4.2.1. See **Table 2** for dwelling yield estimates for each urban growth area.

Table 2: Estimate dwelling yields

URBAN GROWTH AREA	YIELD ESTIMATE	
	LOWER GROWTH SCENARIO - 49% TAKE UP RATE	HIGHER GROWTH SCENARIO - 72% TAKE UP RATE
Activity Centre		
Cottesloe Village District Centre	Dwelling targets to be determined through Improvement Plan/ Scheme	
Station Precincts		
Swanbourne-Grant Street Stations	Dwelling targets to be determined through Improvement Plan/ Scheme	
Mosman Park-Victoria Street Stations		
Other		
Cottesloe Foreshore	75	110
Total Estimated Additional Dwelling Yield in Planning Areas	75 Plus additional estimates determined through the Improvement Plan/Scheme process.	110 Plus additional estimates determined through the Improvement Plan/Scheme process.

14 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 1

Table 3: Housing – Planning Directions and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Achieving urban infill targets	Future detailed planning undertaken to guide implementation of the Cottesloe Village Precinct Structure Plan.	i	The Town will prepare and implement the Cottesloe Village Precinct Structure Plan (PSP) in collaboration with the Shire of Peppermint Grove, as well as the State Government in the context of the forthcoming Improvement Plan/Scheme program of work. Broad parameters include urban consolidation and dwelling infill, building height, dwelling diversity and land use intensification. Consideration will also be given to incorporation of a community benefit framework (if appropriate following investigations). Refer Figure 1 for location, and Planning Area A in Table 15 for further details.	Several interrelated analyses in Part 2 provide the rationale for these actions: Section 4.21 of Part 2, Future Settlement Patterns, identifies the Cottesloe Activity Centre PSP boundary. Section 4.21 of Part 2 - Urban Growth Areas identifies this area as the highest priority area in which to locate future urban growth (confirmed through community engagement). Section 4.12 of Part 2, Population Forecasts details the projected population growth that will increase housing demand.	Immediate
		ii	Town to undertake ongoing monitoring of the CVSP (Cottesloe Village) (once operational) to ensure the plan is achieving its intended vision for the area.	Section 2.3 of Part 2, outlines the role local authorities play in supporting urban consolidation through achieving dwelling targets set out in Perth and Peel @ 3.5 million.	Ongoing
	Station precincts are identified as preferred locations for future infill investigations to support urban consolidation.	iii	Town to investigate opportunities for urban consolidation in Swanbourne/ Grant Street and Mosman Park/Victoria Street station precincts considering infrastructure capacity, character and heritage, and opportunities for dwelling growth and diversity, and any other relevant design or planning considerations. Refer Figure 1 for locations, and Planning Areas B and C in Table 15 for further details.	Section 4.21 of Part 2, Future Settlement Patterns & Urban Growth Areas describe station precincts as a key area for future housing supply. Station precincts have been identified as future growth areas in mapping for the LPS. Additional community consultation and design exercises are necessary to inform detailed planning guidance.	Medium Term 5 - 10 years

2.1.2. CULTURE, ARTS AND HERITAGE

To respect and incorporate the Town's history in future developments, a Draft Heritage Strategy has recently been completed. The Draft Heritage Strategy additionally highlights the importance of strengthening relationships with Aboriginal Elders and community.

Table 4: Culture, Arts and Heritage - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Celebrating Aboriginal Heritage and Culture	Aboriginal Culture is better celebrated and included in future planning processes throughout the Town.	i	Town to build and maintain relationships with local Aboriginal Elders and community. These relationships are important to help identify and understand Aboriginal Heritage across the Town, and to ensure future engagement is embedded in the planning process.	Refer to Section 4.2.2 of Part 2 which details the cultural heritage of the Town and highlights the work to date and ongoing importance of the Town's Reconciliation journey through its 'Reflect' RAP.	Ongoing
Protecting and managing Built Heritage	Heritage places are properly recognised and/or conserved throughout the Town.	ii	Incorporate findings from the Heritage Strategy into the local planning framework.	Refer Section 4.2.2 of Part 2 which notes that the draft Heritage Strategy identified this gap in the local policy framework.	Short Term 1-5 years
		iii	Maintain an up-to-date Heritage List.	Ensure that the current state register heritage sites and the local heritage survey are reviewed and updated regularly.	Ongoing
Investigate opportunities to deliver public art through future (re) developments	Provision of public art is guided by planning policy which ensures best practice outcomes are delivered in the Town.	iv	Town to monitor application of its adopted Planning Policy for Developer Contributions for Public Art.	Section 3.3 Table 6 of Part 2, Local Planning Policies identifies the Local Policy for Developer Contributions for Art. This policy is important to the Town as redevelopment or new developments will increase usage of key attractions, underscoring the importance of demonstrating public benefits to the community and visitors.	Medium Term 5-10 years

18 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 1

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
	Maintain a contemporary POS network, including infrastructure such as playgrounds, facilities and recreation equipment that meets community needs.	v	Incorporate findings of the POS strategy review into the local planning framework.	Refer to Section 4.2.3 of Part 2 that details the current Public Open Space and Playground Strategy.	Long Term 10-15 years
Providing community facilities and services to suit local needs, demographics and visitor expectations and meet needs of growing population.	Community infrastructure delivered in accordance with community needs to ensure equitable access to and distribution of facilities.	vi	Town to implement outcomes of Community Needs Analysis within the planning framework and expand community infrastructure around key attractions to improve public realm amenity as considered appropriate, via subsequent planning processes, such as Precinct Planning or Local Planning Policy development.	As outlined in Section 4.2.4 of Part 2, the Community Needs Analysis identified gaps in public infrastructure which could be addressed through the LPS. Section 4.2.4 of Part 2 summarises the Community Needs Analysis identification of a need and desire for non-sporting youth facilities, organised sports facilities at Cottesloe Beach and/or local and neighbourhood parks. It is an important distinction that a Community Benefit Framework for community infrastructure, is functionally different from a Development Contribution Plan.	Short Term 1-5 years

2.2.1. ACTIVITY CENTRES AND EMPLOYMENT

Table 6: Activity Centres and Employment - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Addressing the shortfall in office floorspace	Ensure Cottesloe Village District Centre provides sufficient development intensity and land use mix to support increased employment opportunities and office floor space to meet commercial needs.	i	Town to prepare Cottesloe Village District Centre PSP to establish planning controls that facilitate and guide the development of employment generating uses to promote localised employment growth.	Refer to Section 4.3.1 of Part 2, Activity Centres, for floorspace analyses that indicate an undersupply of office space in Cottesloe Village. Refer to Section 2.2, State Policies, SPP 4.2 Activity Centres that encourages the preparation of PSPs for district centres. Engagement has demonstrated support for further consolidation and development of the commercial area.	Short Term 1-5 years
Valuing the benefits of corner stores/café's for daily needs and wellbeing	Retain and encourage Cottesloe corner stores/café's.	ii	Town to ensure that LPS4 includes appropriate zoning designation of corner stores/café's to enable them to transition to conforming land uses.	Section 4.3.1 of Part 2, Existing Settlement Patterns identify corner stores as an integral and highly valued part of Cottesloe character. Corner stores are well used activity nodes within residential neighbourhoods which are in walkable catchments & foster community interaction, however the stores/café's are mostly non-conforming uses within the Town.	Immediate <1 year

2.3 ENVIRONMENT

The quality of natural areas and picturesque coastline that spans the western edge of the Town attracts residents and thousands of regional and international visitors to Cottesloe each year. These natural features not only contribute to strongly valued amenity and sense of place but also provide significant ecological value. In future, as the local population grows and tourism activity increases, pressures on these natural areas as a destination for residents and tourists must be balanced with the need to protect and restore their ecological significance.

Over several decades, initiatives towards coastal and environmental restoration have been achieved in a large part by the Cottesloe Coast Care Association (a volunteer group) and their continuing success and partnership with the Town is supported by the Local Planning Strategy. There is potential to investigate working with surrounding local governments to establish a biodiversity corridor through the Town and extends beyond governance boundaries.

The primary natural hazard risks with strategic implications for Cottesloe are associated with coastal processes and bushfire. The Town has been designated as having a low risk of bushfires with two identified bushfire prone areas recently assessed.

2.3.1. NATURAL HAZARDS

Table 8: Natural Hazards - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Protecting assets through appropriate bushfire management	Ensure protection from, and responsible management of, bushfire threats.	i	Town to continue reviewing bushfire prone areas to identify any vulnerable residential properties in accordance with SPP 3.7 – Planning in Bushfire Prone Areas.	Section 4.4.3 of Part 2 identifies that a minimal extent of the Town is identified as being bushfire prone.	Ongoing

2.3.3. COASTAL PROTECTION

Table 10: Coastal Protection - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Responding to the identified coastal risks to ensure adaptation and protection of vulnerable areas and assets	Ensure protection from, and responsible management of coastal impacts.	i	Town to allocate resources to completion of the CHRMAP. Following this, implementation of the CHRMAP should occur to ensure adaptation and protection of vulnerable areas. Land-use planning should encourage strategic retreat from areas identified to be at risk from coastal hazards, unless otherwise identified in the CHRMAP.	Section 4.4.2 of Part 2 outlines the Draft CHRMAP Summary Report findings.	Ongoing
Continuing the natural areas and coastal areas protection work led by Coastcare.	Ensure continued funding and resourcing of Cottesloe Coast Care Association (CCA).	ii	Town to allocate funding and staff resources to continue the established partnership with CCA to ensure their ongoing coastal restoration work over the life of the LPS.	Section 4.4.1 and 4.4.2 of Part 2 notes that the successful partnership between the Town and volunteer group CCA is integral to maintaining and protecting the coastal natural areas of the Town for future generations and responding to the coastal hazards to assets identified in the CHRMAP. Further, Section 2.5 in Part 2, Position Statements includes the WA Climate Policy which highlights the importance of resilient cities and regions.	Ongoing
Considering the opportunity for establishing a Biodiversity Corridor.	Coastal flora and fauna and natural areas protection requires a connected and integrated approach beyond the Town's boundaries.	iii	Town to engage with neighbouring local government areas (City of Nedlands, Town of Cambridge, Shire of Peppermint Grove, Town of Mosman Park, Town of Claremont) and State environmental bodies to formally establish the biodiversity corridor from Bold Park to the Vlamingh Memorial area and the Swan River via the Wardun Beeliar Bidi.	Section 4.4.2 of Part 2 describes the biodiversity corridor connecting Bold Park, the Swanbourne, Cottesloe foreshore and the natural area around Vlamingh Memorial. This biodiversity corridor was recognised by WALGA in 2004 and aligns with the Western Suburbs Greening Plan. Additionally the corridor builds on the Wardun Beeliar Bidi (Section 4.4.2). Section 2.5 in Part 2, Position Statements includes the WA Climate Policy which highlights the importance of caring for our landscapes and storing carbon.	Medium Term 5-10 years

2.4.1. ACTIVE & PUBLIC TRANSPORT

Table 11: Active & Public Transport – Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Promoting increased usage of public transport and active transport, especially for local trips.	Shift the mode share dominance away from driving towards active travel and public transport by focusing pedestrian and cyclist enhancements along routes that connect people to key destinations and reflect common desire lines for local area journeys.	i	Town to develop an Integrated and Sustainable Transport Strategy that includes consideration of the needs of all road users such as pedestrians, cyclists and people catching public transport.	<p>Section 2.2 and 2.4 in Part 2 outline several State policies that encourage and support better integration of land use and transport planning and urban intensification that is located appropriately to maximise use of public transport and active travel modes.</p> <p>Sections 4.2 and 4.5 further emphasise the LPS's preference for intensification that leverages the Town's existing stations and connections to key destinations through an increased mix of uses and urban intensification in these locations.</p>	<p>Medium Term</p> <p>5-10 years</p>
		ii	<p>Town to enhance connection to public transport and local destinations, especially by walking or cycling. Focus future street upgrades on priority pedestrian and cycling access routes, including:</p> <ul style="list-style-type: none"> + Key pedestrian routes to train stations, activity centres and corner stores. + Streets identified on the Local Term Cycle Network (LTCN). 	<p>Section 4.5.2 in Part 2, Pedestrian Network, identifies opportunity to improve experience of pedestrians in terms of connectivity, wayfinding and path quality on routes that connect with station precincts and other attractions. This section includes recommended streets for upgrades identified through background analyses. Section 4.5.2 Roads and active transport describes the LTCN that has been adopted by Council.</p>	<p>Short Term</p> <p>1-5 years</p>

2.4.2. ROADS

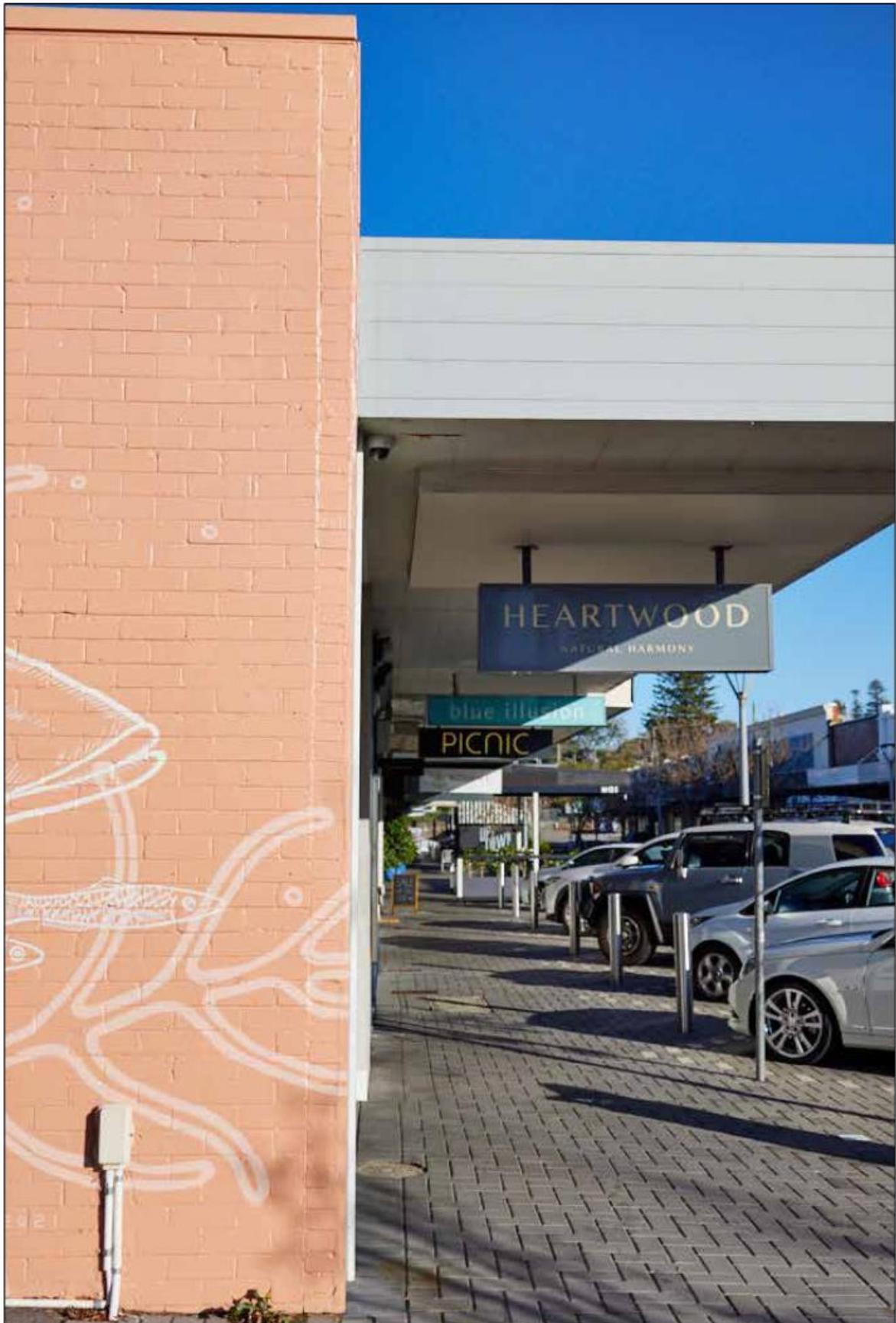
Table 12: Roads - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Promoting a reduction in car dependence, to increase mode share of active transport especially for local area trips.	Road planning and design should broaden its consideration to encompass users who are travelling by alternative modes to private vehicles, encouraging shared, safe places to travel for all ages and abilities.	i	Town to develop an Integrated and Sustainable Transport Strategy that determines priorities by road user type and informs the approach to future street improvements.	Section 4.5.2 of Part 2 identifies that existing transport networks in the Town have often been designed to encourage private car use and there is significant potential to improve the experience and increase the mode share of alternative modes such as public transport, cycling, eRideables, eBikes and walking. Designing streets with these user groups in mind together with lower speeds, and a more consolidated urban form will improve the sustainability and connectivity of the public transport network.	Medium Term 5-10 years
		ii	Town to monitor guidance on eRideables and eBikes provided by the Road Safety Commission.		Ongoing
Managing and reducing the impacts of parking on amenity and neighbourhood character in high activity areas.	Parking infrastructure to be consolidated and meet the minimum needs of locals and visitors.	iii	Town to update Parking Strategy and conduct investigations to test parking requirements to ensure balanced outcomes for residents, shoppers, workers and visitors in key focus areas such as the foreshore and town centre. These investigations will be based on latest guidance provided by the State Government as part of planning reform.	Section 4.2.1 of Part 2 Engagement to date for the Cottesloe Village PSP supported increased urban consolidation with increased housing and employment opportunities. This can include better utilisation of Town owned property or carparks to enable redevelopments that include decked parking and other uses rather than expansive and uncoordinated at-grade parking that increases walk times and reduces the quality and experience of the public realm.	Short Term 1-5 years
Providing E-Vehicle and other future sustainable transport infrastructure to support growth in usage.	To support the growth in adoption of E-Vehicles (EV) and other future sustainable transport infrastructure over time, consider the appropriate location of EV Charging stations in key destinations.	iv	Town to ensure key infrastructure upgrades e.g. Cottesloe foreshore, meet the recommended provision ratios of EV charging infrastructure.	Section 2.5 in Part 2, Position Statements, describes the State's position on the provision of EV charging infrastructure.	Medium Term 5-10 years
		v	Town to seek opportunities to partner with not-for-profit organisations e.g. RAC, to promote usage and infrastructure of E-Vehicles and other future sustainable transport options.	Section 2.5 in Part 2, Position Statements includes the WA Climate Policy and EV Charging Infrastructure which outlines the importance of low and zero emissions vehicles into the future.	Short Term 1-5 years

2.4.3. FREIGHT

Table 13: Freight - Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Minimising the impact of freight traffic within the Town.	Engage in future works projects to ensure the Town's position on the effects of freight traffic is reflected in decision making and noise impacts as well as transportation of dangerous goods through residential areas is minimised.	i	Town to liaise with and advocate to MRWA regarding future planning and design of Curtin Avenue following the proposed port relocation to Kwinana.	Section 4.5.2 of Part 2 notes that responsibility for Curtin Avenue was passed to MRWA in 2019 though there is still a collaboration role for the Town in ensuring the best outcomes for this transport route for the community.	Medium Term 5-10 years



3.1 PLANNING AREA DEFINITION

The LPS Guidelines defines planning areas as “*areas that warrant individual recognition in the local planning strategy, that can be spatially defined and generally include an area of land that has similar land use and/or development issues/opportunities.*” The Guidelines suggest planning areas may include:

- + Urban corridors;
- + Activity centres;
- + Areas identified for future zoning and intensification of land use (e.g. Residential infill, future residential);
- + Land surrounding train stations;
- + Areas characterised by heritage assets; and
- + Areas that contain significant environmental assets.

The following sources were considered during the identification and definition of Planning Areas:

- + Central Metropolitan Sub-regional Planning Framework: which identifies station precincts, activity centres, and urban corridors as priority areas for urban consolidation.
- + Walkable five minute catchments around train stations.
- + Character assessment of existing neighbourhoods.
- + Current zoning in LPS3: for example Planning Area F (Foreshore) considered blocks coded >R40 and Special Control Areas.
- + Engagement with community for this LPS.
- + Known Planning Action Areas 1-3: Swanbourne Market Led Proposal, the Cottesloe Deaf School, Cottesloe Village Precinct Structure Plan.

Table 15 outlines in greater detail planning directions and actions for specific planning areas. Planning Areas that have been identified in this LPS are identified on the Strategy Map (Figure 1 - which is repeated for ease of reference).

Notes:

- + Use of the Planning Area Index is a requirement of the LPS Guidelines.
- + The Planning Area Index does not represent priority, it is an organising tool only.

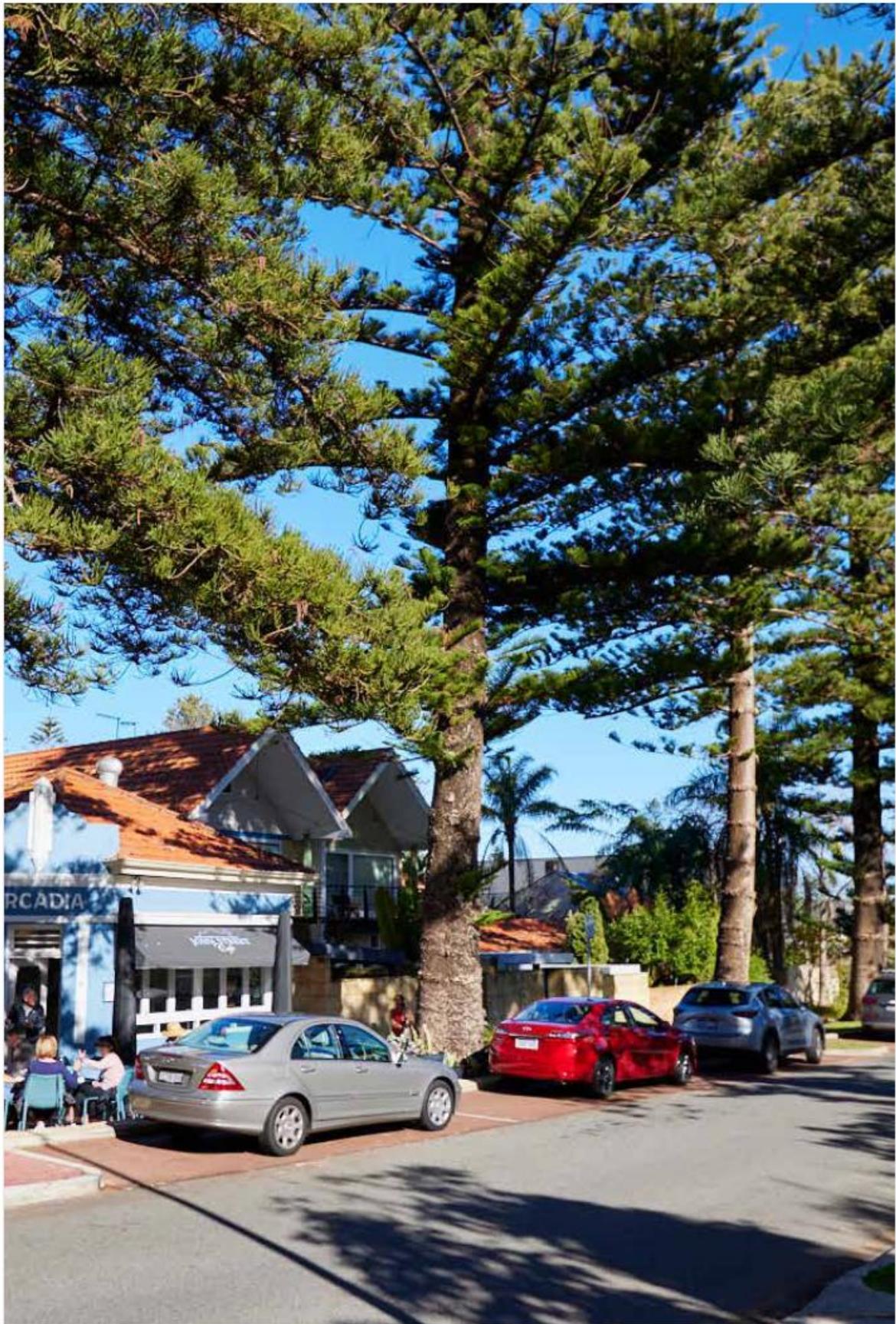
36 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 1

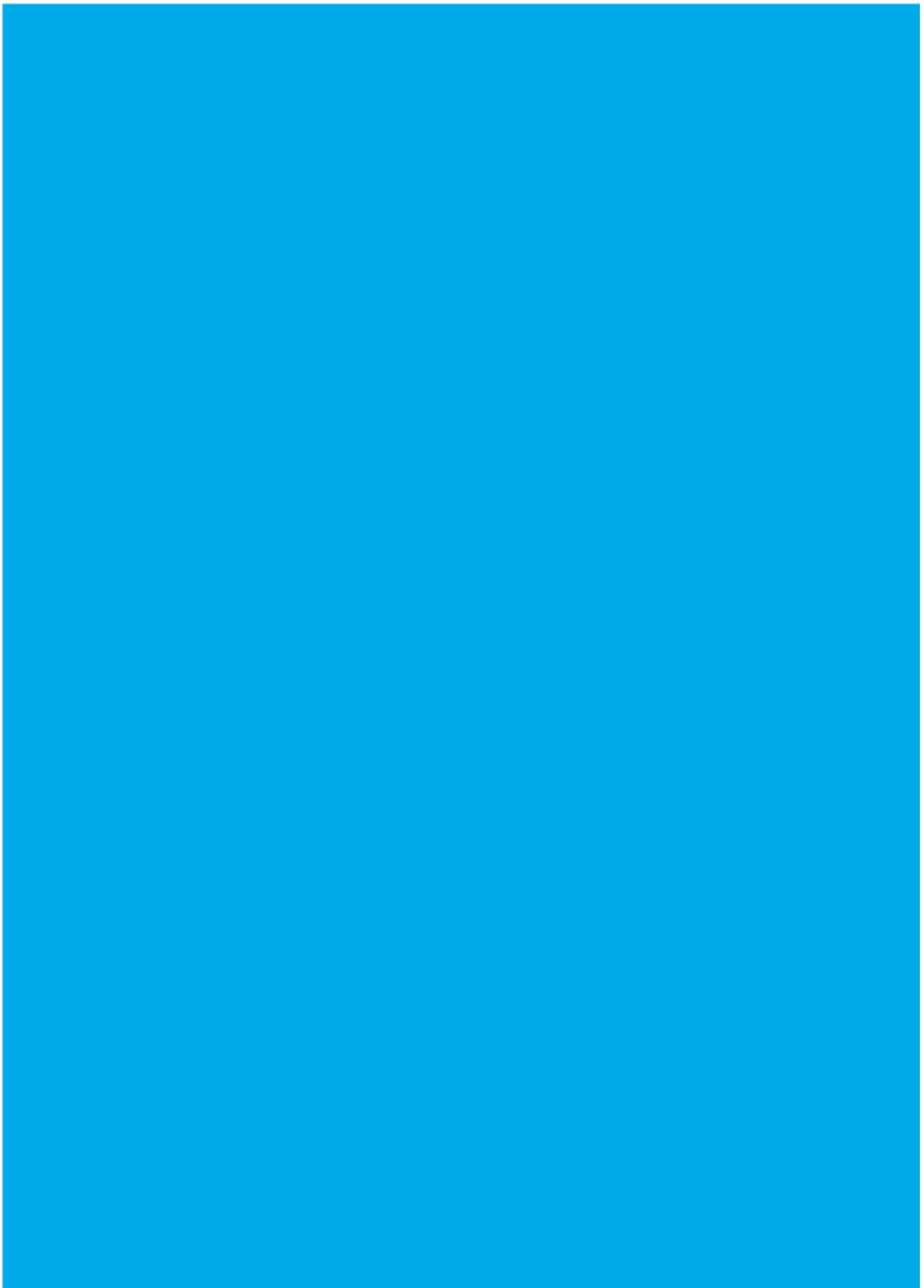
Table 15: Planning Areas

PLANNING AREA	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Precinct A - Cottesloe Village and Station Precinct Overview: Through the adoption of the Cottesloe Village Precinct Structure Plan, create a vibrant mixed-use town centre and station precinct where community, commerce, culture & heritage are embraced.	Future planning of Cottesloe Village to be guided by a PSP.	A.1	Town to continue to develop a Precinct Structure Plan in accordance with State Planning Policy 4.2 Activity Centres for Perth and Peel and State Planning Policy 7.2 Precinct Design Guidelines. The boundary for Planning Area A has been developed through community/ stakeholder engagement. The PSP to provide a contemporary planning framework which addresses the following key issues: <ul style="list-style-type: none"> + Public realm; + Movement; + Land use; + Built Form. The PSP should also inform changes to LPS4. <i>Note: Action to be delivered in collaboration with the Shire of Peppermint Grove as well as the State Government in the context of the forthcoming Station Precinct Improvement Plan/Scheme program of work. The Cottesloe Village PSP boundary extends east into the Shire of Peppermint Grove. The area of the PSP beyond the Town of Cottesloe has not been illustrated in Figure 1.</i>	Section 4.2.1 in Part 2 identifies a strong desire for the Town to achieve greater urban consolidation, to be achieved by promoting infill development in designated activity centres such as the Cottesloe Village District Centre.	Immediate <1 year
	Railway lands west of Cottesloe train station for development.	A.2	Town to advocate to PTA and other State agencies to undertake planning investigations to understand the development potential of PTA landholdings west of Cottesloe train station.	Section 4.5.1 in Part 2, Public Transport details the constraints of underground utilities on the site as reported during engagement with PTA for the purposes of the LPS. It is important to understand the steps required to unlock the potential of the land because of its location adjacent to the train station and District Centre and its significant potential to improve east-west connectivity.	Immediate <1 year

38 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 1

PLANNING AREA	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Precinct C - Mosman Park/Victoria Station Precinct Overview: A Station Precinct with future infill opportunities following investigations into neighbourhood character, built form, and opportunities for development of mixed use and higher density housing.	Mosman Park / Victoria Street Station Precinct	C.1	Town to explore potential opportunities for future urban infill in Planning Area C. The investigations should include: <ul style="list-style-type: none"> + Character assessment to determine existing neighbourhood qualities. + Built form assessment and design testing to determine future density codes and provide recommendations on planning responses to ensure future development is responsive to context. + Consideration of privacy and traffic impacts of increased density and development. + Implementation in the local planning framework, either through a Local Planning Policy or as provisions in LPS4. + Consider future opportunities for development of mixed use and higher density housing within key sites in the Planning area. + Potential collaboration with the Town of Mosman Park. 	Section 4.2.1 in Part 2 identifies a strong desire for the Town to achieve greater urban consolidation by promoting infill development in priority areas such as identified station precincts.	Medium Term 5-10 years
		C.2	Town to support State Government redevelopment process for Cottesloe Deaf School, to enable further residential dwellings and potential for mixed uses (e.g. corner store/cafe) in Planning Area C. See Planning Action Area 2 on Figure 1.	Current planning proposes delivery of aged-care and seniors living apartments as well as the Foundation remaining on the site. This development involves the retention of heritage listed buildings. Refer Section 4.2.4 of Part 2. A corner store/cafe would offer significant benefits by providing a community hub to bring together elderly residents and the community together.	Short term 1-5 years



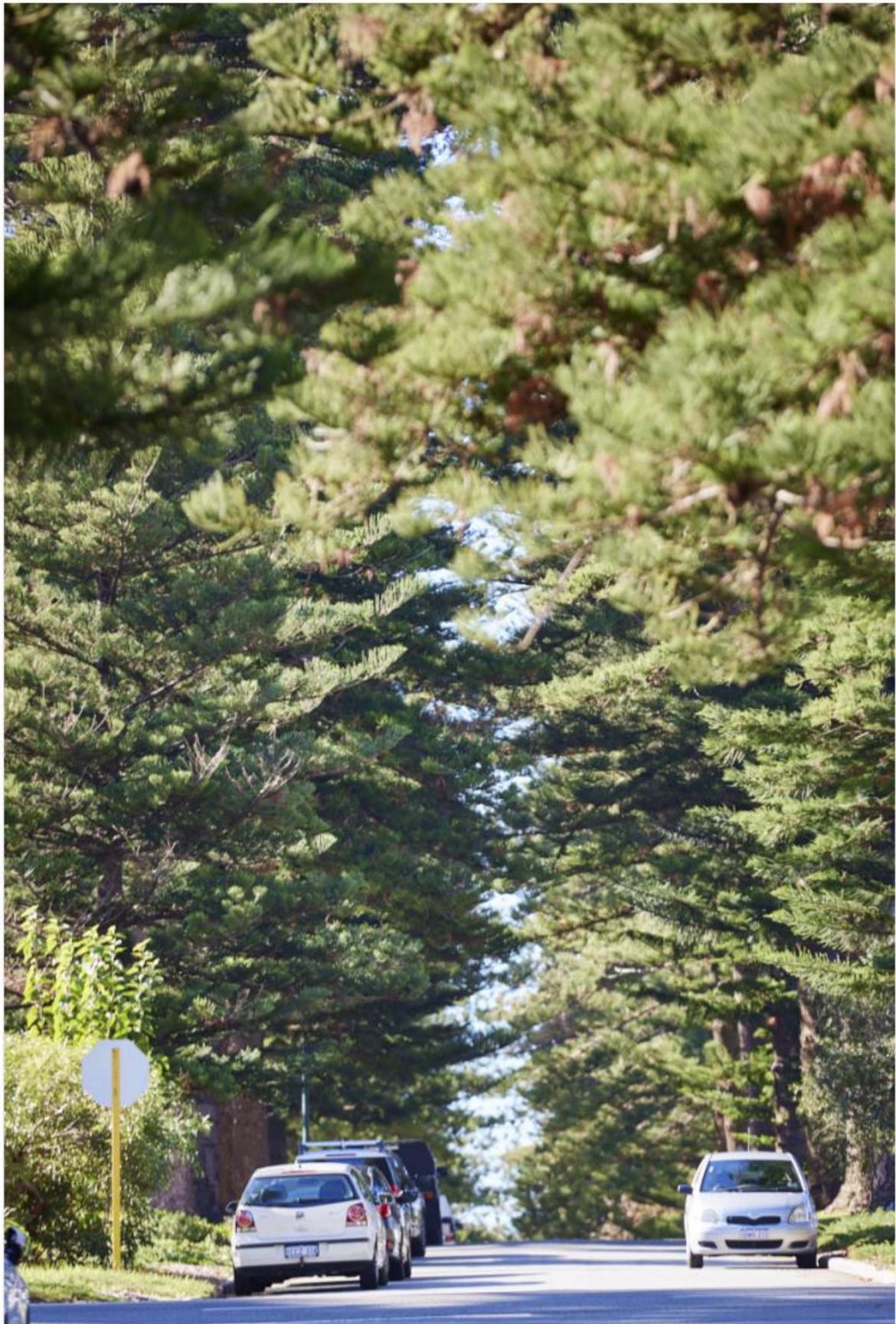


PART 2 - BACKGROUND INFORMATION AND ANALYSIS

01	INTRODUCTION	5
02	STATE AND REGIONAL PLANNING CONTEXT	7
2.1	STATE PLANNING STRATEGY 2050	8
2.2	STATE PLANNING POLICIES	9
2.3	SUB-REGIONAL PLANNING CONTEXT	15
2.4	DEVELOPMENT CONTROL AND OPERATIONAL POLICIES	17
2.5	OTHER DOCUMENTS AND POSITION STATEMENTS	19
03	LOCAL PLANNING CONTEXT	23
3.1	STRATEGIC COMMUNITY PLAN 2013-2023	24
3.2	PREVIOUS LOCAL PLANNING STRATEGY	26
3.3	LOCAL PLANNING SCHEME NO. 3	27
3.4	LOCAL PLANNING POLICIES	28
3.5	STRUCTURE PLANS	30
3.6	LOCAL DEVELOPMENT PLANS	30
3.7	OTHER RELEVANT STRATEGIES, PLANS & POLICIES	31
3.8	LOCAL COMMUNITY & STAKEHOLDER ENGAGEMENT	32
04	LOCAL GOVERNMENT PROFILE	35
4.1	DEMOGRAPHIC PROFILE & POPULATION FORECAST	36
4.2	URBAN GROWTH AND SETTLEMENT	49
4.3	ECONOMY & EMPLOYMENT	89
4.4	ENVIRONMENT	96
4.5	TRANSPORT & INFRASTRUCTURE	107
4.6	CONCLUSION	121

LIST OF TABLES

TABLE 1: STATE PLANNING POLICY OVERVIEW AND LOCAL PLANNING STRATEGY IMPLICATIONS	9
TABLE 2: REGIONAL PLANNING INSTRUMENT OVERVIEW AND LOCAL PLANNING STRATEGY IMPLICATIONS	15
TABLE 3: DEVELOPMENT CONTROL AND OPERATIONAL POLICIES	17
TABLE 4: POSITION STATEMENTS	19
TABLE 5: STRATEGIC COMMUNITY PLAN ALIGNMENT	25
TABLE 6: LOCAL PLANNING POLICIES	28
TABLE 7: STRUCTURE PLANS	30
TABLE 8: LOCAL DEVELOPMENT PLANS	30
TABLE 9: OTHER RELEVANT STRATEGIES, PLANS & POLICIES	31
TABLE 10: TOWN OF COTTESLOE KEY DEMOGRAPHICS OVERVIEW	36
TABLE 11: COTTESLOE LGA LONG TERM HEALTH CONDITIONS AND NEED FOR ASSISTANCE, 2021	37
TABLE 12: INCOME DISTRIBUTION BY WA QUANTILES	39
TABLE 13: METHOD OF TRAVEL TO WORK ON DAY OF ABS CENSUS	42
TABLE 14: KEY DEMOGRAPHICS OF COTTESLOE AND SURROUNDING SUBURBS	44
TABLE 15: WA TOMORROW POPULATION FORECASTS	46
TABLE 16: DWELLING YIELD ANALYSIS (CURRENT PLANNING FRAMEWORK)	48
TABLE 17: RECENT DEVELOPMENT APPROVALS	69
TABLE 18: POTENTIAL UPCODING ASSUMPTIONS	70
TABLE 19: DWELLING YIELD ANALYSIS (ASSUMED UPCODING)*	70
TABLE 20: ESTIMATED LATENT SUBDIVISION POTENTIAL	71
TABLE 21: TOTAL ESTIMATED ADDITIONAL DWELLING CAPACITY	71
TABLE 22: POS HIERARCHY	77
TABLE 23: MAJOR COMMERCIAL FLOORSPACE USAGE IN THE TOWN OF COTTESLOE	90
TABLE 24: FLOORSPACE USAGE WITHIN THE TOWN OF COTTESLOE	91
TABLE 25: FLOORSPACE DEMAND FOR RETAIL IN THE TOWN OF COTTESLOE	91
TABLE 26: FLOORSPACE SUPPLY AND DEMAND FOR RETAIL IN THE TOWN OF COTTESLOE	92
TABLE 27: RETAIL FLOORSPACE OF LGAS WITH RELEVANT ACTIVITY CENTRES	92
TABLE 28: OFFICE FLOORSPACE IN THE TOWN OF COTTESLOE	92
TABLE 29: VEGETATION CONDITION, 2022	97
TABLE 30: WEEKLY HOUSEHOLD EXPENDITURE IN WA BY SPENDING CATEGORY, BY INCOME QUINTILE,	129
TABLE 31: COMPARISON OF INCOME MEDIANS FOR WA AND COTTESLOE	129
TABLE 32: WEEKLY HOUSEHOLD EXPENDITURE IN THE TOWN OF COTTESLOE 2015-16	130
TABLE 33: INCOME GROWTH IN THE TOWN OF COTTESLOE FROM 2016 TO 2021	130
TABLE 34: ANNUAL HOUSEHOLD EXPENDITURE IN THE TOWN OF COTTESLOE, 2021	130
TABLE 35: HOUSEHOLDS PER INCOME QUINTILE IN COTTESLOE	131
TABLE 36: TOTAL EXPENDITURE FOR ALL HOUSEHOLDS IN THE TOWN OF COTTESLOE	131
TABLE 37: BREAKDOWN OF RETAIL SPENDING IN THE TOWN OF COTTESLOE	132
TABLE 38: FLOORSPACE DEMAND FOR RETAIL IN THE TOWN OF COTTESLOE	132





2.1 STATE PLANNING STRATEGY 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local jurisdictions. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

Perth, the State's capital, will remain a main international gateway to Western Australia and will function as its financial, administrative, and social centre.

10 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
SPP 2.6 – State Coastal Planning Policy	<p>SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to those local governments that contain coastal areas. The purpose of the policy is to provide guidance for decision-making within the coastal zone including managing development and land use change, establishment of foreshore reserves and protecting, conserving, and enhancing coastal values.</p> <p>SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning. SPP 2.6 is supplemented by the State Coastal Planning Policy Guidelines and Coastal Hazard Risk Management and Adaptation Planning Guidelines.</p>	<p>Coastal planning in the LPS should be guided by a Coastal hazard risk management and adaption planning (CHRMAP), a process which the Town has commenced. This will help determine the relevant subdivision and development requirements at the highest level of strategic planning.</p> <p>The LPS proposes the completion of the CHRMAP and which should then be used to update LPS No.4 land uses.</p>
SPP 2.8 – Bushland Policy for the Perth Metropolitan Region	<p>SPP 2.8 seeks to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making. The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas.</p> <p>The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social, and economic considerations.</p> <p>The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>	<p>The Town does not contain any identified Bush Forever areas. However, to ensure that other natural areas with environmental significant are protected, the Town has previously prepared a NAMP which has informed the background of the LPS.</p> <p>The NAMP identifies natural areas which require protection/enhancement and it also provides guidance on prioritisation.</p> <p>The LPS proposes completion of an updated NAMP, as the previous is outdated, and due to the population growth and tourism pressures being experience in the Town. The LPS proposes any potential land use planning implications to be accommodated in LPS4.</p>
Draft SPP 2.9 – Planning for Water	<p>Draft SPP 2.9 provides guidance in the planning, protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system. The policy recognises that planning should contribute to the protection and management of water resources through implementation of policy measures that identify significant water resources, prevent the degradation of water quality and wetland vegetation, promote restoration and environmental repair, and avoid incompatible land uses.</p>	<p>The LPS supports the implementation of the Foreshore Masterplan to improve the amenity and protection of the foreshore environment from incompatible land uses. The LPS additionally proposes the review of street tree and verge policies to ensure planting of coastal natives is prioritised and encouraged. The selection of coastal natives supports a water sensitive approach in the Town.</p>

12 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>SPP 3.6 – Infrastructure Contributions</p>	<p>SPP 3.6 sets out the principles and requirements that apply to both development and community infrastructure in new and established areas. Its primary purpose is to promote the efficient and effective provision of public infrastructure to meet the demands arising from population growth and development. The policy is intended to apply across all development settings, including urban, industrial, and greenfield growth areas and regional towns.</p> <p>Implementation of this policy is primarily through local planning schemes, improvement schemes or structure plans as well as subdivision and development proposals. In determining the suitability for infrastructure contributions, decision-makers are required to consider six underlying principles, including need and nexus, transparency, equity, certainty, consistency, and accountability.</p> <p>SPP 3.6 is supplemented by the Infrastructure Contribution Implementation Guidelines (the Guidelines) that provide additional information regarding the preparation and operation of development contribution plans (DCPs) in areas where coordinated development of infrastructure and cost sharing is required.</p> <p>The Guidelines recognise that the DCP must have a strategic basis and be linked to the local planning strategy and strategic infrastructure plan and program which identify the infrastructure and facilities required over the life of the DCP (generally up to 10 years for new greenfield development, or longer for the delivery of city-wide Community Infrastructure), and the cost and revenue source.</p>	<p>The LPS will provide the strategic basis for critical infrastructure. It will also set out high-level guidance to specify circumstances in which the Town will or will not require DCP arrangements, this may include large-scale redevelopments in infill locations, activity centres, station precincts, and along urban corridors.</p>
<p>SPP 3.7 – Bushfire</p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process while achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.</p>	<p>The Town contains limited land identified as bushfire prone under the Department of Fire and Emergency Services (DFES) Bushfire Prone Mapping. However, the LPS action under Part 1 Section 2.3.1 Natural Hazards outlines Town's role of ongoing review of bushfire prone areas to identify potentially vulnerable residential properties or assets.</p>

14 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>SPP 7.0 – Design of the Built Environment Policy</p>	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles, and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development, and public works.</p> <p>The policy contains ten design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community, and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>The LPS recognises the value of the principles outlined in SPP 7.0 and ensures these principles will be explored and responded to through the Cottesloe Village Precinct Structure Plan.</p>
<p>SPP 7.2 – Precinct Design</p>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning, and design processes deliver good-quality built environment outcomes that provide social, economic, and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>The Town is compact urban local government area and includes activity centres, station precincts, and urban corridors.</p> <p>The LPS recommends the ongoing detailed planning occurring for the Cottesloe Village Precinct in the form of a precinct structure plan (as guided by SPP 7.2).</p> <p>The LPS additionally proposes that, during the preparation of LPS4 will include a review and update of the planning framework for the Cottesloe Foreshore Area.</p>
<p>Residential Design Codes Volume 1 and Volume 2 (R-Codes)</p>	<p>The Residential Design Codes Volume 1 and 2, now Planning Code and no longer a State Planning Policy, provide the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose the R-Codes is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The R-Codes outline various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The R-Codes also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>	<p>The Town is an established urban area consisting of mainly established residential areas. All residential development within the Town is guided by R-Codes Volumes 1 & 2 and LPS3.</p> <p>The LPS identifies the Foreshore area as a planning area that requires changes to the existing framework in LPS4.</p>

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>Central Sub-Regional Framework (2018)</p>	<p>The Central Sub-Regional Planning Framework (Framework) provides high level guidance for the growth of the Central sub-region of the Perth Metropolitan Area, and forms part of the Perth and Peel @ 3.5 Million suite of strategic land use and infrastructure plans. The Central Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the Central sub-region.</p>	<p>The Central Sub-Regional Framework (the Sub-Regional Framework) sets out the vision and intent for achieving greater urban consolidation in the Perth Metropolitan Area, particularly within the 'inner ring suburbs' in places such as the Town.</p> <p>The Sub-Regional Framework sets out targets and priorities for where future infill development should occur.</p> <p>The LPS proposes how the minimum infill target of additional dwellings for the Town will be achieved and prioritised in the Cottesloe Village, Grant Street/Swanbourne Station Precinct, and the Mosman Park/Victoria Street Station Precinct.</p>

18 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>WAPC DC 1.7 General Road Planning</p>	<p>This policy brings together in one document all those operational planning policies of the WAPC which apply generally to the planning of roads. The policy refers to the functional road classification system in Liveable Neighbourhoods (2009).</p> <p>The policy establishes requirements for land contributions and the construction of various categories of roads and outlines principles that apply to aspects of the planning and provision of all types of roads. It also clarifies the role of roads as service corridors for public utilities.</p>	<p>The Town is already highly urbanised with the road planning and layout relatively set. The LPS proposes the development of an Integrated Transport Strategy to guide future road planning and design to consider a wide range of road users. The LPS identifies opportunities for Curtin Avenue upgrades to increase safety of pedestrians and bike riders trying to cross east-west. Additionally, road planning for Curtin Avenue has been proposed in the LPS following the relocation of the port to Kwinana, and the redirection of freight routes.</p>
<p>WAPC DC 2.2 – Residential Subdivision</p>	<p>This policy sets out the Western Australian Planning Commission's requirements for the subdivision of land into residential lots. It is related to the site area per dwelling standards contained in the R-Codes, and to other State Policies and Development Controls.</p> <p>Historical lot size differences and application of contemporary R-Coding's results in some lots not aligning with allocated R-Code minimum and average lot sizes. Lot size variation under this policy is intended to facilitate flexibility to complete subdivision of these lots as intended under the local planning framework.</p>	<p>This policy is largely concerned with specific matters related to residential subdivision. The primary role of the LPS with regard to residential development will be to determine if the existing approach to residential densities is appropriate.</p> <p>If changes are proposed as part of this LPS, it is likely that this will be guided by future detailed planning exercises.</p>
<p>WAPC DC 2.3 – Public Open Space in Residential areas</p>	<p>This policy sets out the requirements for creation of public open space in the subdivision of land for residential purposes. It seeks to ensure that all residential development is complemented by adequate, well-located public open space. It also seeks to protect and conserve watercourses and foreshores adjacent to residential development.</p> <p>The normal requirement is that for residential subdivision, where practicable 10% of the gross subdivisible area be given up free of cost and ceded to the Crown as public open space.</p>	<p>The urban structure for the Town is largely set, with public open space (POS), and foreshore areas already set aside in LPS3. To inform this LPS, the Town has prepared and Council has adopted a 'Public Open Space and Playground Strategy' which has identified some opportunities for new or upgraded public open space playgrounds. Actions associated with this including the establishment of ecological corridors through the Town have been proposed in the LPS.</p>

POSITION STATEMENT	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
Electric Vehicle Charging Infrastructure (June 2024)	The State's Electric Vehicle Charging Infrastructure Position Statement seeks to align the roll out of EV charging infrastructure with the State's EV strategy and Climate Policy. The statement outlines the recommended approach for the provision of EV charging infrastructure. The approach identifies preferred land use locations and types of EV chargers as well as describes circumstances where the installation of EV charging infrastructure should be exempt from the requirement of development approval. Importantly, the statement recommends provisioning ratios for different land uses.	Future large scale public projects must now consider demands for e-vehicle charging infrastructure from residents and visitors. Ongoing and future development within the Town should be informed by the ratio of charging bays recommended in this statement for differing uses and developments.
Planning for Tourism and Short-term Rental Accommodation (November 2023)	With the advent of AirBnBs there have been significant planning and amenity implications. Local governments have had to navigate this contemporary pressure and balance the desires of residents as well as facilitate opportunities to accommodate short term accommodation. This position statement aims to guide the appropriate location and management of tourism uses through the planning framework. This position statement is intended to be applied in conjunction with the draft Planning for Tourism Guidelines.	The LPS recommends investigations into short term accommodation needs and the preparation of an LPP to manage short term rental accommodation issues.



3.1 STRATEGIC COMMUNITY PLAN 2013-2023

The *Council Plan 2023-2033* incorporates the Town's Strategic Community Plan and Corporate Business Plan. The intent of this document is to outline the vision of:

"A vibrant coastal community with a relaxed lifestyle"

complemented by the Mission which is:

"To preserve and improve Cottesloe's natural and build environment and beach lifestyle by using sustainable strategies in consultation with the community"

In preparing the *Council Plan 2023-2033* the Town undertook community and stakeholder engagement to inform its content and direction. The findings relevant to the LPS have been highlighted below, drawn from the report by Moore Australia (WA) in June 2023. The engagement activities undertaken to glean this feedback for the SCP included information and feedback sessions (21 attendees across 3 sessions) and an online survey (receiving 440 responses).

A selection of issues and aspirations raised during the community feedback sessions and survey that relate to the strategic direction of the Town is presented below. These are highlighted because they are elements that land use planning can have an influence over and have been organised into the four LPS themes. The community expressed the following opportunities and issues, by theme:

+ Urban growth & settlement:

- Support for Stirling Highway and railway adjacent lands as key future development areas. **It is acknowledged that development on PTA owned land is not supported by the PTA and any proposal to develop within PTA-owned land will need to be reviewed by the PTA and relevant third parties.**
- 5-6 storeys mentioned as upper height limits desired.
- Retain a mix of housing that includes heritage buildings and new stock.
- Consideration of needs of aging population – mobility and facilities.

+ Economy & employment

- Tourism attraction of Cottesloe for visitors is acknowledged though this needs to be balanced with local desire for village atmosphere and scale.
- Community shared a mix of views on whether to increase commercial development along the foreshore or retain as a place for public recreation.

+ Environment

- Foreshore Masterplan requires implementation to enable locals and visitors to benefit and get the key amenities they need e.g. toilets and showers.
- Conflicting views around land use and development near foreshore, but must retain the unique charm and character of Cottesloe.
- Support for initiatives to make the Town green, inclusive, relaxed, accessible foreshore, keep green spaces and enhance tree canopy/shade to mitigate urban heat effects and encourage active transport modes.

3.2 PREVIOUS LOCAL PLANNING STRATEGY

A local planning strategy is a fundamental component of the local planning framework, it sets out the long-term strategic planning directions for a local government. The Town's previous Local Planning Strategy was endorsed by the WAPC in 2008.

The local government is required to prepare a local planning strategy under the *Planning and Development (Local Planning Schemes) Regulations 2015* which shall set out the long-term planning directions for the local government, apply to any state or regional planning policy that is relevant to the strategy, and provide the rationale for any zoning or classification of land under the local planning scheme.

The primary matters and changes in planning direction to consider since preparation of the former Local Planning Strategy include:

- + Rapid changes in technology that are driving community demand and expectations on the services and infrastructure provided by government;
- + Continued slow economic growth which has resulted in an uncertain economic climate where spending has slowed and job security in many sectors has declined;
- + Increasing urban consolidation - several major changes in State government planning policy and initiatives for urban consolidation in recent years with a greater focus on higher density development within the inner metropolitan areas. These initiatives and policy updates may result in significant changes in the built form within the Town. Therefore, it is important to take a proactive approach to accommodating increased density whilst maintaining the amenity of residential neighbourhoods;
- + Strong focus on climate change adaptation and mitigation as part of working towards greater environmental sustainability; and
- + Rise of creative industries - in recent years, employment structures have been shifting, which has seen more people working as freelancers or taking on multiple roles in different areas, with a particular focus on creative expression.

3.4 LOCAL PLANNING POLICIES

Local Planning Policies (LPP) may be prepared by the Town in accordance with Division 2 of Schedule 2 of the LPS Regulations in respect of a particular class or classes of matters specified in the policy; and may apply to the whole scheme area or part of the scheme area.

The Town currently has 3 operational LPP's, a summary of which is provided in **Table 6**.

Table 6: Local Planning Policies

NAME	DATE OF ADOPTION	PURPOSE OF LOCAL PLANNING POLICY	LPS IMPLICATIONS
LPP No. 2 – Wearne Redevelopment	December 2018	This LPP provides development requirements and guidelines for the redevelopment of the Wearne Hostel site. The requirements and guidelines are drawn from a Master Plan that was been endorsed by the four landowners of the site, namely the Towns of Cottesloe, Claremont and Mosman Park and the Shire of Peppermint Grove.	In the LPS Discussion Paper (2019) the Wearne Development Zone was identified as a priority area for redevelopment. Through the Master Plan and this LPP, substantial redevelopment of the former Wearne Hostel site has now progressed. Once complete, the need for this policy would be removed. Recommended that this policy be rescinded once development has been completed.
Depot LDP Design Guidelines Policy	September 2013	To prescribe design guidelines to guide development of the Town's former municipal depot site.	Through implementation of the LDP, development of the residential estate has been completed (with the exception of one lot). Once complete, this LDP will no longer be needed. <i>Recommended that this policy be rescinded once development has been completed, and that the land be normalised into LPS4.</i>
Town and Local Centres design Guidelines	December 2014	The Design Guidelines were prepared to provide built form guidance in the: + Cottesloe Town Centre; + Eric Street Local Centre; and + Railway Street Local Centre. They apply in conjunction with Scheme provisions, with the intent to deliver high quality buildings and public spaces.	In the LPS Discussion Paper (2019), key nodes such as the Cottesloe Village Town Centre were identified as primary areas for future redevelopment. This will in some instances require the preparation of contemporary planning instruments, such as precinct structure plans which will supersede the built form controls of the design guidelines. <i>Recommended that a review of this policy be undertaken to ensure no duplication in the planning framework between the design guidelines, LPS4, and any contemporary planning instruments prepared.</i>
Restricted Foreshore Centre Zone Design Guidelines	December 2015	To prescribe setback requirements for development in the Restricted Foreshore Centre Zone to ensure appropriate development.	Under LPS3 the Restricted Foreshore Centre Zone covers a relatively small number of sites adjacent to the main beachfront precinct, as a transition between the Marine Parade activity and development area and the adjoining Residential Zone. In the LPS Discussion Paper (2019), key nodes such as the Foreshore Centre were identified as primary areas for future redevelopment. It is therefore likely that a review of development provisions may be necessary. <i>Recommended that a review of this policy be undertaken as part of the broader LPS4 review, to ensure a response to any contemporary planning issues.</i>

3.5 STRUCTURE PLANS

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. An overview of the structure plans within the Town, and implications for the LPS are provided in **Table 7**.

Table 7: Structure Plans

NAME OF STRUCTURE PLAN	DATE OF WAPC APPROVAL / LAST AMENDMENT	PURPOSE OF STRUCTURE PLAN	LPS IMPLICATIONS AND RESPONSES
Cottesloe Activity Centre (Cottesloe Village) Precinct Structure Plan	N/A <i>Currently under preparation. Draft prepared in 2019 and Community and Stakeholder Engagement. Then in 2022-23 site and context analysis and renewed engagement undertaken according to SPP 7.2 approach.</i>	To provide a contemporary planning framework which guides future subdivision and development in the CACPSP boundary.	In the LPS Discussion Paper (2019), the Cottesloe Village Town Centre was identified as the highest priority area for future development. It is therefore important that the LPS sets out the strategic rationale which guides future detailed planning for the Town Centre. This will be in the form of a PSP, prepared in accordance with SPP 7.2. <i>Recommended that the PSP documents be prepared and finalised to guide development and infill housing within the town centre.</i>

3.6 LOCAL DEVELOPMENT PLANS

Local development plans (LDPs) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. An overview of the LDPs within the Town, and implications for the LPS are provided in **Table 8**.

Table 8: Local Development Plans

NAME OF LDP	DATE OF APPROVAL / LAST AMENDMENT	PURPOSE OF LDP	LPS IMPLICATIONS AND RESPONSES
Town of Cottesloe Former Depot	September 2013	To prescribe design guidelines to guide development of the Town's former municipal depot site.	As described in Table 6, subdivision and development has almost been completely realised. This area can be considered for normalisation in LPS4.
126 and 128 Railway Street	October 2018	To provide specific built form guidance which will help coordinate development of this important site.	The site is situated within the important Swanbourne Station Precinct, which is identified as a priority area for future development. The site has a recent JDAP approval so it is likely that this LDP will be redundant soon.

3.8 LOCAL COMMUNITY & STAKEHOLDER ENGAGEMENT

In early 2023, with the commencement of this LPS review, a Community and Stakeholder Engagement Plan (CSEP) was prepared by Hames Sharley and Shape Urban and endorsed by the Town. From June to August 2023, a rigorous pre-engagement process was undertaken to inform this review.

The findings and feedback from these community and stakeholder interactions have provided insight into the land use planning issues and opportunities experienced in the Town currently and anticipated over the life of the LPS. Taken together with research and analysis plus interrogation of the guiding documents within the State and Regional planning realm, this information has assisted in underpinning the strategic direction for the Town's planning framework.

Refer to Part 2, Appendix 1 for the Engagement Outcomes Report which details the process and findings from the consultation. Where information from the process has been an informer of the LPS it is referred to as either "pre-engagement" or "engagement for this LPS".



4.1 DEMOGRAPHIC PROFILE

4.1.1. DEMOGRAPHIC PROFILE

With a geographical extent of approximately 4km² the Town of Cottesloe is one of the smallest local government areas in the Greater Perth Metropolitan Region. The Town has a total population of 7,970 people living in 2,996 households (ABS Census 2021). The expected growth of the population and dwellings to house them in the Town, over the life of the LPS, is explored in **Sections 4.1.2 and 4.1.3**.

This demographic profile provides insight into the Town's residents characteristics and how these are likely to influence the direction of planning in the locality into the future. Key demographic indicators for the Town of Cottesloe are outlined in **Table 10**.

Table 10: Town of Cottesloe Key Demographics Overview

DEMOGRAPHIC INDICATOR	COTTESLOE (LGA)	GREATER PERTH
Median age	44 years	37 years
Children per family (all households)	0.7	0.8
People per household	2.5	2.6
Median weekly household income	\$3,303	\$1,865
Median monthly mortgage repayment	\$3,835	\$1,907
Vehicles per dwelling (average)	2	1.9
Bachelor degree attainment	54.3%	26.5%
Labour force participation	63.5%	65.2%
Top occupation	Professional (44.8%)	Professional (23.7%)
Top industry of employment	Hospitals (7.9%)	Hospitals (4.4%)
Worked from home	15.1	7.6
Completed voluntary work last year	27.3%	15.1%
Travel to work by public transport	9.2%	8.5%
Travel to work by car	59.7%	68.8%
Long term health conditions - none	69.8%	62.4%
Dwelling - separate house (%)	68.6%	77.8%
Dwelling - apartment (%)	19.4%	7.6%

Source: FAR Lane Analysis based on Census 2021 data.

AGE & LIFE STAGES

The resident age profile for the Town is illustrated on **Figure 1**. It highlights that the percentage of young children aged 0-9 years and their parents in the 30-49 years age groups in the Town has shrunk between 2016 and 2021. The dominant family households include teenagers and their parents in the 50-60s age groups, with the Town demonstrating above Greater Perth average levels in these age cohorts. In contrast to Greater Perth averages, the Town has a higher proportion of Seniors and Elderly residents aged over 50 years with the 70-79 years group growing between 2016-21 Census'. The median age of 44 years in the Town, reflects this ageing population profile.

EMPLOYMENT & EDUCATION

The key sectors where residents of the Town are employed (**Figure 6**) are health related, professional/technical, financial/insurance services and real estate. This is reflective of the high proportion of people who are University educated – more than half those over 15 years have a Bachelors Degree – and 26% hold post-graduate qualifications (refer **Figure 7**).

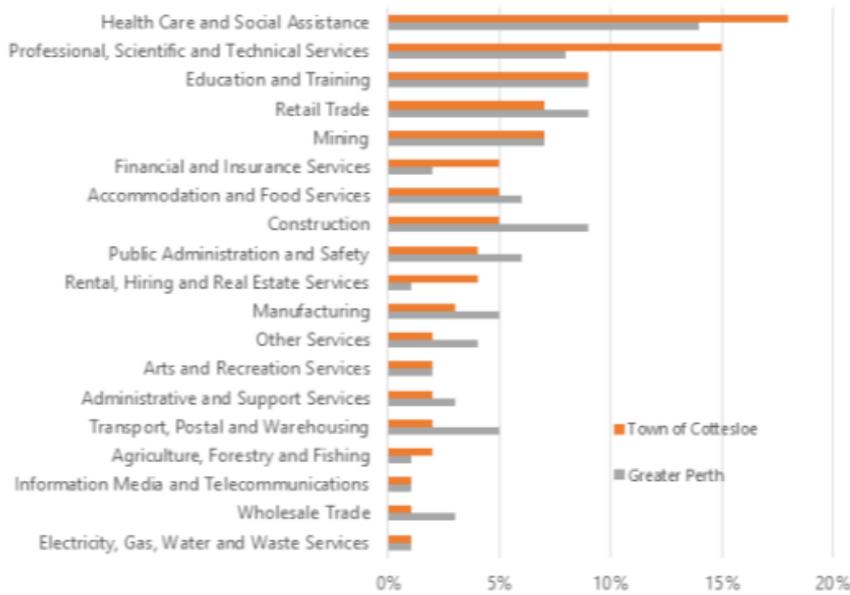


Figure 6: Town of Cottesloe Resident Workers Industry of Employment

Source: ABS Census, 2021

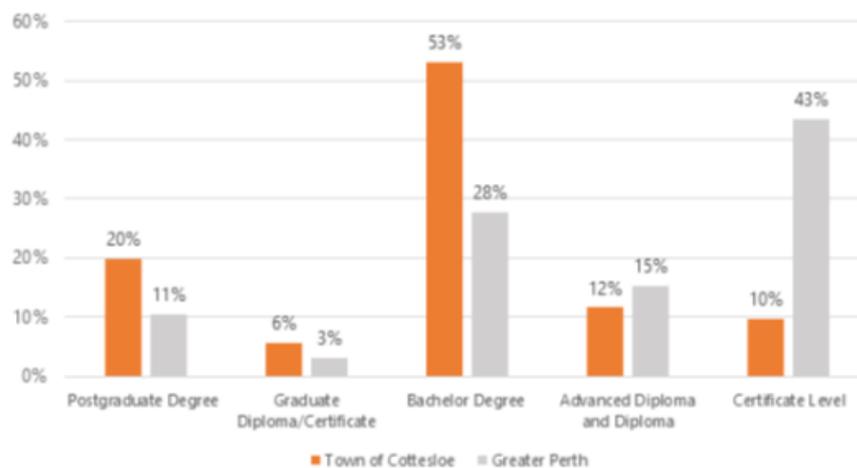


Figure 7: Education Profile

Source: Far Lane Analysis based on ABS Census, 2021. Percentages refer to the share of residents 15 years and over who have attained a non-school qualification.

The Town’s population is much older when compared to Greater Perth, with a median age of 44 years (compared to 37 years). This ageing demographic is also growing, with the number of persons aged 60 years and over increasing from 25.1% (1 in 4 in 2016) to 28.8% (almost one third of the population in 2021).

Despite the diversity of dwellings on offer, the Town is still comprised primarily of larger homes. Where number of bedrooms is a proxy for dwelling size, the Town has more than half its homes with 3 or more bedrooms, as follows:

- + 6.2% of dwellings contain 1 bedroom,
- + 19.8% have 2 bedrooms
- + 35.6% dwellings have 3 bedrooms; and
- + 36.6% dwellings have 4 bedrooms.

This reflects a potential mismatch between the housing stock on offer, and the needs of residents as the following analysis demonstrates:

- + Lone person households make up 26.1% of all households (compared to 24.9% in Greater Perth), yet only 6.2% of dwellings are smaller (one bedroom). Further, nearly half 45% of these lone person households live in (larger) detached houses.
- + Secondly, 61.5% of households contain 1-2 people usually resident, yet 72.2% of dwellings contain 3 bedrooms or more.



Figure 2: Cottesloe Suburb Median Weekly Rent 2014 to present - Houses

Source: REIWA, August 2023.

Table 14: Key demographics of Cottesloe and surrounding suburbs

	SURROUNDING SUBURBS NEAR TOWN OF COTTESLOE*						BENCHMARK COMPARISON AREAS			
	Cottesloe	Swanbourne	Claremont	Peppermint Grove	Mosman Park	North Fremantle	Greater Perth	Western Australia	Australia	
Total Population	7750	4592	9248	1597	9169	3947	n/a	n/a	n/a	
Median age (years)	44	38	44	42	42	48	37	38	38	
Children per family (all households)	0.7	1	0.6	0.9	0.7	0.4	0.8	0.8	0.7	
People per household	2.5	2.8	2.2	2.7	2.4	2.1	2.6	2.5	2.5	
Median weekly household income	\$3,351	\$3,418	\$2,068	\$4,565	\$2,132	\$2,387	\$1,865	\$1,815	\$1,746	
Median monthly mortgage repayment	\$3,925	\$3,504	\$2,800	\$4,167	\$3,000	\$2,600	\$1,907	\$1,842	\$1,863	
Average vehicles per dwelling	2	2	1.6	2.2	1.8	1.7	1.9	1.9	1.8	
Bachelor degree attainment	54.6%	53.5%	50.2%	47.8%	47.7%	46.9%	26.5%	23.8%	26.3%	
Labour force participation	63.8%	66.6%	57.6%	58.7%	61.7%	61.5%	65.2%	63.9%	61.1%	
Top occupation	Professional (44.6%)	Professional (42%)	Professional (42.3%)	Professional (38.0%)	Professional (38.6%)	Professional (44.1%)	Professional (23.7%)	Professional (22%)	Professional (24%)	
Top industry of employment	Hospitals (7.9%)	Defence (7%)	Hospitals (6.6%)	Hospitals (7.6%)	Hospitals (6.4%)	Hospitals (6.1%)	Hospitals (4.4%)	Hospitals (4.2%)	Hospitals (4.5%)	
Completed voluntary work in past year	27.3%	28.9%	24.6%	30.4%	24.9%	20.7%	15.1%	15.9%	14.1%	
Worked from home	15%	13.1%	13.1%	16.1%	13.4%	14.4%	7.6%	7.5%	21%	
Travel to work by public transport	9%	6.9%	12.5%	4.9%	10.5%	10.4%	8.5%	7.4%	4.6%	
Travel to work by car	60%	62.1%	56.4%	62.6%	60.2%	57.9%	68.8%	68.8%	57.8%	
Long term health conditions - none	70.1%	70.8%	65.6%	69.1%	68.1%	63.8%	65.1%	65.1%	64.1%	
							62.4%			
Dwelling - separate house	69.1%	81.3%	39%	77.2%	61.4%	30.8%	77.8%	79.7%	72.3%	
Dwelling - apartment	18.6%	11%	34.6%	11.7%	23.9%	36.6%	7.6%	6.5%	14.2%	

Source: FAR Lane analysis based on Census 2021 data.

**Note that data for Cottesloe is for the suburb, as opposed to the local government area.

4.1.2. POPULATION FORECAST

According to the ABS Census (2021) the population of the Town is 7,970 residents compared to 7,597 residents in 2016. This represents an additional 373 people at an Average Annual Growth Rate (AAGR) of 0.98%. Central to the LPS, is the need to estimate the future population that will reside in the Town, and ensure appropriate planning of land supply, housing, and jobs to accommodate this growth.

Table 15 provides a summary of the DPLH’s *WA Tomorrow* (2019) Population Forecasts in bands from low range (Band A) through to the highest projection range (Band E) noting these only extend to the year 2031. Therefore, because this LPS is planning for a 15-year timeframe the data has been extrapolated using the same AAGR for each of the bands to provide estimates to match the lifetime of the LPS (to 2036). In terms of annual growth rates, *WA Tomorrow* is projecting a 0.63% population increase for Band A low growth, and a 1.01% annual increase under the Band E, high growth scenario.

Table 15: WA Tomorrow Population Forecasts

	PERSONS PER WA TOMORROW BAND				
Year	Band A	Band B	Band C	Band D	Band E
2021	7,145	7,785	8,060	8,330	9,035
2026	7,205	8,080	8,425	8,750	9,615
2031	7,520	8,350	8,720	9,100	10,050
2036	7,849	8,629	9,025	9,464	10,505
Pop Change 2021-2036	704	844	965	1,134	1,470
AAGR 2021-2036	0.63%	0.69%	0.76%	0.85%	1.01%

Source: DPLH WA Tomorrow 2019 & Hames Sharley

The Town’s current growth trajectory (0.98%) falls between Population Bands D-E (the two high growth scenarios). Assuming these growth trends will continue, the Town will need to plan for an additional 1,134-1,470 people and 453 – 588 dwellings by 2036 (Band D-E). This is illustrated on **Figure 9** below.



Figure 9: Cottesloe 2021-2036 Projected Growth Scenario

4.1.3. DWELLING YIELD ANALYSIS

As described in **Section 4.2.1** a number of areas within the Town have been identified for infill growth (defined as Planning Areas in Part 1, see **Figure 10**). As required by DPLH, a dwelling yield analysis has been undertaken to determine if sufficient capacity exists throughout the Town to accommodate the dwelling targets set out in the State Planning Framework.

Notes and Disclaimers:

- + *Several sources have been used to take into consideration the Town of Cottesloe context and data availability.*
- + *The approach taken explores hypothetical scenarios only, it should not be treated as an accurate representation for how future infill growth will occur in lieu of future detailed planning. As is recommended in this Strategy future detailed planning is proposed to occur in urban growth areas such as the Cottesloe Village. This is explored in Section 4.2.1.*
- + *All results displayed are estimates only and a guide to dwelling capacity as further planning and investigations are required in these areas in the future.*
- + *The analysis has not included State Heritage and Local Heritage (Category 1 and 2) due to their character value and importance to community. Strata properties were also excluded due to the lower likelihood of their redevelopment as a result of divergent ownership and owner interests.*
- + *The analysis is based on existing R-Codes only, where R-codes do not exist assumptions were unable to be made.*

NO INTERVENTION (EXISTING PLANNING FRAMEWORK)

To assess the current infill development capacity an initial analysis was undertaken against the existing planning framework, assuming no changes to residential densities.

Results from this analysis (**Table 16**) demonstrate that between 500 - 730 dwellings could be possible. This means that if no changes are made to the existing planning framework then the Town is likely to narrowly meet its interim (497 dwellings by 2036) though unlikely to meet its ultimate (792 dwellings by 2050) infill dwellings target as set out by the State Government.

Table 16: Dwelling Yield Analysis (Current Planning Framework)

PLANNING AREA	ADDITIONAL DWELLING CAPACITY UNDER CURRENT PLANNING FRAMEWORK	
	LOW GROWTH (49% TAKE UP)*	HIGH GROWTH (72% TAKE UP)*
A: Cottesloe Village & Station Precinct	105	235
B: Swanbourne-Grant Street Stations	160	176
C: Mosman Park-Victoria Street Stations	119	95
F: Cottesloe Foreshore	65	78
Total Estimated Additional Dwelling Yield in Planning Areas	397	583
Latent subdivision potential	105	154
Total Estimated Additional Dwelling Yield	502	737

**Take up rates derived from the methodology used by the DPLH as part of the Metronet Station Precincts Gateway development potential methodology 2021.*

4.2.1. URBAN GROWTH AND HOUSING

EXISTING SETTLEMENT PATTERNS

The character of urban areas incorporates many aspects of built and public life – activities that take place, how people get to and through spaces, the stories people remember, and the physical form of buildings, streets, and landscape. Our urban areas change over time, as economic, social, and political influences shape the way these areas redevelop and evolve. This impacts the ways in which people work, live, access services, and recreate.

As one of Perth's oldest and more established urban areas, the Town's original urban structure is largely still intact, and it possesses defining characteristics including:

- + Urban development has occurred primarily in a north-south alignment, straddling the coast and key transport infrastructure such as the Perth-Fremantle Rail Line and both Stirling Highway / Railway Street and Curtin Avenue. This infrastructure corridor is approximately 100m-125m in width, acting as a barrier between residential areas either side of the corridor.
- + There are two distinct wedges of urban development, including a larger western wedge located between the coast and the railway line. The second smaller wedge is located between the Perth-Fremantle Rail Line and Stirling Highway.
- + The age of development means that the Town possesses a highly legible and permeable grid pattern within these areas, however, east-west connectivity is limited to five rail corridor crossing points, including grade separated road-over-rail crossings at Claremont Crescent and Eric Street, and at-grade crossings at Jarrad, Salvado, and Victoria Streets.
- + Cottesloe Beach and the foreshore areas remains the primary attraction, with its pristine coastline a regional attractor and includes significant recreation spaces such as the Sea View Golf Course.
- + The built and natural landscapes in the Town contribute to its character and sense of place. When planning in urban areas, it is important to understand the unique characteristics which contribute to a neighbourhood's sense of place.

There are many aspects to take into consideration, starting with understanding the 'urban pattern' in the area – the topography, the streets and how buildings interface with these public areas. Then there's the buildings themselves, their scale, how they are sited on a lot, their relationship to landscape. Some of these elements are measurable, others are more qualitative and intangible. As growth occurs throughout the Town, it is important that this happens sensitively, ensuring that new development does not erode elements which contribute to the uniqueness of an area.

- + The LPS recognises that the Town possesses several character areas or neighbourhoods, which are illustrated on **Figure 11** and explained below.

1 - COTTESLOE FORESHORE NEIGHBOURHOOD

The Cottesloe Foreshore Neighbourhood is bounded by Grant Street (north), Pearse Street (south), Broome Street (east), and Marine Parade (west).

LANDSCAPE AND ENVIRONMENT

- + The coastal location defines the identity and lifestyle of the Cottesloe Foreshore as a place where people can live and play, and where visitors are welcome. The beaches have a picturesque, unique character and are spacious and clean.
- + The landscape setting is special by virtue of the topography, Norfolk Island Pine trees, and wide open spaces. The topography generally peaks at Broome Street and transitions down towards the beach and foreshore. Allowing opportunities for attractive private and public views of the ocean.
- + Contains the majority of the Town's open space and recreation facilities: Grant Marine Park, Seaview Golf Course, Cottesloe Tennis Club, Town of Cottesloe Administration and Civic Gardens. It also has access to the regionally significant Cottesloe Foreshore area.

URBAN STRUCTURE

- + Generally streets follow a traditional grid pattern and the area is highly permeable with multiple east-west connections between Broome Street and Marine Parade.
- + Grant Street and Eric Street are the primary east-west distributor roads, providing connectivity to Curtin Avenue and Stirling Highway respectively. Their large 40m wide road reserves provide opportunities for enhanced movement and open space outcomes.
- + In the southern portion of the neighbourhood, Seaview Golf Course provides a barrier to east-west movement for neighbouring residents.
- + Car Park No.2 and John Black Dune Park represent a substantial opportunity to reimagine this large underutilised urban street block.

LAND USE AND BUILT FORM

- + Includes a diverse mix of land uses focused on tourism accommodation, entertainment and residential at various densities. This includes both on the foreshore and beyond (e.g. Eric Street Local Centre).
- + The pair of historic seaside hotels are a feature and drawcard, together with the two surf life-saving clubs, cafe's/restaurants and public facilities.
- + Housing varies significantly in its age and style. Apartments, manor houses/maisonettes, older character homes, and contemporary single houses are all common.

PLANNING CONSIDERATIONS

- + The planning approach has included a flexible approach to land use, with residential, commercial, and tourism-based uses all desired. From a built form perspective, the focus has been to limit building heights, allowing for preservation of views and contribution to local character.
- + Development is controlled through LPS3, which includes five zoning designations: 'Foreshore Centre', 'Restricted Foreshore Centre', 'Hotel', 'Development', and 'Residential' (R20 and R60). Of which, only the 'Development' and 'Residential' zones are model scheme compliant. In preparing LPS4, it is likely that there will need to be a rationalisation of these zones.

2 - WESTERN RESIDENTIAL NEIGHBOURHOOD

The Western Residential Neighbourhood is bounded by North Street (north), Pearse Street (south), Curtin Avenue (east), and Broome Street / Marine Parade (west).

LANDSCAPE AND ENVIRONMENT

- + Area is largely urbanised and comprised of single detached dwellings, natural elements relate primarily to the foreshore reserve.
- + Trees play an important role in this neighbourhood, whether it be public trees provided within large verges (e.g. Marmion or Broome Street), or private trees on large lots.
- + Through analysis of historical aerial imagery, it has been observed that trees on private lots are slowly reducing as investment in the area sees older character homes replaced by larger more expansive homes.

URBAN STRUCTURE

- + The western wedge is typified by large, grand road reserves with deep verges on primary north-south and east-west connector roads. Grant Street is the exception to this rule, where verges have been reduced to provide a landscaped median and boulevard.
- + The traditional grid street pattern is highly permeable and a defining feature of the neighbourhood.

LAND USE AND BUILT FORM

- + Low density, single and two storey residential is the primary built form typology. Densities are mostly R20, with some pockets of R30 on Curtin Avenue.
- + Lot sizes are primarily between 640m² and 1,200m² which is large by Perth Metropolitan Region standards. The character varies, inclusive of traditional cottage homes with more room dedicated to landscaping and outdoor space. Given the high incomes in the area, investment is common and has resulted in many older homes being replaced by larger more contemporary homes which value built space over open space. This has seen a reduction in tree canopy in some areas.
- + The area includes North Street Store and Daisies, two popular 'corner stores' which are highly valued and important to local residents.

PLANNING CONSIDERATIONS

- + The current framework relies primarily on Volume 1 of the R-Codes to guide development. To assist with preservation of existing streetscape character, there is an additional provision which may require 6m front setback for lots zoned R30 for the preservation of streetscapes, view corridors and amenity.
- + The corner store sites are managed as 'Additional Uses' but are non-conforming uses.

3 - SOUTHERN TRIANGLE NEIGHBOURHOOD

The Southern Triangle Residential Neighbourhood is bounded by Pearse Street (north), Curtin Avenue (east), and Marine Parade (west).

LANDSCAPE AND ENVIRONMENT

- + Area is largely urbanised natural elements relate primarily to the foreshore reserve.
- + Trees play an important role in this neighbourhood, they are primarily public trees provided within large verges, with Pearse, Salvado, and Broome Streets being the most prominent.

URBAN STRUCTURE

- + Wide, well landscaped road reserves in a traditional grid pattern assist with permeability. There are also a number of laneways providing rear access.
- + An at-grade crossing over the railway line at Salvado Street enhanced east-west connectivity.
- + Lot sizes vary substantially, leading to a highly diverse built form character.
- + Wearne / WA Deaf Institute alters the urban structure, with two large major development sites.

LAND USE AND BUILT FORM

- + Larger historic block sizes and moderate upcoding has led to establishment of terrace or narrow lot housing typologies on generally smaller lots.
- + For single dwellings, there is a definite mix of character homes and new development which is common throughout the Town.
- + There are good examples of small low-rise apartments and grouped dwellings, adding to the high dwelling diversity in this neighbourhood.
- + Current and planned redevelopment of the Wearne / WA Deaf Institute sites has seen integration of higher density development typologies focused primarily on aged living (to date).

PLANNING APPROACH

- + The current framework relies primarily on Volume 1 of the R-Codes to guide development. To assist with preservation of existing streetscape character, there is an additional provision which may require 6m front setback for lots zoned R30 for the preservation of streetscapes, view corridors and amenity.
- + The Wearne / WA Deaf Institute sites both have a Development Zone which requires coordinated structure planning prior to development. The construction at the Wearne site has been completed, whilst the Town has not been advised of detailed planning over the State government owned WA Deaf Institute site which is State owned. The State has signed a Memorandum of Understanding with the preferred proponent, Cottesloe Living, Health & Aged Care, to redevelop the heritage-listed site.
- + McCall Centre - An MRS amendment was proposed by the State government in the first quarter of 2022. The State's desire was to re-zone the land from 'Public Purposes - Special Uses' to 'Urban Zone'. The Town opposed this motion with the position that the McCall Centre should remain 'Public Purposes' and be considered a community and recreation site.

4 - COTTESLOE TOWN CENTRE AND ADJACENT RESIDENTIAL NEIGHBOURHOOD

The Cottesloe Activity Centre (Cottesloe Village) and adjacent Residential Neighbourhood is bounded by Vera Street (north), Railway Street (east), and Stirling Highway (west).

URBAN STRUCTURE, LAND USE, AND BUILT FORM

- + Cottesloe Village is the largest commercial area in the Town, defined as a District Centre under State Policy and spans both sides of Stirling Highway.
- + It is well located with good proximity to Cottesloe Station, though the station environment is poorly integrated with the centre itself.
- + A series of laneways connect up the key retail areas, however, these are not in good condition and provide poor accessibility for mobility impaired users.

Napoleon Street:

- + Predominantly single storey development along Napoleon Street provides the heart and soul of the Town of Cottesloe.
- + It has a strong retail/food and beverage focus, supported by a low speed traffic environment with good pedestrian connectivity.
- + Quality public realm with a number of alfresco areas which provides life on the street.
- + Buildings provide continuous awnings along both sides of Napoleon Street, improving comfort for pedestrians.
- + East-west street orientation favours southern side due to solar access for alfresco and outdoor amenity.

Station Street

- + Less uniform development, ranging from 1-2 storeys. Mix of older and renovated/new development.
- + Typically a more mixed use and commercial focus, parking on the primary street frontage more common.
- + The prevalence of parking areas contributes to a lesser quality public realm and pedestrian experience, which is also impacted by the inconsistency of setbacks and built form character.

South of Jarrad Street

- + Commercial precinct. Characterised by newer offices and mixed-use development.
- + Developments generally interface with Stirling Highway, as such focus on streetscape is somewhat poor.
- + Businesses are well serviced by Brixton Street to the rear, which is where they rely on for access.

PLANNING APPROACH

- + Given the strategic importance of Cottesloe Village, future planning to be guided by a precinct structure plan (refer to **Section 4.2.1 – Future Settlement Patterns**).

5 - EASTERN RESIDENTIAL NEIGHBOURHOOD

The Eastern Residential Neighbourhood is bounded by Railway Street (north and west), Vera Street (south), and Stirling Highway (east).

LANDSCAPE AND ENVIRONMENT

- + Area is largely urbanised though pockets of green exist at Jasper Green Reserve and in the large medians on Grant, Congdon and Parry Streets.
- + Trees play an important role in this neighbourhood, they are primarily public trees provided within large medians and verges.

URBAN STRUCTURE

- + Wide road reserves with quality tree canopy providing a pleasant pedestrian environment and high-quality streetscape amenity.
- + Travel within the neighbourhood is generally highly permeable, however, its location between the railway reserve and Stirling Highway does limit broader connectivity.
- + The topography plays an important role, with variance throughout. The median on Grant Street offers ocean views and represents a major opportunity for a biodiversity corridor.
- + High-level analysis of existing lot patterns identified that many lots may be too small to accommodate apartment developments at an R60 coding without amalgamation.

LAND USE AND BUILT FORM

- + Single houses on relatively large lots remain the prevalent typology, reflective of the R20 coding designation. However, there are denser pockets, particularly along Stirling Highway.
- + Housing styles vary, with a combination of significant new single houses and renovation of existing character homes. There are also low-scale apartments dispersed throughout the neighbourhood.
- + Many houses along the western edge of the precinct have taken advantage of the topography with two storey development having access to ocean views.
- + Small local centre node opposite Swanbourne Train Station. This includes a single block of mixed use, commercial, food and beverage, retail, and health services.

PLANNING APPROACH

- + The current framework relies primarily on Volume 1 of the R-Codes to guide development. Though the area does include split codings which allow up to R60 on Stirling Highway where certain design criteria are met.
- + To support desired development intensity along the Stirling Highway corridor. A review of existing split codings will be required to ensure a more contemporary approach to planning. This may include lot amalgamation to ensure desired densities can be achieved. Any review will need to occur as part of LPS4.

FUTURE SETTLEMENT PATTERNS

As the primary strategic land use planning document for Greater Perth, this LPS seeks to align with the approach set out in the Perth and Peel @ 3.5 million spatial plan (PP3.5), and the supporting Central Sub-Regional Framework (CSRF). One of the primary objectives of the CSRF is to deliver a more consolidated urban form that places a greater emphasis on increased urban infill, maximising the use of existing infrastructure particularly where there are concentrations of existing development supported by public transport and employment opportunities.

Under this framework, the Town is required to accommodate a minimum of 570 additional dwellings by 2031 and another 400 dwellings by 2050 (a total of 970 additional dwellings is therefore the minimum target for the Town by 2050). The CSRF is underpinned by 10 urban consolidation principles as shown on Figure 17.

Principle	Description
1. Housing	Provide well-designed higher-density housing that considers local context, siting, form, amenity and the natural environment, with diverse dwelling types to meet the needs of the changing demographics.
2. Character and heritage	Ensure the attractive character and heritage values within suburbs are retained and minimise changes to the existing urban fabric, where appropriate.
3. Activity centres	Support urban and economic development of the activity centres network as places that attract people to live and work by optimising land use and transport linkages between centres; protecting identified employment land from residential encroachment, where appropriate, and avoiding contiguous linear or ribbon development of commercial activities beyond activity centres.
4. Urban corridors	The focus for higher-density residential development. Where appropriate, located along transit corridors and promoted as attractive places to live by optimising their proximity to public transport while ensuring minimal impact on the surrounding urban fabric and the operational efficiency of the regional transport network.
5. Station precincts	Where appropriate, focus development in and around station precincts (train stations or major bus interchanges as set out under the METRONET initiative) and promote these precincts as attractive places to live and work by optimising their proximity to public transport while ensuring minimal impact on the operational efficiency of the regional transport network.
6. Industrial centres	Promote the current and proposed supply and/or development of industrial centres as key employment nodes and prevent incompatible residential encroachment on these areas.
7. Public transport	Ensure that most transit corridors are supported by quality higher-density residential land uses and identify where new or improved public transport services will be needed to meet long-term growth, especially current and future train station precincts.
8. Infrastructure	Ensure more efficient use of existing and planned infrastructure to achieve a more sustainable urban environment. Protect existing and proposed infrastructure from incompatible urban encroachment to promote a system where land use developments and infrastructure are mutually compatible.
9. Green network	Preserve and enhance, where appropriate, the green network of parks, rivers, sport/recreation areas, facilities for active open space, conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community.
10. Protection	Avoid, protect and mitigate environmental values and promote development that contributes to maintaining air quality and minimises risks of inundation from sea-level rise, flooding or storm surge events and bushfire damage.

Figure 17: Urban Consolidation Principles

Source: Western Australian Planning Commission

The above principles seek to ensure evolution of existing activity centres into vibrant, mixed use community hubs that are integrated with high quality public transport connections. Therefore, new development should also be focused in station precincts and along urban corridors with the transport and amenity access that these provide.

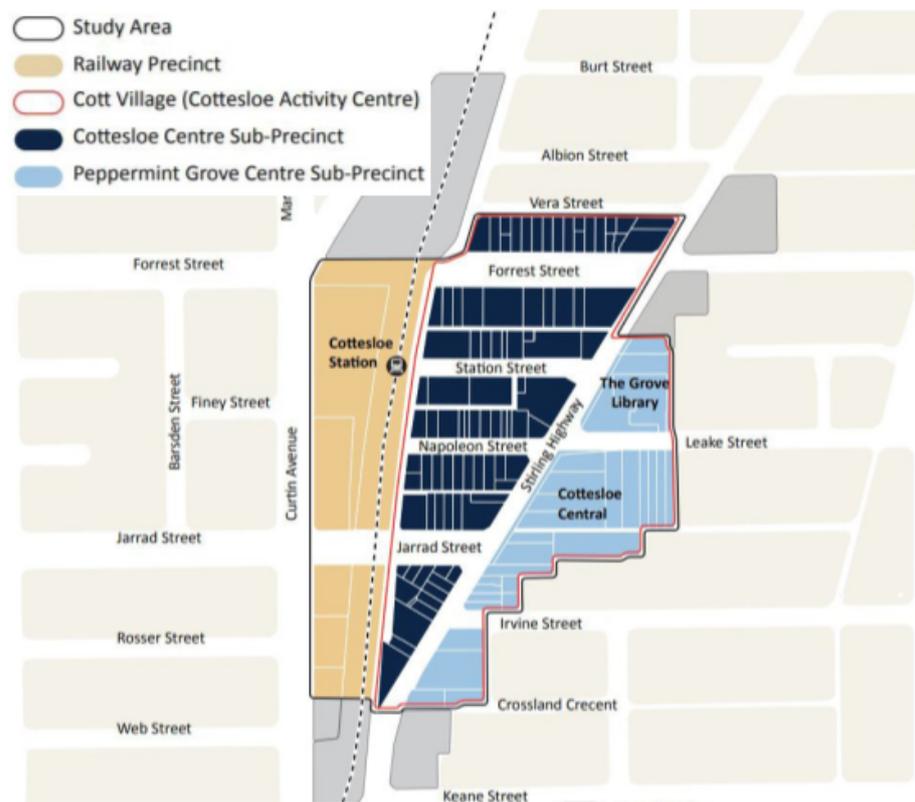


Figure 18: Cottesloe Village PSP Boundary

Source: Town of Cottesloe

STATION PRECINCTS

METRONET station precincts are broadly defined as the area within one kilometre (a 10 to 15-minute walk) from the station. Station precincts are excellent locations for future developments of housing, jobs, and community services as they make the best use of the State Government's investment in transport infrastructure. Over time, it is expected that these areas will become higher-density, active, urban places, offering a range of living, employment, entertainment, and recreation opportunities while the surrounding suburbs will remain largely 'low-density residential' in character.

Despite its small size, the Town is very well serviced by train stations with five identified station precincts which are classified as follows under the METRONET Station Precincts guide:

- + **Town Centre** (Cottesloe Village) – Town centre precincts have increased density and a diversity of housing types, along with a retail and service centre that supports its district catchment and local employment.
- + **Neighbourhood Centre** (Swanbourne, Grant Street, Mosman Park, Victoria Street) – Neighbourhood centre precincts are predominantly medium to higher density residential in character with retail and services that meet the daily needs of the local community.

URBAN GROWTH AREAS

Planning for future urban growth is a fundamental part of this LPS. As a predominantly urbanised area, all future growth will occur through infill development. Whilst capacity for infill subdivision in the Town's existing low density residential areas can occur, this is not the preference for accommodating urban growth in this LPS. As identified in the previous analysis of character and infill capacity, the large lot sizes and single detached homes are an important and valued part of the suburban character of the Town and a less focused approach would potentially unduly impact Cottesloe's urban fabric and settlement patterns.

Although it is physically possible for infill subdivision in the existing low density areas to occur, the LPS is not recommending this approach as the preferred means of responding to urban growth and house future population via infill in the Town. The reasons for this include:

- + This method and development pattern does not align with the principles of urban consolidation outlined in the Perth and Peel @3.5million framework;
- + It is likely to have an adverse impact on existing character of the Town; and
- + Both the 2019 LPS Discussion Paper and recent engagement undertaken for this LPS are aligned in the finding that this form of growth is generally not supported by the community.

Outcomes of the recent LPS engagement process (and 2019 LPS Discussion Paper), and analysis undertaken in Section 4.2 above has determined that growth should be prioritised in activity centres and station precincts. The focus areas identified are illustrated on **Figure 19** and described below. Overall, engagement with the community in both 2019 and for this Strategy has highlighted concerns around high rise, over-development along the beach, and loss of community and amenity. There is excitement though around the potential for contributions to a diverse and vibrant community.

COTTESLOE VILLAGE – Is identified as the highest priority area for future urban growth. A precinct structure planning process and Improvement Plan/Scheme program of work is currently underway to guide detailed planning in this area. The PSP boundary includes land within the Shire of Peppermint Grove to the east of Stirling Highway. There is community support for the town centre as the priority location for intensified development in and around the activity centre and train station. This is because of existing development and the potential for a greater land use mix in this location that leverages off the area's proximity to public transport. The co-location of existing and enhanced amenity of the centre with residential developments will contribute to a vibrant village centre for residents, workers, and visitors. The draft vision for the PSP is that Cottesloe Village will be a place that:

1. Serves and draws life from the neighbourhoods of Peppermint Grove and Cottesloe
2. References and connects between the beauty of Freshwater Bay on the Swan River and Cottesloe Beach on the Indian Ocean
3. Matches the values, qualities and scale of a village, with experiences and amenities that meet the aspirations of all ages and abilities
4. Is fun and encourages a broad mix of ages, backgrounds and outlooks
5. Celebrates the heritage and labours of our ancestors
6. Respects the landscape and natural systems, protects the skyline of our signature Norfolk Pine trees and provides ample green spaces
7. Embodies the best of design, appropriate now and into the future

STATION PRECINCTS - MOSMAN PARK / VICTORIA STREET AND SWANBOURNE / GRANT STREET

The Town's four station precinct have also been identified as areas where future urban growth can be considered. However, before any changes can be made to the local planning framework the LPS recommends that further investigations be undertaken before proceeding to ensure any change is balanced with existing neighbourhood character.

Feedback from the engagement related to the benefits of sinking/capping the railway line as important to the community in activating and realising these areas as TODs. As such, there is strong support for the market-led proposal being proposed on the State owned land near the Swanbourne train station. The extent of the area is depicted in **Figure 20**.



Figure 20: Swanbourne Boundary for Market-led EOIs

COTTESLOE FORESHORE

This location is acknowledged as a highly desirable area for urban growth. The highly sought after amenity that the Cottesloe waterfront provides has seen increased development pressures evidenced by existing and planned redevelopment projects. It has been identified that reviewing the planning framework and ensuring it is 'fit for purpose' and able to reflect the community's views from engagement is important. The engagement findings highlighted a divergence of opinions on some elements of the foreshore area, but in general a lower scale was preferable (i.e. retain similar to the existing planning controls on the foreshore).

70 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

Table 18: Potential Upcoding Assumptions

LOCATION	STATE POLICY - CENTRE /PRECINCT TYPE			
	PP@3.5MILLION	SPP 4.2	METRONET	ASSUMED R CODE (PLOT RATIO)
Cottesloe Village District Centre	District Centre	District Centre	District Centre	R80 - R160 (1.3)
Swanbourne-Grant Street Stations	Station Precinct	N/A	Neighbourhood Centre	R60 - R100 (0.8)
Mosman Park-Victoria Street Stations	Station Precinct	N/A	Neighbourhood Centre	R60 - R100 (0.8)

Note: The residential densities used in this analysis are hypothetical and general in nature. They are not an accurate representation of future residential densities as further detailed analysis must be undertaken to determine the appropriate locations and R-codes in LPS4.

Table 18 identifies the assumed parameters used for the dwelling yield calculations. The results of this assessment are displayed in Table 19:

- + The totals are a sum of the additional dwellings which could potentially be achieved in the urban growth areas.
- + The total dwelling yield provides an approximate range of additional dwellings likely to be developed in a lower growth and higher growth scenario.
 - For the lower growth scenario, a take up rate of 49% was assumed, this means that 49% of potential additional dwellings are developed.
 - For the higher growth scenario, a 72% take up rate was assumed.

These rates have been selected based on the Metronet Station Precincts Gateway methodology (2021) and reflect the high amenity of the area and market appetite for development in Cottesloe. Results are presented in Table 19 and are broken down by each Planning Area.

- + The analysis demonstrates that the urban growth areas shown on Figure 19 have the potential to deliver between 767- 1,128 dwellings.

Table 19: Dwelling Yield Analysis (Assumed Upcoding)*

URBAN GROWTH AREA	DWELLING ESTIMATE RANGE - ADDITIONAL CAPACITY			
	LOWER GROWTH 49% TAKE UP RATE	HIGHER GROWTH 72% TAKE UP RATE	ASSUMED PLOT RATIO	AVERAGE DWELLING FLOORSPACE*
Activity Centre				
Cottesloe Village District Centre	243	357	1.3	150
Station Precincts				
Swanbourne-Grant Street Stations	342	502	0.8	200
Mosman Park-Victoria Street Stations	107	157	0.8	200
Other				
Cottesloe Foreshore	75	110	0.8	100
Total Estimated Additional Dwelling Yield in Planning Areas	767	1,128	-	-

URBAN GROWTH & HOUSING ISSUES AND OPPORTUNITIES

- + The built and natural landscapes in the Town contribute to its character and sense of place. When planning in urban areas, it is important to understand the unique characteristics which contribute to a neighbourhood's sense of place and that when growth occurs, this happens in a sensitive manner.
- + Recent development approvals, particularly in the Foreshore area have highlighted the need for planning controls to be reviewed and updated to reflect a balanced and contemporary built form response through LPS4.
- + As mentioned in the earlier **Section 4.1.1 Demographic Profile** there is an aging population in the Town, as well as a families with older (teenage) children households. The mismatch between housing stock and households demonstrates this potential issue in that the housing stock on offer, and the needs of residents could be better allocated as:
 - lone person households make up 26.1% of all households (compared to 24.9% in Greater Perth), yet only 6.2% of dwellings are smaller (one bedroom)
 - nearly half 45% of these lone person households live in (larger) detached houses.
 - 61.5% of households contain 1-2 people usually resident, yet 72.2% of dwellings contain 3 bedrooms or more.
- + In planning for urban growth in the Town, consideration for providing a mix of housing types to suit these groups into the future it is important. This will recognise the opportunity for more medium and higher density dwellings to allow older residents and young adults leaving home, that typically live in 1-2 person, smaller households, though wish to remain in the area in a more compact dwelling.
- + The Town has four neighbourhoods which have unique and defined character elements and these have been used to help inform the preferred approach to accommodating future urban growth.
- + Under the Perth and Peel @ 3.5 million spatial plan, and the supporting Central Sub-Regional Framework the Town is required to accommodate a minimum of 497 additional dwellings by 2036 and 792 additional dwellings by 2050.
- + Accommodating future urban growth is recommended to be focused in the following areas:
 - Cottesloe Village District Centre (which includes the Railway Lands)
 - Mosman Park / Victoria Street Station Precincts
 - Swanbourne / Grant Street Station Precincts
 - Cottesloe Foreshore

However further detailed planning following future investigations is required.
- + The dwelling potential analysis undertaken demonstrates that the Town has the potential to meet the State Government's interim (497 additional dwellings by 2036) and ultimate (792 additional dwellings by 2050) dwelling targets under the proposed future growth scenarios (see *Achieving the State's Infill Targets*).
- + The LPS will be critical in ensuring that future dwelling growth occurs in the most appropriate locations. The guidance provided in Part 1 outlines the future detailed investigations and updates to the Town's planning framework required to achieve this.
- + The split codings in the Eastern Residential Neighbourhood will be assessed through the Town's development of LPS4.



Figure 21: Aboriginal Heritage Sites

HERITAGE STRATEGY

The Heritage Strategy 2022 – 2027 is being currently being developed by the Town. A draft of this Strategy has been provided in September 2023. The Draft Heritage Strategy outlines four key themes - Knowing, Protecting, Supporting and Communicating - to direct future activities by the Town.

Vision

The Town of Cottesloe's heritage shines through the natural beauty of its coastal setting, oral histories of times past, and its heritage buildings. Cottesloe's heritage is special not only for its residents, but for the many Western Australians who have visited its iconic coastline for generations. The Town is committed to honouring its past through the effective identification and management of its heritage places and assets, to preserve its unique character and heritage places for generations to come.

Actions relevant to the Strategy include:

- + Engage with Traditional Owners and Knowledge Holders for Cottesloe to understand and map all Aboriginal sites of significance in the Town.
- + Review of Local Heritage Survey every five years
- + Creation of a significant tree register and associated policy.
- + Preserve Noongar place names by recognising opportunities for dual naming throughout the Town.

CULTURE AND HERITAGE ISSUES AND OPPORTUNITIES

- + Continued recognition of Heritage sites as identified in the Local Heritage Survey and State Register.
- + Incorporation of recommendations arising from the completed Heritage Strategy.



Figure 22: Existing Open Space, Playgrounds & Community Facilities

Source: Town of Cottesloe POS and Playgrounds Strategy 2019

areas (seats) and sidewalk café's/alfresco dining. Although less formal than dedicated open space or recreational facilities, street verges with their lawns, shrubs, and trees (especially the landmark Norfolk Island Pine trees) provide open space for social interaction, breathing space and landscape amenity.

In Cottesloe, the number of generous 40m wide road reserves enhances this potential. The vision for POS outlined in the POS Strategy (2019) prioritises verge upgrades for Grant and Broome Street. If necessary local planning policy can complement these local works by encouraging community led upgrades. The local 'Management Protocol for Play Equipment on Street Verges' adopted by Council in June 2022 outlines permissible play equipment and locations on verges.

Native waterwise verge rebate offered by the council (co-funded by Water Corp) encourages native street edges. Further community initiatives of this type could encourage innovative use of space on verges such as native plant hydrozoning.

FUTURE VISION OF POS

The Strategy establishes a vision for POS improvements that identifies four interlinked 'bands' offering complementary POS function and amenity (see **Figure 23**). This vision assists with identifying and prioritising POS upgrades.

These four open space 'bands' are:

1. *Cottesloe Coast* – future upgrades should result in a connected linear foreshore rather than disjointed series of smaller parks.
2. *The Heart* – within this segment a Broome Street Corridor has been proposed. This green spine could **connect** Grant Street, Eric Street, the Civic Centre as well as the neighbouring golf course and tennis club.
3. *Railway and Highway* – the POS Strategy details an opportunity to establish a linear urban park within the railway reserve along Railway Street **made up of interlinked** micro parks designed for a range of users. This linear corridor could form a high amenity landscape buffer that could encourage future developments.
4. *Grant Street Transect* – future upgrades should take advantage of the wide verges and median which offer a unique opportunity to establish a biodiversity link extending from Jasper Green Reserve east of Grant Street Station to the foreshore.

In August 2019, a Master Plan was prepared for Cottesloe Foreshore as depicted in **Figure 24**. The master plan development process included site context analysis, community consultation, detailed design, technical considerations, and a costing summary.



Figure 24: Foreshore Master Plan

Ten key areas for renewal and upgrades have been selected including a coastal promenade with viewing platforms, a shared streetscape along Marine Parade, generous areas of active and recreational parklands, and interpretive design that draws upon local history and culture. These areas are defined in **Figure 25**.

Importantly, designs were underpinned by research and technical studies into areas such as vehicular and pedestrian activity, Noongar significance, universal access, materiality, sustainability, and best practice in place making. The Master Plan lists 'Promoting Activity' within the streetscape and wider public realm environment as a key design principle. The plan aims to encourage 'a wide range of activities to enhance vibrancy and diversity', creating active and engaging public space.

The Town will work with the State and Federal government to achieve funding for the implementation of the Master Plan.

To expand and improve the public realm at Cottesloe foreshore a key move is to relocate parking away from prime recreation areas and instead utilise Car Park 1 area for public waterfront amenity. Investigations have focused on how that lost car park bays can be accommodated in Car Park 2, and the potential for additional development at Car Park 2. This has culminated in the Car Park 2 Development Strategy and should be progressed to determine feasibility as it is a key aspect of the Foreshore Masterplan.

Engagement for the LPS and SCP also highlighted that the community of the Town is clear on maintaining the Sea View Golf Course as POS, with the potential in future to allow for recreational uses beyond golf. Engagement with community additionally highlighted that all POS within the growth area boundary should be retained as POS. Therefore, the golf course as well as all other areas of POS have been excluded from the urban growth area (compared to the extent discussed during the Engagement period). In planning for density in these areas though, it is critical that interfaces between POS and developments are considered.

4.2.4. COMMUNITY INFRASTRUCTURE

Community facilities are normally provided by both government and non-government service agencies. Local Government responsibilities for this infrastructure include community centres, halls and recreation centres, libraries and family day-care/child care centres. Local Government may also assist in administration or provide buildings for public health, youth, and aged support services. The current infrastructure available in the Town is shown in **Figure 26**.

A diverse range of community organisations also operates within or covering Cottesloe, either related to or separate from the activities of the Town. These include child and youth groups (e.g. playgroups, Police & Citizens, Scouts), community service organisations (e.g. Rotary, RSL, health care), leisure groups (e.g. Bridge club, pottery club), a business association, resident/ratepayer groups, environmental groups, sport clubs (e.g. Surf Life Saving, golf, tennis, rugby) and senior citizens organisations (e.g. hostels, aged support). Several of these bodies use premises or facilities provided and managed by the Town, including the Civic Centre rooms, club buildings and sport grounds. These groups and activities are a vital part of the social fabric of the Cottesloe community.

To understand and better plan for future provision of hard and soft infrastructure for the Town's community, a Community Needs Analysis (CNA) study is being conducted in parallel to the LPS. Hames Sharley, Pracsys and Shape Urban have prepared an assessment of the gaps, overlaps and opportunities for infrastructure provision to best meet the needs of the Town's community and demographics into the future. The findings of the study by service category are as follows:

LEISURE AND RECREATION FACILITIES

The Town's sporting recreation facilities are as follows:

- + Cottesloe Oval
- + CSLSC is a voluntary club that operates along the Cottesloe main beach in front of the Indiana Tea House.
- + NCSLSC is located further north of the Cottesloe main beach
- + Cottesloe Tennis Club
- + Sea View Golf Club
- + Harvey Field

The findings from the Community Needs Analysis to date highlight several key trends that could drive the future demand for community facilities and services such as the ongoing concerns about increased obesity, diabetes and mental health issues which will put on pressure on the provision of public open space, active sports facilities and support services.

The CNA identified a strong need for additional leisure and recreation facilities in the Town, the focus for the future will be in retaining and upgrading existing public open space amenities and some addition of some sporting facilities. Community members access local parks and open space frequently, however a large proportion also travel outside the town for this service stream, indicating the adequacy level of leisure and recreation facilities in the Town cannot meet all local demands (though nearby facilities in the region can address this). Though there will be a demand to replace existing assets and structures with improvements and provision of more diverse opportunities for different age cohorts and sports groups.

Education Department monitors and plans for this). The future potential for this service stream should focus on the provision of additional kindergarten and primary schools.

MEDICAL, HEALTH AND RELATED FACILITIES

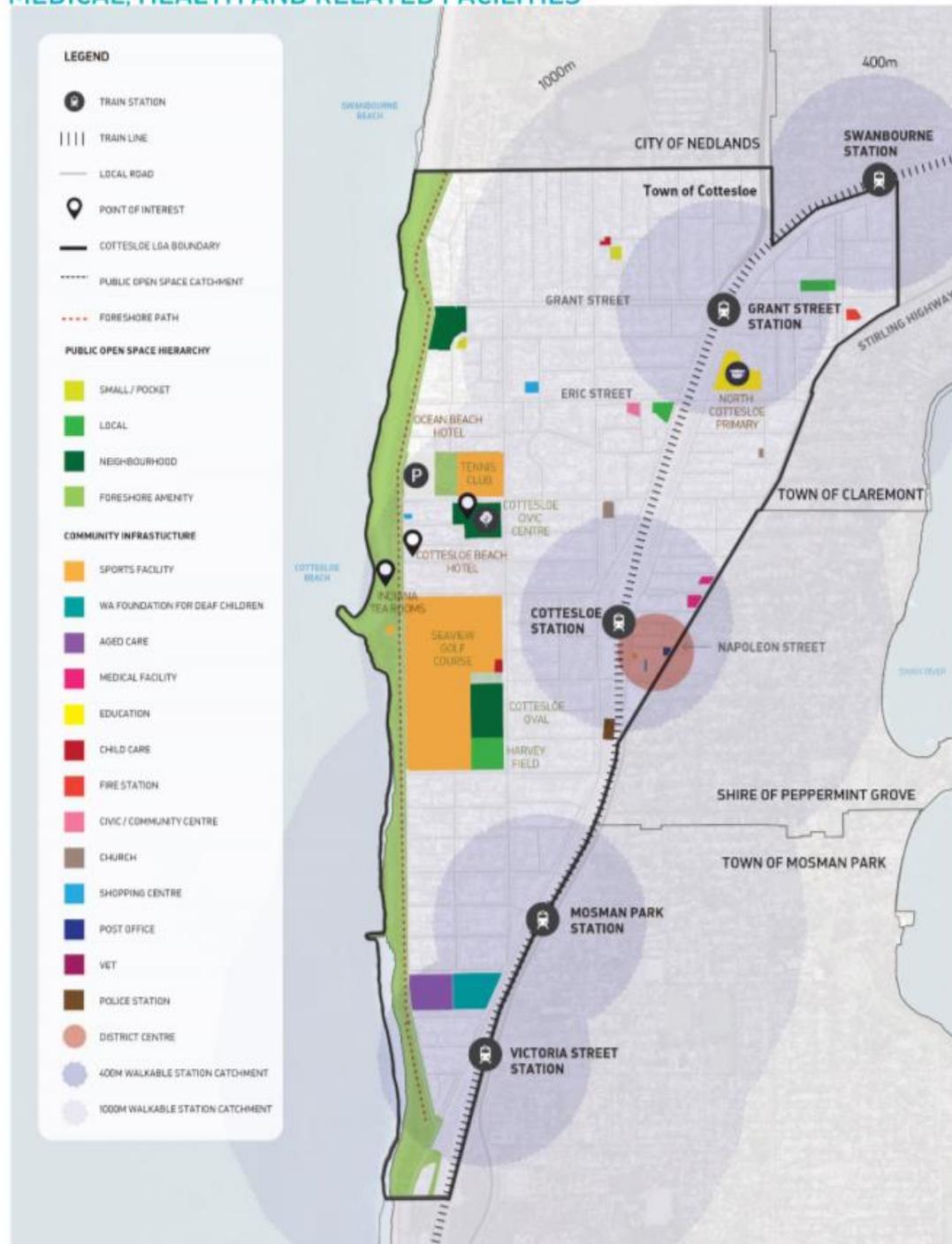


Figure 26: Community Infrastructure

Sea Event. Several sculptures from previous years have been purchased by the local government and are on display at sites within the Town including along Marine Parade and within the Town Centre.

The local demand for the service stream of soft infrastructure is relatively moderate, and the future demand for soft infrastructure will likely be factored by expected tourism opportunities on the foreshore. A study by Tourism WA indicates that the number of international and national visitors to Cottesloe has been increasing, with over 150,000 external visitors to Cottesloe annually. This needs assessment would recommend increasing the provision of this service stream particularly along the foreshore and in the town centre of Cottesloe to accommodate tourism opportunities.

COMMUNITY INFRASTRUCTURE ISSUES AND OPPORTUNITIES

- + As identified in the Local Planning Strategy Discussion Paper 2019, opportunities include:
 - The local North Cottesloe primary school was viewed as an ideal space to host regular farmer's markets which could also act as a passive revenue stream for the school.
 - Community-orientated development and services were also considered important around the Grant Street Train Station, especially given its close proximity to the North Cottesloe Primary School.
 - It is important future residential development retains, supports and protects local corner cafes and stores which are seen as harbours of street life and community activity within residential areas. There is community support to introduce new cafes and stores towards the south and east of the railway corridor.
- + Engagement for the LPS highlighted support for further activation/diversification of Seaview Golf Club, with consideration for a variety of interest groups, and sports welcoming of all ages and recreation pursuits.
- + The CNA identified that Town will experience strong needs for the service stream of leisure and recreation, place of nature, and targeted needs such as aged Care and youth services.
- + Many of the existing sporting facilities and parks will over time require upgrades and the addition of new public amenities to meet local and tourist visitor demands.
- + Although aged care provision in the Town is very high currently, the demand will be progressively increased due the aging demographic trend.
- + Early childcare and child health facilities are critical for families, though the existing provision is not meeting local demands. Future provision should be placed in activity centres and close to employment nodes.
- + The foreshore and the town centre will be the focus point for the additional provision of service streams to best capitalise tourism opportunities, walkability and public amenities.
- + The provision of arts, culture and soft infrastructures are also important service streams to both respond to local residents needs and capitalise on tourism opportunities.
- + The Community Needs Analysis concludes with an identification of future Public Benefit Contribution projects and their locations within the Town. This provides an opportunity for the Town to produce a Policy to link these projects with future development bonuses.

COTTESLOE FORESHORE

The Cottesloe foreshore, including the famous Cottesloe beach, is a key Perth destination for tourists and locals alike. The centre contains numerous tourism and hospitality retail offerings catering to visitors and residents. The Town of Cottesloe is currently advocating for a \$22 million redevelopment plan to revitalise the foreshore by improving access and connectivity, creating further businesses, and increasing visitor attractions (refer Section 4.3.2 below where the tourism economy is discussed further).

Community consultation has indicated a strong preference for further consolidation and development of the existing local commercial strip along the foreshore section of Eric Street.

MINOR ACTIVITY CENTRES

Cottesloe's smaller activity centres include the following:

- + The Eric Street Shopping Centre hosts a small range of shops which also includes an IGA supermarket, a gym, and a pharmacy.

CORNER STORES

Previous community engagement highlighted a desire to preserve local corner stores and cafes. Existing nodes such as North Street Store, Daisies, and John Street Café are valued anchors for on street life in residential areas.

FLOORSPACE ANALYSIS**COMMERCIAL FLOORSPACE ANALYSIS**

A summary of major commercial floorspace usage in the Town of Cottesloe is shown in **Table 23**. A further floorspace breakdown of the Town of Cottesloe is included in **Table 24**. The floorspace data analysis indicates:

- + 74,722m² of floorspace is available in the Town of Cottesloe (including residential), of which 39,732m² is for commercial use.
- + Retail is the largest commercial floorspace use, followed by office usage and entertainment.
- + No commercial floorspace for the following categories is available in the Town of Cottesloe:
 - Manufacturing/Processing/Fabrication
 - Primary/Rural

It is important to note that, while this data is the most current available, it reflects economic conditions from 2015. However, no major commercial development has occurred in the Town of Cottesloe since the data was collated that would substantially change the availability of commercial floorspace.

Table 23: Major Commercial Floorspace usage in the Town of Cottesloe

CATEGORY	SIZE	PERCENT OF TOTAL COMMERCIAL AREA
Retail	16,295 m ²	41.0%
Office	9,926 m ²	25.0%
Entertainment	3,536 m ²	8.9%
Total	29,757 m²	74.9%

Source: FAR Lane analysis 2023, based on Land Use and Employment Survey 2015/17. Floorspace usage within the Town of Cottesloe

92 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

Table 26: Floorspace supply and demand for retail in the Town of Cottesloe

FLOORSPACE DEMAND (M ²)	FLOORSPACE SUPPLY (M ²)
16,005	16,295

Source: FAR Lane analysis, 2023.

The analysis indicates that the supply and demand of retail floorspace is broadly comparable and suggests that demand for retail floorspace in the Town of Cottesloe is currently being adequately met for the local population. Retail floorspace for surrounding LGAs with relevant activity centres that are potentially being utilised by residents of the Town of Cottesloe is detailed in **Table 27**.

Table 27: Retail floorspace of LGAs with relevant activity centres

	RETAIL FLOORSPACE (M ²)
Town of Claremont	56,998
Town of Mosman Park	10,646
Shire of Peppermint Gove	8,412
Total	76,056

Source: FAR Lane analysis 2023, based on Land Use and Employment Survey 2015/17.

The analysis indicates that approximately 76,000m² of retail floorspace is available in nearby LGAs with activity centres that are potentially utilised by residents of the Town of Cottesloe. This suggests that the population of the Town of Cottesloe is therefore well provisioned with retail floorspace within close proximity.

OFFICE FLOORSPACE DEMAND

Office floorspace locations in the Town of Cottesloe are included in **Table 28**. The data indicates that the majority of offices in the Town of Cottesloe are located in the town centre accessible to the train line, highway, and passing trade.

Table 28: Office floorspace in the Town of Cottesloe

AREA	OFFICE/BUSINESS (M ²)
Swanbourne	1,118
North St East	0
Cottesloe Town Centre	7,558
Eric Street	0
Cottesloe Beach	1,087
Cottesloe - ISO Uses	163
Total	9,926

Source: FAR Lane analysis, 2023, based on DPLH Land Use and Employment Survey 2015/17.

Analysis indicates there are currently no A Grade offices for lease in Cottesloe (or neighbouring Peppermint Grove), and only four offices of varying quality for sale. This signifies a lack of offerings and diversity for businesses seeking office accommodation in the area.

Few new offices have recently been built in Cottesloe. One new development on Station Street featuring 11

4.3.2. TOURISM

Cottesloe beach is a major WA tourist attraction, attracting approximately 585,000 visitors each year before the pandemic. The beach is renowned for its natural beauty and is popular for swimming, sunbathing, and surfing. With its long stretch of white sand and vibrant atmosphere, Cottesloe is a "must visit" for anyone traveling to Perth. In Directions 2031 Cottesloe has been identified as a "metropolitan attractor", one of eight in the Central Metropolitan Sub-Region.

Cottesloe also offers a range of recreational activities and amenities, including cafes, restaurants, bars, and shops. Cottesloe beach is a hub of activity and hosts several events throughout the year, including Sculptures by the Sea, a world class event that attracts over 220,000 people. Cottesloe town centre leverages the foreshore's tourism visitor numbers through its proximity and shared transport connections.

Cottesloe has a variety of short stay accommodation available, including hotels and AirBnBs. Although there are no sources of rigorous data available, an indicative figure has been analysed from Booking.com.

This suggested:

- + Over twenty short stay accommodation options were available in Cottesloe, including apartments and the Cottesloe Beach Hotel.
- + A variety of other accommodation options were available in surrounding suburbs.

Given Cottesloe's role as a premier tourism destination for WA, this analysis indicated a potential shortfall in short stay accommodation in the LGA. Engagement undertaken to inform the LPS highlighted community members concerns over the impacts of AirBnB properties occupants on adjacent residential uses.

POTENTIAL DEVELOPMENT

The Town of Cottesloe has developed a Cottesloe Foreshore Redevelopment master plan aimed at rejuvenating the foreshore. The master plan (approximate cost \$22 million) aims to enhance beach accessibility, augment recreational areas, regulate vehicular traffic flow, and increase pedestrian mobility. The project potentially includes the construction of a grass amphitheatre, a scenic overlook, a fitness zone, and a pedestrian plaza. This rejuvenation of the foreshore will stimulate both new and existing businesses in the vicinity, invigorate the local economy, and boost local tourism. The Town of Cottesloe is currently seeking Federal and State funding to progress the master plan.

Tattarang, which leases the Indiana Tea Rooms, has also proposed a substantial redevelopment of the iconic site. The proposal includes construction of a boutique 31-room hotel, underground spa, a rooftop pool and bar. The Town of Cottesloe is currently working with the proponent to develop a business plan before undertaking community consultation.

SHORT STAY ACCOMMODATION

Dedicated short stay accommodation is a potential development priority for Cottesloe. The master plan identifies the car park adjacent to Napier St (Car Park #2) and near Eric St as potential redevelopment sites that could include short stay accommodation. Both sites received strong support during community consultation. If approved, Tattarang's redevelopment of the Indiana Tea Rooms also includes development of a 31-room hotel. An additional 120 hotel rooms have been proposed as part of the Ocean Beach Hotel redevelopment.

4.4 ENVIRONMENT

4.4.1. NATURAL AREAS

There are currently 18.8 hectares of remnant natural areas in the Town, representing less than 5% of its area (refer **Figure 22**) These areas contain a number of important environmental values in terms of biodiversity and habitat, as well as social values such as sense of place, aesthetics, education and recreation. These natural areas sit alongside various adjoining land uses that have the potential to impact on their values and long-term sustainability.

Existing biodiversity is well below its original status, particularly with inland vegetation types. These remnant natural areas contain several important environmental values in terms of biodiversity and habitat, as well as social values such as sense of place, aesthetics, education, and recreation.

In 2008 the Town endorsed a Natural Areas Management Plan (NAMP) (2008 – 2013) to protect and enhance these areas. The NAMP was reviewed and updated by Syrinx in 2015. More recently, in 2022, Syrinx was again engaged to determine whether the NAMP has been successful in its aims of improving vegetation condition. This has culminated in a Natural Areas Condition Assessment (NACA) to compare vegetation condition between 2015 and 2022. The findings of this assessment, reported in the Natural Areas Condition Assessment Summary Report (February 2023), are the primary source of the content within this section.

EXISTING NATURAL AREAS

As described, all Existing Natural Areas, mapped in **Figure 27**, were audited in 2022 and conditions were and compared to 2015 observations. The following findings were made:

- + An overall 22% improvement in natural areas condition between 2015 and 2022 within the Town.
- + Improvements were seen in vegetation condition across most natural areas and were primarily due to the 2018 – 2021 replanting efforts.
- + A high proportion of areas assessed as completely degraded were newly planted areas where there is potential for future improvement with appropriate management of revegetated areas.
- + None of the Natural Areas in the Town were observed to be in Pristine or Excellent Condition.
- + Almost two thirds of Natural Areas were classified as in Degraded or Completely Degraded condition.
- + The remaining third of Natural Areas classified as Good to Very Good were primarily located in dunal areas.

Definitions of these classifications are summarised in **Table 29**.

98 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

The NACA report identified particular works and techniques that have improved native vegetation condition in Cottesloe. These were:

- + Beach access upgrades with concrete curbing or fences to prevent weeds and turf from entering revegetated areas;
- + Weeding in the space between natural areas and pathways; and
- + Deep planting techniques.

These improvements have been possible through increased funding by the Town and the volunteer work of Cottesloe Coastcare Association (CCA). Importantly, future funding, staff and volunteer time is required to continue to improve degraded vegetation.

ISSUES AND RECOMMENDATIONS

The NACA report highlights several issues and recommendations to better protect and enhance natural areas. Those related to land use planning have been listed below.

ISSUES	IMPLICATIONS FOR THE LPS
Reduction in maintenance budget for natural areas	The LPS should consider ongoing funding for the maintenance of Natural Areas.
Knowledge transfer and the future of volunteer involvement	LPS to consider methods of knowledge transfer from experienced CCA volunteers (30+ years) to Town staff or new volunteers.
Introduction of new weeds through restoration activities	LPS to consider the compilation of Natural Areas Protection and Enhancement Guidelines. The NACA report provides a number of recommendations which could be summarised and used as a resource by the CCA and Town.
Inappropriate species selection for planting on primary dunes	
Hard infrastructure development and upgrades	
Persistence of Marram Grass on northern beaches and their influence on erosion	

RECOMMENDATIONS	IMPLICATIONS FOR THE LPS
Bushcare Officer to maintain natural areas - liaise with Environmental Coordinator and Operations Team, coordinate CCA volunteering.	LPS to consider resource allocation to Natural Area Management.
Knowledge transfer and the future of volunteer involvement	The CCA volunteers play a critical role in the enhancement and protection of Natural Areas. Short, medium, and long term actions by the Town are necessary to retain and increase membership of CCA.
Improve stormwater drain outlets discharging onto primary dune areas.	LPS to plan for future improvements to stormwater drains.
Increase knowledge of restoring coastal systems via ongoing training and development.	Cottesloe foreshore is an ecologically important coastal system. To ensure efficient and appropriate allocation of resources to support the area the Town must be informed on the latest evidence based approaches to coastal restoration.

- Grant Street, Broome Street and Marmion Street;
- Napier Street, Eric Street and Jarrad Street; and
- Gibney Street, Salvado Street and Congdon Street.

NATURAL AREAS ISSUES AND OPPORTUNITIES

- + The Western Suburbs Greening Plan and NAMP (2008) highlight several 'greenways' in the Town, which could be conserved and enhanced. These greenways perform an important function as biodiversity corridors, linking existing natural areas within the Town to those outside the municipal boundary. The LPS directions and actions should explore the mechanisms by which land use planning can assist with achieving these environmental aspirations through recommendations on the reservations of major greenways along Grant Street, Marmion Street, Broome Street and the Railway Corridor.
- + The Town's community engagement feedback across several years has highlighted the importance and value attached to the potential for activation of uniquely wide medians and verges. This could be through redevelopment into landscaped areas with native vegetation with the following streets as a possible network of activated medians and verges, in order of importance:
 - Grant Street, Broome Street and Marmion Street;
 - Napier Street, Eric Street and Jarrad Street; and
 - Gibney Street, Salvado Street and Congdon Street.
- + The Town has made considerable improvements in Natural Area condition through the implementation of the NAMP. The NAMP set out a management framework for each natural area through a 5 year program, to provide a more comprehensive approach towards natural area management through an efficient allocation of resources. Despite the NAMP being reviewed and updated in 2015, a new plan is required to continue progressing towards natural areas that are considered as pristine or excellent. The NAMP is an important document which aims to act as an overarching policy to support current existing local planning and development policies.
- + In the short term, prior to the adoption of an updated NAMP, the LPS should consider the production of Natural Areas Protection and Enhancement Guidelines based on the NACA report to guide ongoing rehabilitation efforts.
- + The LPS4 should consider actions to ensure the enhancement and protection of Natural Areas is receiving adequate funding and resources. This includes actions to retain and increase the volunteer network of the CCN, as well as ongoing training for the Town on coastal restoration.

NOTE: Section 4.4.2 to be reworded to reflect Council's Feb 2026 OCM determination on CHRMAP.

4.4.2. COASTAL PROTECTION

The Town has approximately 4 km of coastline, which contains some of Perth's most iconic and popular beaches and lies between North Street and just south of the Vlamingh Memorial. The adjacent land, generally referred to as the foreshore reserve supports a variety of recreation, conservation, community uses, and in some areas, commercial land uses. The Town's beach and foreshore environment is the defining feature of the locality, it serves a regional function that is highly valued by both the community and visitors.

It is now widely acknowledged that we are living with the effects of climate change and Cottesloe's beaches and beloved infrastructure are at risk of being significantly impacted by this in the future. Climate change, including rising sea levels, is predicted to increase the level of erosion of beach areas and inundation (flooding) of nearby low-lying areas, including the Cottesloe foreshore. The coastal assets in this area, including recreational spaces, businesses, residences and natural assets, will face increased pressure in the future from the effects of rising water and coastal erosion. This area already suffers from sand erosion and damage due to winter storms and large tides on a regular basis.

Accepting this as an ongoing concern has highlighted the need for the Town to start thinking about how to mitigate these hazards, together with the community, to ensure that this area can be enjoyed for many years into the future. To help address these hazards, the Town received partial funding from the DPLH to assist in preparing its first ever Coastal Hazard Risk Management and Adaptation Plan (CHRMAP). Initial documents have been completed by Stantec (May 2023) and Water Technology (February 2025) to help identify key assets along the coast and determine what measures the Town can take to preserve them against the impact of coastal hazards. The study area includes many well-known landmarks and recreational features including Cottesloe main beach recreation area, Cottesloe Surf Lifesaving Club, the Cottesloe Sundial, Indiana, South Cottesloe playground, Cottesloe Nature Discovery Space, the Vlamingh Memorial, several public beaches and hospitality venues, as well as the Cottesloe and Beach Street groynes.

The findings of the CHRMAP Summary Report and supporting analyses have been incorporated into the LPS through the findings summarised below. It is acknowledged that preparation of the CHRMAP is an ongoing process and work that the Town is undertaking and still needs to progress through are stages 5-8 which are Adaptation Planning and the preparation of the Final CHRMAP.

POTENTIAL IMPACTS

For the Town of Cottesloe:

- + Coastal erosion is the predominant coastal hazard along the Town's coastline, with coastal inundation levels failing to breach the Town's dune systems and sections of engineered coastline;
- + Historical and ongoing monitoring data has proven valuable for informing model/analysis inputs and validating subsequent outputs; and
- + The establishment of coastal erosion hazard extents is significantly influenced by the presence or absence of limestone bedrock, which exhibits high variability along the Town's coastline.

The two primary elements assessed in the CHRMAP are risks associated with:

- + Erosion – when sediment is transported away by waves, wind and currents, reducing the size of sandy beach; and
- + Inundation – the temporary flooding of a portion of land with ocean water, particularly during storm events or high tides.

Technology and in summary, the results are shown in **Figure 29** were as follows:

- + Public and Community assets (Cottesloe main groyne and the area immediately adjacent to the rear of beach) are vulnerable to erosion at present. The North Cottesloe SLSC building(s) is vulnerable to erosion by 2033;
- + By 2123 the north-west and south-west corners of the golf club are classed as vulnerable;
- + Residential assets are not presently vulnerable to erosion. Some Eileen Street properties and those northward of Eric Street in MU1, and similarly, properties fronting Marine Parade between Pearse and Beach Streets in MU2 are shown to be vulnerable to erosion by 2123 (i.e. the 100-year planning horizon). Of these, properties fronting Marine Parade between Pearse and Deane Streets are classed as vulnerable to erosion by 2073 (i.e. the 50-year planning horizon);
- + In both Management Unit 1 and Management Unit 2, the developed foreshore reserve (including car parking) is presently classed as vulnerable to erosion, the area increasing between the 2073 and 2123 timeframe by the inclusion of part of the Town of Cottesloe's No.2 Car Park;
- + Marine Parade generally northward of Napier Street is classed as vulnerable in 2048;
- + The Indiana Tea Rooms building is presently vulnerable to erosion risk, unless the existing seawall function as expected. Other commercial properties to the east of Marine Parade are shown to be vulnerable to erosion between 2073 and 2123.



Figure 29: Assets Under Hazard Lines

4.4.3. NATURAL HAZARDS

There are a number of natural hazards which could impact the future planning and development in the Town. These primarily include coastal vulnerability, flooding, heatwaves and bushfire risk. Coastal vulnerability is addressed in detail in **Section 4.4.2 Coastal Protection**, this section focuses on hazards associated with bushfire and flooding.

BUSHFIRE

Bushfires are an inherent part of the Australian environment. In many parts of WA, bushfire threat is increasing due to hotter, drier weather conditions associated with long-term climatic changes and development expansion where urban, rural and natural areas interface. The personal and community devastation that can be caused by uncontrolled bushfires requires close attention to the consistent application of policy objectives that prevent or manage such effects.

Reducing vulnerability to bushfire is the collective responsibility of State and local government, landowners, industry and the community. To help manage this, the State Government prepared SPP 3.7 – Bushfire (and associated guidelines). Under this framework, higher order strategic planning documents (such as a local planning strategies) should have high-level consideration for bushfire hazards when identifying or investigating land for future development in bushfire prone areas.

Bushfire prone areas were mapped by the Office of Bushfire Risk Management, in the Town only two such areas exist, one of which does not impact residential development as it occurs within a MRS Parks and Recreation Reserve (**Figure 30**). The other area is located in the northwest of the Town on Marine Parade from North Street to Vera View Parade, due to adjacency to foreshore scrub. The area impacts approximately 30 properties. The LPS is not recommending any changes to the zoning or density in this area.

NATURAL HAZARDS ISSUES AND OPPORTUNITIES

- + Bushfire prone areas and their impact on the trajectory of future development in the Town for residential development is considered minimal.
- + Refer to section **4.4.2 Coastal Protection** above regarding coastal and flooding related issues.

Figure 30: Bushfire Prone Areas in the Town



RAIL NETWORK

The Perth to Fremantle passenger railway service offers a high level of service between Cottesloe and Perth or Fremantle and reduces peak period traffic demand on roads leading to these activity centres. The Town of Cottesloe is served by four stations within the LGA and one station adjacent to the LGA boundary. Of the five stations, Cottesloe Station has the highest number of boardings with Grant Street and Victoria Street having the lowest. Train services run south towards Fremantle Station and north towards Perth City where some services continue onwards to the Ellenbrook, Midland and Airport/High Wycombe Lines. Access to the Yanchep, Mandurah and Armadale Lines requires transferring at Perth Station.

The Fremantle Line typically operates as follows:

- + Bus transfers available at Cottesloe Station via the 102 bus route and at Mosman Park and Victoria Street via the Circle Route;
- + Parking available at Cottesloe Station and Mosman Park Station;
- + Weekday rail services - operate on a 12-minute frequency during the morning and afternoon peak periods, and on a 15-minute frequency at most other times;
- + Saturday rail services - operate on a 15-minute frequency at most times; and
- + Sunday rail services - operate on a 15-minute frequency at most times.

To put this into context, the number of passengers boarding train services at each station within Cottesloe in comparison to other stations on the Fremantle Line – of the 15 stations on the rail line (excluding the Showgrounds where events distort the data):

- + Cottesloe Station consistently has the 6th highest average number of March weekday boardings (982 boardings);
- + Mosman Park sits at 10th (547 boardings);
- + Victoria Street at 11th (540 boardings); and
- + Grant Street at 13th (324 boardings).

While the number of passengers boarding the stations within the Town of Cottesloe is not considered high in the context of the Fremantle Line and the wider railway network, it provides an excellent opportunity to tap into the latent demand and promote public transport to the local communities as a viable option and highlight that the services are not crowded.

The PTA's Station Access Strategy released in 2017 aims to improve access to stations using a preferred hierarchy of modes. The hierarchy preferences people walking to the station, followed by cycling, then feeder bus and lastly by car. A Station Access Strategy has been developed specifically for the Town and includes recommendations for improved access to Victoria Street Station and the removal of two level crossings at Jarrad Street and Victoria Street. The implementation of the strategy is dependent on receiving funding and relies on collaboration between the Town and Department of Transport.

During consultation with MRWA and PTA during the development of this Strategy it is clear increasing safety, reducing congestion and land use planning are a priority.

There is a portion of vacant land to the west of Cottesloe Station that is owned by the PTA. There is limitation to development on this site though, as there are significant utilities and services below ground that would need to be protected and relocated. The potential of this land is being explored through the Cottesloe Village PSP and the forthcoming Station Precinct Improvement Plans/Schemes. It is

4.5.2. ROADS AND ACTIVE TRANSPORT

ROAD NETWORK

The Town is essentially split into western and eastern sides by three main transport corridors, Stirling Highway, the Fremantle Line rail corridor and Curtin Avenue which all run north-south through the local government area. The road network hierarchy and responsibilities through the area is summarised below:

Primary Distributor Roads – under the control of Main Roads WA (MRWA)	Stirling Highway Curtin Avenue West Coast Highway
Distributor A Road – under the control of the Local Government	Eric Street (between Stirling Highway and Curtin Avenue)
Distributor B Roads – under the control of the Local Government	Eric Street (between Curtin Avenue and Marine Parade) Marine Parade (south of Eric Street)
Local Distributor Roads – under the control of the Local Government	North Street Marine Parade (north of Eric Street) Grant Street Broome Street Jarrad Street Railway Street Salvado Street Congdon Street
Access Roads – under the control of the Local Government	All other local streets

Cottesloe has a grid-style road network of north-south and east-west roads. The grid network provides a relatively high degree of accessibility throughout the Town although several streets carry comparatively high volumes of through traffic, including Marine Parade, Eric Street and North Street.

There are a number of significant laneways and private/semi-private spaces across the Town of Cottesloe which play an important role in the existing movement network. There are three public laneways and one right of way located within the Cottesloe town centre which include:

- + Bullen Lane: two-way laneway between Railway Street and Stirling Highway;
- + De Nardi Lane: two-way laneway between Railway Street and Station Street;
- + Clapham Lane: two-way laneway between Railway Street and Stirling Highway, with the eastern end of the laneway operating one-way outbound onto Stirling Highway; and
- + Right of Way (ROW) to south of Cottesloe Central Shopping Centre: two-way ROW between Stirling Highway and a network of ROW's running between Leake Street and Irvine Street.

FREIGHT

Curtin Avenue provides a key freight route connecting the Fremantle Inner Harbour to routes such as Reid Highway, Whitfords Avenue and Ocean Reef Road. Curtin Avenue is currently a restricted access vehicle network 4 (RAV4) allowing 27.5m vehicles and also provides for Oversize Overmass (OSOM) access. The reclassification of Curtin Avenue from a local to a state managed route in 2019 means all maintenance costs have been transferred to MRWA from the Town of Cottesloe. Future planning for capacity and upgrades, and any east-west access improvements are now the responsibility of MRWA. Any impacts on Curtin Avenue from the new port facility planned for Kwinana will be closely monitored by MRWA.

CYCLING

The Town is well served by existing bicycle routes with the Principal Shared Path (PSP) providing a continuous connection between Perth CBD and North Fremantle Station (planned to be extended across the river to Fremantle Station in the coming years) refer **Figure 32**. There is a shared path on the southern side of Forrest Street from Curtin Avenue to Cottesloe Beach and the recently completed Eric Street Shared Path runs from Curtin Avenue to Marine Parade. The Sunset Coast route is a high-quality shared path and runs north-south along West Coast Highway.

Both sides of Jarrad Street, Napoleon Street and Station Street, as well as Forrest Street and Bryan Way are identified as shared paths, as well as the path along the western side of Stirling Highway. Forrest Street, Railway Street, Grant Street and Kathleen Street are identified as streets with a 'Good Road Riding Environment' typically characterised as streets with low volume, low speed traffic. Grant Street, Eric Street and Curtin Avenue have a bicycle lane or sealed shoulder, and Eric Street is included within the Perth Bicycle Network NW route 16.

LONG TERM CYCLE NETWORK

Between 2018-2020 the Department of Transport worked with 33 local governments across Perth and Peel on the Long Term Cycle Network (LTCN) project. The LTCN project has been a collaboration between State and local governments to agree on an aspirational network of bicycle routes that link parks, schools, community facilities and transport services, to make cycling a convenient and viable option for more people and more journeys. In April 2020 the Town of Cottesloe endorsed their LTCN. From July 2020 the LTCN has been eligible for local governments to seek grant funding support from the Department of Transport to deliver bicycle infrastructure on the identified routes.

The LTCN routes relevant to the Town of Cottesloe are shown in **Figure 33**. The existing PSP along the Fremantle Line is identified as a Primary Route as well as the existing High-Quality Shared Path along the coast. Eric Street is shown as a Secondary Route. The LTCN provided the catalyst and funding for the progression of the Eric Street Shared Path project which was approved by Council in 2020 and completed in 2023, connecting the Fremantle Line PSP to the Cottesloe Beach coastal Primary Route.

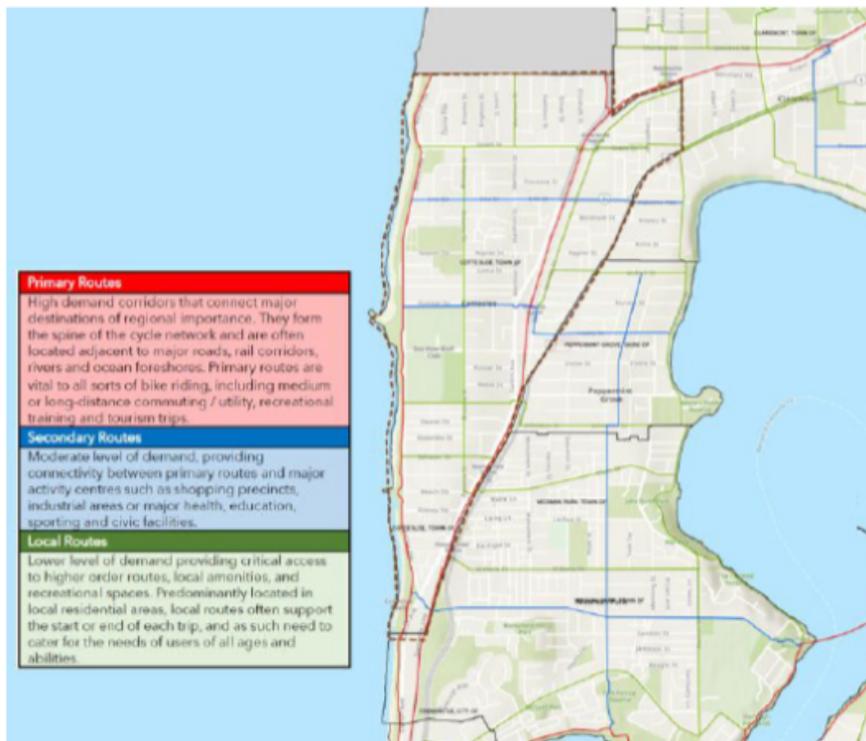


Figure 33: Long Term Cycle Network for Town of Cottesloe

Source: Department of Transport

E-MOBILITY

The use of e-scooters has become increasingly popular with the advancement of technology alongside the convenience they offer in navigating distances that are not walkable as well as being a relatively inexpensive option for commuting. They are one of the fastest growing forms of mobility in the world, exceeded only by e-bikes. E-scooters don't require the same effort as traditional bikes, potentially mitigating the need for showers and change rooms at the end of trips when commuting. The State

PEDESTRIAN AMENITY

The DPLH Urban Tree Canopy Dashboard provides an interactive snapshot of the extent of tree canopy coverage across the Perth and Peel regions. The urban tree canopy is an essential part of creating healthy, liveable neighbourhoods, where more dense and mature tree canopies can support active travel along walking and cycling paths.

In 2020 (see **Figure 35**), the street blocks in the Town of Cottesloe had 16% canopy cover from trees over 3m tall, resulting in 84% of the street block area without any canopy cover. This has increased since 2018, where the street blocks had an average canopy cover of 15%. The Town performs better than the Perth Metropolitan area as a whole, where there is an average of 12% canopy cover from trees over 3m tall, in street blocks.

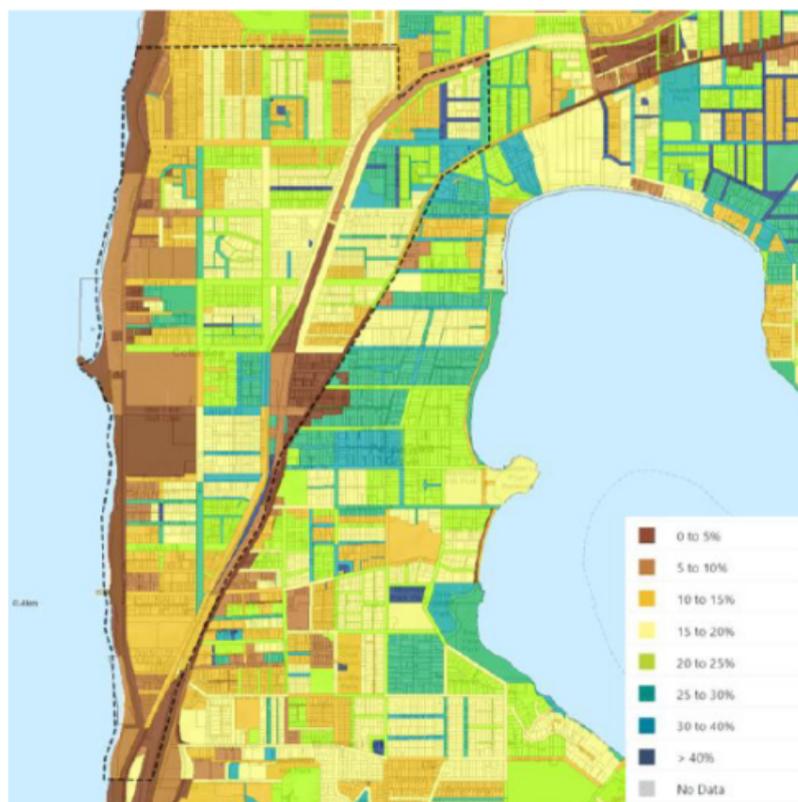


Figure 35: Urban Forest Mapping 2020

Source: DPLH

The change in canopy cover since 2014 has seen an overall increase, with canopy cover for:

- + parking increasing from 6% to 8%;
- + for roads 26% to 37%; and
- + for the street block, increasing from 18% to 20%.

Continuing this trajectory will be critical for the Town to sustain its identity as a leafy suburb, but also to offset urban heat island effects, increasing temperatures from climate change and to maintain air quality.

are required to ensure there are no fatalities or serious injuries for people walking and essentially formalises some pedestrian behaviour, which already occurs.

- + Creating dedicated high quality walking routes to each station and the Cottesloe Village District Centre would significantly improve access and address connectivity. This would include the provision of additional wayfinding, footpath widening, traffic calming and pedestrian priority crossings etc. where required. Corridors which connect to station precincts and the town centre which are likely to require upgrading and/or improvements include:
 - Grant Street (to Grant Street Station);
 - Jarrad Street (to the town centre);
 - Princes Street (to Mosman Park Station); and
 - McArthur Street (to Victoria Street Station).
- + Other streets with high potential for streetscape upgrades include: North Street and Marmion Street which are both utilised by locals and visitors attracted to the beach and local cafes.
- + In progressing any development of the station precincts to accommodate higher density residential community and/or mixed-use development, guaranteeing pedestrian priority across all roads and conflict points with vehicles would be a critical component to ensure safety, and to maximise walkability to the stations and wider Cottesloe area.
- + There is an opportunity to improve cycling facilities within the Town by designing facilities that consider the needs of a variety of riders with differing abilities and confidence levels. This will enable more accessible and comfortable facilities that encourage more active transport. Streets to upgrade should align with the Long Term Cycle Network.

transformers, feeders and power transformers in the next 10-15 years. Network load forecasts are to be reviewed yearly and if major upgrade projects are required, engagement with stakeholders including the Town will be performed in line with Western Power's current processes.

The Western Power substation located on reserve land adjacent to the railway at the corner of Curtin Avenue and Jarrad Street is intended to be upgraded from 66kv to 132kv within its site over the next few years. Containing the substation is important to consideration of relocating Curtin Avenue as a two-lane road between the site and the railway, as well as to minimising its impact on the amenity of nearby residences and the surrounding area, including the town centre and possible future development of public land on the western side of the railway. Relocation of the substation is an option only if an alternative site is available and the substantial cost could be met. The treatment of the perimeter of the substation with security walling/fencing and landscaping is important to the urban design and amenity of the locality.

UTILITIES ISSUES AND OPPORTUNITIES

- + There is capacity within the Town of Cottesloe to accommodate its urban infill target without major upgrades to utilities and services. External services (Western Power, ATCO gas) will monitor ongoing usage and execute long term plans to progressively upgrade infrastructure. Many of these upgrades are dependent on funding availability.
- + Opportunity to expand access to E-Vehicle charging stations.
- + Opportunity to collaborate with Water Corporation to combine water infrastructure upgrades with streetscape upgrades.
- + To increase the sustainability of increase energy use in the Town there is a significant opportunity for the Town to increased its generation and storage capacity of renewable energy. This may include the consideration of: Community batteries; solar panels or farms; and LED street light replacement.

ACRONYMS AND ABBREVIATIONS

AAGR	Average Annual Growth Rate
ABS	Australian Bureau of Statistics
BRMP	Bushfire Risk Management Plan
CCA	Cottesloe Coastcare Association
CHRMAP	Coastal Hazard Risk Management and Adaptation Plan
CSRF	Central Sub-Regional Framework
CVDC	Cottesloe Village District Centre
CVPSP	Cottesloe Village Precinct Structure Plan
COVID-19	Coronavirus
DC Policy	Development Control Policy
DoT	Department of Transport
DPLH	Department of Planning Lands and Heritage
HCWA	Heritage Council of Western Australia
LDP	Local Development Plan
LGA	Local Government Area
LNA	Local Natural Area
LPP	Local Planning Policy
LPS	Town of Cottesloe Local Planning Strategy
LPS3	Town of Cottesloe Local Planning Scheme No.3
LPS4	Town of Cottesloe Local Planning Scheme No.4
POS	Public Open Space
PSP	Precinct Structure Plan
MRWA	Main Roads WA
MLP	Market Led Proposal
NAMP	Natural Areas Management Plan
OP	Operational Policy
PP3.5	Perth and Peel @ 3.5 million
RAP	Reconciliation Action Plan
REIWA	Real Estate Institute of Western Australia
SCA	Special Control Area
SEIFA	Socio-Economic Indexes for Areas
SPP	State Planning Policy
TOD	Transit Oriented Development
WA	Western Australia

.id for Town of Victoria Park (2016) *Local Planning Strategy Appendix 5- Analysis of housing consumption and opportunities* <https://www.victoriapark.wa.gov.au/documents/354/lps-appendix-5-analysis-of-housing-consumption-and-opportunities>

Hames Sharley (October 2023) *Community Needs Analysis Report [Draft Rev B]*

Stantec (May 2023) *Town of Cottesloe CHRMAP – Chapter Report: Risk Identification*

Syrinx (March 2023) *Natural Areas Condition Assessment Summary Report*

Town of Cottesloe (2022). *Minutes of Ordinary Council Meeting – Tuesday 24 May 2022* <https://www.cottesloe.wa.gov.au/council-meetings/ordinary-council-meeting/24-may-2022-ordinary-council-meeting/302/documents/minutes-ordinary-council-meeting-24-may-2022-confirmed-and-signed.pdf>

SGS Economics & Planning (2016) *Boroondara Housing Capacity Analysis* https://www.planning.vic.gov.au/_data/assets/pdf_file/0018/9414/City-of-Boroondara-Expert-Evidence-Boroondara-Housing-Capacity-Analysis.pdf

UDLA (2019) *Public Open Space and Playground Strategy* https://www.cottesloe.wa.gov.au/Profiles/cottesloe/Assets/ClientData/Public_open_space_and_playground_strategy_-_amended_-_UDLA.pdf

Whadjuk Trail Network (2019) *Wardun Beelieer Bidi* <https://whadjukwalkingtrails.org.au/trails/wardun-beelieer-bidi/>

Water Technology (July 2023) *Town of Cottesloe CHRMAP - Chapter Report: Vulnerability Analysis*



TECHNICAL APPENDIX B

Household expenditure in WA by spending category, by income quintile, for 2015-16, is at **Table 30**.

Table 30: Weekly household expenditure in WA by spending category, by income quintile, 201516

	Gross Household Income Quintiles (\$)					All households (\$)
	Lowest	Second	Third	Fourth	Highest	
Current housing costs (selected dwelling)	145.11	233.12	322.51	334.04	431.85	293.45
Domestic fuel and power	24.93	33.52	44.36	43.74	56.00	40.20
Food and non-alcoholic beverages	123.19	171.77	234.52	287.11	371.32	237.33
Alcoholic beverages	13.94	27.24	29.26	36.61	47.19	30.82
Tobacco products	10.11	*12.51	13.63	12.05	*9.21	11.42
Clothing and footwear	17.13	21.36	47.11	45.50	78.63	41.66
Household furnishings and equipment	24.80	43.53	55.48	67.23	109.31	60.43
Household services and operation	*18.07	22.62	35.84	60.94	71.14	42.78
Medical care and health expenses	45.15	81.86	73.65	104.78	168.60	96.02
Transport	62.99	133.66	191.08	202.13	312.12	182.62
Communication	25.17	36.58	45.61	51.51	66.96	45.46
Recreation	68.83	110.84	159.26	225.85	325.25	177.32
Education	*5.69	*23.63	*23.04	**48.95	*136.02	49.84
Personal care	10.99	18.50	29.13	41.61	47.10	29.25
Miscellaneous goods and services	*35.68	59.65	80.35	114.35	194.65	96.05
Total goods and services expenditure	644.53	1,025.92	1,374.86	1,703.62	2,397.45	1,428.77

ABS Household Expenditure Survey, 2016.

As noted at **Table 14**, Cottesloe has a significantly higher income than the WA mean. **Table 31** indicates this higher income ratio.

Table 31: Comparison of income medians for WA and Cottesloe

Median Incomes	2016 Median	2021 Median
Western Australia	\$1,595	\$1,815
Cottesloe	\$2,631	\$3,303
Difference ratio	1.65	1.82

Source: FAR Lane analysis, 2023, based on ABS Census data for 2016 and 2021.

The 2016 difference ratio is used to project household expenditure in the Town of Cottesloe by spending category, by income quintile in 201516, at 8.

130 TOWN OF COTTESLOE LOCAL PLANNING STRATEGY - PART 2

Household furnishings and equipment	2,670.56	4,687.49	5,974.31	7,239.60	11,770.94	6,507.34
Household services and operation	1,945.85	2,435.81	3,859.40	6,562.26	7,660.64	4,606.72
Medical care and health expenses	4,861.93	8,815.01	7,930.93	11,283.13	18,155.52	10,339.82
Transport	6,783.02	14,393.05	20,576.26	21,766.17	33,610.33	19,665.25
Communication	2,710.41	3,939.08	4,911.47	5,546.80	7,210.52	4,895.32
Recreation	7,411.89	11,935.70	17,149.76	24,320.43	35,024.23	19,094.53
Education	612.72	2,544.57	2,481.04	5,271.13	14,647.18	5,366.97
Personal care	1,183.45	1,992.15	3,136.84	4,480.73	5,071.92	3,149.76
Miscellaneous goods and services	3,842.17	6,423.35	8,652.41	12,313.67	20,960.69	10,343.05
Total goods and services expenditure	69,405.58	110,475.18	148,050.44	183,452.64	258,167.04	153,855.69

Source: FAR Lane analysis, 2023.

The number of households per income quintile in Cottesloe is at **Table 35**.

Table 35: Households per income quintile in Cottesloe

Income quintile	# Households per income quintile
1st	344
2nd	374
3rd	190
4th	275
5th	1,021

Source: FAR Lane analysis 2023, based on ABS Household Expenditure Survey 2016.

Table 36 uses data in **Table 34** and **Table 35** to calculate the total expenditure for all households in the Town of Cottesloe by spending category, by income quintile, for 2021.

Table 36: Total expenditure for all households in the Town of Cottesloe by spending category, by income quintile, 2021

	Gross household income quintiles					All households
	Lowest	Second	Third	Fourth	Highest	
Current housing costs (selected dwelling)	5,375,353.31	9,388,633.08	6,584,650.80	9,906,349.38	47,479,910.97	78,734,897.54
Domestic fuel and power	923,489.48	1,349,978.47	905,693.19	1,297,161.18	6,156,941.10	10,633,263.42
Food and non-alcoholic beverages	4,563,364.17	6,917,834.18	4,788,168.76	8,514,584.99	40,824,917.31	65,608,869.41
Alcoholic beverages	516,383.61	1,097,058.88	597,398.17	1,085,712.64	5,188,322.33	8,484,875.62
Tobacco products	374,507.77	503,825.50	278,282.19	357,356.93	1,012,596.92	2,526,569.31
Clothing and footwear	634,551.73	860,248.81	961,839.63	1,349,356.06	8,645,004.98	12,451,001.21
Household furnishings and equipment	918,673.85	1,753,119.41	1,132,728.99	1,993,784.78	12,018,129.14	17,816,436.17
Household services and operation	669,372.44	910,993.82	731,741.29	1,807,247.43	7,821,514.11	11,940,869.09
Medical care and health expenses	1,672,505.01	3,296,814.96	1,503,703.86	3,107,374.23	18,536,790.53	28,117,188.59
Transport	2,333,357.49	5,382,998.87	3,901,259.11	5,994,403.07	34,316,151.01	51,928,169.54



TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.7C:
ATTACHMENT (C) EXTENT OF 800M
IMPROVEMENT PLANS AND LPS**

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.9A:
ATTACHMENT A - LOW COST URSP 85% DETAILED
DESIGN**



Copyright Reserved

The Copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden. The Client(s) shall remain responsible for all dimensions. Do not scale the drawing, any error or omissions shall be reported to Stantec, without delay.

Colour Disclaimer
 All drawings have been documented in colour. This drawing is prepared in black and white. Failure to do so may result in loss of information. Black and white printing may be used for specific tasks and the documents have been obtained from Stantec.

PKA BMS DESIGN	JW	MT	2023.09.24
PKA BMS BMS DESIGN	EL <td>MT <td>2023.06.26</td> </td>	MT <td>2023.06.26</td>	2023.06.26
PKA DRN DESIGN	EL <td>MT <td>2023.06.11</td> </td>	MT <td>2023.06.11</td>	2023.06.11
PKA SIG & CLM DESIGN	EL <td>MT <td>2023.05.29</td> </td>	MT <td>2023.05.29</td>	2023.05.29
Issued/Revision	By	App'd	YYYY.MM.DD

Coordinate System				
Datum MGA2020				
Zone	PR	MT	MT	2023.09.24
Issue Status	Design	Reviewed	Approved	YYYY.MM.DD

**A3
AUTHORIZED FOR
DESIGN DEVELOPMENT**

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project Logo



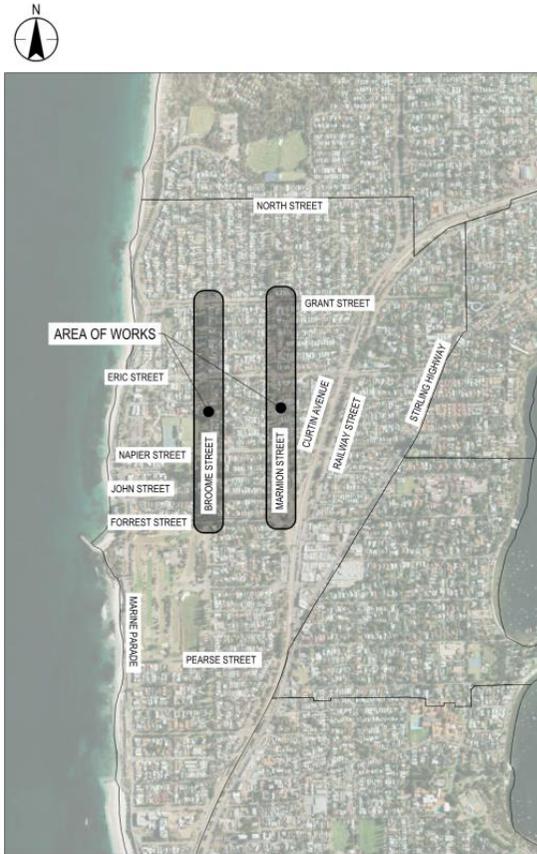
Client/Project
TOWN OF COTTESLOE
LOW COST URBAN ROAD SAFETY PROGRAM
 TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION ST)

Title
DRAWING INDEX

Project No. 30505581	Scale N:1.5
Revision P04	Drawing No. 305005581-STN-01-213-DR-CI-000002

DRAWING INDEX:

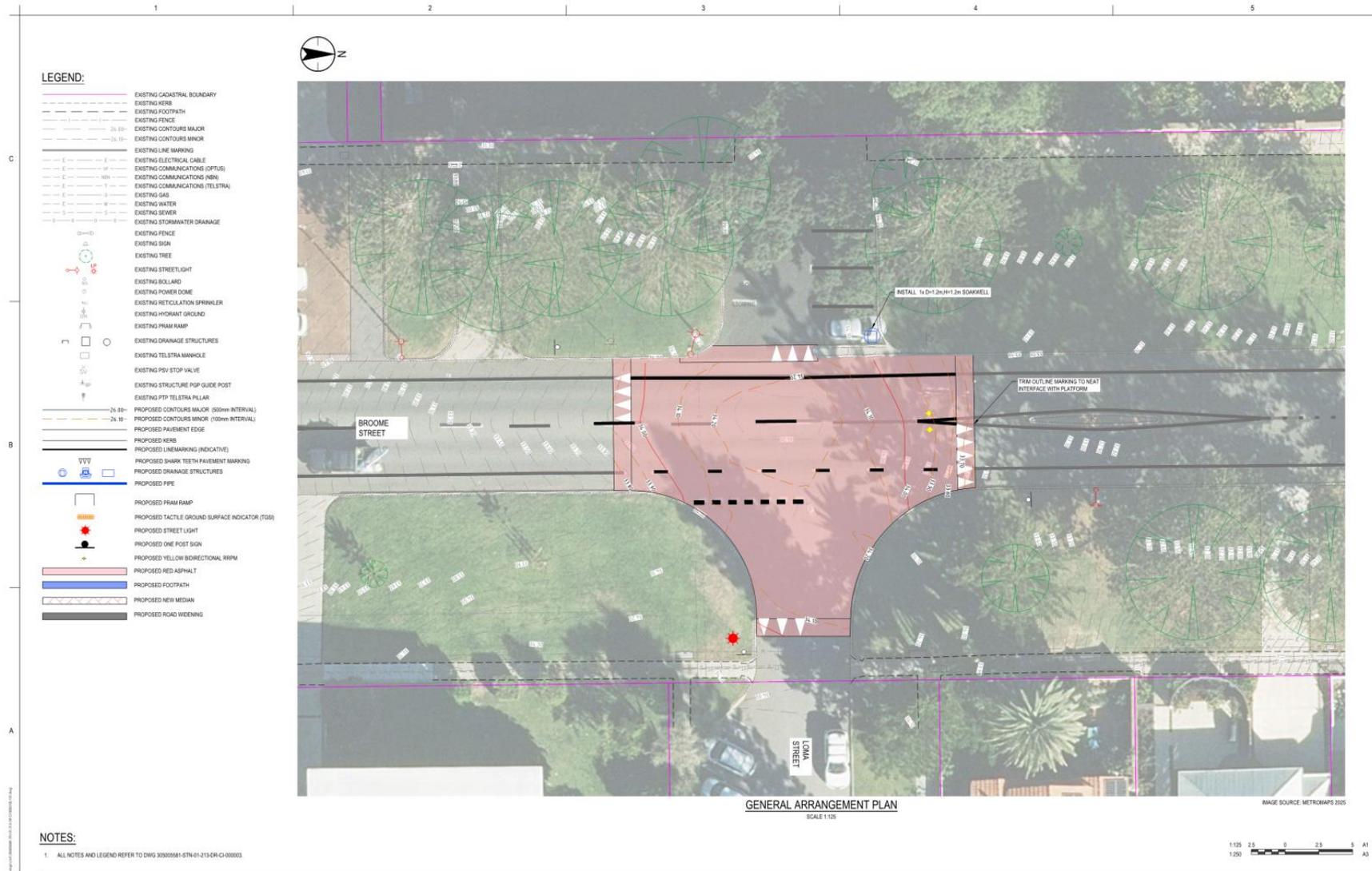
305005581-STN-01-213-DR-CI-000001	COVER SHEET
305005581-STN-01-213-DR-CI-000002	DRAWING INDEX AND LOCALITY PLAN
305005581-STN-01-213-DR-CI-000003	GENERAL NOTES & LEGEND
TYPICAL SECTIONS	
305005581-STN-01-213-DR-CI-000010	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 1 OF 8
305005581-STN-01-213-DR-CI-000011	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 2 OF 8
305005581-STN-01-213-DR-CI-000012	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 3 OF 8
305005581-STN-01-213-DR-CI-000013	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 4 OF 8
305005581-STN-01-213-DR-CI-000014	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 5 OF 8
305005581-STN-01-213-DR-CI-000015	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 6 OF 8
305005581-STN-01-213-DR-CI-000016	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 7 OF 8
305005581-STN-01-213-DR-CI-000017	GENERAL ARRANGEMENT PLAN BROOME ST SHEET 8 OF 8
GENERAL ARRANGEMENT PLAN MARMION ST SHEET 1 OF 7	
305005581-STN-01-213-DR-CI-000108	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 2 OF 7
305005581-STN-01-213-DR-CI-000109	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 3 OF 7
305005581-STN-01-213-DR-CI-000110	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 4 OF 7
305005581-STN-01-213-DR-CI-000111	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 5 OF 7
305005581-STN-01-213-DR-CI-000112	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 6 OF 7
305005581-STN-01-213-DR-CI-000113	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 6 OF 7
305005581-STN-01-213-DR-CI-000114	GENERAL ARRANGEMENT PLAN MARMION ST SHEET 7 OF 7
DEMOLITION PLAN BROOME ST SHEET 1 OF 4	
305005581-STN-01-213-DR-CI-000200	DEMOLITION PLAN BROOME ST SHEET 2 OF 4
305005581-STN-01-213-DR-CI-000201	DEMOLITION PLAN BROOME ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000202	DEMOLITION PLAN BROOME ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000203	DEMOLITION PLAN BROOME ST SHEET 4 OF 4
DEMOLITION PLAN MARMION ST SHEET 1 OF 4	
305005581-STN-01-213-DR-CI-000204	DEMOLITION PLAN MARMION ST SHEET 2 OF 4
305005581-STN-01-213-DR-CI-000205	DEMOLITION PLAN MARMION ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000206	DEMOLITION PLAN MARMION ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000207	DEMOLITION PLAN MARMION ST SHEET 4 OF 4
EXISTING SERVICES PLAN BROOME ST SHEET 1 OF 4	
305005581-STN-01-213-DR-CI-000301	EXISTING SERVICES PLAN BROOME ST SHEET 2 OF 4
305005581-STN-01-213-DR-CI-000302	EXISTING SERVICES PLAN BROOME ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000303	EXISTING SERVICES PLAN BROOME ST SHEET 4 OF 4
EXISTING SERVICES PLAN MARMION ST SHEET 1 OF 4	
305005581-STN-01-213-DR-CI-000304	EXISTING SERVICES PLAN MARMION ST SHEET 2 OF 4
305005581-STN-01-213-DR-CI-000305	EXISTING SERVICES PLAN MARMION ST SHEET 3 OF 4
305005581-STN-01-213-DR-CI-000306	EXISTING SERVICES PLAN MARMION ST SHEET 4 OF 4
305005581-STN-01-213-DR-CI-000307	EXISTING SERVICES PLAN MARMION ST SHEET 4 OF 4
VEHICLE MOVEMENT PLAN 8.8m SHEET 1 OF 6	
305005581-STN-01-213-DR-CI-000400	VEHICLE MOVEMENT PLAN 8.8m SHEET 2 OF 6
305005581-STN-01-213-DR-CI-000401	VEHICLE MOVEMENT PLAN 12.5m SHEET 3 OF 6
305005581-STN-01-213-DR-CI-000402	VEHICLE MOVEMENT PLAN 12.5m SHEET 4 OF 6
305005581-STN-01-213-DR-CI-000403	VEHICLE MOVEMENT PLAN 19.5m SHEET 5 OF 6
305005581-STN-01-213-DR-CI-000404	VEHICLE MOVEMENT PLAN 19.5m SHEET 6 OF 6
305005581-STN-01-213-DR-CI-000405	VEHICLE MOVEMENT PLAN 19.5m SHEET 6 OF 6
SIGN AND LINE MARKING PLAN BROOME ST SHEET 1 OF 8	
305005581-STN-01-213-DR-CI-000500	SIGN AND LINE MARKING PLAN BROOME ST SHEET 2 OF 8
305005581-STN-01-213-DR-CI-000501	SIGN AND LINE MARKING PLAN BROOME ST SHEET 3 OF 8
305005581-STN-01-213-DR-CI-000502	SIGN AND LINE MARKING PLAN BROOME ST SHEET 4 OF 8
305005581-STN-01-213-DR-CI-000503	SIGN AND LINE MARKING PLAN BROOME ST SHEET 5 OF 8
305005581-STN-01-213-DR-CI-000504	SIGN AND LINE MARKING PLAN BROOME ST SHEET 6 OF 8
305005581-STN-01-213-DR-CI-000505	SIGN AND LINE MARKING PLAN BROOME ST SHEET 7 OF 8
305005581-STN-01-213-DR-CI-000506	SIGN AND LINE MARKING PLAN BROOME ST SHEET 8 OF 8
305005581-STN-01-213-DR-CI-000507	SIGN AND LINE MARKING PLAN BROOME ST SHEET 8 OF 8
SIGN AND LINE MARKING PLAN MARMION ST SHEET 1 OF 7	
305005581-STN-01-213-DR-CI-000508	SIGN AND LINE MARKING PLAN MARMION ST SHEET 2 OF 7
305005581-STN-01-213-DR-CI-000509	SIGN AND LINE MARKING PLAN MARMION ST SHEET 3 OF 7
305005581-STN-01-213-DR-CI-000510	SIGN AND LINE MARKING PLAN MARMION ST SHEET 4 OF 7
305005581-STN-01-213-DR-CI-000511	SIGN AND LINE MARKING PLAN MARMION ST SHEET 5 OF 7
305005581-STN-01-213-DR-CI-000512	SIGN AND LINE MARKING PLAN MARMION ST SHEET 6 OF 7
305005581-STN-01-213-DR-CI-000513	SIGN AND LINE MARKING PLAN MARMION ST SHEET 7 OF 7
305005581-STN-01-213-DR-CI-000514	SIGN AND LINE MARKING PLAN MARMION ST SHEET 7 OF 7
DRAINAGE	
200231-091	DRAINAGE TEN & SEN
200231-094	DRAINAGE TGT & SGT
200231-122	ASPHALT TRANSITION DETAILS FOR DRAINAGE STRUCTURES
9331-0376	KERB TYPES
9331-0377	KERB TREATMENTS
SIGNS AND PAVEMENT MARKING	
200431-0002	PAVEMENT MARKING STOP AND GIVE WAY LINES
202131-0030	RAISED SAFETY PLATFORM - SHARK TEETH PAVEMENT MARKING
9931-0198	PAVEMENT MARKING LINE TYPES PDF



LOCALITY PLAN
 NOT TO SCALE

IMAGE SOURCE: METROMAPS 2025





1:125 0 2.5 5 A1
 1:250 0 2.5 5 A3
 1:125 0 2.5 5 A1
 1:250 0 2.5 5 A3

NOTES:
 1. ALL NOTES AND LEGEND REFER TO DWG 305005581-STN-01-213-DR-CI-000003.

Issue/Revision	By	App'd	Date
PRO 400E DESIGN	AW	AK	2025-09-26
PRO 400E SITE DESIGN	AW	AK	2025-07-30
PRO 400E SITE DESIGN	AW	AK	2025-06-20
PRO 400E DESIGN	AW	AK	2025-04-11
PRO 400E DESIGN	AW	AK	2025-03-22
PRO 400E DESIGN	AW	AK	2025-03-22
Issued/Revision	By	App'd	YYYY-MM-DD

Issue Status
A3
AUTHORIZED FOR DESIGN DEVELOPMENT
 This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.

Coordinate System
 Datum: NGA2020
 Colour Disclaimer
 This drawing has been documented in colour. The drawing is intended to be printed in colour. Failure to do so may result in loss of information. Best practice is to print this drawing in colour. If you are unable to print in colour, the drawing will be printed in black and white. The drawing will be printed in black and white if you are unable to print in colour.

Stantec
 Copyright Reserved
 The copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that intended by Stantec is prohibited.
 The copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that intended by Stantec is prohibited.

Client/Project Logo
 Town of Cottesloe

Client/Project
 TOWN OF COTTESLOE
 LOW COST URBAN ROAD SAFETY PROGRAM
 TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)

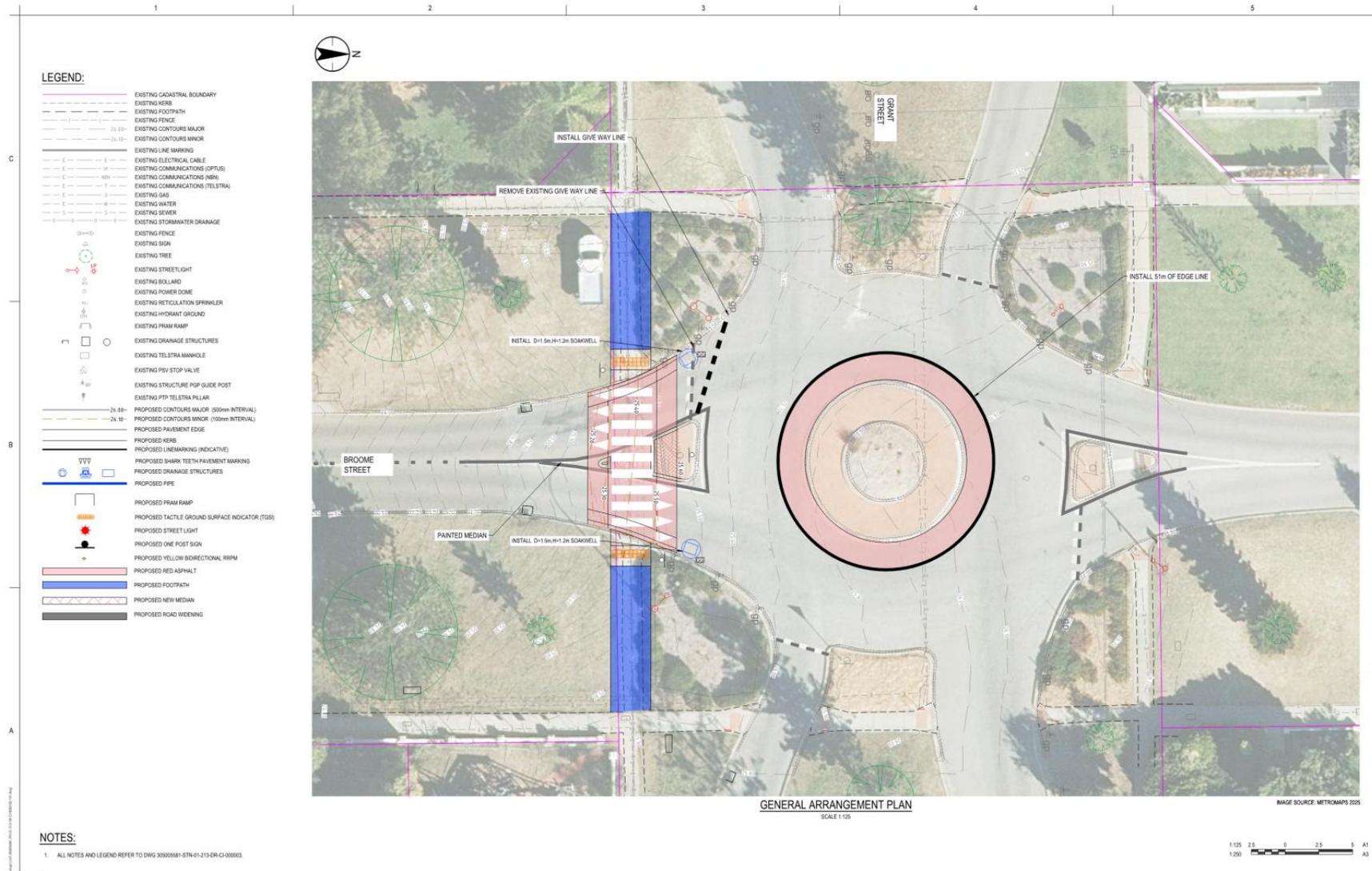
TRM GENERAL ARRANGEMENT PLAN
 BROOME STREET SHEET 3 OF 8
 Project No. 305005581
 Scale of A1 1:125
 Revision P05
 Drawing No. 305005581-STN-01-213-DR-CI-000102



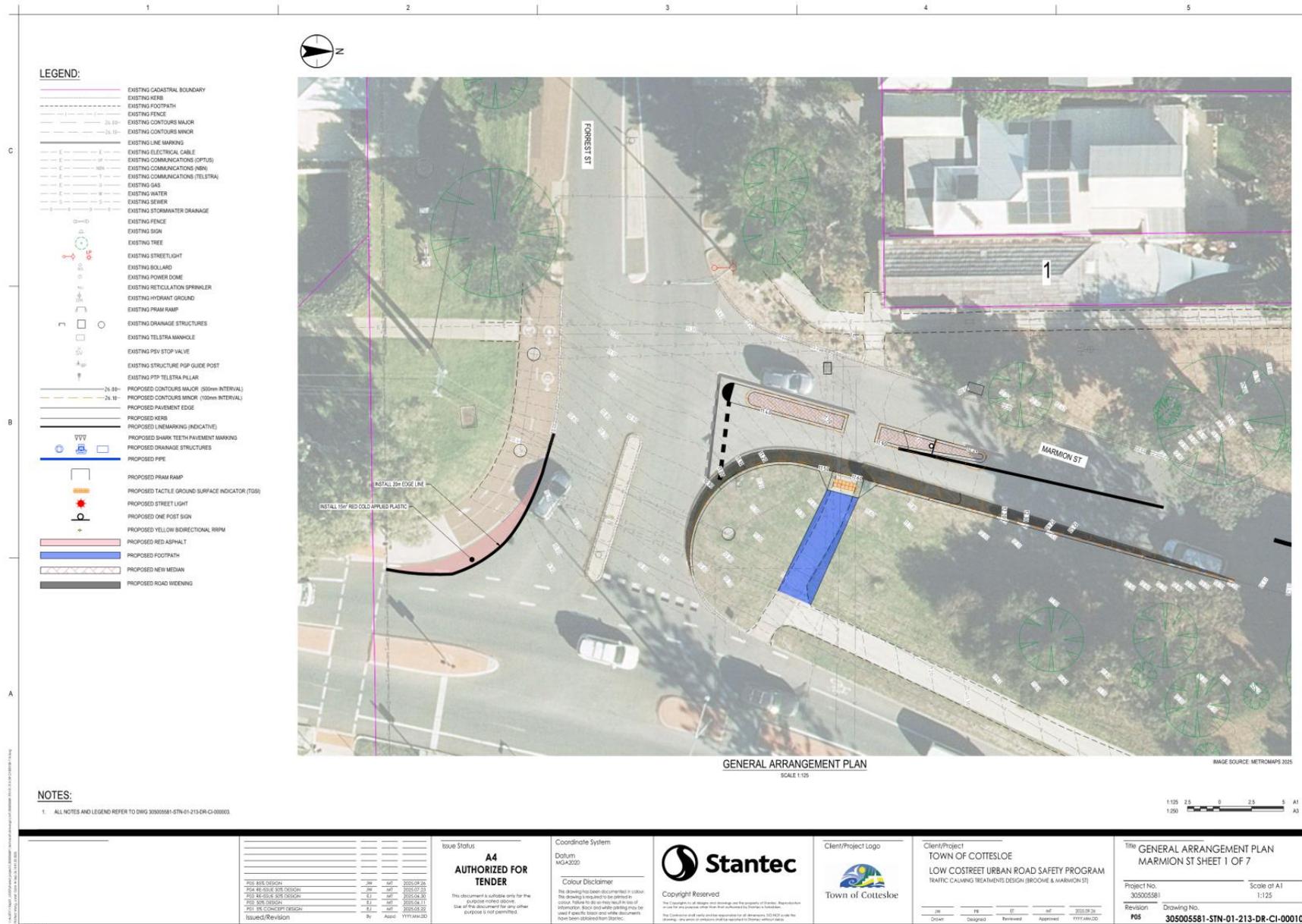
<table border="1"> <thead> <tr> <th>Issue/Revision</th> <th>By</th> <th>App'd</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PRO 4000 DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 41-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 42-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 43-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 44-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 45-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 46-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 47-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 48-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 49-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 50-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 51-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 52-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 53-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 54-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 55-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 56-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 57-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 58-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 59-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 60-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 61-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 62-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 63-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 64-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 65-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 66-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 67-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 68-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 69-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 70-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 71-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 72-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 73-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 74-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 75-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 76-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 77-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 78-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 79-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 80-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 81-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 82-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 83-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 84-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 85-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 86-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 87-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 88-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 89-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 90-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 91-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 92-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 93-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 94-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 95-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 96-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 97-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 98-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 99-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 100-0000 SITE DESIGN</td> <td>AW</td> <td>AK</td> <td>2025-09-26</td> </tr> </tbody> </table>	Issue/Revision	By	App'd	Date	PRO 4000 DESIGN	AW	AK	2025-09-26	PRO 41-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 42-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 43-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 44-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 45-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 46-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 47-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 48-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 49-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 50-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 51-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 52-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 53-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 54-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 55-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 56-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 57-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 58-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 59-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 60-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 61-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 62-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 63-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 64-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 65-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 66-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 67-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 68-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 69-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 70-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 71-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 72-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 73-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 74-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 75-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 76-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 77-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 78-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 79-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 80-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 81-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 82-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 83-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 84-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 85-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 86-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 87-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 88-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 89-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 90-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 91-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 92-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 93-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 94-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 95-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 96-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 97-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 98-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 99-0000 SITE DESIGN	AW	AK	2025-09-26	PRO 100-0000 SITE DESIGN	AW	AK	2025-09-26	<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: MGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is intended to be printed in black and white. The client is responsible for ensuring that the drawing is printed in colour. The client is responsible for ensuring that the drawing is printed in colour. The client is responsible for ensuring that the drawing is printed in colour.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>	<p>TRM GENERAL ARRANGEMENT PLAN BROOME STREET SHEET 5 OF 8</p> <p>Project No. 305005581 Scale of A1 Revision P05 Drawing No. 305005581-STN-01-213-DR-CI-000104</p>
Issue/Revision	By	App'd	Date																																																																																																																																																																																																																																																										
PRO 4000 DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 41-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 42-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 43-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 44-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 45-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 46-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 47-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 48-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 49-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 50-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 51-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 52-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 53-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 54-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 55-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 56-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 57-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 58-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 59-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 60-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 61-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 62-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 63-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 64-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 65-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 66-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 67-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 68-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 69-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 70-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 71-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 72-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 73-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 74-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 75-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 76-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 77-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 78-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 79-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 80-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 81-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 82-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 83-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 84-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 85-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 86-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 87-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 88-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 89-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 90-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 91-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 92-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 93-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 94-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 95-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 96-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 97-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 98-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 99-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										
PRO 100-0000 SITE DESIGN	AW	AK	2025-09-26																																																																																																																																																																																																																																																										



<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.</p>		<p>Coordinate System</p> <p>Datum: NGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawings are required to be printed in colour. Failure to do so may result in loss of information. Good practice is printing and for best results, please use the original documents. All documents have been obtained from Stantec.</p>		<p>Client/Project Logo</p> <p>Stantec</p> <p>Copyright Reserved</p> <p>Town of Cottesloe</p>		<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>		<p>Town GENERAL ARRANGEMENT PLAN BROOME STREET SHEET 7 OF 8</p> <p>Project No. 305005581 Scale of A1 1:125</p> <p>Revision P05 Drawing No. 305005581-STN-01-213-DR-CI-000106</p>																																																																																																																																																																																																																																																																																																																					
<table border="1"> <tr> <th>Issue/Revision</th> <th>By</th> <th>Date</th> </tr> <tr> <td>PRO 4816 DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0001 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0002 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0003 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0004 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0005 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0006 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0007 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0008 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0009 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0010 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0011 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0012 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0013 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0014 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0015 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0016 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0017 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0018 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0019 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0020 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0021 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0022 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0023 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0024 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0025 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0026 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0027 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0028 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0029 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0030 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0031 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0032 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0033 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0034 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0035 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0036 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0037 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0038 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0039 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0040 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0041 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0042 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0043 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0044 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0045 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0046 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0047 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0048 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0049 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0050 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0051 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0052 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0053 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0054 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0055 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0056 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0057 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0058 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0059 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0060 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0061 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0062 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0063 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0064 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0065 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0066 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0067 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0068 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0069 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0070 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0071 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0072 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0073 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0074 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0075 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0076 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0077 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0078 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0079 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0080 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0081 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0082 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0083 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0084 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0085 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0086 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0087 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0088 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0089 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0090 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0091 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0092 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0093 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0094 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0095 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0096 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0097 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0098 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0099 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-0100 SITE DESIGN</td> <td>AW</td> <td>2025-09-26</td> </tr> </table>	Issue/Revision	By	Date	PRO 4816 DESIGN	AW	2025-09-26	PRO 4816-0001 SITE DESIGN	AW	2025-09-26	PRO 4816-0002 SITE DESIGN	AW	2025-09-26	PRO 4816-0003 SITE DESIGN	AW	2025-09-26	PRO 4816-0004 SITE DESIGN	AW	2025-09-26	PRO 4816-0005 SITE DESIGN	AW	2025-09-26	PRO 4816-0006 SITE DESIGN	AW	2025-09-26	PRO 4816-0007 SITE DESIGN	AW	2025-09-26	PRO 4816-0008 SITE DESIGN	AW	2025-09-26	PRO 4816-0009 SITE DESIGN	AW	2025-09-26	PRO 4816-0010 SITE DESIGN	AW	2025-09-26	PRO 4816-0011 SITE DESIGN	AW	2025-09-26	PRO 4816-0012 SITE DESIGN	AW	2025-09-26	PRO 4816-0013 SITE DESIGN	AW	2025-09-26	PRO 4816-0014 SITE DESIGN	AW	2025-09-26	PRO 4816-0015 SITE DESIGN	AW	2025-09-26	PRO 4816-0016 SITE DESIGN	AW	2025-09-26	PRO 4816-0017 SITE DESIGN	AW	2025-09-26	PRO 4816-0018 SITE DESIGN	AW	2025-09-26	PRO 4816-0019 SITE DESIGN	AW	2025-09-26	PRO 4816-0020 SITE DESIGN	AW	2025-09-26	PRO 4816-0021 SITE DESIGN	AW	2025-09-26	PRO 4816-0022 SITE DESIGN	AW	2025-09-26	PRO 4816-0023 SITE DESIGN	AW	2025-09-26	PRO 4816-0024 SITE DESIGN	AW	2025-09-26	PRO 4816-0025 SITE DESIGN	AW	2025-09-26	PRO 4816-0026 SITE DESIGN	AW	2025-09-26	PRO 4816-0027 SITE DESIGN	AW	2025-09-26	PRO 4816-0028 SITE DESIGN	AW	2025-09-26	PRO 4816-0029 SITE DESIGN	AW	2025-09-26	PRO 4816-0030 SITE DESIGN	AW	2025-09-26	PRO 4816-0031 SITE DESIGN	AW	2025-09-26	PRO 4816-0032 SITE DESIGN	AW	2025-09-26	PRO 4816-0033 SITE DESIGN	AW	2025-09-26	PRO 4816-0034 SITE DESIGN	AW	2025-09-26	PRO 4816-0035 SITE DESIGN	AW	2025-09-26	PRO 4816-0036 SITE DESIGN	AW	2025-09-26	PRO 4816-0037 SITE DESIGN	AW	2025-09-26	PRO 4816-0038 SITE DESIGN	AW	2025-09-26	PRO 4816-0039 SITE DESIGN	AW	2025-09-26	PRO 4816-0040 SITE DESIGN	AW	2025-09-26	PRO 4816-0041 SITE DESIGN	AW	2025-09-26	PRO 4816-0042 SITE DESIGN	AW	2025-09-26	PRO 4816-0043 SITE DESIGN	AW	2025-09-26	PRO 4816-0044 SITE DESIGN	AW	2025-09-26	PRO 4816-0045 SITE DESIGN	AW	2025-09-26	PRO 4816-0046 SITE DESIGN	AW	2025-09-26	PRO 4816-0047 SITE DESIGN	AW	2025-09-26	PRO 4816-0048 SITE DESIGN	AW	2025-09-26	PRO 4816-0049 SITE DESIGN	AW	2025-09-26	PRO 4816-0050 SITE DESIGN	AW	2025-09-26	PRO 4816-0051 SITE DESIGN	AW	2025-09-26	PRO 4816-0052 SITE DESIGN	AW	2025-09-26	PRO 4816-0053 SITE DESIGN	AW	2025-09-26	PRO 4816-0054 SITE DESIGN	AW	2025-09-26	PRO 4816-0055 SITE DESIGN	AW	2025-09-26	PRO 4816-0056 SITE DESIGN	AW	2025-09-26	PRO 4816-0057 SITE DESIGN	AW	2025-09-26	PRO 4816-0058 SITE DESIGN	AW	2025-09-26	PRO 4816-0059 SITE DESIGN	AW	2025-09-26	PRO 4816-0060 SITE DESIGN	AW	2025-09-26	PRO 4816-0061 SITE DESIGN	AW	2025-09-26	PRO 4816-0062 SITE DESIGN	AW	2025-09-26	PRO 4816-0063 SITE DESIGN	AW	2025-09-26	PRO 4816-0064 SITE DESIGN	AW	2025-09-26	PRO 4816-0065 SITE DESIGN	AW	2025-09-26	PRO 4816-0066 SITE DESIGN	AW	2025-09-26	PRO 4816-0067 SITE DESIGN	AW	2025-09-26	PRO 4816-0068 SITE DESIGN	AW	2025-09-26	PRO 4816-0069 SITE DESIGN	AW	2025-09-26	PRO 4816-0070 SITE DESIGN	AW	2025-09-26	PRO 4816-0071 SITE DESIGN	AW	2025-09-26	PRO 4816-0072 SITE DESIGN	AW	2025-09-26	PRO 4816-0073 SITE DESIGN	AW	2025-09-26	PRO 4816-0074 SITE DESIGN	AW	2025-09-26	PRO 4816-0075 SITE DESIGN	AW	2025-09-26	PRO 4816-0076 SITE DESIGN	AW	2025-09-26	PRO 4816-0077 SITE DESIGN	AW	2025-09-26	PRO 4816-0078 SITE DESIGN	AW	2025-09-26	PRO 4816-0079 SITE DESIGN	AW	2025-09-26	PRO 4816-0080 SITE DESIGN	AW	2025-09-26	PRO 4816-0081 SITE DESIGN	AW	2025-09-26	PRO 4816-0082 SITE DESIGN	AW	2025-09-26	PRO 4816-0083 SITE DESIGN	AW	2025-09-26	PRO 4816-0084 SITE DESIGN	AW	2025-09-26	PRO 4816-0085 SITE DESIGN	AW	2025-09-26	PRO 4816-0086 SITE DESIGN	AW	2025-09-26	PRO 4816-0087 SITE DESIGN	AW	2025-09-26	PRO 4816-0088 SITE DESIGN	AW	2025-09-26	PRO 4816-0089 SITE DESIGN	AW	2025-09-26	PRO 4816-0090 SITE DESIGN	AW	2025-09-26	PRO 4816-0091 SITE DESIGN	AW	2025-09-26	PRO 4816-0092 SITE DESIGN	AW	2025-09-26	PRO 4816-0093 SITE DESIGN	AW	2025-09-26	PRO 4816-0094 SITE DESIGN	AW	2025-09-26	PRO 4816-0095 SITE DESIGN	AW	2025-09-26	PRO 4816-0096 SITE DESIGN	AW	2025-09-26	PRO 4816-0097 SITE DESIGN	AW	2025-09-26	PRO 4816-0098 SITE DESIGN	AW	2025-09-26	PRO 4816-0099 SITE DESIGN	AW	2025-09-26	PRO 4816-0100 SITE DESIGN	AW	2025-09-26	<table border="1"> <tr> <th>Drawn</th> <th>FR</th> <th>ET</th> <th>AW</th> <th>2025-09-26</th> </tr> <tr> <td>Drawn</td> <td>Design</td> <td>Reviewed</td> <td>Approved</td> <td>DATE</td> </tr> </table>	Drawn	FR	ET	AW	2025-09-26	Drawn	Design	Reviewed	Approved	DATE
Issue/Revision	By	Date																																																																																																																																																																																																																																																																																																																											
PRO 4816 DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0001 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0002 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0003 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0004 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0005 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0006 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0007 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0008 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0009 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0010 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0011 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0012 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0013 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0014 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0015 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0016 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0017 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0018 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0019 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0020 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0021 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0022 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0023 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0024 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0025 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0026 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0027 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0028 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0029 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0030 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0031 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0032 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0033 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0034 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0035 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0036 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0037 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0038 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0039 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0040 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0041 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0042 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0043 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0044 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0045 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0046 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0047 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0048 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0049 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0050 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0051 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0052 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0053 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0054 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0055 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0056 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0057 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0058 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0059 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0060 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0061 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0062 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0063 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0064 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0065 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0066 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0067 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0068 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0069 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0070 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0071 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0072 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0073 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0074 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0075 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0076 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0077 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0078 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0079 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0080 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0081 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0082 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0083 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0084 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0085 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0086 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0087 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0088 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0089 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0090 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0091 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0092 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0093 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0094 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0095 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0096 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0097 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0098 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0099 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
PRO 4816-0100 SITE DESIGN	AW	2025-09-26																																																																																																																																																																																																																																																																																																																											
Drawn	FR	ET	AW	2025-09-26																																																																																																																																																																																																																																																																																																																									
Drawn	Design	Reviewed	Approved	DATE																																																																																																																																																																																																																																																																																																																									

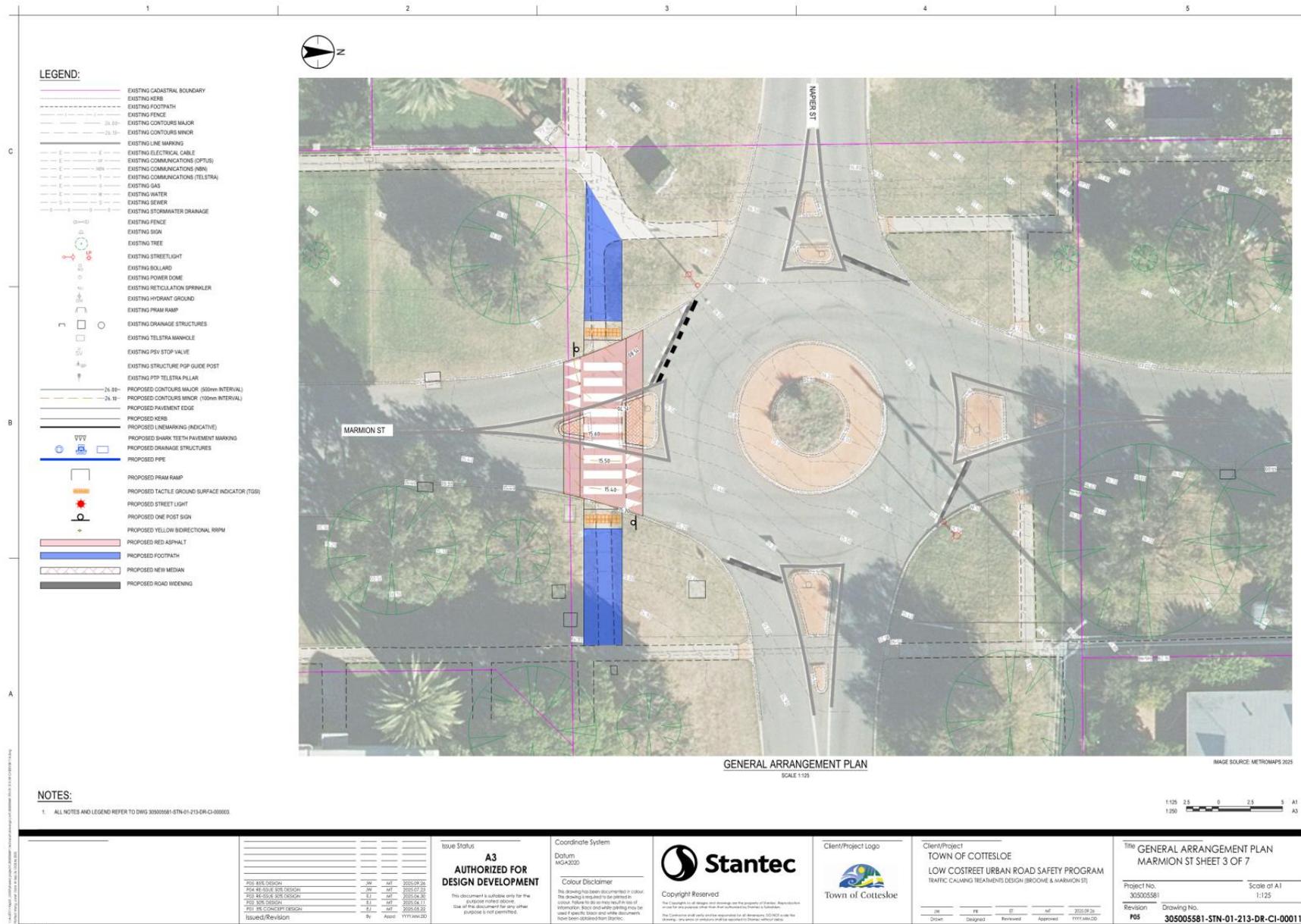


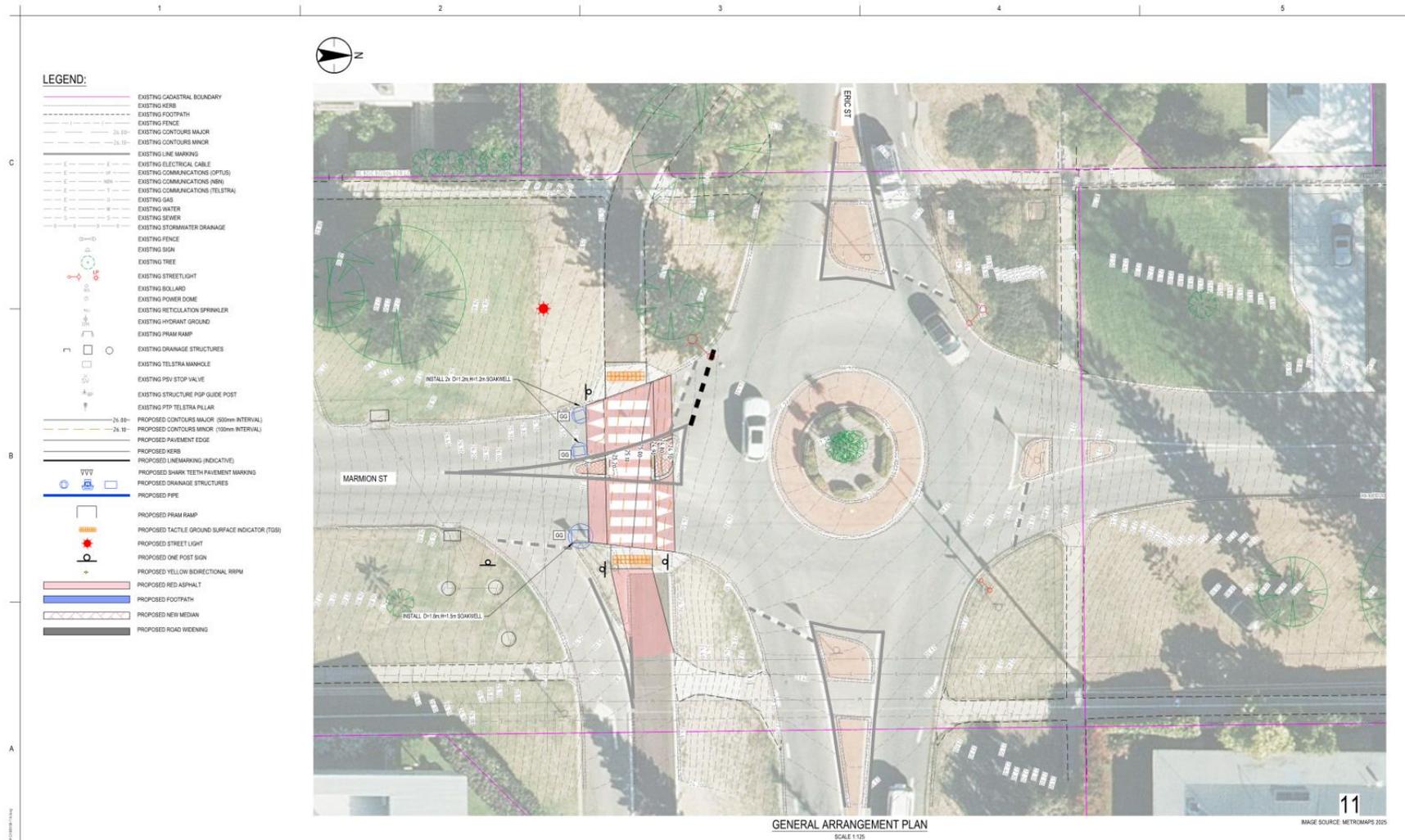
<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.</p>		<p>Coordinate System</p> <p>Datum: NGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Good practice is to print this drawing in colour. If you are unable to print in colour, please contact the author. The information and data are the property of Stantec. The information and data are the property of Stantec. The information and data are the property of Stantec.</p>		<p>Client/Project Logo</p> <p>Town of Cottesloe</p>		<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>		<p>Title</p> <p>GENERAL ARRANGEMENT PLAN BROOME STREET SHEET 8 OF 8</p>																																																																																																																																																																																																																																																																																																																																																																																																																							
<table border="1"> <thead> <tr> <th>Issue/Revision</th> <th>By</th> <th>App'd</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PRO 4816 DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 4816-001 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-07-20</td> </tr> <tr> <td>PRO 4816-002 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-08-20</td> </tr> <tr> <td>PRO 4816-003 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-04-11</td> </tr> <tr> <td>PRO 4816-004 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-005 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-006 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-007 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-008 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-009 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-010 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-011 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-012 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-013 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-014 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-015 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-016 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-017 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-018 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-019 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-020 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-021 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-022 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-023 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-024 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-025 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-026 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-027 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-028 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-029 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-030 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-031 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-032 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-033 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-034 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-035 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-036 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-037 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-038 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-039 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-040 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-041 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-042 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-043 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-044 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-045 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-046 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-047 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-048 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-049 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-050 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-051 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-052 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-053 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-054 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-055 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-056 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-057 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-058 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-059 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-060 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-061 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-062 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-063 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-064 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-065 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-066 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-067 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-068 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-069 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-070 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-071 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-072 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-073 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-074 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-075 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-076 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-077 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-078 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-079 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-080 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-081 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-082 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-083 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-084 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-085 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-086 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-087 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-088 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-089 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-090 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-091 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-092 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-093 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-094 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-095 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-096 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-097 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-098 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-099 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> <tr> <td>PRO 4816-100 SITE DESIGN</td> <td>AW</td> <td>AW</td> <td>2025-03-22</td> </tr> </tbody> </table>		Issue/Revision	By	App'd	Date	PRO 4816 DESIGN	AW	AW	2025-09-26	PRO 4816-001 SITE DESIGN	AW	AW	2025-07-20	PRO 4816-002 SITE DESIGN	AW	AW	2025-08-20	PRO 4816-003 SITE DESIGN	AW	AW	2025-04-11	PRO 4816-004 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-005 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-006 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-007 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-008 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-009 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-010 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-011 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-012 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-013 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-014 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-015 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-016 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-017 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-018 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-019 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-020 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-021 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-022 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-023 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-024 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-025 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-026 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-027 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-028 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-029 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-030 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-031 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-032 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-033 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-034 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-035 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-036 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-037 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-038 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-039 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-040 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-041 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-042 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-043 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-044 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-045 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-046 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-047 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-048 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-049 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-050 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-051 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-052 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-053 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-054 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-055 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-056 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-057 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-058 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-059 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-060 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-061 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-062 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-063 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-064 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-065 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-066 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-067 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-068 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-069 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-070 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-071 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-072 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-073 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-074 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-075 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-076 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-077 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-078 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-079 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-080 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-081 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-082 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-083 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-084 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-085 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-086 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-087 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-088 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-089 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-090 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-091 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-092 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-093 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-094 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-095 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-096 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-097 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-098 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-099 SITE DESIGN	AW	AW	2025-03-22	PRO 4816-100 SITE DESIGN	AW	AW	2025-03-22	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>		<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>		<p>Title</p> <p>GENERAL ARRANGEMENT PLAN BROOME STREET SHEET 8 OF 8</p>	
Issue/Revision	By	App'd	Date																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816 DESIGN	AW	AW	2025-09-26																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-001 SITE DESIGN	AW	AW	2025-07-20																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-002 SITE DESIGN	AW	AW	2025-08-20																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-003 SITE DESIGN	AW	AW	2025-04-11																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-004 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-005 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-006 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-007 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-008 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-009 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-010 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-011 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-012 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-013 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-014 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-015 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-016 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-017 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-018 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-019 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-020 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-021 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-022 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-023 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-024 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-025 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-026 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-027 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-028 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-029 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-030 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-031 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-032 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-033 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-034 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-035 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-036 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-037 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-038 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-039 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-040 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-041 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-042 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-043 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-044 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-045 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-046 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-047 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-048 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-049 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-050 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-051 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-052 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-053 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-054 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-055 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-056 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-057 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-058 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-059 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-060 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-061 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-062 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-063 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-064 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-065 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-066 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-067 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-068 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-069 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-070 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-071 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-072 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-073 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-074 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-075 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-076 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-077 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-078 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-079 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-080 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-081 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-082 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-083 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-084 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-085 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-086 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-087 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-088 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-089 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-090 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-091 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-092 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-093 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-094 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-095 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-096 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-097 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-098 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-099 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
PRO 4816-100 SITE DESIGN	AW	AW	2025-03-22																																																																																																																																																																																																																																																																																																																																																																																																																												
<p>Project No.</p> <p>305005581</p>		<p>Scale of A1</p> <p>1:125</p>		<p>Revision</p> <p>P05</p>		<p>Drawing No.</p> <p>305005581-STN-01-213-DR-CI-000107</p>																																																																																																																																																																																																																																																																																																																																																																																																																									





<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: MGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practice is printing this drawing in black and white. All documents have been obtained from Stantec.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION ST)</p>	<p>Town GENERAL ARRANGEMENT PLAN MARMION ST SHEET 2 OF 7</p> <p>Project No. 305005581 Scale of A1 1:125</p> <p>Revision P05 Drawing No. 305005581-STN-01-213-DR-CI-000109</p>
---	---	---	--	---

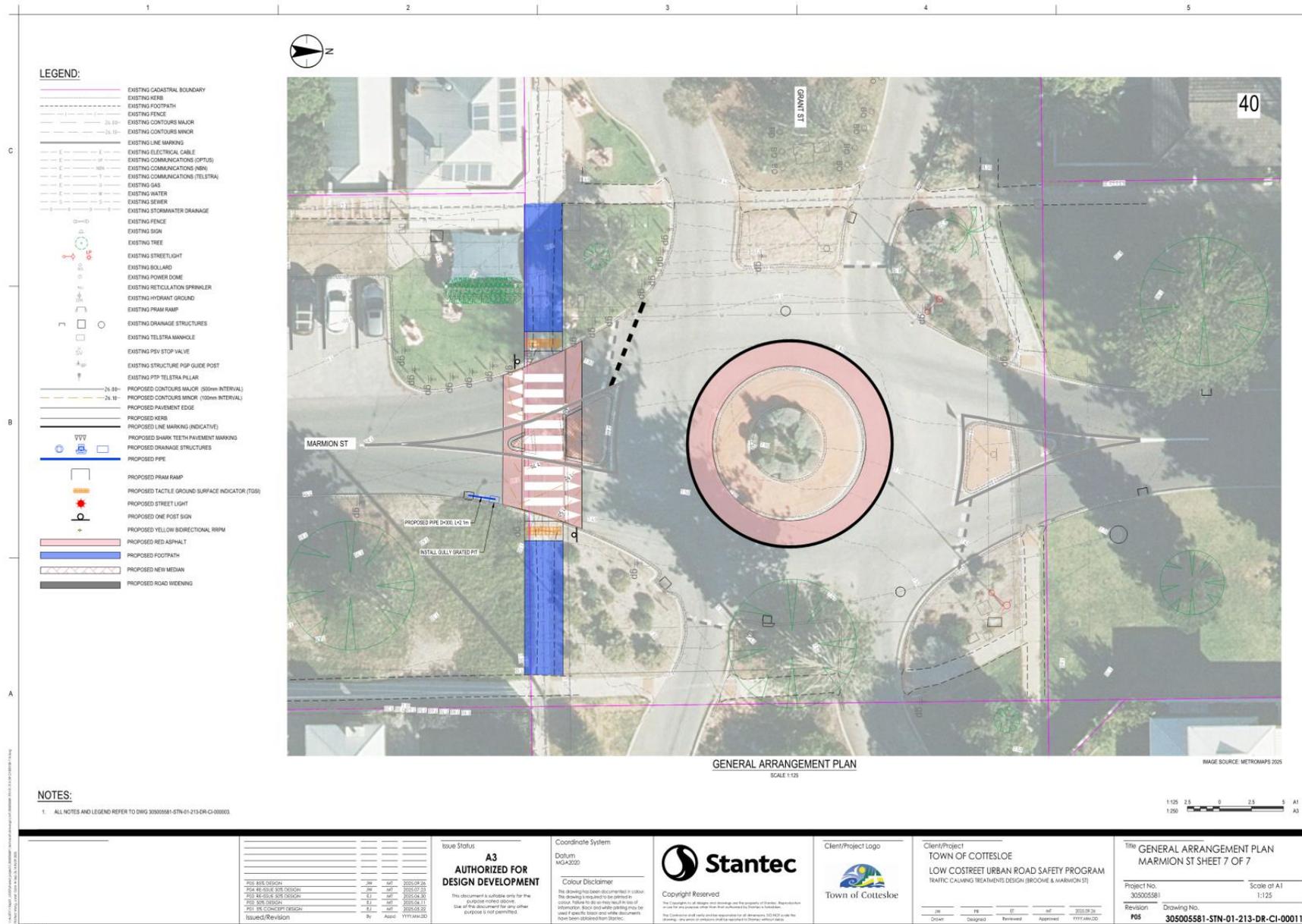


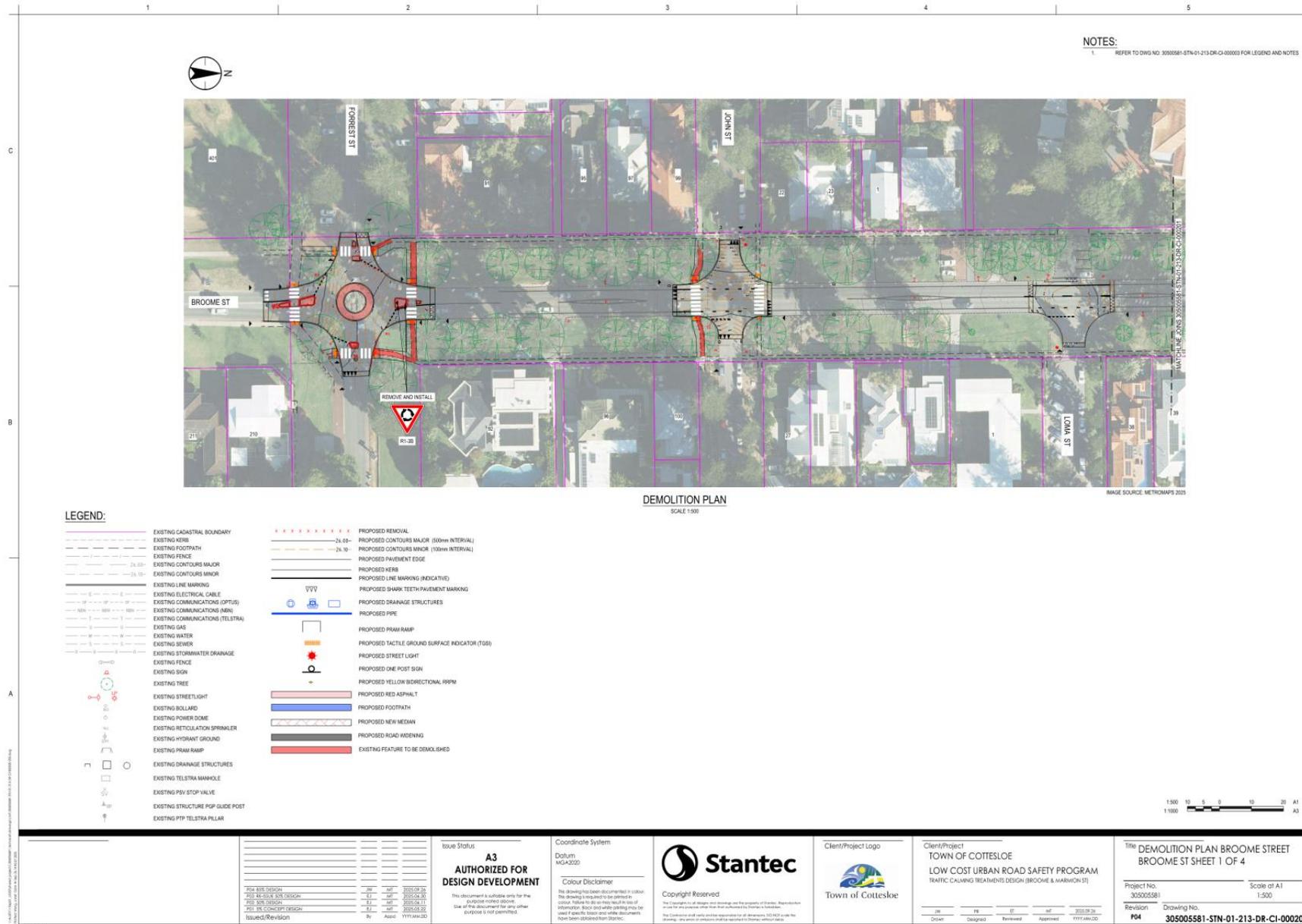


NOTES:
 1. ALL NOTES AND LEGEND REFER TO DWG 305005581-STN-01-213-DR-CI-00003.



<table border="1"> <thead> <tr> <th>Issue/Revision</th> <th>By</th> <th>App'd</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PRO 400E DESIGN</td> <td>AW</td> <td>AM</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 40-000E SITE DESIGN</td> <td>AW</td> <td>AM</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 40-000E SITE DESIGN</td> <td>AW</td> <td>AM</td> <td>2025-09-26</td> </tr> <tr> <td>PRO 30E DESIGN</td> <td>AW</td> <td>AM</td> <td>2025-04-11</td> </tr> <tr> <td>PRO 30E CONCEPT DESIGN</td> <td>AW</td> <td>AM</td> <td>2025-03-22</td> </tr> <tr> <td>Issued/Revision</td> <td>By</td> <td>App'd</td> <td>YYYY-MM-DD</td> </tr> </tbody> </table>	Issue/Revision	By	App'd	Date	PRO 400E DESIGN	AW	AM	2025-09-26	PRO 40-000E SITE DESIGN	AW	AM	2025-09-26	PRO 40-000E SITE DESIGN	AW	AM	2025-09-26	PRO 30E DESIGN	AW	AM	2025-04-11	PRO 30E CONCEPT DESIGN	AW	AM	2025-03-22	Issued/Revision	By	App'd	YYYY-MM-DD	<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System Datum NGA2011</p> <p>Colour Disclaimer This drawing has been documented in colour. The drawing is intended to be printed in colour. Failure to do so may result in loss of information. Best practices are being used to ensure that all critical information and details have been obtained from Stantec.</p>	<p>Stantec</p> <p>Copyright Reserved</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION ST)</p> <table border="1"> <thead> <tr> <th>DR</th> <th>FR</th> <th>ET</th> <th>APP</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>Drawn</td> <td>Designed</td> <td>Reviewed</td> <td>Approved</td> <td>2025-09-26</td> </tr> </tbody> </table>	DR	FR	ET	APP	DATE	Drawn	Designed	Reviewed	Approved	2025-09-26	<p>TOWN OF COTTESLOE GENERAL ARRANGEMENT PLAN MARMION ST SHEET 5 OF 7</p> <p>Project No. 305005581 Scale of A1 1:125</p> <p>Revision P04 Drawing No. 305005581-STN-01-213-DR-CI-000112</p>
Issue/Revision	By	App'd	Date																																									
PRO 400E DESIGN	AW	AM	2025-09-26																																									
PRO 40-000E SITE DESIGN	AW	AM	2025-09-26																																									
PRO 40-000E SITE DESIGN	AW	AM	2025-09-26																																									
PRO 30E DESIGN	AW	AM	2025-04-11																																									
PRO 30E CONCEPT DESIGN	AW	AM	2025-03-22																																									
Issued/Revision	By	App'd	YYYY-MM-DD																																									
DR	FR	ET	APP	DATE																																								
Drawn	Designed	Reviewed	Approved	2025-09-26																																								







NOTES:
1. REFER TO DWG NO. 30500581-STN-01-213-DR-CI-000003 FOR LEGEND AND NOTES

LEGEND:

	EXISTING CADASTRAL BOUNDARY		PROPOSED REMOVAL
	EXISTING KERB		PROPOSED CONTOURS MAJOR (500mm INTERVAL)
	EXISTING FOOTPATH		PROPOSED CONTOURS MINOR (100mm INTERVAL)
	EXISTING FENCE		PROPOSED PAVEMENT EDGE
	EXISTING CONTOURS MAJOR		PROPOSED KERB
	EXISTING CONTOURS MINOR		PROPOSED LINE MARKING (INDICATIVE)
	EXISTING LINE MARKING		PROPOSED SHARK TEETH PAVEMENT MARKING
	EXISTING ELECTRICAL CABLE		PROPOSED PIPE
	EXISTING COMMUNICATIONS (OPTUS)		PROPOSED PRAM RAMP
	EXISTING COMMUNICATIONS (NBN)		PROPOSED TACTILE GROUND SURFACE INDICATOR (TOBI)
	EXISTING COMMUNICATIONS (TELSTRA)		PROPOSED STREET LIGHT
	EXISTING GAS		PROPOSED ONE POST SIGN
	EXISTING WATER		PROPOSED YELLOW BIDIRECTIONAL RRPM
	EXISTING SEWER		PROPOSED RED ASPHALT
	EXISTING STORMWATER DRAINAGE		PROPOSED FOOTPATH
	EXISTING FENCE		PROPOSED NEW MEDIAN
	EXISTING SIGN		PROPOSED ROAD WIDENING
	EXISTING TREE		EXISTING FEATURE TO BE DEMOLISHED
	EXISTING STREETLIGHT		
	EXISTING BOLLARD		
	EXISTING POWER DOME		
	EXISTING RETICULATION SPRINKLER		
	EXISTING HYDRANT GROUND		
	EXISTING PRAM RAMP		
	EXISTING DRAINAGE STRUCTURES		
	EXISTING TELSTRA MANHOLE		
	EXISTING PSV STOP VALVE		
	EXISTING STRUCTURE POP GUIDE POST		
	EXISTING PTP TELSTRA PILLAR		

DEMOLITION PLAN
SCALE 1:500



1:500 Scale: 30500581-STN-01-213-DR-CI-000003
 1:1000 Scale: 30500581-STN-01-213-DR-CI-000003

<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: MGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practice is to print this document in specific colour and detail. Documents have been obtained from Stantec.</p>	<p>Client/Project Logo</p> <p>Copyright Reserved</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>	<p>Title DEMOLITION PLAN BROOME STREET BROOME ST SHEET 2 OF 4</p> <p>Project No. 30500581 Scale of A1 1:500</p> <p>Revision P04 Drawing No. 30500581-STN-01-213-DR-CI-000021</p>
---	--	---	---	---



DEMOLITION PLAN
SCALE 1:500

IMAGE SOURCE: METROMAPS 2020



1:500 Scale: 1:500 (1:1000 Scale: 1:1000) - Project No. 30500581-STN-01-213-DR-CI-000003 - Drawing No. 30500581-STN-01-213-DR-CI-000202

Issue No.	Description	Date	Author	Checked
001	ISSUE FOR DESIGN	2025-09-26	AM	AM
002	FOR 90% DESIGN	2025-09-26	AM	AM
003	FOR 100% DESIGN	2025-04-11	AM	AM
004	FOR 95% CONCEPT DESIGN	2025-03-22	AM	AM
005	ISSUED/REVISION	2025-03-22	AM	AM

Issue Status
A3
AUTHORIZED FOR DESIGN DEVELOPMENT

This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.

Coordinate System
Datum: MGA2020

Colour Disclaimer
This drawing has been documented in colour. The drawing is intended to be printed in colour. Failure to do so may result in loss of information. Good practice is to print this drawing in black and white. Documents have been obtained from Stantec.

Copyright Reserved
The Copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that intended by Stantec is prohibited. The Contents and only and are responsible for all drawings. STANTEC is not the drawing, any errors or omissions are the responsibility of the client.

Client/Project Logo
Town of Cottesloe

Client/Project
TOWN OF COTTESLOE
LOW COST URBAN ROAD SAFETY PROGRAM
TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)

AM	AM	AM	AM	2025-09-26
Drawn	Designed	Reviewed	Approved	DATE

Title DEMOLITION PLAN BROOME STREET
BROOME ST SHEET 3 OF 4

Project No. 30500581 **Scale of A1** 1:500

Revision P04 **Drawing No.** 30500581-STN-01-213-DR-CI-000202



LEGEND:

	EXISTING CADASTRAL BOUNDARY		PROPOSED REMOVAL
	EXISTING KERB		PROPOSED CONTOURS MAJOR (500mm INTERVAL)
	EXISTING FOOTPATH		PROPOSED CONTOURS MINOR (100mm INTERVAL)
	EXISTING FENCE		PROPOSED PAVEMENT EDGE
	EXISTING CONTOURS MAJOR		PROPOSED KERB
	EXISTING CONTOURS MINOR		PROPOSED LINE MARKING (INDICATIVE)
	EXISTING LINE MARKING		PROPOSED SHARK TEETH PAVEMENT MARKING
	EXISTING ELECTRICAL CABLE		PROPOSED DRAINAGE STRUCTURES
	EXISTING COMMUNICATIONS (OPTUS)		PROPOSED PIPE
	EXISTING COMMUNICATIONS (NBN)		PROPOSED PRISM RAMP
	EXISTING COMMUNICATIONS (TELSTRA)		PROPOSED TACTILE GROUND SURFACE INDICATOR (TGB)
	EXISTING GAS		PROPOSED STREET LIGHT
	EXISTING WATER		PROPOSED ONE POST SIGN
	EXISTING SEWER		PROPOSED YELLOW BIDIRECTIONAL RRPM
	EXISTING STORMWATER DRAINAGE		PROPOSED RED ASPHALT
	EXISTING FENCE		PROPOSED FOOTPATH
	EXISTING SIGN		PROPOSED NEW MEDIAN
	EXISTING TREE		PROPOSED ROAD WIDENING
	EXISTING STREETLIGHT		EXISTING FEATURE TO BE DEMOLISHED
	EXISTING BOLLARD		
	EXISTING POWER DOME		
	EXISTING RETICULATION SPRINKLER		
	EXISTING HYDRANT GROUND		
	EXISTING PRISM RAMP		
	EXISTING DRAINAGE STRUCTURES		
	EXISTING TELSTRA MANHOLE		
	EXISTING PSV STOP VALVE		
	EXISTING STRUCTURE POP GUIDE POST		
	EXISTING PTP TELSTRA PILLAR		

DEMOLITION PLAN
SCALE 1:500



305005581-STN-01-213-DR-CI-000003-DEMOLITION PLAN (BROOME ST & MARION ST) 305005581-STN-01-213-DR-CI-000003-DEMOLITION PLAN (BROOME ST & MARION ST)

Issue/Revision	By	App'd	Date
ISSUE 001	MM	MM	2025-09-26
REV 01	MM	MM	2025-09-26
REV 02	MM	MM	2025-09-26
REV 03	MM	MM	2025-09-26
REV 04	MM	MM	2025-09-26
REV 05	MM	MM	2025-09-26
REV 06	MM	MM	2025-09-26
REV 07	MM	MM	2025-09-26
REV 08	MM	MM	2025-09-26
REV 09	MM	MM	2025-09-26
REV 10	MM	MM	2025-09-26
REV 11	MM	MM	2025-09-26
REV 12	MM	MM	2025-09-26
REV 13	MM	MM	2025-09-26
REV 14	MM	MM	2025-09-26
REV 15	MM	MM	2025-09-26
REV 16	MM	MM	2025-09-26
REV 17	MM	MM	2025-09-26
REV 18	MM	MM	2025-09-26
REV 19	MM	MM	2025-09-26
REV 20	MM	MM	2025-09-26
REV 21	MM	MM	2025-09-26
REV 22	MM	MM	2025-09-26
REV 23	MM	MM	2025-09-26
REV 24	MM	MM	2025-09-26
REV 25	MM	MM	2025-09-26
REV 26	MM	MM	2025-09-26
REV 27	MM	MM	2025-09-26
REV 28	MM	MM	2025-09-26
REV 29	MM	MM	2025-09-26
REV 30	MM	MM	2025-09-26
REV 31	MM	MM	2025-09-26
REV 32	MM	MM	2025-09-26
REV 33	MM	MM	2025-09-26
REV 34	MM	MM	2025-09-26
REV 35	MM	MM	2025-09-26
REV 36	MM	MM	2025-09-26
REV 37	MM	MM	2025-09-26
REV 38	MM	MM	2025-09-26
REV 39	MM	MM	2025-09-26
REV 40	MM	MM	2025-09-26
REV 41	MM	MM	2025-09-26
REV 42	MM	MM	2025-09-26
REV 43	MM	MM	2025-09-26
REV 44	MM	MM	2025-09-26
REV 45	MM	MM	2025-09-26
REV 46	MM	MM	2025-09-26
REV 47	MM	MM	2025-09-26
REV 48	MM	MM	2025-09-26
REV 49	MM	MM	2025-09-26
REV 50	MM	MM	2025-09-26
REV 51	MM	MM	2025-09-26
REV 52	MM	MM	2025-09-26
REV 53	MM	MM	2025-09-26
REV 54	MM	MM	2025-09-26
REV 55	MM	MM	2025-09-26
REV 56	MM	MM	2025-09-26
REV 57	MM	MM	2025-09-26
REV 58	MM	MM	2025-09-26
REV 59	MM	MM	2025-09-26
REV 60	MM	MM	2025-09-26
REV 61	MM	MM	2025-09-26
REV 62	MM	MM	2025-09-26
REV 63	MM	MM	2025-09-26
REV 64	MM	MM	2025-09-26
REV 65	MM	MM	2025-09-26
REV 66	MM	MM	2025-09-26
REV 67	MM	MM	2025-09-26
REV 68	MM	MM	2025-09-26
REV 69	MM	MM	2025-09-26
REV 70	MM	MM	2025-09-26
REV 71	MM	MM	2025-09-26
REV 72	MM	MM	2025-09-26
REV 73	MM	MM	2025-09-26
REV 74	MM	MM	2025-09-26
REV 75	MM	MM	2025-09-26
REV 76	MM	MM	2025-09-26
REV 77	MM	MM	2025-09-26
REV 78	MM	MM	2025-09-26
REV 79	MM	MM	2025-09-26
REV 80	MM	MM	2025-09-26
REV 81	MM	MM	2025-09-26
REV 82	MM	MM	2025-09-26
REV 83	MM	MM	2025-09-26
REV 84	MM	MM	2025-09-26
REV 85	MM	MM	2025-09-26
REV 86	MM	MM	2025-09-26
REV 87	MM	MM	2025-09-26
REV 88	MM	MM	2025-09-26
REV 89	MM	MM	2025-09-26
REV 90	MM	MM	2025-09-26
REV 91	MM	MM	2025-09-26
REV 92	MM	MM	2025-09-26
REV 93	MM	MM	2025-09-26
REV 94	MM	MM	2025-09-26
REV 95	MM	MM	2025-09-26
REV 96	MM	MM	2025-09-26
REV 97	MM	MM	2025-09-26
REV 98	MM	MM	2025-09-26
REV 99	MM	MM	2025-09-26
REV 100	MM	MM	2025-09-26

Issue Status
A3
AUTHORIZED FOR DESIGN DEVELOPMENT

This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.

Coordinate System
Datum
MGA2020

Stantec

Copyright Reserved

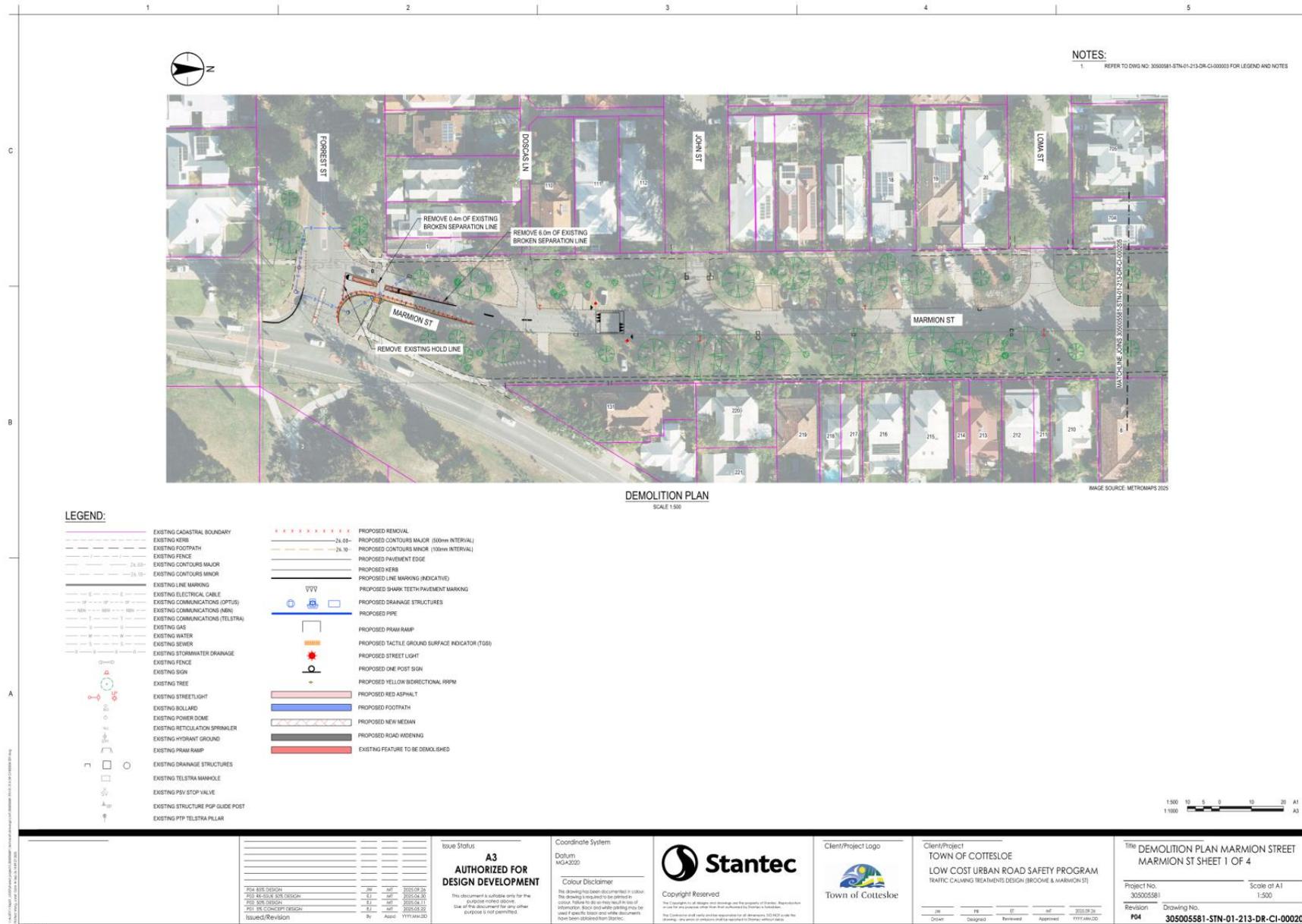
The drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practice is to print the drawing in colour. If you are unable to print the drawing in colour, you should print the drawing in black and white. All documents have been obtained from Stantec.

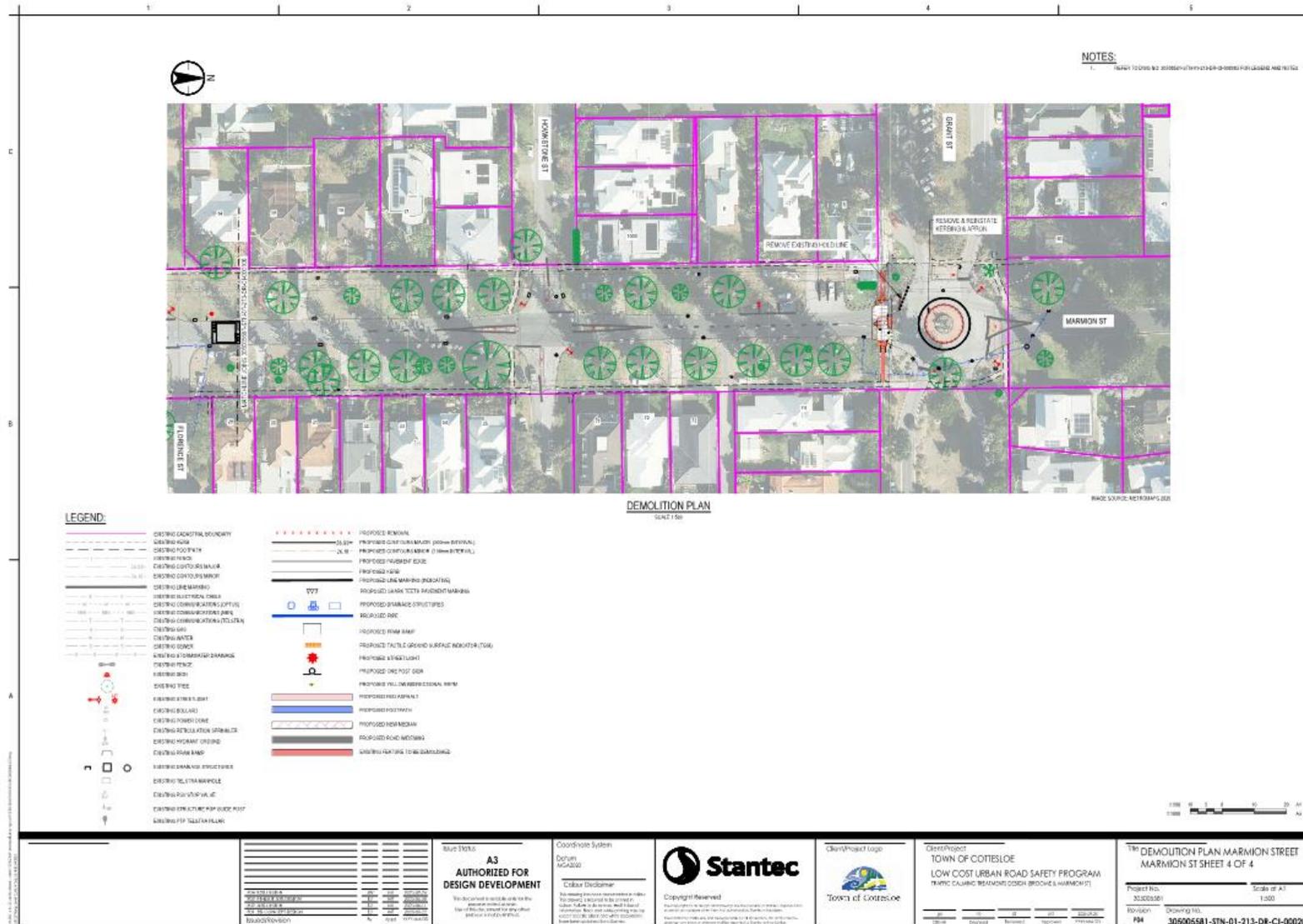
Client/Project Logo

Town of Cottesloe

Client/Project	TOWN OF COTTESLOE
LOW COST URBAN ROAD SAFETY PROGRAM	
TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)	
DRW	18
DESIGN	27
REVISED	27
APPROVED	2025-09-26
DATE	2025-09-26
BY	MM
APP'D	MM
DATE	2025-09-26

Title	
DEMOLITION PLAN BROOME STREET	
BROOME ST SHEET 4 OF 4	
Project No.	Scale of A1
305005581	1:500
Revision	Drawing No.
P04	305005581-STN-01-213-DR-CI-000203









NOTES:
1. REFER TO DWG NO. 30500581-STN-01-213-DR-CI-00003 FOR NOTES

EXISTING SERVICES PLAN
SCALE 1:500

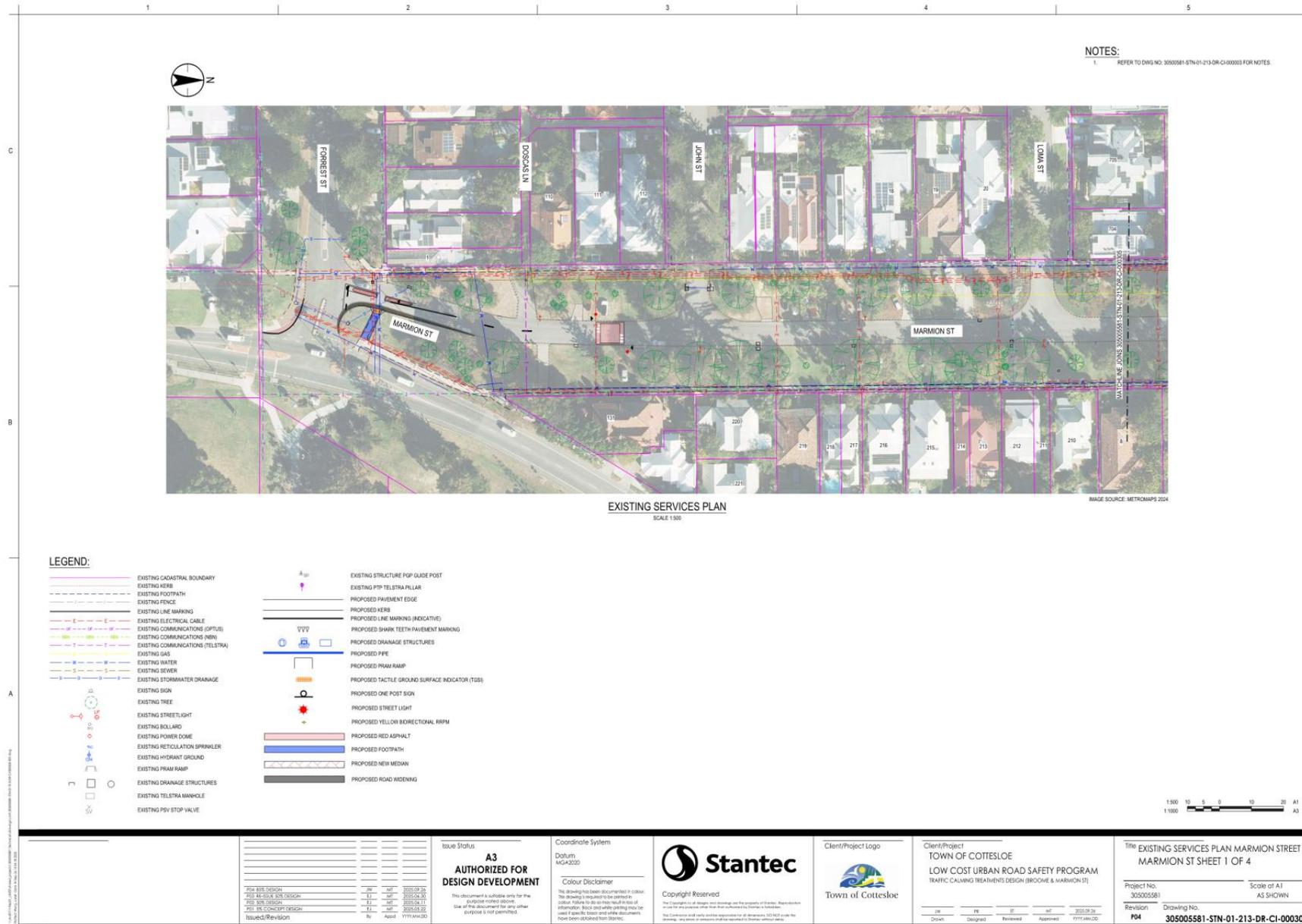
IMAGE SOURCE: METROMAPS 2024

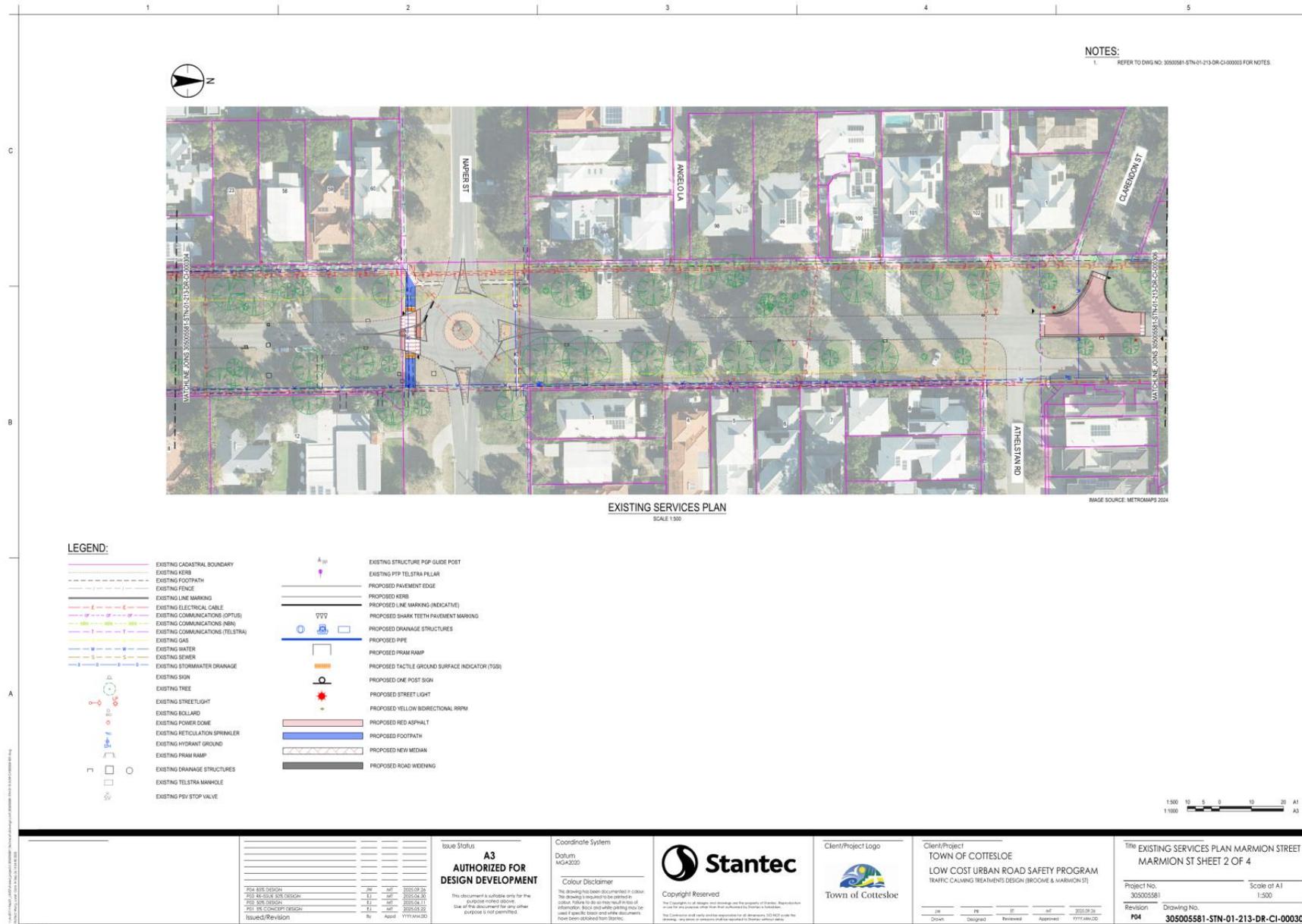
LEGEND:

- EXISTING CADASTRAL BOUNDARY
- EXISTING KERB
- EXISTING FOOTPATH
- EXISTING FENCE
- EXISTING LINE MARKING
- EXISTING ELECTRICAL CABLE
- EXISTING COMMUNICATIONS (OPTUS)
- EXISTING COMMUNICATIONS (NIKI)
- EXISTING COMMUNICATIONS (TELSTRA)
- EXISTING GAS
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMWATER DRAINAGE
- EXISTING SIGN
- EXISTING TREE
- EXISTING STREETLIGHT
- EXISTING BOLLARD
- EXISTING POWER DOME
- EXISTING RETICULATION SPRINKLER
- EXISTING HYDRANT GROUND
- EXISTING PRAM RAMP
- EXISTING DRAINAGE STRUCTURES
- EXISTING TELSTRA MANHOLE
- EXISTING PIV STOP VALVE
- EXISTING STRUCTURE POP GUIDE POST
- EXISTING PTP TELSTRA PILLAR
- PROPOSED PAVEMENT EDGE
- PROPOSED KERB
- PROPOSED LINE MARKING (INDICATIVE)
- PROPOSED SHARK TEETH PAVEMENT MARKING
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED PIPE
- PROPOSED PRAM RAMP
- PROPOSED TACTILE GROUND SURFACE INDICATOR (TSGI)
- PROPOSED ONE POST SIGN
- PROPOSED STREET LIGHT
- PROPOSED YELLOW BIDIRECTIONAL RRPM
- PROPOSED RED ASPHALT
- PROPOSED FOOTPATH
- PROPOSED NEW MEDIAN
- PROPOSED ROAD WIDENING



<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p><small>This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.</small></p>	<p>Coordinate System</p> <p>Datum: NGA2020</p> <p>Colour Disclaimer</p> <p><small>This drawing has been documented in colour. The drawing is provided in black and white. Colour shall be used as a guide only and is not to be relied upon for any other purpose. Use of this document for any other purpose is not permitted.</small></p>	<p>Client/Project Logo</p> <p> Stantec</p> <p><small>Copyright Reserved</small></p> <p> Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>	<p>Project No. 30500581</p> <p>Scale of A1 1:500</p> <p>Revision P04 Drawing No. 30500581-STN-01-213-DR-CI-000303</p>
--	---	---	--	--





NOTES:
1. REFER TO DWG NO. 30500581-STN-01-213-DR-CI-000303 FOR NOTES.

EXISTING SERVICES PLAN
SCALE 1:500

IMAGE SOURCE: METROCAMPS 2024

LEGEND:

- EXISTING CADASTRAL BOUNDARY
- EXISTING KERB
- EXISTING FOOTPATH
- EXISTING FENCE
- EXISTING LINE MARKING
- EXISTING ELECTRICAL CABLE
- EXISTING COMMUNICATIONS (OPTUS)
- EXISTING COMMUNICATIONS (NBN)
- EXISTING COMMUNICATIONS (TELSTRA)
- EXISTING GAS
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMWATER DRAINAGE
- EXISTING SKIN
- EXISTING TREE
- EXISTING STREETLIGHT
- EXISTING BOLLARD
- EXISTING POWER DOME
- EXISTING RETICULATION SPRINKLER
- EXISTING HYDRANT GROUND
- EXISTING PRAM RAMP
- EXISTING DRAINAGE STRUCTURES
- EXISTING TELLSTRA MANHOLE
- EXISTING PSV STOP VALVE
- EXISTING STRUCTURE POP GUIDE POST
- EXISTING PIP TELLSTRA PILLAR
- PROPOSED PAVEMENT EDGE
- PROPOSED KERB
- PROPOSED LINE MARKING (INDICATIVE)
- PROPOSED SHARK TEETH PAVEMENT MARKING
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED PIPE
- PROPOSED PRAM RAMP
- PROPOSED TACTILE GROUND SURFACE INDICATOR (TGS)
- PROPOSED ONE POST SIGN
- PROPOSED STREET LIGHT
- PROPOSED YELLOW BIDIRECTIONAL RRPM
- PROPOSED RED ASPHALT
- PROPOSED FOOTPATH
- PROPOSED NEW MEDIAN
- PROPOSED ROAD WIDENING



Issue No.	Revision	Date	Description
001	01	2025-09-26	ISSUE FOR DESIGN
002	01	2025-09-26	ISSUE FOR DESIGN
003	01	2025-09-26	ISSUE FOR DESIGN
004	01	2025-09-26	ISSUE FOR DESIGN
005	01	2025-09-26	ISSUE FOR DESIGN
006	01	2025-09-26	ISSUE FOR DESIGN
007	01	2025-09-26	ISSUE FOR DESIGN
008	01	2025-09-26	ISSUE FOR DESIGN
009	01	2025-09-26	ISSUE FOR DESIGN
010	01	2025-09-26	ISSUE FOR DESIGN
011	01	2025-09-26	ISSUE FOR DESIGN
012	01	2025-09-26	ISSUE FOR DESIGN
013	01	2025-09-26	ISSUE FOR DESIGN
014	01	2025-09-26	ISSUE FOR DESIGN
015	01	2025-09-26	ISSUE FOR DESIGN
016	01	2025-09-26	ISSUE FOR DESIGN
017	01	2025-09-26	ISSUE FOR DESIGN
018	01	2025-09-26	ISSUE FOR DESIGN
019	01	2025-09-26	ISSUE FOR DESIGN
020	01	2025-09-26	ISSUE FOR DESIGN
021	01	2025-09-26	ISSUE FOR DESIGN
022	01	2025-09-26	ISSUE FOR DESIGN
023	01	2025-09-26	ISSUE FOR DESIGN
024	01	2025-09-26	ISSUE FOR DESIGN
025	01	2025-09-26	ISSUE FOR DESIGN
026	01	2025-09-26	ISSUE FOR DESIGN
027	01	2025-09-26	ISSUE FOR DESIGN
028	01	2025-09-26	ISSUE FOR DESIGN
029	01	2025-09-26	ISSUE FOR DESIGN
030	01	2025-09-26	ISSUE FOR DESIGN
031	01	2025-09-26	ISSUE FOR DESIGN
032	01	2025-09-26	ISSUE FOR DESIGN
033	01	2025-09-26	ISSUE FOR DESIGN
034	01	2025-09-26	ISSUE FOR DESIGN
035	01	2025-09-26	ISSUE FOR DESIGN
036	01	2025-09-26	ISSUE FOR DESIGN
037	01	2025-09-26	ISSUE FOR DESIGN
038	01	2025-09-26	ISSUE FOR DESIGN
039	01	2025-09-26	ISSUE FOR DESIGN
040	01	2025-09-26	ISSUE FOR DESIGN
041	01	2025-09-26	ISSUE FOR DESIGN
042	01	2025-09-26	ISSUE FOR DESIGN
043	01	2025-09-26	ISSUE FOR DESIGN
044	01	2025-09-26	ISSUE FOR DESIGN
045	01	2025-09-26	ISSUE FOR DESIGN
046	01	2025-09-26	ISSUE FOR DESIGN
047	01	2025-09-26	ISSUE FOR DESIGN
048	01	2025-09-26	ISSUE FOR DESIGN
049	01	2025-09-26	ISSUE FOR DESIGN
050	01	2025-09-26	ISSUE FOR DESIGN
051	01	2025-09-26	ISSUE FOR DESIGN
052	01	2025-09-26	ISSUE FOR DESIGN
053	01	2025-09-26	ISSUE FOR DESIGN
054	01	2025-09-26	ISSUE FOR DESIGN
055	01	2025-09-26	ISSUE FOR DESIGN
056	01	2025-09-26	ISSUE FOR DESIGN
057	01	2025-09-26	ISSUE FOR DESIGN
058	01	2025-09-26	ISSUE FOR DESIGN
059	01	2025-09-26	ISSUE FOR DESIGN
060	01	2025-09-26	ISSUE FOR DESIGN
061	01	2025-09-26	ISSUE FOR DESIGN
062	01	2025-09-26	ISSUE FOR DESIGN
063	01	2025-09-26	ISSUE FOR DESIGN
064	01	2025-09-26	ISSUE FOR DESIGN
065	01	2025-09-26	ISSUE FOR DESIGN
066	01	2025-09-26	ISSUE FOR DESIGN
067	01	2025-09-26	ISSUE FOR DESIGN
068	01	2025-09-26	ISSUE FOR DESIGN
069	01	2025-09-26	ISSUE FOR DESIGN
070	01	2025-09-26	ISSUE FOR DESIGN
071	01	2025-09-26	ISSUE FOR DESIGN
072	01	2025-09-26	ISSUE FOR DESIGN
073	01	2025-09-26	ISSUE FOR DESIGN
074	01	2025-09-26	ISSUE FOR DESIGN
075	01	2025-09-26	ISSUE FOR DESIGN
076	01	2025-09-26	ISSUE FOR DESIGN
077	01	2025-09-26	ISSUE FOR DESIGN
078	01	2025-09-26	ISSUE FOR DESIGN
079	01	2025-09-26	ISSUE FOR DESIGN
080	01	2025-09-26	ISSUE FOR DESIGN
081	01	2025-09-26	ISSUE FOR DESIGN
082	01	2025-09-26	ISSUE FOR DESIGN
083	01	2025-09-26	ISSUE FOR DESIGN
084	01	2025-09-26	ISSUE FOR DESIGN
085	01	2025-09-26	ISSUE FOR DESIGN
086	01	2025-09-26	ISSUE FOR DESIGN
087	01	2025-09-26	ISSUE FOR DESIGN
088	01	2025-09-26	ISSUE FOR DESIGN
089	01	2025-09-26	ISSUE FOR DESIGN
090	01	2025-09-26	ISSUE FOR DESIGN
091	01	2025-09-26	ISSUE FOR DESIGN
092	01	2025-09-26	ISSUE FOR DESIGN
093	01	2025-09-26	ISSUE FOR DESIGN
094	01	2025-09-26	ISSUE FOR DESIGN
095	01	2025-09-26	ISSUE FOR DESIGN
096	01	2025-09-26	ISSUE FOR DESIGN
097	01	2025-09-26	ISSUE FOR DESIGN
098	01	2025-09-26	ISSUE FOR DESIGN
099	01	2025-09-26	ISSUE FOR DESIGN
100	01	2025-09-26	ISSUE FOR DESIGN

A3 AUTHORIZED FOR DESIGN DEVELOPMENT

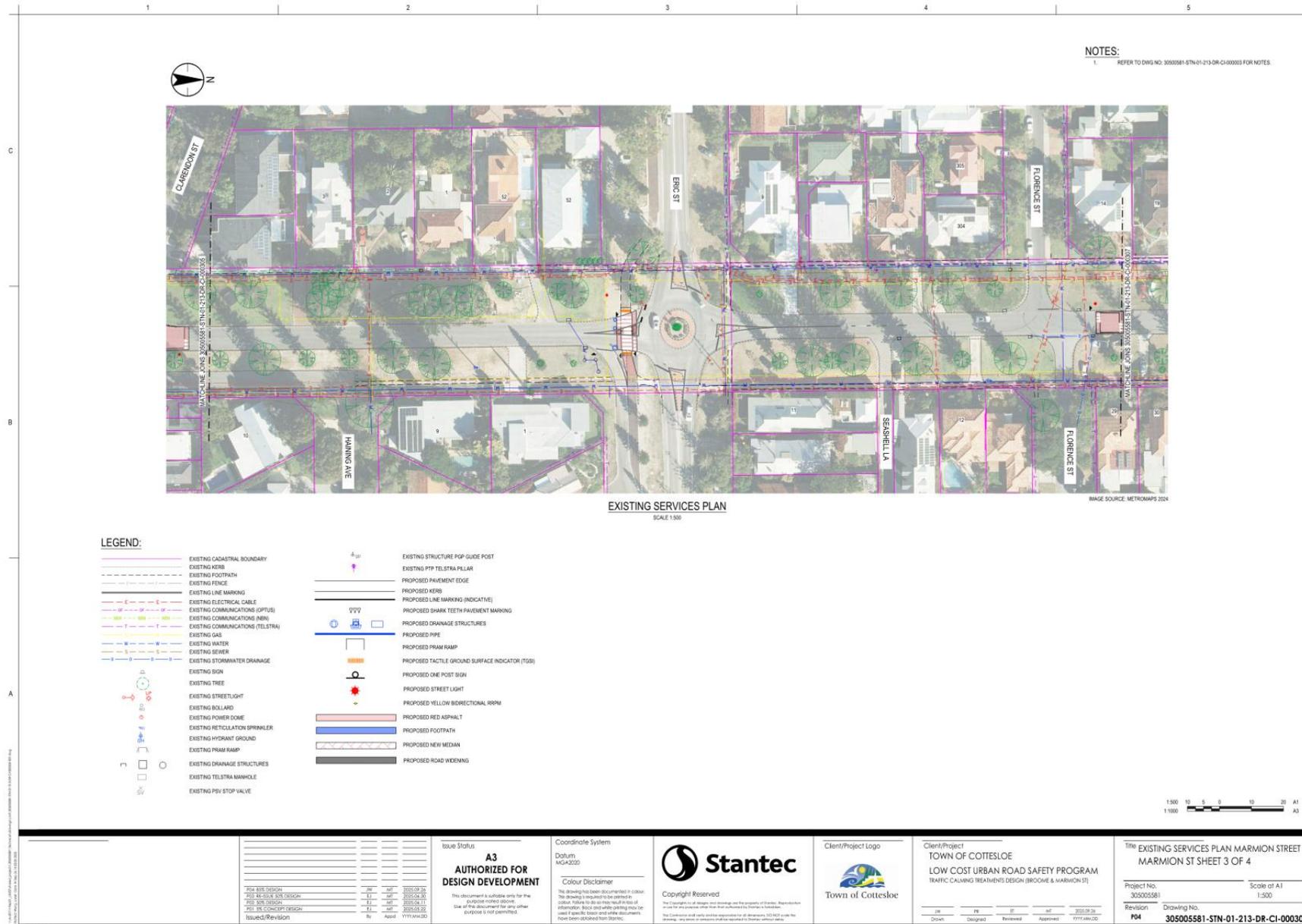
Colour Disclaimer
This drawing has been documented in colour. The drawing is intended to be printed in black and white. Colour should not be used as a reference for any other purpose. Use of this document for any other purpose is not permitted.

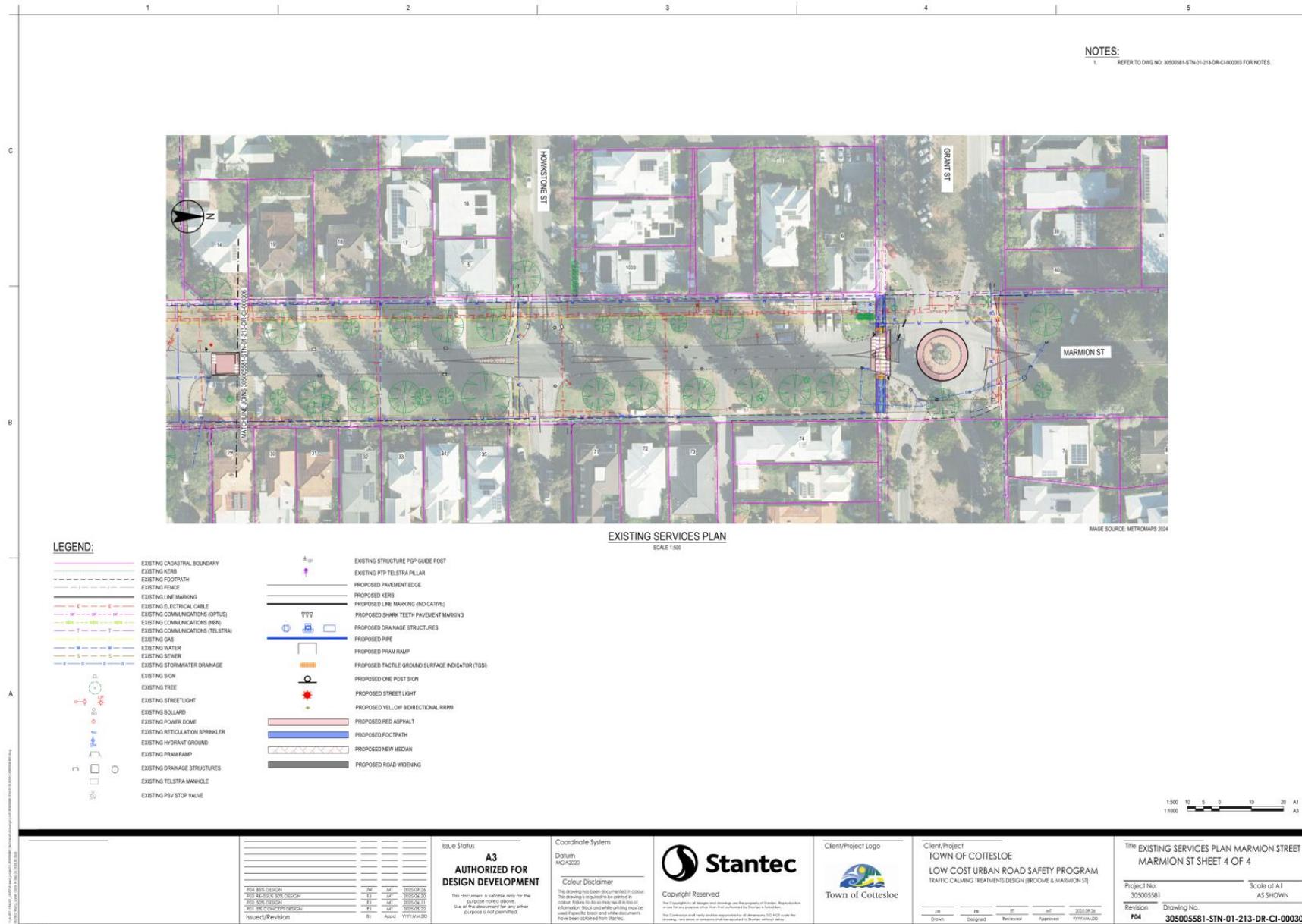
Stantec
Copyright Reserved

Town of Cottesloe

Drawn	Design	Reviewed	Approved	Date
PTT/AMC	PTT/AMC	PTT/AMC	PTT/AMC	2025-09-26

EXISTING SERVICES PLAN MARMION STREET	
MARMION ST SHEET 2 OF 4	
Project No. 30500581	Scale of A1 1:500
Revision P04	Drawing No. 30500581-STN-01-213-DR-CI-000305





Issue No.	Description	Date	Author	Checked
001	ISSUE FOR DESIGN	2025-09-26	MM	MM
002	FOR 45% ROAD DESIGN	2025-09-26	MM	MM
003	FOR 50% DESIGN	2025-09-26	MM	MM
004	FOR 55% CONCEPT DESIGN	2025-09-26	MM	MM
005	ISSUED/REVISION	2025-09-26	MM	MM

Issue Status
A3
AUTHORIZED FOR DESIGN DEVELOPMENT

This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.

Coordinate System
Datum: NGA2020
Colour Disclaimer
This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practice is to print the drawing in a specific colour and where documents have been obtained from Statpro.



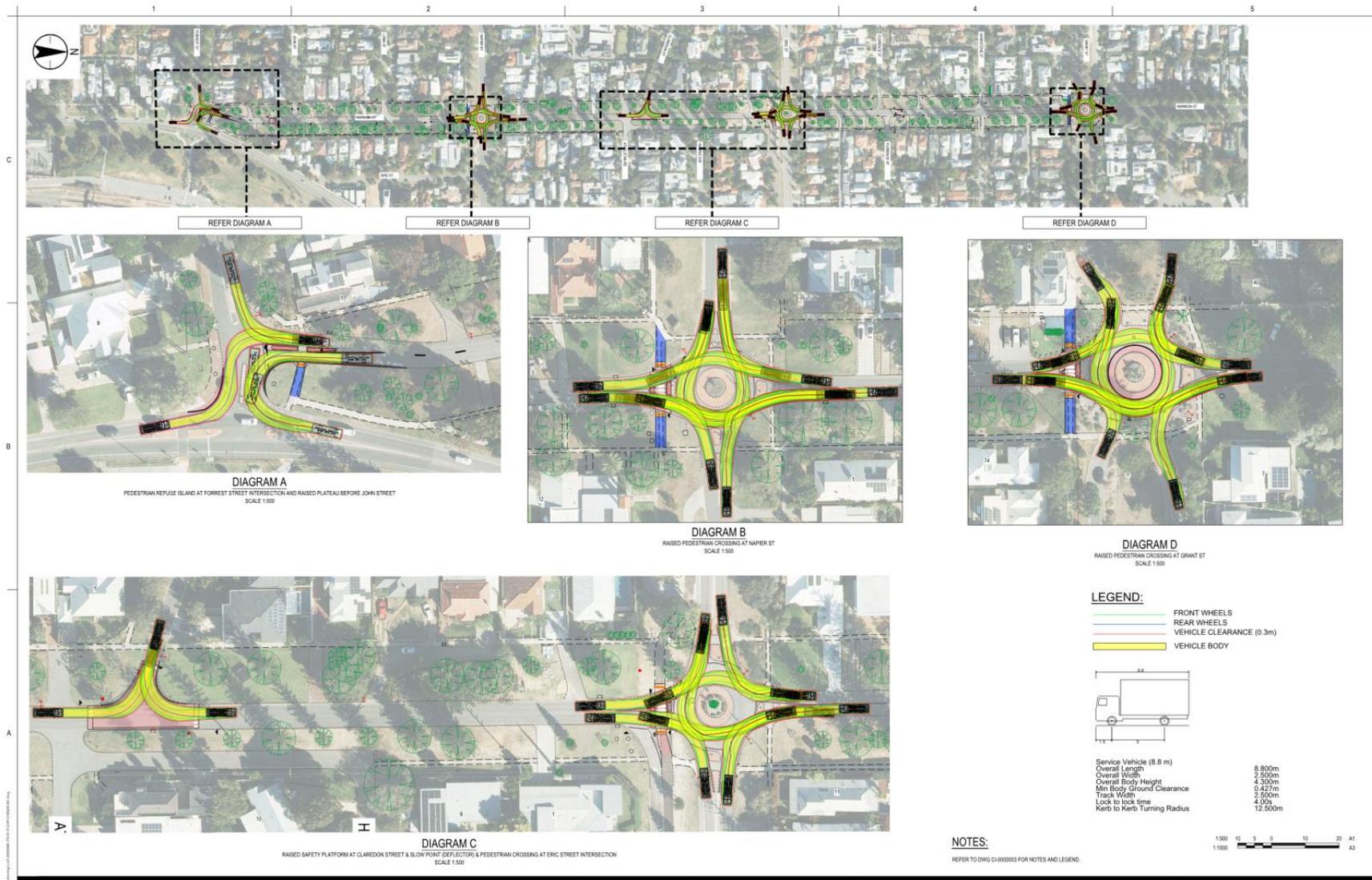
Client/Project
TOWN OF COTTESLOE
LOW COST URBAN ROAD SAFETY PROGRAM
TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION ST)

DR	FR	DT	APP	DATE
Drawn	Designed	Reviewed	Approved	2025-09-26

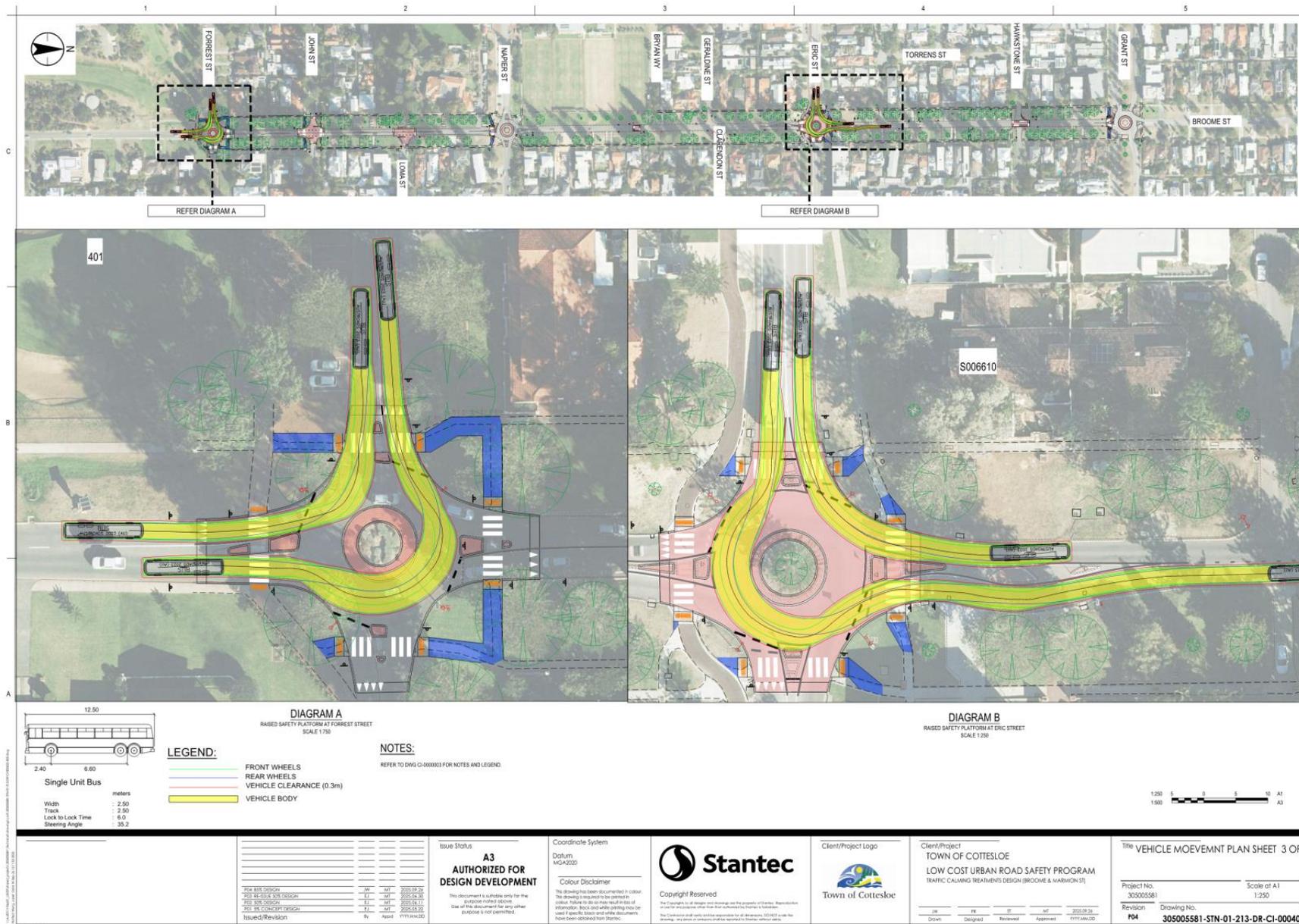
TOWN OF COTTESLOE
EXISTING SERVICES PLAN MARMION STREET
MARMION ST SHEET 4 OF 4

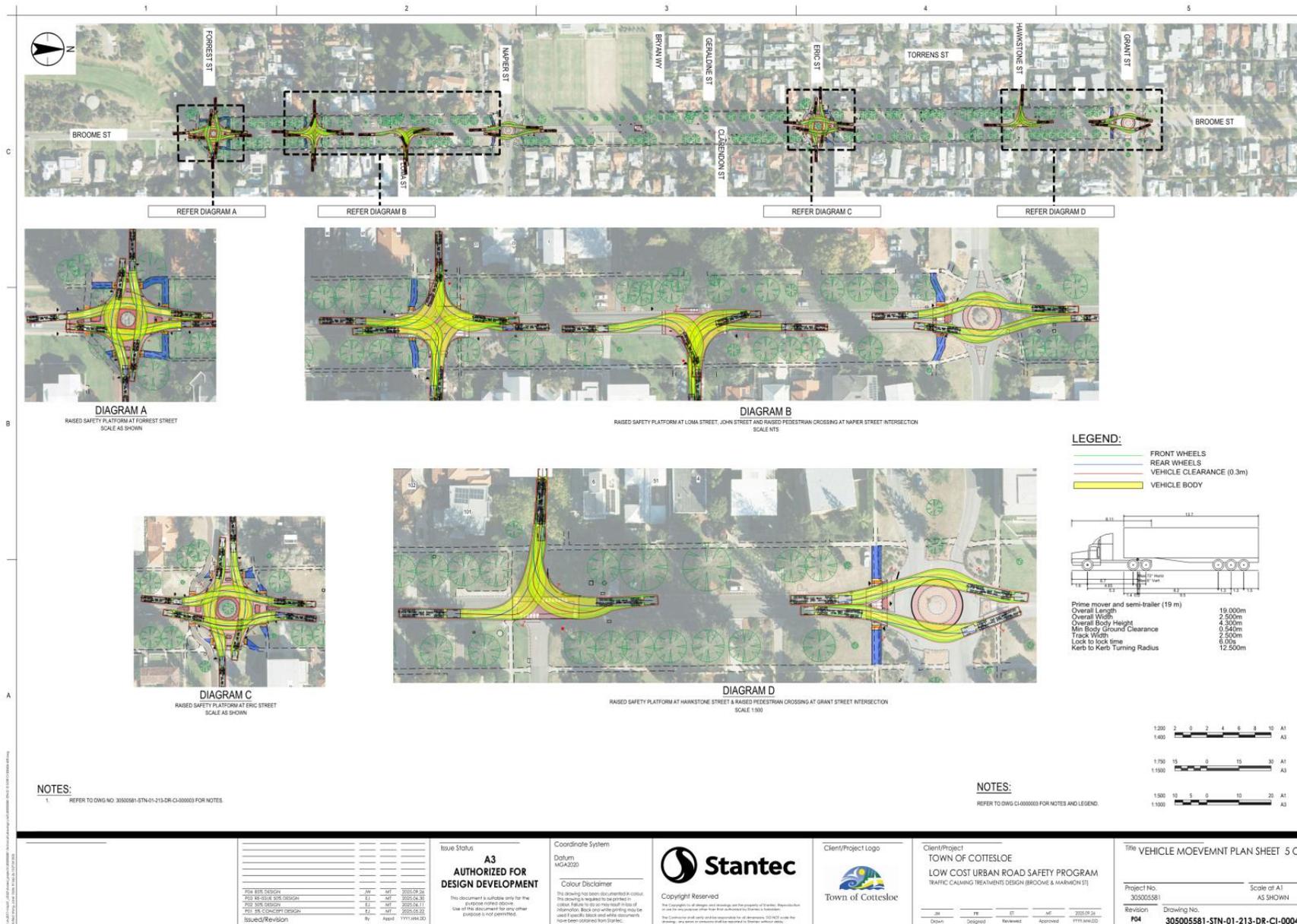
Project No. 30500581
Scale of A1 AS SHOWN

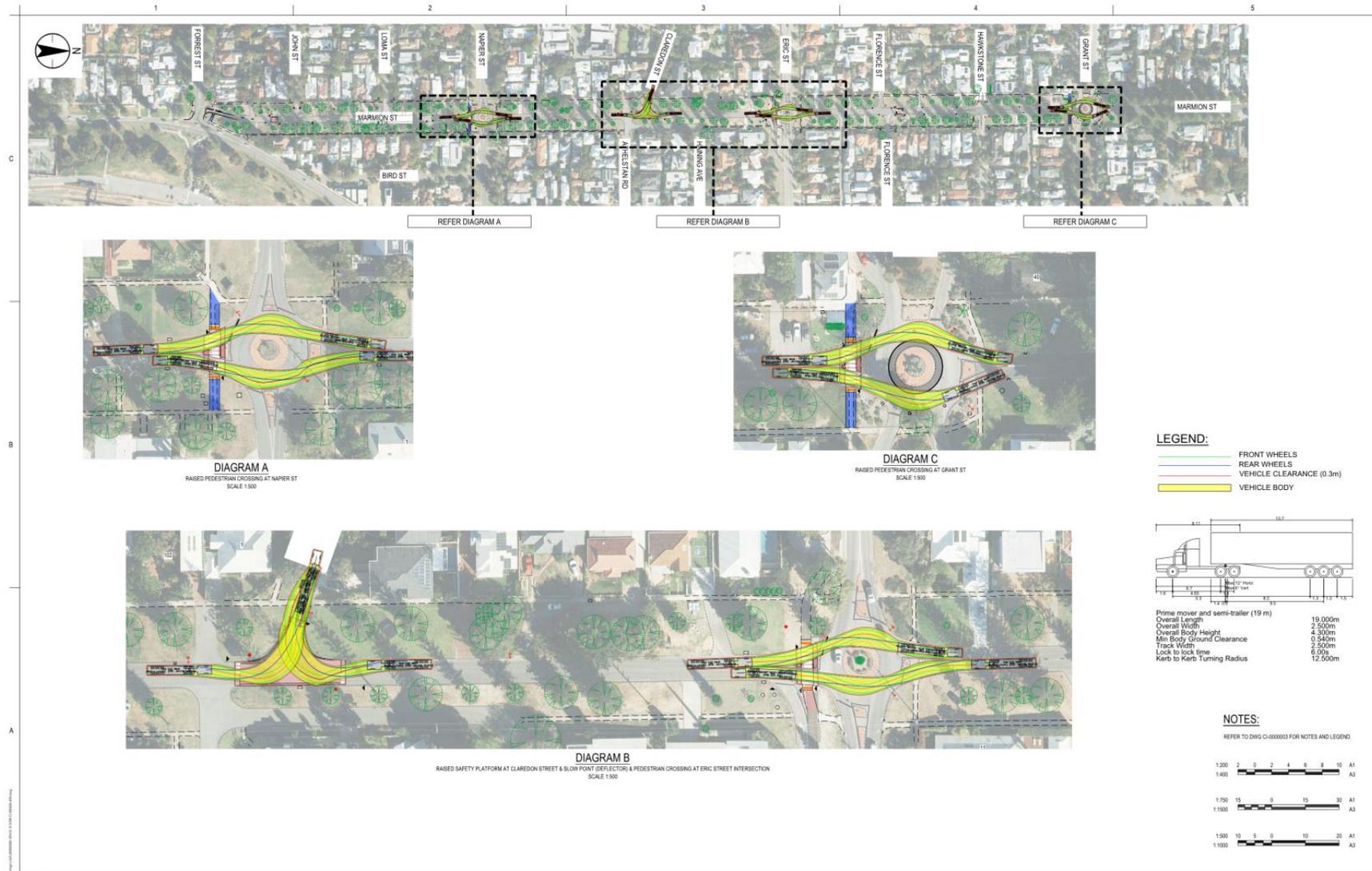
Revision P04
Drawing No. 30500581-STN-01-213-DR-CI-000307



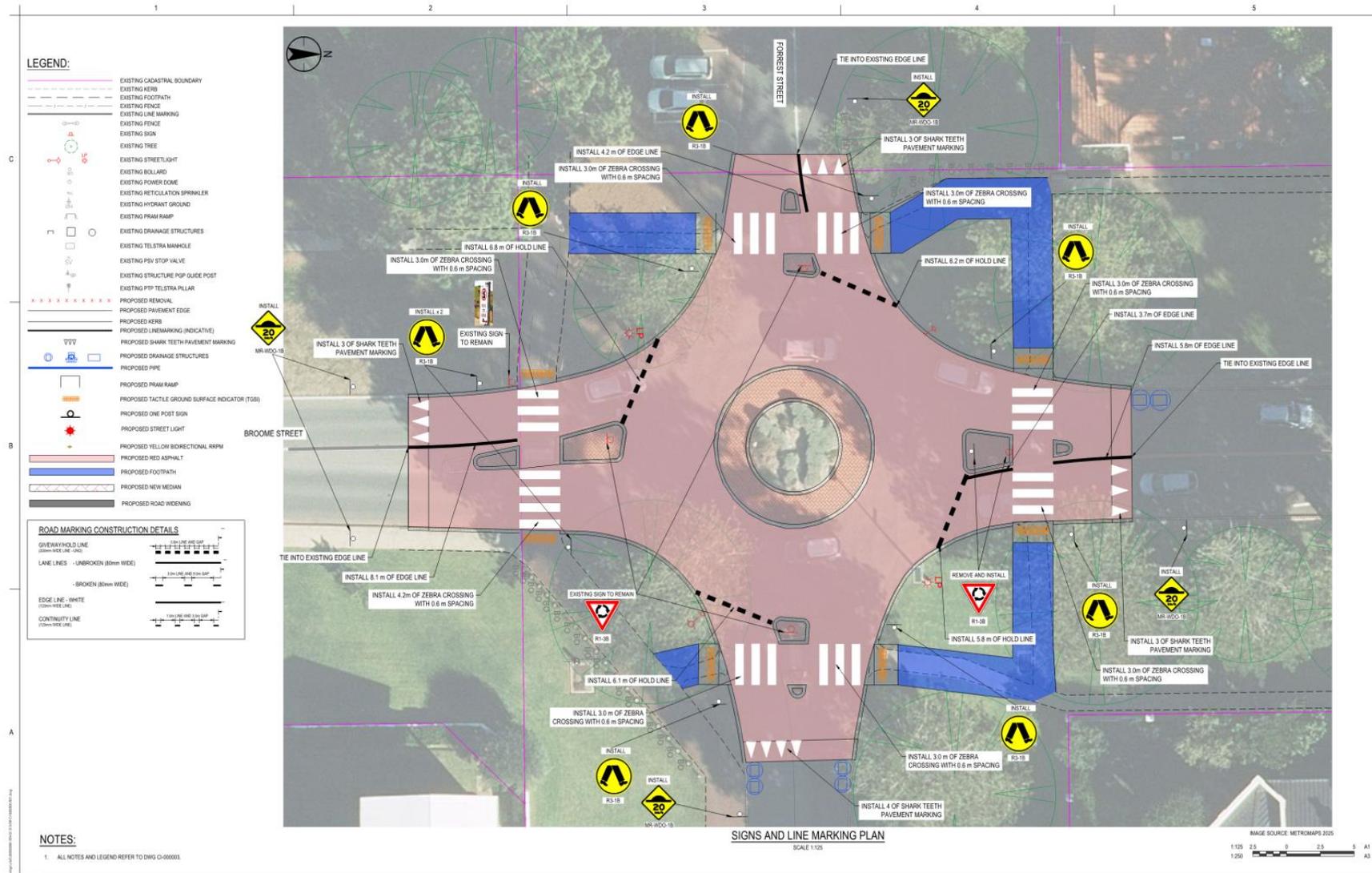
<table border="1"> <tr> <th>Issue No.</th> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>01</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>02</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>03</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>04</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>05</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>06</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>07</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>08</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>09</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>10</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>11</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>12</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>13</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>14</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>15</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>16</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>17</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>18</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>19</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>20</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>21</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>22</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>23</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>24</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>25</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>26</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>27</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>28</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>29</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>30</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>31</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>32</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>33</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>34</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>35</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>36</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>37</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>38</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>39</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>40</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>41</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>42</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>43</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>44</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>45</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>46</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>47</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>48</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>49</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> <tr> <td>50</td> <td>01</td> <td>2025-02-26</td> <td>FOR PRELIMINARY DESIGN</td> </tr> </table>	Issue No.	Revision	Date	Description	01	01	2025-02-26	FOR PRELIMINARY DESIGN	02	01	2025-02-26	FOR PRELIMINARY DESIGN	03	01	2025-02-26	FOR PRELIMINARY DESIGN	04	01	2025-02-26	FOR PRELIMINARY DESIGN	05	01	2025-02-26	FOR PRELIMINARY DESIGN	06	01	2025-02-26	FOR PRELIMINARY DESIGN	07	01	2025-02-26	FOR PRELIMINARY DESIGN	08	01	2025-02-26	FOR PRELIMINARY DESIGN	09	01	2025-02-26	FOR PRELIMINARY DESIGN	10	01	2025-02-26	FOR PRELIMINARY DESIGN	11	01	2025-02-26	FOR PRELIMINARY DESIGN	12	01	2025-02-26	FOR PRELIMINARY DESIGN	13	01	2025-02-26	FOR PRELIMINARY DESIGN	14	01	2025-02-26	FOR PRELIMINARY DESIGN	15	01	2025-02-26	FOR PRELIMINARY DESIGN	16	01	2025-02-26	FOR PRELIMINARY DESIGN	17	01	2025-02-26	FOR PRELIMINARY DESIGN	18	01	2025-02-26	FOR PRELIMINARY DESIGN	19	01	2025-02-26	FOR PRELIMINARY DESIGN	20	01	2025-02-26	FOR PRELIMINARY DESIGN	21	01	2025-02-26	FOR PRELIMINARY DESIGN	22	01	2025-02-26	FOR PRELIMINARY DESIGN	23	01	2025-02-26	FOR PRELIMINARY DESIGN	24	01	2025-02-26	FOR PRELIMINARY DESIGN	25	01	2025-02-26	FOR PRELIMINARY DESIGN	26	01	2025-02-26	FOR PRELIMINARY DESIGN	27	01	2025-02-26	FOR PRELIMINARY DESIGN	28	01	2025-02-26	FOR PRELIMINARY DESIGN	29	01	2025-02-26	FOR PRELIMINARY DESIGN	30	01	2025-02-26	FOR PRELIMINARY DESIGN	31	01	2025-02-26	FOR PRELIMINARY DESIGN	32	01	2025-02-26	FOR PRELIMINARY DESIGN	33	01	2025-02-26	FOR PRELIMINARY DESIGN	34	01	2025-02-26	FOR PRELIMINARY DESIGN	35	01	2025-02-26	FOR PRELIMINARY DESIGN	36	01	2025-02-26	FOR PRELIMINARY DESIGN	37	01	2025-02-26	FOR PRELIMINARY DESIGN	38	01	2025-02-26	FOR PRELIMINARY DESIGN	39	01	2025-02-26	FOR PRELIMINARY DESIGN	40	01	2025-02-26	FOR PRELIMINARY DESIGN	41	01	2025-02-26	FOR PRELIMINARY DESIGN	42	01	2025-02-26	FOR PRELIMINARY DESIGN	43	01	2025-02-26	FOR PRELIMINARY DESIGN	44	01	2025-02-26	FOR PRELIMINARY DESIGN	45	01	2025-02-26	FOR PRELIMINARY DESIGN	46	01	2025-02-26	FOR PRELIMINARY DESIGN	47	01	2025-02-26	FOR PRELIMINARY DESIGN	48	01	2025-02-26	FOR PRELIMINARY DESIGN	49	01	2025-02-26	FOR PRELIMINARY DESIGN	50	01	2025-02-26	FOR PRELIMINARY DESIGN	<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: NAD83</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is intended to be printed in black and white. The drawing is not to be used as a reference for colour. The drawing is not to be used as a reference for colour. The drawing is not to be used as a reference for colour.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION ST)</p>	<p>TRM VEHICLE MOVEMENT PLAN SHEET 2 OF 6</p> <p>Project No. 305005581 Scale of A1 AS SHOWN</p> <p>Revision P04 Drawing No. 305005581-STN-01-213-DR-CI-000401</p>
Issue No.	Revision	Date	Description																																																																																																																																																																																																														
01	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
02	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
03	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
04	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
05	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
06	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
07	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
08	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
09	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
10	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
11	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
12	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
13	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
14	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
15	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
16	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
17	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
18	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
19	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
20	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
21	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
22	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
23	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
24	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
25	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
26	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
27	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
28	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
29	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
30	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
31	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
32	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
33	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
34	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
35	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
36	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
37	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
38	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
39	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
40	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
41	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
42	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
43	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
44	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
45	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
46	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
47	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
48	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
49	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														
50	01	2025-02-26	FOR PRELIMINARY DESIGN																																																																																																																																																																																																														



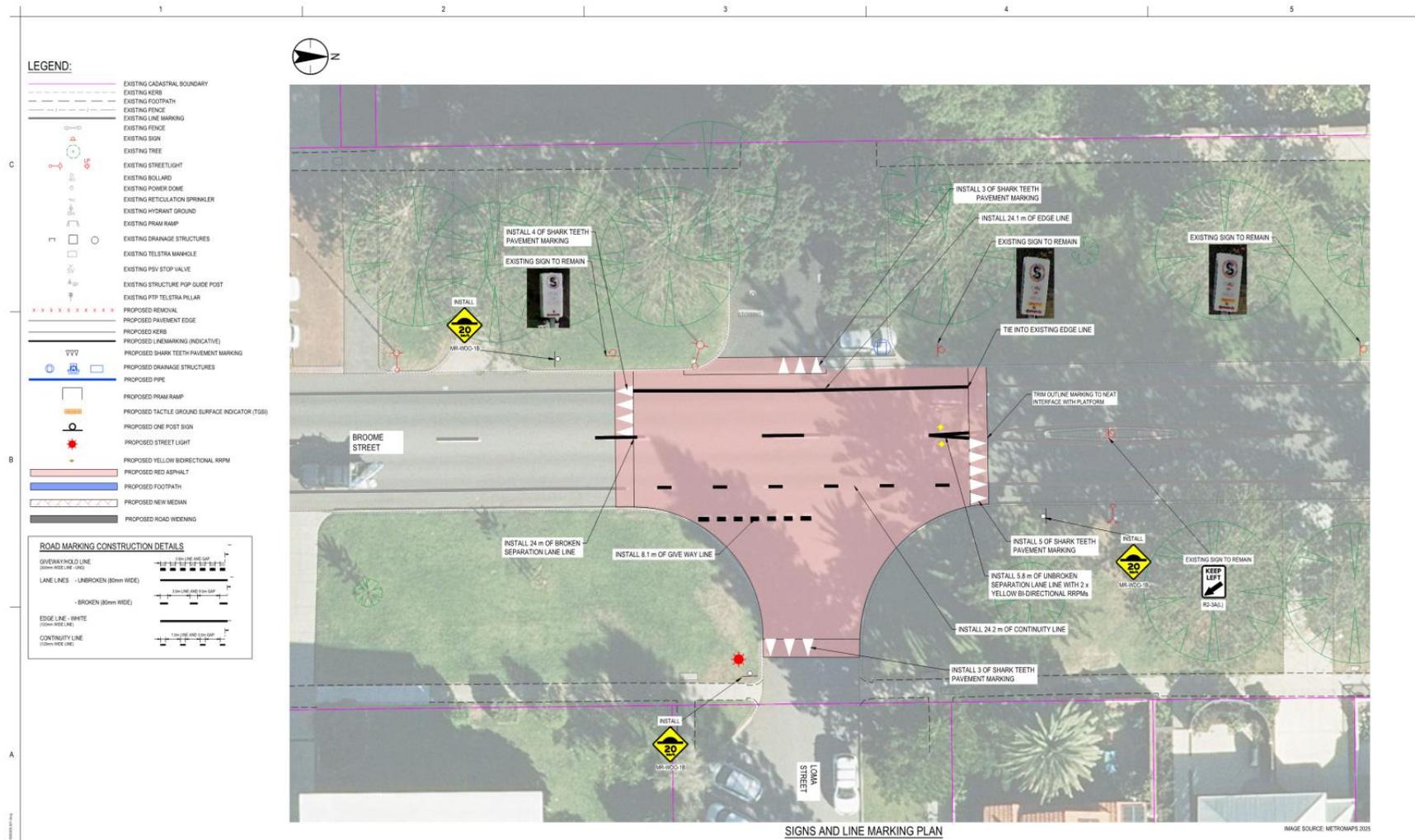




<table border="1"> <tr><th>Issue No.</th><th>Issue Description</th><th>Issue Date</th><th>Issue Status</th></tr> <tr><td>001</td><td>ISSUE FOR DESIGN</td><td>2025-02-28</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>002</td><td>ISSUE FOR DESIGN</td><td>2025-03-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>003</td><td>ISSUE FOR DESIGN</td><td>2025-03-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>004</td><td>ISSUE FOR DESIGN</td><td>2025-03-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>005</td><td>ISSUE FOR DESIGN</td><td>2025-03-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>006</td><td>ISSUE FOR DESIGN</td><td>2025-04-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>007</td><td>ISSUE FOR DESIGN</td><td>2025-04-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>008</td><td>ISSUE FOR DESIGN</td><td>2025-04-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>009</td><td>ISSUE FOR DESIGN</td><td>2025-04-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>010</td><td>ISSUE FOR DESIGN</td><td>2025-04-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>011</td><td>ISSUE FOR DESIGN</td><td>2025-05-07</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>012</td><td>ISSUE FOR DESIGN</td><td>2025-05-14</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>013</td><td>ISSUE FOR DESIGN</td><td>2025-05-21</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>014</td><td>ISSUE FOR DESIGN</td><td>2025-05-28</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>015</td><td>ISSUE FOR DESIGN</td><td>2025-06-04</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>016</td><td>ISSUE FOR DESIGN</td><td>2025-06-11</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>017</td><td>ISSUE FOR DESIGN</td><td>2025-06-18</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>018</td><td>ISSUE FOR DESIGN</td><td>2025-06-25</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>019</td><td>ISSUE FOR DESIGN</td><td>2025-07-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>020</td><td>ISSUE FOR DESIGN</td><td>2025-07-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>021</td><td>ISSUE FOR DESIGN</td><td>2025-07-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>022</td><td>ISSUE FOR DESIGN</td><td>2025-07-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>023</td><td>ISSUE FOR DESIGN</td><td>2025-07-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>024</td><td>ISSUE FOR DESIGN</td><td>2025-08-06</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>025</td><td>ISSUE FOR DESIGN</td><td>2025-08-13</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>026</td><td>ISSUE FOR DESIGN</td><td>2025-08-20</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>027</td><td>ISSUE FOR DESIGN</td><td>2025-08-27</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>028</td><td>ISSUE FOR DESIGN</td><td>2025-09-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>029</td><td>ISSUE FOR DESIGN</td><td>2025-09-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>030</td><td>ISSUE FOR DESIGN</td><td>2025-09-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>031</td><td>ISSUE FOR DESIGN</td><td>2025-09-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>032</td><td>ISSUE FOR DESIGN</td><td>2025-10-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>033</td><td>ISSUE FOR DESIGN</td><td>2025-10-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>034</td><td>ISSUE FOR DESIGN</td><td>2025-10-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>035</td><td>ISSUE FOR DESIGN</td><td>2025-10-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>036</td><td>ISSUE FOR DESIGN</td><td>2025-10-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>037</td><td>ISSUE FOR DESIGN</td><td>2025-11-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>038</td><td>ISSUE FOR DESIGN</td><td>2025-11-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>039</td><td>ISSUE FOR DESIGN</td><td>2025-11-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>040</td><td>ISSUE FOR DESIGN</td><td>2025-11-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>041</td><td>ISSUE FOR DESIGN</td><td>2025-12-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>042</td><td>ISSUE FOR DESIGN</td><td>2025-12-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>043</td><td>ISSUE FOR DESIGN</td><td>2025-12-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>044</td><td>ISSUE FOR DESIGN</td><td>2025-12-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>045</td><td>ISSUE FOR DESIGN</td><td>2026-01-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>046</td><td>ISSUE FOR DESIGN</td><td>2026-01-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>047</td><td>ISSUE FOR DESIGN</td><td>2026-01-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>048</td><td>ISSUE FOR DESIGN</td><td>2026-01-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>049</td><td>ISSUE FOR DESIGN</td><td>2026-01-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>050</td><td>ISSUE FOR DESIGN</td><td>2026-02-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>051</td><td>ISSUE FOR DESIGN</td><td>2026-02-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>052</td><td>ISSUE FOR DESIGN</td><td>2026-02-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>053</td><td>ISSUE FOR DESIGN</td><td>2026-02-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>054</td><td>ISSUE FOR DESIGN</td><td>2026-03-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>055</td><td>ISSUE FOR DESIGN</td><td>2026-03-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>056</td><td>ISSUE FOR DESIGN</td><td>2026-03-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>057</td><td>ISSUE FOR DESIGN</td><td>2026-03-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>058</td><td>ISSUE FOR DESIGN</td><td>2026-04-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>059</td><td>ISSUE FOR DESIGN</td><td>2026-04-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>060</td><td>ISSUE FOR DESIGN</td><td>2026-04-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>061</td><td>ISSUE FOR DESIGN</td><td>2026-04-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>062</td><td>ISSUE FOR DESIGN</td><td>2026-04-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>063</td><td>ISSUE FOR DESIGN</td><td>2026-05-07</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>064</td><td>ISSUE FOR DESIGN</td><td>2026-05-14</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>065</td><td>ISSUE FOR DESIGN</td><td>2026-05-21</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>066</td><td>ISSUE FOR DESIGN</td><td>2026-05-28</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>067</td><td>ISSUE FOR DESIGN</td><td>2026-06-04</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>068</td><td>ISSUE FOR DESIGN</td><td>2026-06-11</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>069</td><td>ISSUE FOR DESIGN</td><td>2026-06-18</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>070</td><td>ISSUE FOR DESIGN</td><td>2026-06-25</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>071</td><td>ISSUE FOR DESIGN</td><td>2026-07-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>072</td><td>ISSUE FOR DESIGN</td><td>2026-07-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>073</td><td>ISSUE FOR DESIGN</td><td>2026-07-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>074</td><td>ISSUE FOR DESIGN</td><td>2026-07-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>075</td><td>ISSUE FOR DESIGN</td><td>2026-07-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>076</td><td>ISSUE FOR DESIGN</td><td>2026-08-06</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>077</td><td>ISSUE FOR DESIGN</td><td>2026-08-13</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>078</td><td>ISSUE FOR DESIGN</td><td>2026-08-20</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>079</td><td>ISSUE FOR DESIGN</td><td>2026-08-27</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>080</td><td>ISSUE FOR DESIGN</td><td>2026-09-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>081</td><td>ISSUE FOR DESIGN</td><td>2026-09-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>082</td><td>ISSUE FOR DESIGN</td><td>2026-09-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>083</td><td>ISSUE FOR DESIGN</td><td>2026-09-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>084</td><td>ISSUE FOR DESIGN</td><td>2026-10-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>085</td><td>ISSUE FOR DESIGN</td><td>2026-10-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>086</td><td>ISSUE FOR DESIGN</td><td>2026-10-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>087</td><td>ISSUE FOR DESIGN</td><td>2026-10-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>088</td><td>ISSUE FOR DESIGN</td><td>2026-10-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>089</td><td>ISSUE FOR DESIGN</td><td>2026-11-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>090</td><td>ISSUE FOR DESIGN</td><td>2026-11-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>091</td><td>ISSUE FOR DESIGN</td><td>2026-11-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>092</td><td>ISSUE FOR DESIGN</td><td>2026-11-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>093</td><td>ISSUE FOR DESIGN</td><td>2026-12-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>094</td><td>ISSUE FOR DESIGN</td><td>2026-12-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>095</td><td>ISSUE FOR DESIGN</td><td>2026-12-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>096</td><td>ISSUE FOR DESIGN</td><td>2026-12-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>097</td><td>ISSUE FOR DESIGN</td><td>2027-01-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>098</td><td>ISSUE FOR DESIGN</td><td>2027-01-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>099</td><td>ISSUE FOR DESIGN</td><td>2027-01-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>100</td><td>ISSUE FOR DESIGN</td><td>2027-01-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>101</td><td>ISSUE FOR DESIGN</td><td>2027-01-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>102</td><td>ISSUE FOR DESIGN</td><td>2027-02-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>103</td><td>ISSUE FOR DESIGN</td><td>2027-02-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>104</td><td>ISSUE FOR DESIGN</td><td>2027-02-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>105</td><td>ISSUE FOR DESIGN</td><td>2027-02-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>106</td><td>ISSUE FOR DESIGN</td><td>2027-03-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>107</td><td>ISSUE FOR DESIGN</td><td>2027-03-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>108</td><td>ISSUE FOR DESIGN</td><td>2027-03-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>109</td><td>ISSUE FOR DESIGN</td><td>2027-03-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>110</td><td>ISSUE FOR DESIGN</td><td>2027-04-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>111</td><td>ISSUE FOR DESIGN</td><td>2027-04-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>112</td><td>ISSUE FOR DESIGN</td><td>2027-04-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>113</td><td>ISSUE FOR DESIGN</td><td>2027-04-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>114</td><td>ISSUE FOR DESIGN</td><td>2027-04-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>115</td><td>ISSUE FOR DESIGN</td><td>2027-05-07</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>116</td><td>ISSUE FOR DESIGN</td><td>2027-05-14</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>117</td><td>ISSUE FOR DESIGN</td><td>2027-05-21</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>118</td><td>ISSUE FOR DESIGN</td><td>2027-05-28</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>119</td><td>ISSUE FOR DESIGN</td><td>2027-06-04</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>120</td><td>ISSUE FOR DESIGN</td><td>2027-06-11</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>121</td><td>ISSUE FOR DESIGN</td><td>2027-06-18</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>122</td><td>ISSUE FOR DESIGN</td><td>2027-06-25</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>123</td><td>ISSUE FOR DESIGN</td><td>2027-07-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>124</td><td>ISSUE FOR DESIGN</td><td>2027-07-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>125</td><td>ISSUE FOR DESIGN</td><td>2027-07-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>126</td><td>ISSUE FOR DESIGN</td><td>2027-07-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>127</td><td>ISSUE FOR DESIGN</td><td>2027-07-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>128</td><td>ISSUE FOR DESIGN</td><td>2027-08-06</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>129</td><td>ISSUE FOR DESIGN</td><td>2027-08-13</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>130</td><td>ISSUE FOR DESIGN</td><td>2027-08-20</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>131</td><td>ISSUE FOR DESIGN</td><td>2027-08-27</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>132</td><td>ISSUE FOR DESIGN</td><td>2027-09-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>133</td><td>ISSUE FOR DESIGN</td><td>2027-09-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>134</td><td>ISSUE FOR DESIGN</td><td>2027-09-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>135</td><td>ISSUE FOR DESIGN</td><td>2027-09-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>136</td><td>ISSUE FOR DESIGN</td><td>2027-10-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>137</td><td>ISSUE FOR DESIGN</td><td>2027-10-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>138</td><td>ISSUE FOR DESIGN</td><td>2027-10-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>139</td><td>ISSUE FOR DESIGN</td><td>2027-10-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>140</td><td>ISSUE FOR DESIGN</td><td>2027-10-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>141</td><td>ISSUE FOR DESIGN</td><td>2027-11-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>142</td><td>ISSUE FOR DESIGN</td><td>2027-11-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>143</td><td>ISSUE FOR DESIGN</td><td>2027-11-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>144</td><td>ISSUE FOR DESIGN</td><td>2027-11-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>145</td><td>ISSUE FOR DESIGN</td><td>2027-12-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>146</td><td>ISSUE FOR DESIGN</td><td>2027-12-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>147</td><td>ISSUE FOR DESIGN</td><td>2027-12-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>148</td><td>ISSUE FOR DESIGN</td><td>2027-12-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>149</td><td>ISSUE FOR DESIGN</td><td>2028-01-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>150</td><td>ISSUE FOR DESIGN</td><td>2028-01-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>151</td><td>ISSUE FOR DESIGN</td><td>2028-01-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>152</td><td>ISSUE FOR DESIGN</td><td>2028-01-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>153</td><td>ISSUE FOR DESIGN</td><td>2028-01-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>154</td><td>ISSUE FOR DESIGN</td><td>2028-02-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>155</td><td>ISSUE FOR DESIGN</td><td>2028-02-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>156</td><td>ISSUE FOR DESIGN</td><td>2028-02-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>157</td><td>ISSUE FOR DESIGN</td><td>2028-02-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>158</td><td>ISSUE FOR DESIGN</td><td>2028-03-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>159</td><td>ISSUE FOR DESIGN</td><td>2028-03-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>160</td><td>ISSUE FOR DESIGN</td><td>2028-03-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>161</td><td>ISSUE FOR DESIGN</td><td>2028-03-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>162</td><td>ISSUE FOR DESIGN</td><td>2028-04-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>163</td><td>ISSUE FOR DESIGN</td><td>2028-04-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>164</td><td>ISSUE FOR DESIGN</td><td>2028-04-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>165</td><td>ISSUE FOR DESIGN</td><td>2028-04-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>166</td><td>ISSUE FOR DESIGN</td><td>2028-04-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>167</td><td>ISSUE FOR DESIGN</td><td>2028-05-07</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>168</td><td>ISSUE FOR DESIGN</td><td>2028-05-14</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>169</td><td>ISSUE FOR DESIGN</td><td>2028-05-21</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>170</td><td>ISSUE FOR DESIGN</td><td>2028-05-28</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>171</td><td>ISSUE FOR DESIGN</td><td>2028-06-04</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>172</td><td>ISSUE FOR DESIGN</td><td>2028-06-11</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>173</td><td>ISSUE FOR DESIGN</td><td>2028-06-18</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>174</td><td>ISSUE FOR DESIGN</td><td>2028-06-25</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>175</td><td>ISSUE FOR DESIGN</td><td>2028-07-02</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>176</td><td>ISSUE FOR DESIGN</td><td>2028-07-09</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>177</td><td>ISSUE FOR DESIGN</td><td>2028-07-16</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>178</td><td>ISSUE FOR DESIGN</td><td>2028-07-23</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>179</td><td>ISSUE FOR DESIGN</td><td>2028-07-30</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>180</td><td>ISSUE FOR DESIGN</td><td>2028-08-06</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>181</td><td>ISSUE FOR DESIGN</td><td>2028-08-13</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>182</td><td>ISSUE FOR DESIGN</td><td>2028-08-20</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>183</td><td>ISSUE FOR DESIGN</td><td>2028-08-27</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>184</td><td>ISSUE FOR DESIGN</td><td>2028-09-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>185</td><td>ISSUE FOR DESIGN</td><td>2028-09-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>186</td><td>ISSUE FOR DESIGN</td><td>2028-09-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>187</td><td>ISSUE FOR DESIGN</td><td>2028-09-24</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>188</td><td>ISSUE FOR DESIGN</td><td>2028-10-01</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>189</td><td>ISSUE FOR DESIGN</td><td>2028-10-08</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>190</td><td>ISSUE FOR DESIGN</td><td>2028-10-15</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>191</td><td>ISSUE FOR DESIGN</td><td>2028-10-22</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>192</td><td>ISSUE FOR DESIGN</td><td>2028-10-29</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>193</td><td>ISSUE FOR DESIGN</td><td>2028-11-05</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>194</td><td>ISSUE FOR DESIGN</td><td>2028-11-12</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>195</td><td>ISSUE FOR DESIGN</td><td>2028-11-19</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>196</td><td>ISSUE FOR DESIGN</td><td>2028-11-26</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>197</td><td>ISSUE FOR DESIGN</td><td>2028-12-03</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>198</td><td>ISSUE FOR DESIGN</td><td>2028-12-10</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>199</td><td>ISSUE FOR DESIGN</td><td>2028-12-17</td><td>ISSUE FOR DESIGN</td></tr> <tr><td>200</td><td>ISSUE FOR DESIGN</td><td>2028-12-24</td><td>ISSUE FOR DESIGN</td></tr> </table>	Issue No.	Issue Description	Issue Date	Issue Status	001	ISSUE FOR DESIGN	2025-02-28	ISSUE FOR DESIGN	002	ISSUE FOR DESIGN	2025-03-05	ISSUE FOR DESIGN	003	ISSUE FOR DESIGN	2025-03-12	ISSUE FOR DESIGN	004	ISSUE FOR DESIGN	2025-03-19	ISSUE FOR DESIGN	005	ISSUE FOR DESIGN	2025-03-26	ISSUE FOR DESIGN	006	ISSUE FOR DESIGN	2025-04-02	ISSUE FOR DESIGN	007	ISSUE FOR DESIGN	2025-04-09	ISSUE FOR DESIGN	008	ISSUE FOR DESIGN	2025-04-16	ISSUE FOR DESIGN	009	ISSUE FOR DESIGN	2025-04-23	ISSUE FOR DESIGN	010	ISSUE FOR DESIGN	2025-04-30	ISSUE FOR DESIGN	011	ISSUE FOR DESIGN	2025-05-07	ISSUE FOR DESIGN	012	ISSUE FOR DESIGN	2025-05-14	ISSUE FOR DESIGN	013	ISSUE FOR DESIGN	2025-05-21	ISSUE FOR DESIGN	014	ISSUE FOR DESIGN	2025-05-28	ISSUE FOR DESIGN	015	ISSUE FOR DESIGN	2025-06-04	ISSUE FOR DESIGN	016	ISSUE FOR DESIGN	2025-06-11	ISSUE FOR DESIGN	017	ISSUE FOR DESIGN	2025-06-18	ISSUE FOR DESIGN	018	ISSUE FOR DESIGN	2025-06-25	ISSUE FOR DESIGN	019	ISSUE FOR DESIGN	2025-07-02	ISSUE FOR DESIGN	020	ISSUE FOR DESIGN	2025-07-09	ISSUE FOR DESIGN	021	ISSUE FOR DESIGN	2025-07-16	ISSUE FOR DESIGN	022	ISSUE FOR DESIGN	2025-07-23	ISSUE FOR DESIGN	023	ISSUE FOR DESIGN	2025-07-30	ISSUE FOR DESIGN	024	ISSUE FOR DESIGN	2025-08-06	ISSUE FOR DESIGN	025	ISSUE FOR DESIGN	2025-08-13	ISSUE FOR DESIGN	026	ISSUE FOR DESIGN	2025-08-20	ISSUE FOR DESIGN	027	ISSUE FOR DESIGN	2025-08-27	ISSUE FOR DESIGN	028	ISSUE FOR DESIGN	2025-09-03	ISSUE FOR DESIGN	029	ISSUE FOR DESIGN	2025-09-10	ISSUE FOR DESIGN	030	ISSUE FOR DESIGN	2025-09-17	ISSUE FOR DESIGN	031	ISSUE FOR DESIGN	2025-09-24	ISSUE FOR DESIGN	032	ISSUE FOR DESIGN	2025-10-01	ISSUE FOR DESIGN	033	ISSUE FOR DESIGN	2025-10-08	ISSUE FOR DESIGN	034	ISSUE FOR DESIGN	2025-10-15	ISSUE FOR DESIGN	035	ISSUE FOR DESIGN	2025-10-22	ISSUE FOR DESIGN	036	ISSUE FOR DESIGN	2025-10-29	ISSUE FOR DESIGN	037	ISSUE FOR DESIGN	2025-11-05	ISSUE FOR DESIGN	038	ISSUE FOR DESIGN	2025-11-12	ISSUE FOR DESIGN	039	ISSUE FOR DESIGN	2025-11-19	ISSUE FOR DESIGN	040	ISSUE FOR DESIGN	2025-11-26	ISSUE FOR DESIGN	041	ISSUE FOR DESIGN	2025-12-03	ISSUE FOR DESIGN	042	ISSUE FOR DESIGN	2025-12-10	ISSUE FOR DESIGN	043	ISSUE FOR DESIGN	2025-12-17	ISSUE FOR DESIGN	044	ISSUE FOR DESIGN	2025-12-24	ISSUE FOR DESIGN	045	ISSUE FOR DESIGN	2026-01-01	ISSUE FOR DESIGN	046	ISSUE FOR DESIGN	2026-01-08	ISSUE FOR DESIGN	047	ISSUE FOR DESIGN	2026-01-15	ISSUE FOR DESIGN	048	ISSUE FOR DESIGN	2026-01-22	ISSUE FOR DESIGN	049	ISSUE FOR DESIGN	2026-01-29	ISSUE FOR DESIGN	050	ISSUE FOR DESIGN	2026-02-05	ISSUE FOR DESIGN	051	ISSUE FOR DESIGN	2026-02-12	ISSUE FOR DESIGN	052	ISSUE FOR DESIGN	2026-02-19	ISSUE FOR DESIGN	053	ISSUE FOR DESIGN	2026-02-26	ISSUE FOR DESIGN	054	ISSUE FOR DESIGN	2026-03-05	ISSUE FOR DESIGN	055	ISSUE FOR DESIGN	2026-03-12	ISSUE FOR DESIGN	056	ISSUE FOR DESIGN	2026-03-19	ISSUE FOR DESIGN	057	ISSUE FOR DESIGN	2026-03-26	ISSUE FOR DESIGN	058	ISSUE FOR DESIGN	2026-04-02	ISSUE FOR DESIGN	059	ISSUE FOR DESIGN	2026-04-09	ISSUE FOR DESIGN	060	ISSUE FOR DESIGN	2026-04-16	ISSUE FOR DESIGN	061	ISSUE FOR DESIGN	2026-04-23	ISSUE FOR DESIGN	062	ISSUE FOR DESIGN	2026-04-30	ISSUE FOR DESIGN	063	ISSUE FOR DESIGN	2026-05-07	ISSUE FOR DESIGN	064	ISSUE FOR DESIGN	2026-05-14	ISSUE FOR DESIGN	065	ISSUE FOR DESIGN	2026-05-21	ISSUE FOR DESIGN	066	ISSUE FOR DESIGN	2026-05-28	ISSUE FOR DESIGN	067	ISSUE FOR DESIGN	2026-06-04	ISSUE FOR DESIGN	068	ISSUE FOR DESIGN	2026-06-11	ISSUE FOR DESIGN	069	ISSUE FOR DESIGN	2026-06-18	ISSUE FOR DESIGN	070	ISSUE FOR DESIGN	2026-06-25	ISSUE FOR DESIGN	071	ISSUE FOR DESIGN	2026-07-02	ISSUE FOR DESIGN	072	ISSUE FOR DESIGN	2026-07-09	ISSUE FOR DESIGN	073	ISSUE FOR DESIGN	2026-07-16	ISSUE FOR DESIGN	074	ISSUE FOR DESIGN	2026-07-23	ISSUE FOR DESIGN	075	ISSUE FOR DESIGN	2026-07-30	ISSUE FOR DESIGN	076	ISSUE FOR DESIGN	2026-08-06	ISSUE FOR DESIGN	077	ISSUE FOR DESIGN	2026-08-13	ISSUE FOR DESIGN	078	ISSUE FOR DESIGN	2026-08-20	ISSUE FOR DESIGN	079	ISSUE FOR DESIGN	2026-08-27	ISSUE FOR DESIGN	080	ISSUE FOR DESIGN	2026-09-03	ISSUE FOR DESIGN	081	ISSUE FOR DESIGN	2026-09-10	ISSUE FOR DESIGN	082	ISSUE FOR DESIGN	2026-09-17	ISSUE FOR DESIGN	083	ISSUE FOR DESIGN	2026-09-24	ISSUE FOR DESIGN	084	ISSUE FOR DESIGN	2026-10-01	ISSUE FOR DESIGN	085	ISSUE FOR DESIGN	2026-10-08	ISSUE FOR DESIGN	086	ISSUE FOR DESIGN	2026-10-15	ISSUE FOR DESIGN	087	ISSUE FOR DESIGN	2026-10-22	ISSUE FOR DESIGN	088	ISSUE FOR DESIGN	2026-10-29	ISSUE FOR DESIGN	089	ISSUE FOR DESIGN	2026-11-05	ISSUE FOR DESIGN	090	ISSUE FOR DESIGN	2026-11-12	ISSUE FOR DESIGN	091	ISSUE FOR DESIGN	2026-11-19	ISSUE FOR DESIGN	092	ISSUE FOR DESIGN	2026-11-26	ISSUE FOR DESIGN	093	ISSUE FOR DESIGN	2026-12-03	ISSUE FOR DESIGN	094	ISSUE FOR DESIGN	2026-12-10	ISSUE FOR DESIGN	095	ISSUE FOR DESIGN	2026-12-17	ISSUE FOR DESIGN	096	ISSUE FOR DESIGN	2026-12-24	ISSUE FOR DESIGN	097	ISSUE FOR DESIGN	2027-01-01	ISSUE FOR DESIGN	098	ISSUE FOR DESIGN	2027-01-08	ISSUE FOR DESIGN	099	ISSUE FOR DESIGN	2027-01-15	ISSUE FOR DESIGN	100	ISSUE FOR DESIGN	2027-01-22	ISSUE FOR DESIGN	101	ISSUE FOR DESIGN	2027-01-29	ISSUE FOR DESIGN	102	ISSUE FOR DESIGN	2027-02-05	ISSUE FOR DESIGN	103	ISSUE FOR DESIGN	2027-02-12	ISSUE FOR DESIGN	104	ISSUE FOR DESIGN	2027-02-19	ISSUE FOR DESIGN	105	ISSUE FOR DESIGN	2027-02-26	ISSUE FOR DESIGN	106	ISSUE FOR DESIGN	2027-03-05	ISSUE FOR DESIGN	107	ISSUE FOR DESIGN	2027-03-12	ISSUE FOR DESIGN	108	ISSUE FOR DESIGN	2027-03-19	ISSUE FOR DESIGN	109	ISSUE FOR DESIGN	2027-03-26	ISSUE FOR DESIGN	110	ISSUE FOR DESIGN	2027-04-02	ISSUE FOR DESIGN	111	ISSUE FOR DESIGN	2027-04-09	ISSUE FOR DESIGN	112	ISSUE FOR DESIGN	2027-04-16	ISSUE FOR DESIGN	113	ISSUE FOR DESIGN	2027-04-23	ISSUE FOR DESIGN	114	ISSUE FOR DESIGN	2027-04-30	ISSUE FOR DESIGN	115	ISSUE FOR DESIGN	2027-05-07	ISSUE FOR DESIGN	116	ISSUE FOR DESIGN	2027-05-14	ISSUE FOR DESIGN	117	ISSUE FOR DESIGN	2027-05-21	ISSUE FOR DESIGN	118	ISSUE FOR DESIGN	2027-05-28	ISSUE FOR DESIGN	119	ISSUE FOR DESIGN	2027-06-04	ISSUE FOR DESIGN	120	ISSUE FOR DESIGN	2027-06-11	ISSUE FOR DESIGN	121	ISSUE FOR DESIGN	2027-06-18	ISSUE FOR DESIGN	122	ISSUE FOR DESIGN	2027-06-25	ISSUE FOR DESIGN	123	ISSUE FOR DESIGN	2027-07-02	ISSUE FOR DESIGN	124	ISSUE FOR DESIGN	2027-07-09	ISSUE FOR DESIGN	125	ISSUE FOR DESIGN	2027-07-16	ISSUE FOR DESIGN	126	ISSUE FOR DESIGN	2027-07-23	ISSUE FOR DESIGN	127	ISSUE FOR DESIGN	2027-07-30	ISSUE FOR DESIGN	128	ISSUE FOR DESIGN	2027-08-06	ISSUE FOR DESIGN	129	ISSUE FOR DESIGN	2027-08-13	ISSUE FOR DESIGN	130	ISSUE FOR DESIGN	2027-08-20	ISSUE FOR DESIGN	131	ISSUE FOR DESIGN	2027-08-27	ISSUE FOR DESIGN	132	ISSUE FOR DESIGN	2027-09-03	ISSUE FOR DESIGN	133	ISSUE FOR DESIGN	2027-09-10	ISSUE FOR DESIGN	134	ISSUE FOR DESIGN	2027-09-17	ISSUE FOR DESIGN	135	ISSUE FOR DESIGN	2027-09-24	ISSUE FOR DESIGN	136	ISSUE FOR DESIGN	2027-10-01	ISSUE FOR DESIGN	137	ISSUE FOR DESIGN	2027-10-08	ISSUE FOR DESIGN	138	ISSUE FOR DESIGN	2027-10-15	ISSUE FOR DESIGN	139	ISSUE FOR DESIGN	2027-10-22	ISSUE FOR DESIGN	140	ISSUE FOR DESIGN	2027-10-29	ISSUE FOR DESIGN	141	ISSUE FOR DESIGN	2027-11-05	ISSUE FOR DESIGN	142	ISSUE FOR DESIGN	2027-11-12	ISSUE FOR DESIGN	143	ISSUE FOR DESIGN	2027-11-19	ISSUE FOR DESIGN	144	ISSUE FOR DESIGN	2027-11-26	ISSUE FOR DESIGN	145	ISSUE FOR DESIGN	2027-12-03	ISSUE FOR DESIGN	146	ISSUE FOR DESIGN	2027-12-10	ISSUE FOR DESIGN	147	ISSUE FOR DESIGN	2027-12-17	ISSUE FOR DESIGN	148	ISSUE FOR DESIGN	2027-12-24	ISSUE FOR DESIGN	149	ISSUE FOR DESIGN	2028-01-01	ISSUE FOR DESIGN	150	ISSUE FOR DESIGN	2028-01-08	ISSUE FOR DESIGN	151	ISSUE FOR DESIGN	2028-01-15	ISSUE FOR DESIGN	152	ISSUE FOR DESIGN	2028-01-22	ISSUE FOR DESIGN	153	ISSUE FOR DESIGN	2028-01-29	ISSUE FOR DESIGN	154	ISSUE FOR DESIGN	2028-02-05	ISSUE FOR DESIGN	155	ISSUE FOR DESIGN	2028-02-12	ISSUE FOR DESIGN	156	ISSUE FOR DESIGN	2028-02-19	ISSUE FOR DESIGN	157	ISSUE FOR DESIGN	2028-02-26	ISSUE FOR DESIGN	158	ISSUE FOR DESIGN	2028-03-05	ISSUE FOR DESIGN	159	ISSUE FOR DESIGN	2028-03-12	ISSUE FOR DESIGN	160	ISSUE FOR DESIGN	2028-03-19	ISSUE FOR DESIGN	161	ISSUE FOR DESIGN	2028-03-26	ISSUE FOR DESIGN	162	ISSUE FOR DESIGN	2028-04-02	ISSUE FOR DESIGN	163	ISSUE FOR DESIGN	2028-04-09	ISSUE FOR DESIGN	164	ISSUE FOR DESIGN	2028-04-16	ISSUE FOR DESIGN	165	ISSUE FOR DESIGN	2028-04-23	ISSUE FOR DESIGN	166	ISSUE FOR DESIGN	2028-04-30	ISSUE FOR DESIGN	167	ISSUE FOR DESIGN	2028-05-07	ISSUE FOR DESIGN	168	ISSUE FOR DESIGN	2028-05-14	ISSUE FOR DESIGN	169	ISSUE FOR DESIGN	2028-05-21	ISSUE FOR DESIGN	170	ISSUE FOR DESIGN	2028-05-28	ISSUE FOR DESIGN	171	ISSUE FOR DESIGN	2028-06-04	ISSUE FOR DESIGN	172	ISSUE FOR DESIGN	2028-06-11	ISSUE FOR DESIGN	173	ISSUE FOR DESIGN	2028-06-18	ISSUE FOR DESIGN	174	ISSUE FOR DESIGN	2028-06-25	ISSUE FOR DESIGN	175	ISSUE FOR DESIGN	2028-07-02	ISSUE FOR DESIGN	176	ISSUE FOR DESIGN	2028-07-09	ISSUE FOR DESIGN	177	ISSUE FOR DESIGN	2028-07-16	ISSUE FOR DESIGN	178	ISSUE FOR DESIGN	2028-07-23	ISSUE FOR DESIGN	179	ISSUE FOR DESIGN	2028-07-30	ISSUE FOR DESIGN	180	ISSUE FOR DESIGN	2028-08-06	ISSUE FOR DESIGN	181	ISSUE FOR DESIGN	2028-08-13	ISSUE FOR DESIGN	182	ISSUE FOR DESIGN	2028-08-20	ISSUE FOR DESIGN	183	ISSUE FOR DESIGN	2028-08-27	ISSUE FOR DESIGN	184	ISSUE FOR DESIGN	2028-09-03	ISSUE FOR DESIGN	185	ISSUE FOR DESIGN	2028-09-10	ISSUE FOR DESIGN	186	ISSUE FOR DESIGN	2028-09-17	ISSUE FOR DESIGN	187	ISSUE FOR DESIGN	2028-09-24	ISSUE FOR DESIGN	188	ISSUE FOR DESIGN	2028-10-01	ISSUE FOR DESIGN	189	ISSUE FOR DESIGN	2028-10-08	ISSUE FOR DESIGN	190	ISSUE FOR DESIGN	2028-10-15	ISSUE FOR DESIGN	191	ISSUE FOR DESIGN	2028-10-22	ISSUE FOR DESIGN	192	ISSUE FOR DESIGN	2028-10-29	ISSUE FOR DESIGN	193	ISSUE FOR DESIGN	2028-11-05	ISSUE FOR DESIGN	194	ISSUE FOR DESIGN	2028-11-12	ISSUE FOR DESIGN	195	ISSUE FOR DESIGN	2028-11-19	ISSUE FOR DESIGN	196	ISSUE FOR DESIGN	2028-11-26	ISSUE FOR DESIGN	197	ISSUE FOR DESIGN	2028-12-03	ISSUE FOR DESIGN	198	ISSUE FOR DESIGN	2028-12-10	ISSUE FOR DESIGN	199	ISSUE FOR DESIGN	2028-12-17	ISSUE FOR DESIGN	200	ISSUE FOR DESIGN	2028-12-24	ISSUE FOR DESIGN
Issue No.	Issue Description	Issue Date	Issue Status																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
001	ISSUE FOR DESIGN	2025-02-28	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
002	ISSUE FOR DESIGN	2025-03-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
003	ISSUE FOR DESIGN	2025-03-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
004	ISSUE FOR DESIGN	2025-03-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
005	ISSUE FOR DESIGN	2025-03-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
006	ISSUE FOR DESIGN	2025-04-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
007	ISSUE FOR DESIGN	2025-04-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
008	ISSUE FOR DESIGN	2025-04-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
009	ISSUE FOR DESIGN	2025-04-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
010	ISSUE FOR DESIGN	2025-04-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
011	ISSUE FOR DESIGN	2025-05-07	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
012	ISSUE FOR DESIGN	2025-05-14	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
013	ISSUE FOR DESIGN	2025-05-21	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
014	ISSUE FOR DESIGN	2025-05-28	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
015	ISSUE FOR DESIGN	2025-06-04	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
016	ISSUE FOR DESIGN	2025-06-11	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
017	ISSUE FOR DESIGN	2025-06-18	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
018	ISSUE FOR DESIGN	2025-06-25	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
019	ISSUE FOR DESIGN	2025-07-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
020	ISSUE FOR DESIGN	2025-07-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
021	ISSUE FOR DESIGN	2025-07-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
022	ISSUE FOR DESIGN	2025-07-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
023	ISSUE FOR DESIGN	2025-07-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
024	ISSUE FOR DESIGN	2025-08-06	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
025	ISSUE FOR DESIGN	2025-08-13	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
026	ISSUE FOR DESIGN	2025-08-20	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
027	ISSUE FOR DESIGN	2025-08-27	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
028	ISSUE FOR DESIGN	2025-09-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
029	ISSUE FOR DESIGN	2025-09-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
030	ISSUE FOR DESIGN	2025-09-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
031	ISSUE FOR DESIGN	2025-09-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
032	ISSUE FOR DESIGN	2025-10-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
033	ISSUE FOR DESIGN	2025-10-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
034	ISSUE FOR DESIGN	2025-10-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
035	ISSUE FOR DESIGN	2025-10-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
036	ISSUE FOR DESIGN	2025-10-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
037	ISSUE FOR DESIGN	2025-11-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
038	ISSUE FOR DESIGN	2025-11-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
039	ISSUE FOR DESIGN	2025-11-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
040	ISSUE FOR DESIGN	2025-11-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
041	ISSUE FOR DESIGN	2025-12-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
042	ISSUE FOR DESIGN	2025-12-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
043	ISSUE FOR DESIGN	2025-12-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
044	ISSUE FOR DESIGN	2025-12-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
045	ISSUE FOR DESIGN	2026-01-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
046	ISSUE FOR DESIGN	2026-01-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
047	ISSUE FOR DESIGN	2026-01-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
048	ISSUE FOR DESIGN	2026-01-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
049	ISSUE FOR DESIGN	2026-01-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
050	ISSUE FOR DESIGN	2026-02-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
051	ISSUE FOR DESIGN	2026-02-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
052	ISSUE FOR DESIGN	2026-02-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
053	ISSUE FOR DESIGN	2026-02-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
054	ISSUE FOR DESIGN	2026-03-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
055	ISSUE FOR DESIGN	2026-03-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
056	ISSUE FOR DESIGN	2026-03-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
057	ISSUE FOR DESIGN	2026-03-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
058	ISSUE FOR DESIGN	2026-04-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
059	ISSUE FOR DESIGN	2026-04-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
060	ISSUE FOR DESIGN	2026-04-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
061	ISSUE FOR DESIGN	2026-04-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
062	ISSUE FOR DESIGN	2026-04-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
063	ISSUE FOR DESIGN	2026-05-07	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
064	ISSUE FOR DESIGN	2026-05-14	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
065	ISSUE FOR DESIGN	2026-05-21	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
066	ISSUE FOR DESIGN	2026-05-28	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
067	ISSUE FOR DESIGN	2026-06-04	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
068	ISSUE FOR DESIGN	2026-06-11	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
069	ISSUE FOR DESIGN	2026-06-18	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
070	ISSUE FOR DESIGN	2026-06-25	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
071	ISSUE FOR DESIGN	2026-07-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
072	ISSUE FOR DESIGN	2026-07-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
073	ISSUE FOR DESIGN	2026-07-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
074	ISSUE FOR DESIGN	2026-07-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
075	ISSUE FOR DESIGN	2026-07-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
076	ISSUE FOR DESIGN	2026-08-06	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
077	ISSUE FOR DESIGN	2026-08-13	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
078	ISSUE FOR DESIGN	2026-08-20	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
079	ISSUE FOR DESIGN	2026-08-27	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
080	ISSUE FOR DESIGN	2026-09-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
081	ISSUE FOR DESIGN	2026-09-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
082	ISSUE FOR DESIGN	2026-09-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
083	ISSUE FOR DESIGN	2026-09-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
084	ISSUE FOR DESIGN	2026-10-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
085	ISSUE FOR DESIGN	2026-10-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
086	ISSUE FOR DESIGN	2026-10-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
087	ISSUE FOR DESIGN	2026-10-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
088	ISSUE FOR DESIGN	2026-10-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
089	ISSUE FOR DESIGN	2026-11-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
090	ISSUE FOR DESIGN	2026-11-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
091	ISSUE FOR DESIGN	2026-11-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
092	ISSUE FOR DESIGN	2026-11-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
093	ISSUE FOR DESIGN	2026-12-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
094	ISSUE FOR DESIGN	2026-12-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
095	ISSUE FOR DESIGN	2026-12-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
096	ISSUE FOR DESIGN	2026-12-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
097	ISSUE FOR DESIGN	2027-01-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
098	ISSUE FOR DESIGN	2027-01-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
099	ISSUE FOR DESIGN	2027-01-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
100	ISSUE FOR DESIGN	2027-01-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
101	ISSUE FOR DESIGN	2027-01-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
102	ISSUE FOR DESIGN	2027-02-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
103	ISSUE FOR DESIGN	2027-02-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
104	ISSUE FOR DESIGN	2027-02-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
105	ISSUE FOR DESIGN	2027-02-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
106	ISSUE FOR DESIGN	2027-03-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
107	ISSUE FOR DESIGN	2027-03-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
108	ISSUE FOR DESIGN	2027-03-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
109	ISSUE FOR DESIGN	2027-03-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
110	ISSUE FOR DESIGN	2027-04-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
111	ISSUE FOR DESIGN	2027-04-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
112	ISSUE FOR DESIGN	2027-04-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
113	ISSUE FOR DESIGN	2027-04-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
114	ISSUE FOR DESIGN	2027-04-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
115	ISSUE FOR DESIGN	2027-05-07	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
116	ISSUE FOR DESIGN	2027-05-14	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
117	ISSUE FOR DESIGN	2027-05-21	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
118	ISSUE FOR DESIGN	2027-05-28	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
119	ISSUE FOR DESIGN	2027-06-04	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
120	ISSUE FOR DESIGN	2027-06-11	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
121	ISSUE FOR DESIGN	2027-06-18	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
122	ISSUE FOR DESIGN	2027-06-25	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
123	ISSUE FOR DESIGN	2027-07-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
124	ISSUE FOR DESIGN	2027-07-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
125	ISSUE FOR DESIGN	2027-07-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
126	ISSUE FOR DESIGN	2027-07-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
127	ISSUE FOR DESIGN	2027-07-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
128	ISSUE FOR DESIGN	2027-08-06	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
129	ISSUE FOR DESIGN	2027-08-13	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
130	ISSUE FOR DESIGN	2027-08-20	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
131	ISSUE FOR DESIGN	2027-08-27	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
132	ISSUE FOR DESIGN	2027-09-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
133	ISSUE FOR DESIGN	2027-09-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
134	ISSUE FOR DESIGN	2027-09-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
135	ISSUE FOR DESIGN	2027-09-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
136	ISSUE FOR DESIGN	2027-10-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
137	ISSUE FOR DESIGN	2027-10-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
138	ISSUE FOR DESIGN	2027-10-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
139	ISSUE FOR DESIGN	2027-10-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
140	ISSUE FOR DESIGN	2027-10-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
141	ISSUE FOR DESIGN	2027-11-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
142	ISSUE FOR DESIGN	2027-11-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
143	ISSUE FOR DESIGN	2027-11-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
144	ISSUE FOR DESIGN	2027-11-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
145	ISSUE FOR DESIGN	2027-12-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
146	ISSUE FOR DESIGN	2027-12-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
147	ISSUE FOR DESIGN	2027-12-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
148	ISSUE FOR DESIGN	2027-12-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
149	ISSUE FOR DESIGN	2028-01-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
150	ISSUE FOR DESIGN	2028-01-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
151	ISSUE FOR DESIGN	2028-01-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
152	ISSUE FOR DESIGN	2028-01-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
153	ISSUE FOR DESIGN	2028-01-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
154	ISSUE FOR DESIGN	2028-02-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
155	ISSUE FOR DESIGN	2028-02-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
156	ISSUE FOR DESIGN	2028-02-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
157	ISSUE FOR DESIGN	2028-02-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
158	ISSUE FOR DESIGN	2028-03-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
159	ISSUE FOR DESIGN	2028-03-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
160	ISSUE FOR DESIGN	2028-03-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
161	ISSUE FOR DESIGN	2028-03-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
162	ISSUE FOR DESIGN	2028-04-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
163	ISSUE FOR DESIGN	2028-04-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
164	ISSUE FOR DESIGN	2028-04-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
165	ISSUE FOR DESIGN	2028-04-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
166	ISSUE FOR DESIGN	2028-04-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
167	ISSUE FOR DESIGN	2028-05-07	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
168	ISSUE FOR DESIGN	2028-05-14	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
169	ISSUE FOR DESIGN	2028-05-21	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
170	ISSUE FOR DESIGN	2028-05-28	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
171	ISSUE FOR DESIGN	2028-06-04	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
172	ISSUE FOR DESIGN	2028-06-11	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
173	ISSUE FOR DESIGN	2028-06-18	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
174	ISSUE FOR DESIGN	2028-06-25	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
175	ISSUE FOR DESIGN	2028-07-02	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
176	ISSUE FOR DESIGN	2028-07-09	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
177	ISSUE FOR DESIGN	2028-07-16	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
178	ISSUE FOR DESIGN	2028-07-23	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
179	ISSUE FOR DESIGN	2028-07-30	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
180	ISSUE FOR DESIGN	2028-08-06	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
181	ISSUE FOR DESIGN	2028-08-13	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
182	ISSUE FOR DESIGN	2028-08-20	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
183	ISSUE FOR DESIGN	2028-08-27	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
184	ISSUE FOR DESIGN	2028-09-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
185	ISSUE FOR DESIGN	2028-09-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
186	ISSUE FOR DESIGN	2028-09-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
187	ISSUE FOR DESIGN	2028-09-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
188	ISSUE FOR DESIGN	2028-10-01	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
189	ISSUE FOR DESIGN	2028-10-08	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
190	ISSUE FOR DESIGN	2028-10-15	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
191	ISSUE FOR DESIGN	2028-10-22	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
192	ISSUE FOR DESIGN	2028-10-29	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
193	ISSUE FOR DESIGN	2028-11-05	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
194	ISSUE FOR DESIGN	2028-11-12	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
195	ISSUE FOR DESIGN	2028-11-19	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
196	ISSUE FOR DESIGN	2028-11-26	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
197	ISSUE FOR DESIGN	2028-12-03	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
198	ISSUE FOR DESIGN	2028-12-10	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
199	ISSUE FOR DESIGN	2028-12-17	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
200	ISSUE FOR DESIGN	2028-12-24	ISSUE FOR DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	



POI 855 DESIGN Issues/Revision	DW 2025-03-26 1 A340	Issue Status A3 AUTHORIZED FOR DESIGN DEVELOPMENT This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.	Coordinate System Datum WGA82/00 Colour Disclaimer This drawing has been documented in colour. This drawing requires no print-out colour. Failure to do so may result in loss of information. Best practice is to print in black and white. Colour and line weights have been optimized from Stantec.	Client/Project Logo Copyright Reserved 	Client/Project TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARAWOH STREET)	Title SIGNS AND LINE MARKING PLAN BROOME STREET SHEET 1 OF 8 Project No. 305005581 Scale of A1 1:125 Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000500
	DW 2025-03-26 1 A340	DW 2025-03-26 1 A340	DW 2025-03-26 1 A340	DW 2025-03-26 1 A340	DW 2025-03-26 1 A340	DW 2025-03-26 1 A340



LEGEND:

- EXISTING CADASTRAL BOUNDARY
- EXISTING KERB
- EXISTING FOOTPATH
- EXISTING FENCE
- EXISTING LINE MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING STREETLIGHT
- EXISTING BOLLARD
- EXISTING POWER DOME
- EXISTING RETICULATION SPRINKLER
- EXISTING HYDRANT GROUND
- EXISTING PRAM RAMP
- EXISTING DRAINAGE STRUCTURES
- EXISTING TELSTRA MANHOLE
- EXISTING PSV STOP VALVE
- EXISTING STRUCTURE POP GUIDE POST
- EXISTING PTP TELSTRA PILLAR
- PROPOSED REMOVAL
- PROPOSED PAVEMENT EDGE
- PROPOSED KERB
- PROPOSED LINE MARKING (INDICATIVE)
- PROPOSED SHARK TEETH PAVEMENT MARKING
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED PIPE
- PROPOSED PRAM RAMP
- PROPOSED TACTILE GROUND SURFACE INDICATOR (TSGI)
- PROPOSED ONE POST SIGN
- PROPOSED STREET LIGHT
- PROPOSED YELLOW BIDIRECTIONAL RRPM
- PROPOSED RED ASPHALT
- PROPOSED FOOTPATH
- PROPOSED NEW MEDIAN
- PROPOSED ROAD WIDENING

ROAD MARKING CONSTRUCTION DETAILS

- GIVEWAY HOLD LINE (300mm WIDE, 150mm GAP)
- LANE LINES - UNBROKEN (300mm WIDE)
- LANE LINES - BROKEN (300mm WIDE)
- EDGE LINE - WHITE (300mm WIDE, 150mm GAP)
- CONTINUITY LINE (300mm WIDE, 150mm GAP)

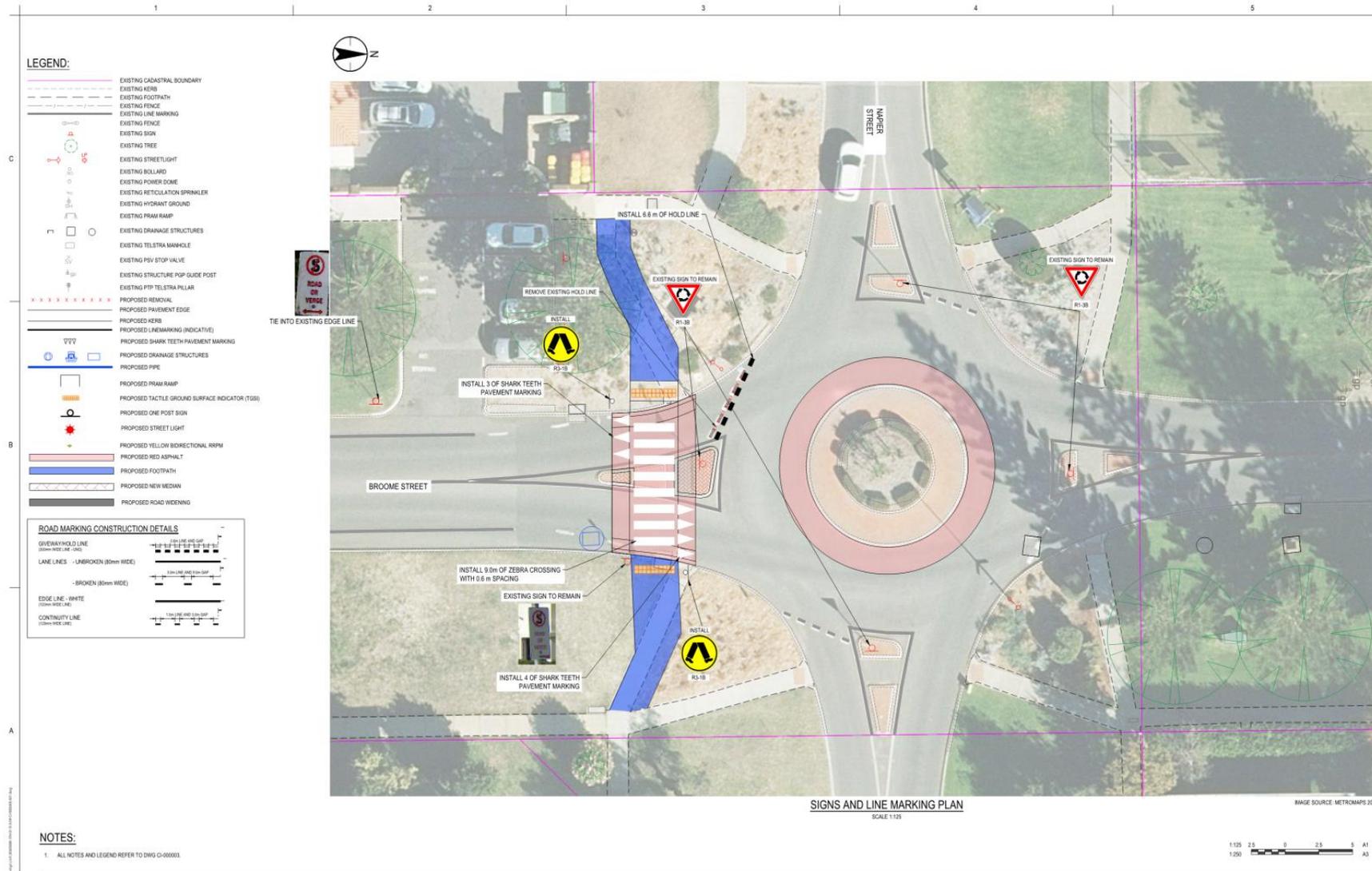
NOTES:
1. ALL NOTES AND LEGEND REFER TO DWG CI-00003.

1:125
 1:250
 0
 2.5
 5
 A1
 A3

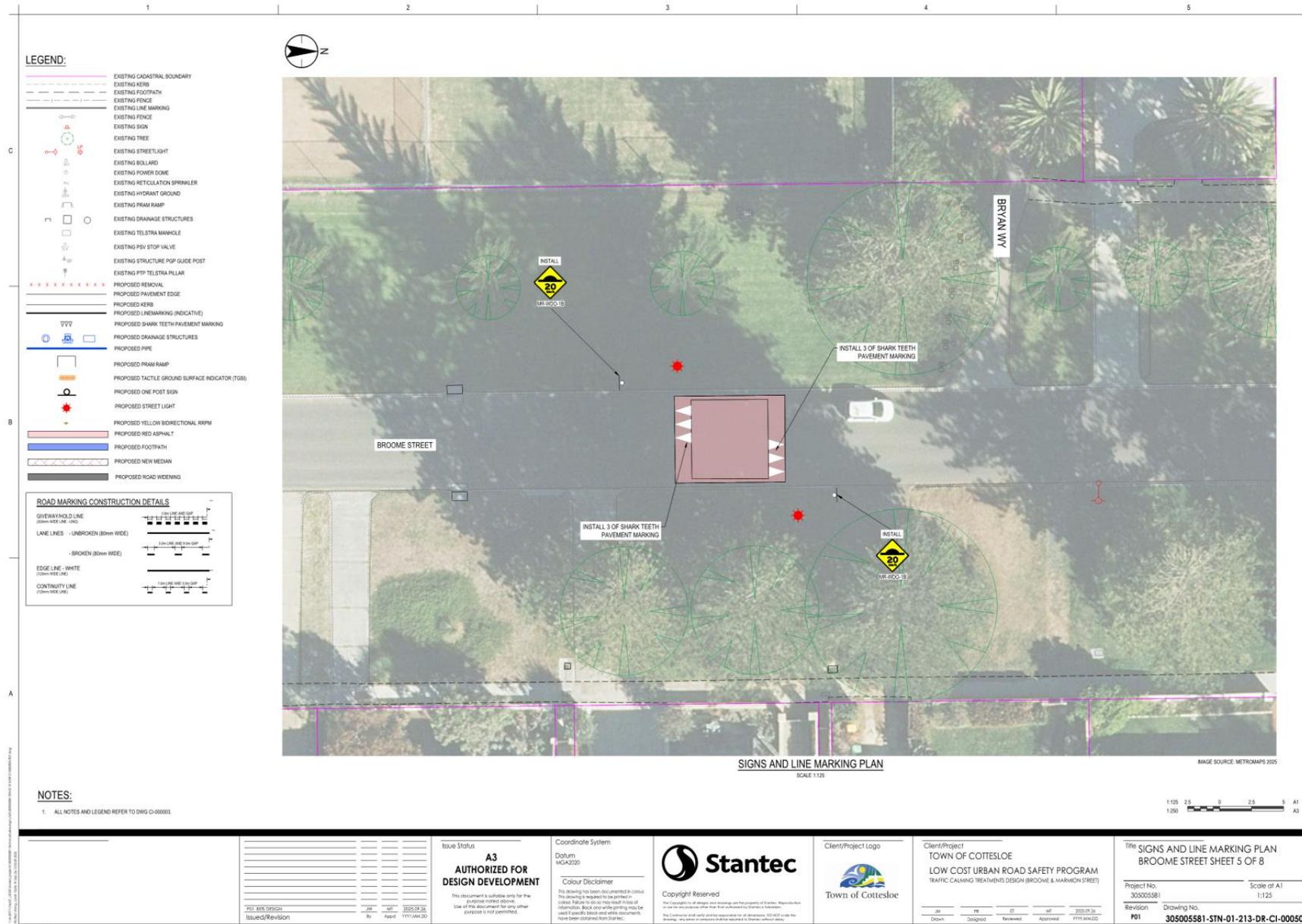
SIGNS AND LINE MARKING PLAN
SCALE 1:125

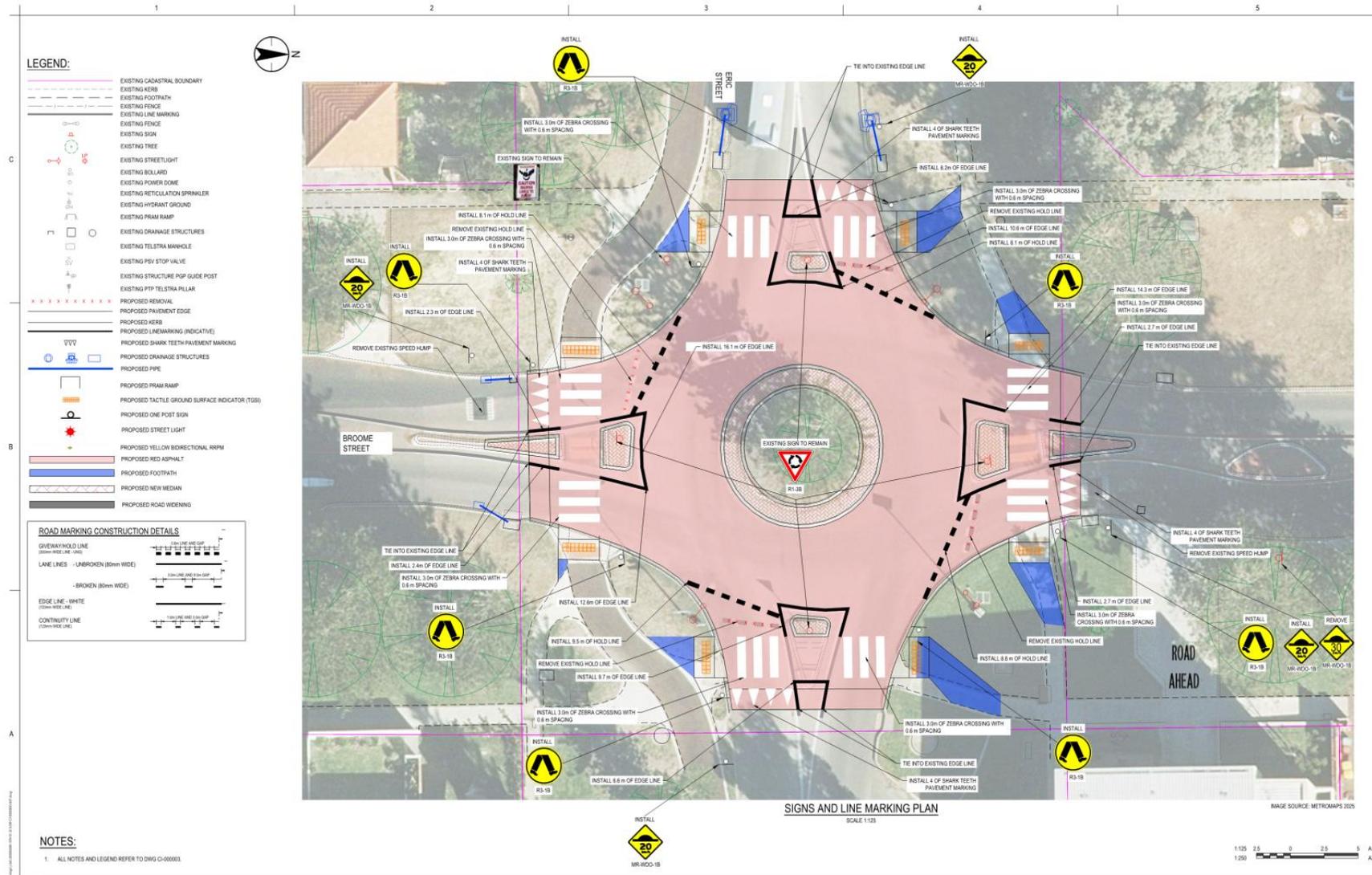


POI 4376 DESIGN Issued/Revision	2025-03-26 1 A384 YYYYMMDD	Issue Status	Coordinate System	Copyright Reserved The drawing has been documented in colour. The drawing may print in black and white. Colour shall be as shown in the list of changes. No colour calibration shall be required for this drawing. The Client and user are responsible for all drawings. STANTEC is not responsible for any errors or omissions in this drawing. No part of this drawing shall be reproduced without written permission.	Client/Project Logo	Client/Project TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION STREET)	Title SIGNS AND LINE MARKING PLAN BROOME STREET SHEET 3 OF 8
		A3 AUTHORIZED FOR DESIGN DEVELOPMENT This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.	Datum MGA2020 Colour Disclaimer The drawing has been documented in colour. The drawing may print in black and white. Colour shall be as shown in the list of changes. No colour calibration shall be required for this drawing. The Client and user are responsible for all drawings. STANTEC is not responsible for any errors or omissions in this drawing. No part of this drawing shall be reproduced without written permission.				
		Drawn Design Reviewed Approved PTT/AM/CD			Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000502		

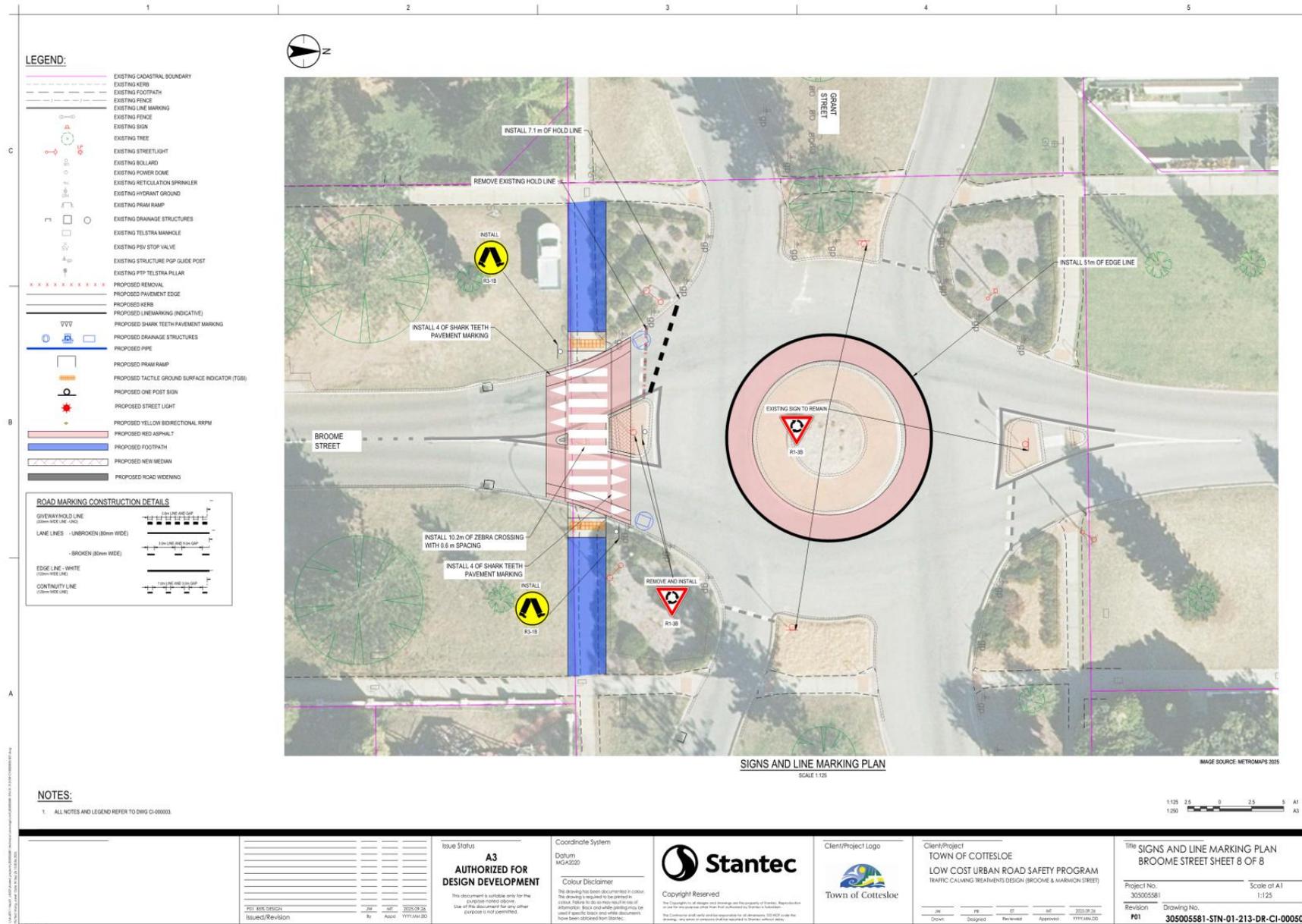


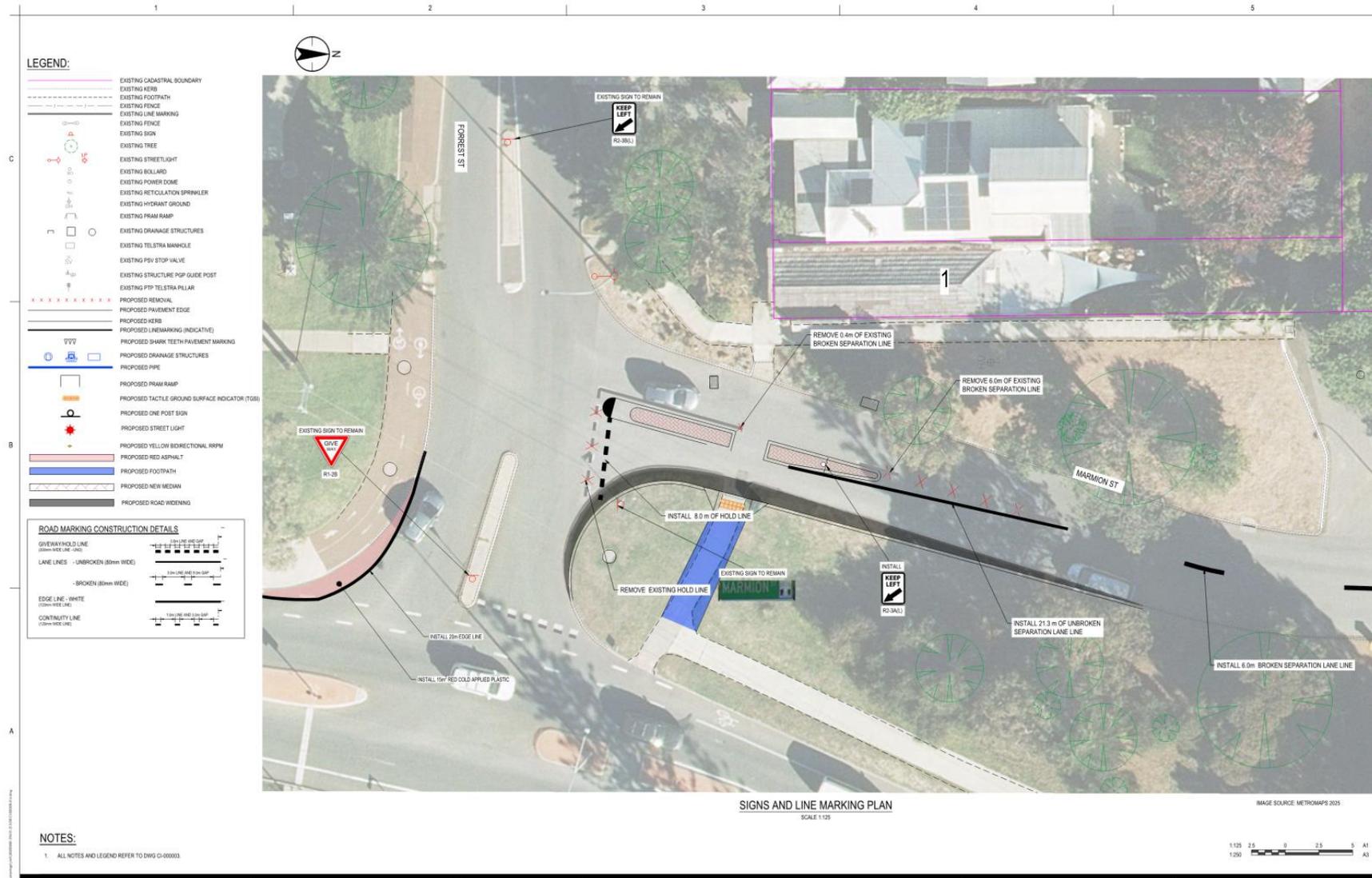
<p>NOTES:</p> <p>1. ALL NOTES AND LEGEND REFER TO DWG CI-00003.</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	APP'D	DESCRIPTION						<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: NAD83/2011</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practices are being used for the use of specific colours and the documents have been obtained from Stantec.</p>	<p>Stantec</p> <p>Copyright Reserved</p> <p>The copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.</p> <p>The Client and user shall be responsible for all drawings. STANTEC is not the drafter, and cannot be held responsible for any errors or omissions.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARION STREET)</p>	<p>TRM SIGNS AND LINE MARKING PLAN BROOME STREET SHEET 4 OF 8</p> <p>Project No. 305005581 Scale of A1 Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000503 Scale of A1 1:125</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	APP'D	DESCRIPTION					
NO.	DATE	BY	APP'D	DESCRIPTION																							
NO.	DATE	BY	APP'D	DESCRIPTION																							



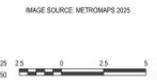


<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: WGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The colours are provided for reference only. Colour fidelity is not guaranteed. If colour is required for any other purpose, the client must provide the required colour information.</p>	<p>Stantec</p> <p>Copyright Reserved</p> <p>The copyright in all designs and drawings are the property of Stantec. Reproduction or use for any other purpose without the written consent of Stantec is prohibited. The Stantec and only logo and name are the trademarks of Stantec. All other marks, logos and names are the trademarks of their respective owners.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARAWOH STREET)</p>	<p>TITLE</p> <p>SIGNS AND LINE MARKING PLAN BROOME STREET SHEET 6 OF 8</p> <p>Project No. 305005581 Scale of A1 1:125</p> <p>Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000505</p>
---	--	---	--	--	--





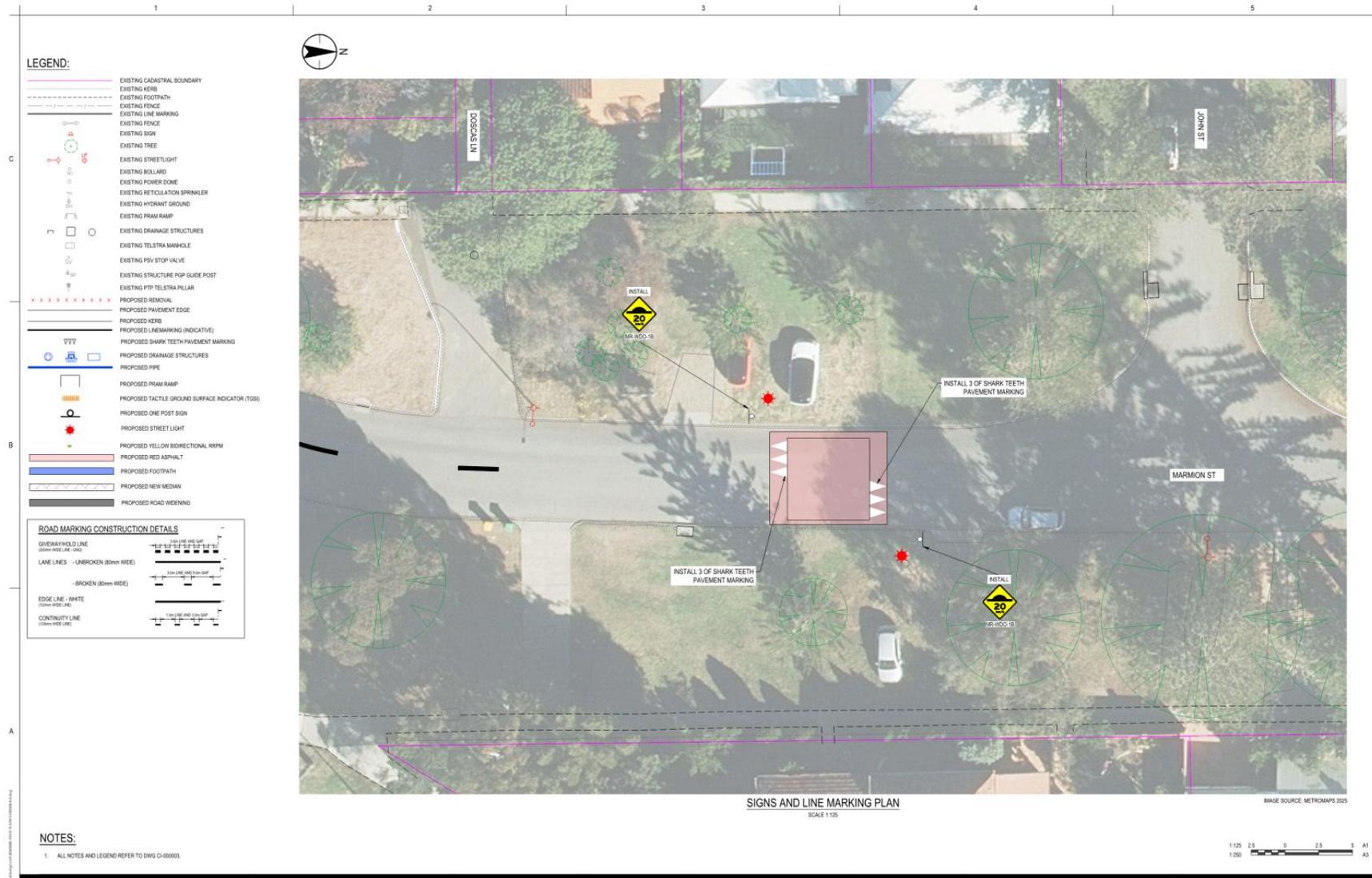
SIGNS AND LINE MARKING PLAN
SCALE 1:125



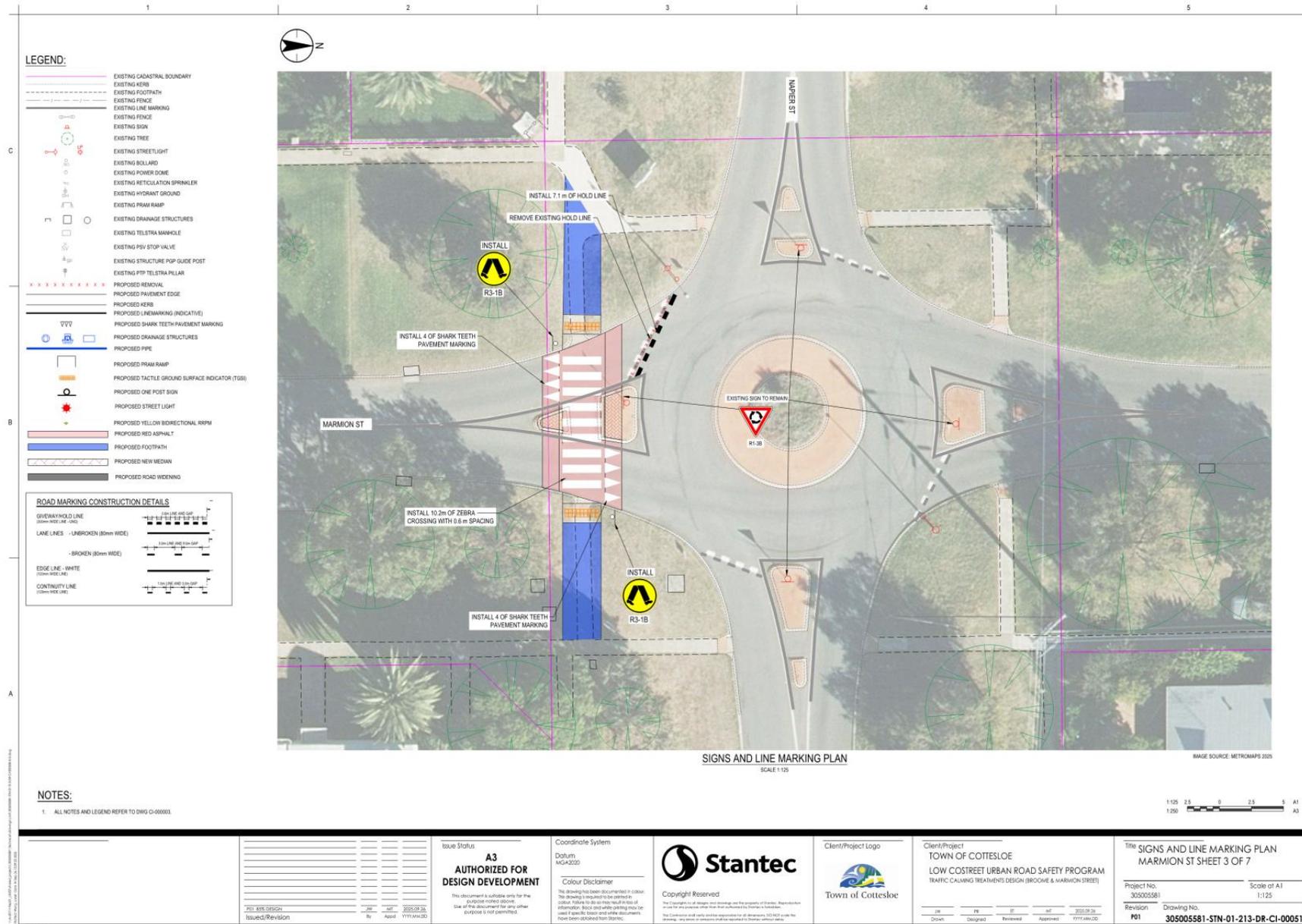
NOTES:

1. ALL NOTES AND LEGEND REFER TO DWG CI-00003.

<p>Issue/Revision</p> <table border="1"> <tr> <th>Issue/Revision</th> <th>Date</th> <th>Author</th> <th>Checked</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Issue/Revision	Date	Author	Checked					<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum: NGA8500</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The printing process may not reproduce the colour. Refer to the site for the actual colour. Black and white printing may be used for reproduction. Black and white printing may be used for reproduction. Black and white printing may be used for reproduction.</p>	<p>Stantec</p> <p>Copyright Reserved</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)</p>	<p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Reviewed: [Name]</p> <p>Approved: [Name]</p> <p>DATE: 2025.09.26</p> <p>PROJECT NO. 305005581</p> <p>REVISION P01</p> <p>DRAWING NO. 305005581-STN-01-213-DR-CI-000508</p> <p>Scale of A1: 1:125</p>
Issue/Revision	Date	Author	Checked											



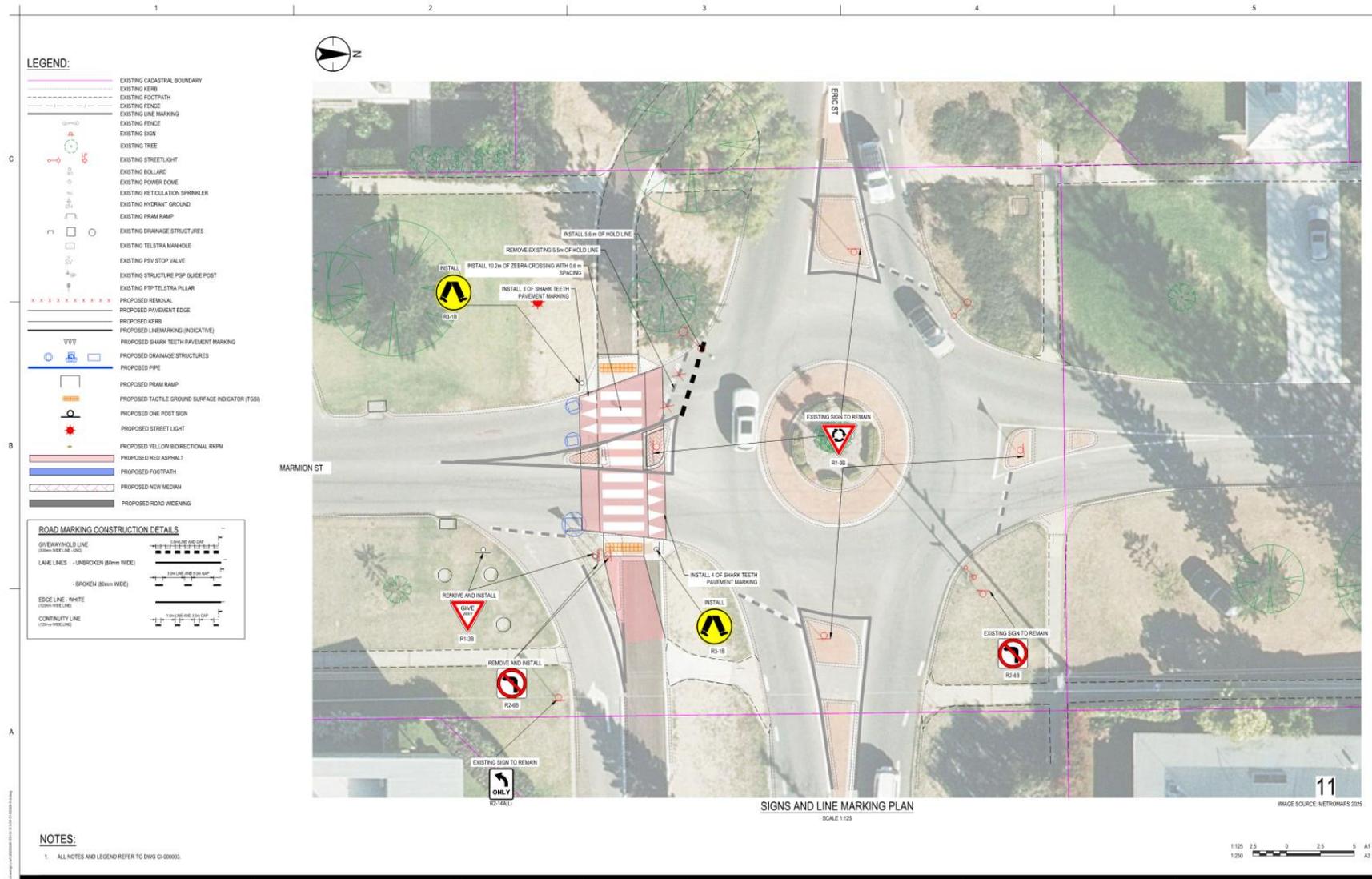
<p>POI 455 DESIGN</p> <p>Issued/Revision</p>	<p>20</p> <p>2025-03-26</p> <p>21</p> <p>2025-03-26</p> <p>22</p> <p>2025-03-26</p>	<p>Issue Status</p> <p>A3</p> <p>AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purposes stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum</p> <p>WGA2020</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. The drawing is required to be printed in colour. Failure to do so may result in loss of information. Best practice is to print and use a specific colour print. Documents have been obtained from Stantec.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE</p> <p>LOW COST STREET URBAN ROAD SAFETY PROGRAM</p> <p>TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)</p>	<p>Town</p> <p>SIGNS AND LINE MARKING PLAN</p> <p>MARMION ST SHEET 2 OF 7</p>





NOTES:
 1. ALL NOTES AND LEGEND REFER TO DWG CI-00003.

Issue Status A3 AUTHORIZED FOR DESIGN DEVELOPMENT This document is suitable only for the purposes stated herein. Use of this document for any other purpose is not permitted.	Coordinate System Datum: NGA2011 Colour Disclaimer This drawing has been documented in colour. The drawings are required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used for specific areas and details. All materials have been obtained from Statens.	Client/Project Logo 	Client/Project TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)	Title SIGNS AND LINE MARKING PLAN MARMION ST SHEET 4 OF 7
				Project No. 305005581
P01 855 DESIGN Issues/Revision	Date 2025-08-26 Author YYYY-MM-DD	Drawn Design Reviewed Approved YYYY-MM-DD	Revision P01	Drawing No. 305005581-STN-01-213-DR-CI-000511



NOTES:
 1. ALL NOTES AND LEGEND REFER TO DWG CI-00003.



<p>Issue Status</p> <p>A3 AUTHORIZED FOR DESIGN DEVELOPMENT</p> <p>This document is suitable only for the purpose stated above. Use of this document for any other purpose is not permitted.</p>	<p>Coordinate System</p> <p>Datum NGA8500</p> <p>Colour Disclaimer</p> <p>This drawing has been documented in colour. This drawing requires to be printed in colour. Failure to do so may result in the loss of information. Best practice is to print this drawing in colour. If you are unable to print in colour, please contact the author for more information. Documents have been obtained from Stantec.</p>	<p>Client/Project Logo</p> <p>Stantec</p> <p>Copyright Reserved</p> <p>This drawing has been documented in colour. This drawing requires to be printed in colour. Failure to do so may result in the loss of information. Best practice is to print this drawing in colour. If you are unable to print in colour, please contact the author for more information. Documents have been obtained from Stantec.</p>	<p>Client/Project Logo</p> <p>Town of Cottesloe</p>	<p>Client/Project</p> <p>TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)</p>	<p>Town of Cottesloe</p> <p>SIGNS AND LINE MARKING PLAN MARMION ST SHEET 5 OF 7</p> <p>Project No. 305005581 Scale of A1 1:125</p> <p>Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000512</p>
---	--	---	--	--	---



POI 855 DESIGN Issues/Revision	DW 01 2025-03-26 Ty A840 YYYY-MM-DD	Issue Status A3 AUTHORIZED FOR DESIGN DEVELOPMENT This document is suitable only for the purpose stated herein. Use of this document for any other purpose is NOT permitted.	Coordinate System Datum WGA8200 Colour Disclaimer This drawing has been documented in colour. This drawing requires to be printed in colour. Failure to do so may result in loss of information. Best practice is to print using the 1:1 scale. Colour and line weights have been obtained from Stantec.	Client/Project Logo 	Client/Project TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)	Title SIGNALS AND LINE MARKING PLAN MARMION ST SHEET 6 OF 7 Project No. 305005581 Scale of A1 1:125 Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000513
	DW 01 2025-03-26 Ty A840 YYYY-MM-DD	This drawing has been documented in colour. This drawing requires to be printed in colour. Failure to do so may result in loss of information. Best practice is to print using the 1:1 scale. Colour and line weights have been obtained from Stantec.	Copyright Reserved The copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited. The conditions and only shall be responsible for all drawings. SEE NOTE under the drawing. No part of this drawing shall be reproduced without written permission.	Client/Project Logo 	Client/Project TOWN OF COTTESLOE LOW COST STREET URBAN ROAD SAFETY PROGRAM TRAFFIC CALMING TREATMENTS DESIGN (BROOME & MARMION STREET)	Title SIGNALS AND LINE MARKING PLAN MARMION ST SHEET 6 OF 7 Project No. 305005581 Scale of A1 1:125 Revision P01 Drawing No. 305005581-STN-01-213-DR-CI-000513

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

ITEM 10.1.10A: ATTACHMENT A - ROW COUNCIL RESOLUTIONS

Feb-23	SCM009/2023	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Acknowledge the legal advice received with regards to the adverse possession claim (D229323) by the owner of 38 Florence Street for a portions of Right Of Way (Row) (20A & 20B); 2. Take no further action in relation to the caveat arranged by the CEO, acknowledging it will lapse on 28 February 2023; 3. Instruct the CEO, in order to mitigate future adverse possession claims, to: <ol style="list-style-type: none"> a. Seek further legal and technical advice to manage and potentially prevent any further claims for adverse possession for any remaining portions of ROW 20 (20A, 20B or 20D); b. To continue to progress the transfer of any and all remaining ROWs currently in the name to the Town of Cottesloe to the Crown; and 4. Undertake physical surveys and inspections, to achieve points 3(a) & (b). 5. Request the CEO to immediately and formally advise impacted residents of ROW 20 (including Florence Street and Hawkstone Street residents) of this decision, via a letter drop and email (where available); and 6. Instruct the CEO to review Policy Pol/59 Right of Way and present the reviewed policy to a future Council Meeting for consideration, by the May 2023 OCM.
Jun-23	OCM113/2023	<p>That Council:</p> <ol style="list-style-type: none"> 1. ADOPTS the proposed changes to the Policy Pol/59 as attached; 2. REQUESTS the CEO to bring a Report to Council at least quarterly on progress in carrying out Council's resolution SCM 009/2023 (21 February 2023) dealing with Florence St ROW encroachments and the transfer to currently in the name of the Town; and 3. REQUESTS the CEO to include in his Quarterly Report to Council all complaints to the Town regarding ROW encroachments, pending the transfer to the Crown of all ROW's currently in the name of the Town.
Apr-23	OCM067/2023	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Acknowledge the legal advice received with regards to the adverse possession claim (P138700) by the owner of 36 Florence Street for a portion(s) of Right Of Way (ROW) 20 (20A & 20B); 2. Take no further action in relation to the caveat arranged by the Chief Executive Officer (CEO), acknowledging it will lapse on 1 May 2023 2023; 3. Re-endorse the instructions to the CEO outlined in Council's resolution SCM009/2023, from the Special Council Meeting, 21 February 2023, in regards to mitigate future adverse possession claims associated with R and 4. Request the CEO to immediately and formally advise impacted residents of ROW 20 (including Florence Street and Hawkstone Street residents) of this decision, via a letter drop and email (where available).
Feb-24	OCM020/2024	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. ADVISES residents to note that the primary purpose of addressing various encroachments is to allow the transfer of Council owned laneways to the Crown, provide setback certainty along the laneway in all future planning applications, and unless established, it would be very difficult to ascertain the accuracy of any setback requirements; 2. NOTES the legal advice attached; 3. Approves the following pathway to progress resolution of ROW 20 encroachments of 100mm or greater that have been issued with the second letter (being the Local Government Act (1995) section 3.25 Notice); <p>STEP 1: REJECT all claims pertaining to the invalidity of the notice (Section 9.5 Objection to the October 2023 Council Decision);</p> <p>STEP 2: The Administration to assess the Scenario 3 situations to determine the likelihood that Adverse Possession rights already exist in respect of encroached land and explore ways to minimise the financial and other impacts on residents with likely Adverse Possession claims by contacting Landgate at a senior level to discuss process can be streamlined and expedited and the costs to the residents minimised;</p> <p>STEP 3: Following step 2, the Administration meet the relevant owners to encourage them to make an application for Adverse Possession, explaining clearly to the reasons why the Town seeks a resolution to the matter (including the reasons why the Town wishes to transfer title to the Crown) and the advantages to the residents of getting clean title namely, that any encroachments would need to be disclosed to any prospective purchaser and that the process to incorporate the land the subject of the encroachment is protracted and so is best started now;</p> <p>STEP 4: following step 3, bring the matter back to Council;</p> <ol style="list-style-type: none"> 4. NOTES that an item will be presented to a future Ordinary Council Meeting to decide the action taken against encroaching properties that maintain their refusal to comply with the Local Government Act (1995) Section 3.25 and the (Local Uniform P and 17 at the end of the process mentioned in point 3; and 5. DEFERS any action against all other encroachments below 100 millimetres until Council has had the opportunity for further Briefing.
Dec-25	OCM189/2025	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. TAKES no further action on the 50 Florence Street adverse claim notification; and 2. REQUESTS the Chief Executive Officer to table an item at the February 2026 Ordinary Council Meeting to recommend a pathway that addresses the remaining encroachments along Right of Way 20.

TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.11A:
CHRMAP COMMUNITY SUBMISSIONS - MAY 2025
- COMBINED FEEDBACK**

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Friday, 16 May 2025 7:44 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
brad wylenko

Address:
13 mann street
cottesloe
wa
6011
AUSTRALIA

Email address:
brad@wylenko.com

Comments

Comments

Thank you for the opportunity to comment on the draft CHRMAP. It's an impressive exercise that raises a number of important issues.

I have the following comments:

1. Vulnerability analysis

According to the Chapter Report: Vulnerability Analysis (p. 10):

"Public and Community assets (Cottesloe main groyne and the area immediately adjacent to the rear of beach) are vulnerable to erosion at present. The North Cottesloe SLSC building(s) is vulnerable to erosion by 2033 and by 2123 the north-west and south-west corners of the golf club are classed as vulnerable.

Residential assets are not presently vulnerable to erosion. Some Eileen Street properties and those northward of Eric Street in MU1, and similarly, properties fronting Marine Parade between Pearse and Beach Streets in MU2 are shown to be vulnerable to erosion between by 2123 (i.e., the 100-year planning horizon). Of these, properties fronting Marine Parade between Pearse and Deane Streets are classed as vulnerable to erosion by 2073 (i.e., the 50-year planning horizon).

In both Management Unit 1 and Management Unit 2, the developed foreshore reserve (including car parking) [highlight added] is presently classed as vulnerable to erosion, the area increasing between the 2073 and 2123 timeframe by the inclusion of part of the Town of Cottesloe's No.2 Car Park. Marine Parade generally northward of Napier Street is classed as vulnerable in 2048.

The Indiana Tea Rooms building is presently vulnerable to erosion risk, unless the existing seawall function as expected. Other commercial properties to the east of Marine Parade are shown to be vulnerable to erosion between 2073 and 2123."

Furthermore, the report notes (p. 22):

"All categories are at high or extreme vulnerability to erosion from present day, except Developed Foreshore Reserve [which is medium]. Essentially most categories are considered unacceptably vulnerable and require adaptation planning to consider the best way to treat the risk. "

This is illustrated in Table 4-2 on page 25 of the Summary Report.

This is very concerning. The main groyne, Indiana's and the developed foreshore reserve (including car parking) are already vulnerable to erosion risk, and the North Cottesloe SLSC will become vulnerable by 2033. Clearly, an immediate and comprehensive response is required.

2. Options for response

According to the Chapter Report: Implementation (p. 26),

"The two primary coastal management actions for mitigating erosion hazards at Town of Cottesloe are:

Planned / Managed retreat (PMR4 – Voluntary Acquisition): Use the planning instruments and long-term plan to systematically move assets with low adaptive capacity out of the hazard zone.

Protect (PR1 – Beach Renourishment): Undertake works as necessary to prevent erosion to assets. This is anticipated as relatively small scale works to maintain approximately the same level of beach and foreshore amenity currently experienced. If significant storm damage occurs or pre-emptive works are preferred larger scale works with additional foreshore vegetation rehabilitation could occur. If more frequent management works are undertaken the sandy beach could be rebuilt as required with small beach width amounts and volumes."

Managed Retreat

The Implementation Report proposes (p. 11),

"The introduction of a Special Control Area (SCA) into the Town's local planning scheme is considered the most appropriate statutory planning mechanism to holistically address coastal erosion. An amendment to the local planning scheme will be required to introduce the SCA over all zoned land located seaward of the 2123 coastal processes setback line."

Furthermore (p. 12),

"A local planning policy (LPP) can be prepared by a local government in accordance with Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. The purpose of a LPP is to guide the development and use of land in relation to a particular matter. LPPs allow a level of discretion and flexibility to be applied in the decision-making process given they are a due regard planning instrument."

In light of the CHRMAP vulnerability findings, it would seem appropriate to immediately begin preparation of an appropriate SCA (and accompanying LPP), having regard to the Foreshore Masterplan.

Beach Renourishment

According to the Assessment of Treatment Options: Cost Benefit Analysis (p. 21),

"For erosion, across both management units (MU1 and MU2) the PR3 Seawall outperforms all options across the NPV 4% and NPV 2% discount rates and has a positive benefit cost ratio. PR1 Beach Nourishment is the next best performing option under NPV4%."

However, as outlined in Table 5-1 (p. 21) and reproduced in the Summary Report (p. 30):

"PR1 Beach Nourishment is recommended based on the results of the MCA and CBA combined.

Best value for NPV 7% discount rate and has a positive benefit/cost ratio for all rates.

PR1 Beach nourishment could also later be transitioned to both PR2 Groynes and PR3

Seawall if required.

PR3 Seawall is not recommended as it would likely mean significant loss of the beach. Should the objectives of this MU change in the future PR3 Seawall may be suitable in the long-term as PR3 performs well across NPV 4% and 2% discount rates. It may suit smaller sub-sections of the MU, particularly if combined with PR1 Beach Nourishment."

This conclusion is based on an assumed cost of \$40/m³ to supply and transport sand to the beach (p. 17). Importantly, as noted on page 22 of the cost benefit analysis,

"The unit cost assumptions would also need to be confirmed by carrying out further design and procurement studies. In particular, the procurement of sand suitable for nourishment works may be questionable in the study area and should be the subject of further studies."

As noted in the Summary Report (p. 30),

"A key assumption for the PR1 Beach Nourishment option is that a suitable sand source is available (grain size, volume, cleanliness and proximity). Further investigations are required to confirm the assumptions used in the analysis to develop a more accurate scope for the recommended options."

And at page 36,

"The CHRMAP options should be the subject of further investigations, surveys, policy review, environmental impact investigation, development approval and authorities endorsement, local stakeholder and community engagement, preliminary design, detailed design, costing and any other applicable preparation work required prior to be implemented. The options should be optimised and modified following such additional investigations."

The Summary Report lists a number of areas for further investigation, including the need for updated foreshore management plans.

Given the uncertainty around beach renourishment, it would seem prudent to continue to investigate various options (such as groynes and seawalls) in addition to planning responses. In addition, as the other response recommended in the report is managed retreat, it would seem prudent for the Town to begin building a reserve in anticipation of such an outcome.

Given the potential costs involved, to an area of coastline that is of State significance, involvement of the State Government is essential.

3. Funding

The Summary Report lists managed retreat as a preferred management response. At page 40 the Report states that this response will cost approximately \$3,200,000 in

addition to a 1% annual maintenance cost of \$32,000.

The Summary Report also lists beach nourishment as a preferred management response. At page 41 the Report states that this response will have an approximate capital cost of \$19.14M for MU1 and \$8.45M for MU2 and an annual maintenance cost of approximately \$0.4M.

As noted in the report, Chapter: Implementation (p.15),

“CoastWA aims to implement a strategic response to the growing impacts of coastal hazards to ensure sustainable land use and development on the coast for the long-term. CoastWA has committed \$33.5 million of funding over five years from 2021-2026.

...

It comprises the following grant programs: ■ Coastal Adaptation and Protection grants, ■ Hotspot Coastal Adaptation and Protection Major Project Fund, ■ Coastwest grants, ■ Coastal Management Plan Assistance Program.

...

The Department of Transport administers the Coastal Adaptation and Protection (CAP) grants and the Hotspot Coastal Adaptation and Protection (H-CAP) Major Project Fund. CAP grants provide financial assistance for local projects that identify and manage coastal hazards. The program aims to build partnerships with local coastal managers, such as local governments, and help them understand and adapt to coastal hazards.

CAP Grants fund up to 50% of project costs.

H-CAP supports projects which design and implement adaptation options at coastal erosion hotspots identified by the DoT in recent years. Invitations to apply for H-CAP are sent directly to eligible coastal managers - those with a completed CHRMAP and an identified erosion hotspot.

Coastwest grants support eligible coastal land managers and community organisations to undertake projects that manage and enhance WA's coastal environments through rehabilitation, restoration and preventative actions. Coastwest grants are administered by the Department of Planning, Lands and Heritage.

Coastal Management Plan Assistance Program (CMPAP) grants support eligible coastal land managers to develop adaptation and management plans and strategies for coastal areas that are, or are predicted to become, under pressure from a variety of challenges.

CMPAP grants are administered by the Department of Planning, Lands and Heritage.”

Given the identified costs, once the CHRMAP is complete, and the erosion 'hotspots' are identified, applications should be submitted to both the Department of Transport, and the Department of Planning, Lands and Heritage to assist in funding the response

options. These options should integrate with the redevelopment options contemplated by the Foreshore Masterplan.

Thank you again for the opportunity to provide my comments.

Submitted:

16/05/2025 7:43:49 PM

IP:

103.115.224.229

Reference Id:

49439

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Friday, 16 May 2025 4:49 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
James Van Kampen

Address:
93 Murray Road
Bicton
Western Australia
6157
AUSTRALIA

Email address:
jamesvankampen@bigpond.com

Comments

Comments

To whom it may concern,
Please find my comments to the Town of Cottesloe Coastal Hazard Risk Management and Adaptation Plan

1. A study should be undertaken to determine what impact the removal of the Beach Street Groyne (built between 1965 – 1970) would have on the longshore pattern of erosion and accretion at Cottesloe. Does the Beach Street Groyne impair the seasonal northward sediment transport direction?
The Beach Street Groyne has a negative impact on the lee side (north side) of the

structure resulting in coastal erosion. If a significant long duration storm event coincides with the highest annual water level this area is subject to significant erosion.

The removal of this groyne may help to mitigate erosion at South Cottesloe and potentially as far north as North Cottesloe.

From my years of observation it appears that this groyne serves no purpose other than impair the seasonal northward movement of sediment.

It should be noted that parts of Leighton Beach are accreting year on year.

2. A study should be undertaken to determine whether or not the Port Beach sand nourishment project was successful. The works were planned to provide protection against erosion for around 10 years. Now after 2 years there is a significant reduction in beach width. Given the current state of Port Beach, beach nourishment cannot be considered a long-term solution for Cottesloe. Eventually the effect of wind, waves and storms will erode away the additional sand, and nourishment will have to be repeated.

3. A study should be undertaken to determine what effect the Rous Head extension has had on the longshore pattern of erosion and accretion between Port Beach and Cottesloe.

4. During the 1960's and 1970's significant amounts of building rubble including asbestos were dumped along parts of the MU1 and MU2 beach areas west of Marine Parade to create more land (Also along the North Leighton/Mosman beach areas). Is there a plan in place to deal with these materials as more than likely in the future these materials will be permanently exposed following significant erosion events? Currently, following significant storm events, some of this rubble is exposed at parts of South Cottesloe beach. Small pieces of asbestos sheeting can be seen during winter beach walks along South Cottesloe beach.

There is no mention anywhere that I can find which mentions this rubble and its hazard potential.

5. The ToC should be very wary of building any additional Groynes as these structures obstruct the longshore movement of sediment.

6. Has a study been conducted to determine what effect the annual accumulation of seagrass onshore has on mitigating erosion during storm events. Is the protection of the seagrass beds offshore Cottesloe something that needs to be considered as part of future coastal management planning?

Yours sincerely,

James Van Kampen

Submitted:

16/05/2025 4:48:54 PM

IP:

103.115.224.229

Reference Id:

49437

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Friday, 16 May 2025 1:03 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Catherine Jackson

Address:
65 Hawkstone Street
Cottesloe
WA
6011
AUSTRALIA

Email address:
crjackson1@bigpond.com

Comments

Comments

I encourage the Town to educate the Cottesloe community as much as possible, in simple terms, about the projections contained in this report. Many will not have read and digested these documents at length, and will be unaware of the effect on them personally wrt their assets/homes, lifestyle, amenities they enjoy (surf club etc) and financial cost to them in terms of rates, insurance etc. This will serve to bring the community and councillors on the journey and minimise community upset due to misinformation.

I encourage the town to be guided by scientists and experts, and also to prioritise

planning for managed retreat asap.(eg 2033 is not very far away for NCSLSC being directly vulnerable...)

Submitted:

16/05/2025 1:03:23 PM

IP:

103.115.224.229

Reference Id:

49433

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Thursday, 15 May 2025 8:30 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Andrew Jackson

Address:
65 Hawkstone Street Cottesloe
Cottesloe
WA
6011
AUSTRALIA

Email address:
aajackson@bigpond.com

Comments

Comments

I would like to express my strong support for the CHRMAP. I thank the Council and staff for developing this document. There is understandably widespread denial of the reality of coastal hazards/ erosion. I encourage the Council to take the lead in educating the Cottesloe people about the scientific reality. I urge the Council to be led by the experts in the field and courageously implement recommendations made. The sooner these realities are confronted and acted upon the more gradual and less traumatic the changes will be.

Submitted:

15/05/2025 8:30:16 PM

IP:

103.115.224.229

Reference Id:

49431

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Cottesloe Coastcare appreciates the opportunity to comment on the Town of Cottesloe's Draft CHRMAP Summary Report February 2025.

The Draft Report includes the following success criteria for the CHRMAP:

- *"Preserve and protect the Town's beaches and natural assets such as vegetation and dunes.*
- *Ensure the natural environment is protected and sustained in its current condition or an improved condition."*

And the report will:

- *"Serve as a key reference for management, planning and policymaking for the short-term (0-25 years)".*

Our comments are based on our experience over 30 years in protecting and revegetating the dunes in partnership with the Town of Cottesloe. Coastcare has over this time been responsible for most of the planting on the dunes. It has attracted significant funding and contributed more than 1600 hours of labour annually in recent years. We have developed significant experience in what works for the particular conditions of the Cottesloe coast, planted about 5000 plants each year and achieved successful planting rates above 70% most years.

Our comments relate specifically to the first recommendation of Table 7-2 ie:

"Update Foreshore Management Plans (FMPs)

- *Prepare an updated Foreshore Management Plan (FMP)*
- *An updated FMP could help increase the protective capacity of the natural foreshore dune system. Updates should address the requirements of SPP2.6 and incorporate the findings of this CHRMAP*
- *Increased protective capacity by better management of beach and dune ensures better erosion resilience."*

We support the recommendation to update Foreshore Management Plan (FMP) and make the following comments:

- **The FMP should be informed by the Town's Natural Areas Management Plan (NAMP) 2008 and 2015 and 2022 updates.**

The NAMP has been the Town's main policy instrument guiding protection and revegetation of the dunes and has informed the work of CCA and the Town. Progress has been monitored by vegetation conditions surveys in 2015 and 2022. These reports will provide important information and historical background to the management of the dunes over the last 17 years.

- **The Town needs to build its capacity in dune management.**

CCA has built up extensive skills and experience in coastal revegetation over 30 years and the effectiveness of their approach is recognised by bodies such as Perth NRM. There is a risk to the Town that if the volunteer work undertaken by CCA is not available in future years the condition of the dunes, and therefore their protective capacity, will decline. It is important that the Town builds its capacity in dune management now.

- **CCA is keen to contribute to the development of the FMP.**

We note that the State Coastal Planning Policy section 5.8 states:

"Ensure that adequate opportunity is provided to enable the community to participate in coastal planning and management, including the support and guidance of activities undertaken by voluntary coast care groups."

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Friday, 9 May 2025 2:30 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Damian Collins

Address:
208 Marine Parade
Cottesloe
WA
6011
AUSTRALIA

Email address:
damianc@westbridgefunds.com.au

Comments

Comments

Subject: Feedback on Town of Cottesloe CHRMAP – Key Concerns

Dear Town of Cottesloe,

Thank you for the opportunity to comment on the draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP). While I support proactive coastal management, I would like to raise the following concerns:

Resident Cost Burden

The CHRMAP recommends options such as beach nourishment and infrastructure protection, which can be costly. While it notes that the “user-pays principle” may apply (i.e., those benefiting most should contribute more financially), this raises questions of fairness:

Many properties affected were purchased in good faith under current planning laws, with no prior notice of potential hazard.

Shifting the financial burden of protection or retreat onto individual property owners — including potentially through special area rates, levies or reduced property values — is inequitable, especially when broader community and tourism benefits are derived from preserved beaches and coastal amenities.

Recommendation: Funding mechanisms should balance fairness and community benefit, prioritizing state and federal funding.

Effects of Notices on Title

The proposal to place coastal hazard notifications on land titles raises serious concerns.

It may stigmatize properties, significantly reducing their market value, regardless of whether any action is required in the short or even medium term.

Future buyers may be deterred, insurance may become more costly or unavailable, and lenders may become wary.

Such a notice acts as a de facto planning control, impacting private property rights without compensation.

It also is likely a moot point given the identification of multiple strategies to reduce or eliminate any impact from coastal erosion. Cottlesloe is an iconic beach nationally and internationally and it is highly likely that the community would expect the beach to be preserved through the measures identified.

Recommendation: The Town should consider alternative approaches such as online hazard maps and voluntary disclosure during transactions and not impose notices on titles for something that may never happen.

Development Approvals

Introducing Special Control Areas (SCAs) and imposing strict planning constraints on affected land risks undermining landowners' rights without fair compensation

Requiring approvals for minor works otherwise exempt under the planning scheme.

Time-limited or temporary approvals.

Restrictions on intensification or redevelopment.

Conditions based on uncertain hazard modelling.

Given the CHRMAP itself notes significant uncertainties and plans for regular review, any planning controls should remain flexible and proportionate. Heavy-handed measures today may pre-empt future changes in modelling or strategy.

Recommendation: Use a staged, adaptive planning approach with flexible planning responses when properties are more likely impacted, not based on events that may never happen or be prevented through the coastal management strategies identified.

Broader Governance Concerns

The CHRMAP assumes that private property owners are responsible for managing risks to their assets. However, coastal hazards — driven by climate change, regional geography, and long-standing planning permissions — are beyond the individual's control.

Recommendation: Any adaptation strategy must balance public and private interests, and not shift responsibility unfairly to individuals, especially where past approvals allowed development in now-identified hazard zones.

Thank you for your consideration of these important matters. I hope that future versions of the CHRMAP will more equitably balance community risk management with private property rights.

Damian Collins
208 Marine Parade, Cottesloe

Submitted:

9/05/2025 2:30:04 PM

IP:

103.115.224.229

Reference Id:

49407

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Monday, 21 April 2025 5:04 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Patrick Cresswell

Address:
34 Brighton St
Cottesloe
WA
6011
AUSTRALIA

Email address:
patrickjresswell@gmail.com

Comments

Comments

Beach erosion may be unconservative and a more rapid process than predicted. Satellite imagery should be investigated to provide data on changes in shallow seabed topology.

I have provided a conceptual design for an artificial reef using sea containers and utilising Fremantle Port cranes and tugs.

The design comprises modifications to second hand containers to provide permanent, stable structures that can withstand storm wave action.

At a Federal Level, it might be possible to negate costs of one Govt agency for another

TOC.

The conceptual design is scanned and email to Deputy Mayor Ms Harkins.

Submitted:

21/04/2025 5:04:04 PM

IP:

103.115.224.229

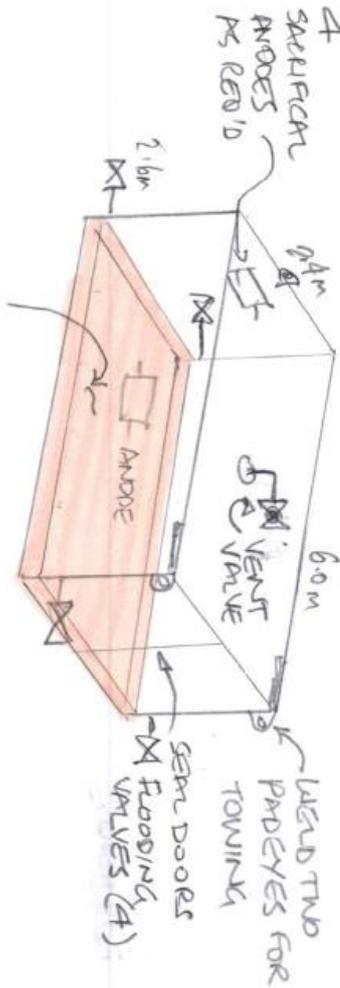
Reference Id:

49324

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

CONSTRUCTION OF ARTIFICIAL REEF USING OLD SHIPPING CONTAINERS

PURCHASE 225 SECOND HAND CONTAINERS AT FREMANTLE PORT (\$1500 ea). MODIFY AS FOLLOWS:

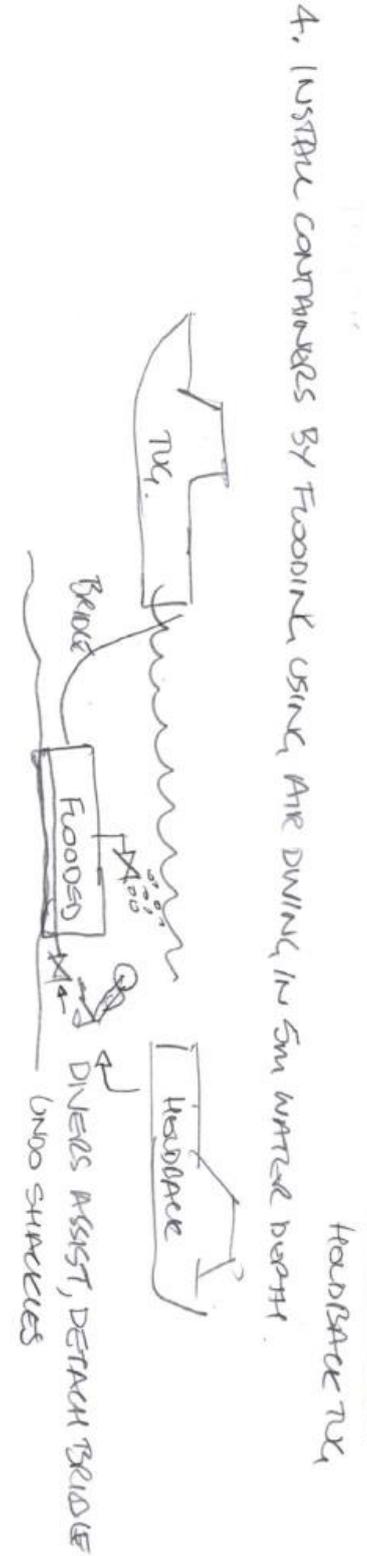
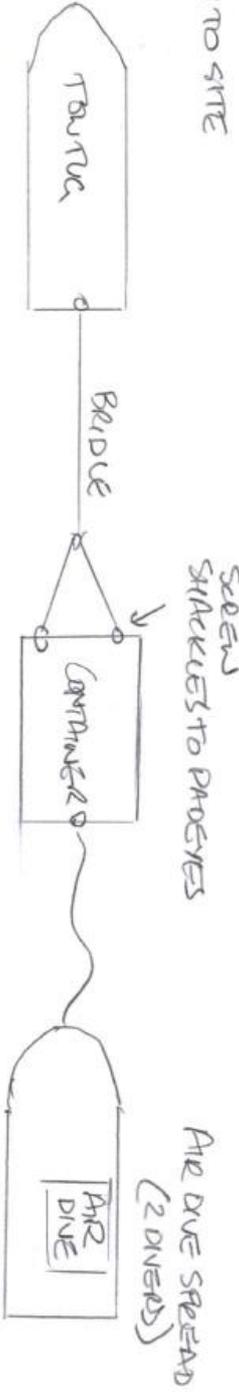
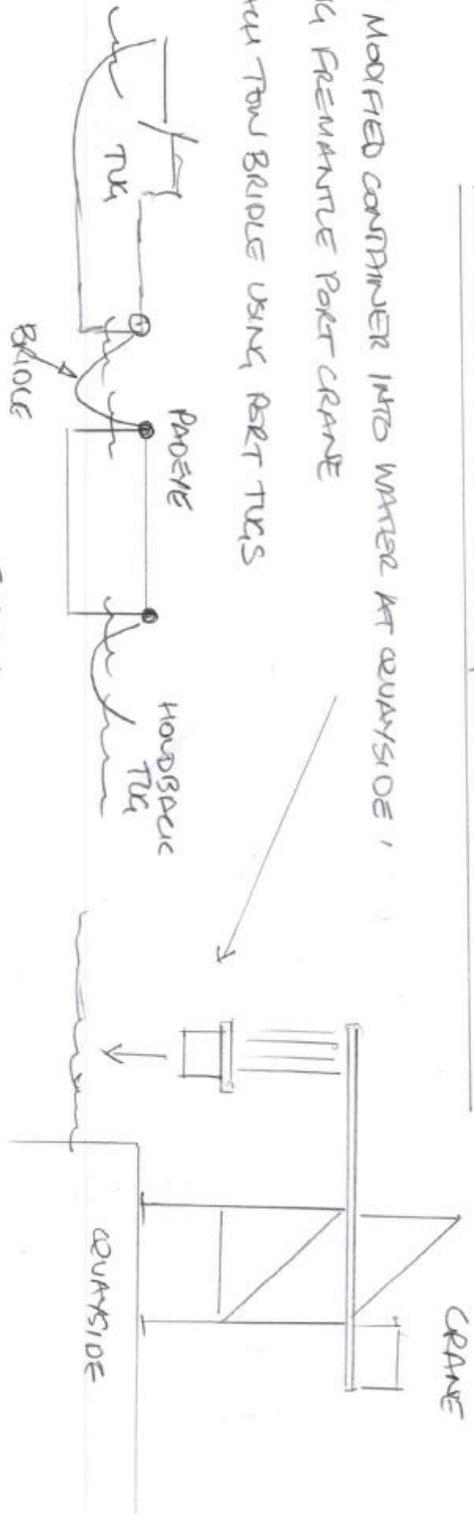


1. POUR 185mm SLAB OF UNREINFORCED CONCRETE INTO CONTAINER, 2.65m³.
2. SEAL CONTAINER AS REQUIRED AND PNEUMATIC TEST @ 1ATM
3. WELD SPECIFIC ANODES TO SIDES OF CONTAINER
4. WEIGHT OF CONTAINER IN AIR IS 2262N
WEIGHT OF CONCRETE RAUAST IS 622N
TOTAL IS 8484N.
5. THIS IS A CONCEPTUAL DESIGN ONLY.

1 of 4

INSTALLATION OF SHIPPING CONTAINERS AS A BRIDGE

1. LIFT MODIFIED CONTAINER INTO WATER AT QUAYSIDE USING REMAINING PORT CRANE
2. APPROX TOW BRIDGE USING BERT TUGS
3. TOW TO SITE
4. INSTALL CONTAINERS BY FLOODING USING AIR DIVING IN 5m WATER DEPTH.



2 of 4

DESIGN OF ARTIFICIAL REEF USING SHIPPING CONTAINERS

3 of 4

DESIGN FOR REEF IN 5m WATER DEPTH, 2050m LONG AT COTTESLOE BEACH (NORTH), $h = 5m$.

APPROXIMATE BREAKING WAVE HEIGHT IS $3/4$ W.D OR 3.75m.
ASSUME WAVE PERIOD IS 8s.

MAX WAVE PARTICLE VELOCITY FOR BREAKING WAVE IS

$$u_{max} = \frac{\pi h}{T} \frac{\cosh(kh)}{\sinh(kh)} \quad k = \frac{2\pi}{L}$$

WHERE

$$L = \frac{gT^2}{2\pi} \tanh\left(\frac{2\pi h}{L}\right) \quad \& \quad h/L < 0.15 \text{ SHALLOW WAVE}$$

SOLUTION BY ITERATION, $L \approx 30m$.

$$\begin{aligned} u_{max} &= \frac{\pi \times 3.75m}{8s} \times \frac{\cosh(1.1033)}{\sinh(1.1033)} \\ &= \frac{\pi \times 3.75}{8} \times 1.57 = \underline{\underline{1.5m/s}} \end{aligned}$$

HORIZONTAL HYDRODYNAMIC FORCE ON CONTAINER IS

$$F = \frac{1}{2} \rho g V^2 A C_D \quad \text{AREA PROJECTED IS } 6m \times 2.6m$$

$$F = \frac{1}{2} \times 1025 \times 9.81 \times 1.5^2 \times 6 \times 2.6 \times C_D$$

$$F = 176 \text{ kN} \times C_D.$$

USE C_D SHAPE FACTOR OF 1.8 FOR RECTANGULAR BOX

$$\underline{\underline{F = 318kN}}$$

IGNORE UPLIFT IN FIRST PASS DESIGN (NOTE FOR LATER)

PROOF OF ON-BOTTOM SEALED ROTATIONAL STABILITY IN A STORM COMPRISING 37SM WAVE. 4 of 4

CONTAINER VOLUME IS 3714 m³

BUOYANCY = $\rho g V = 376.5 \text{ kN}$.

WEIGHT OF CONTAINER = 5 kN IN WATER (22 kN - 377 + 350)

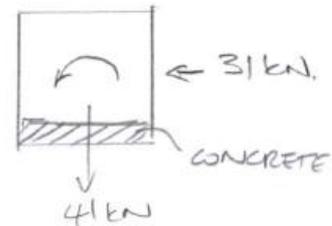
WEIGHT OF CONCRETE = 626 kN - 2618 = 35.8 kN IN WATER

TOTAL WEIGHT OF SUBMERGED CONTAINER = 5 + 35.8 = 41 kN.

CONTAINER IS BUOYANT DURING TOW AS 377 kN > 41 kN.

ON SEALED OVERTURNING MOMENT

$$M_o = \frac{FH}{2} = \frac{31 \times 2.6 \text{ m}}{2} = 40 \text{ kNm}$$

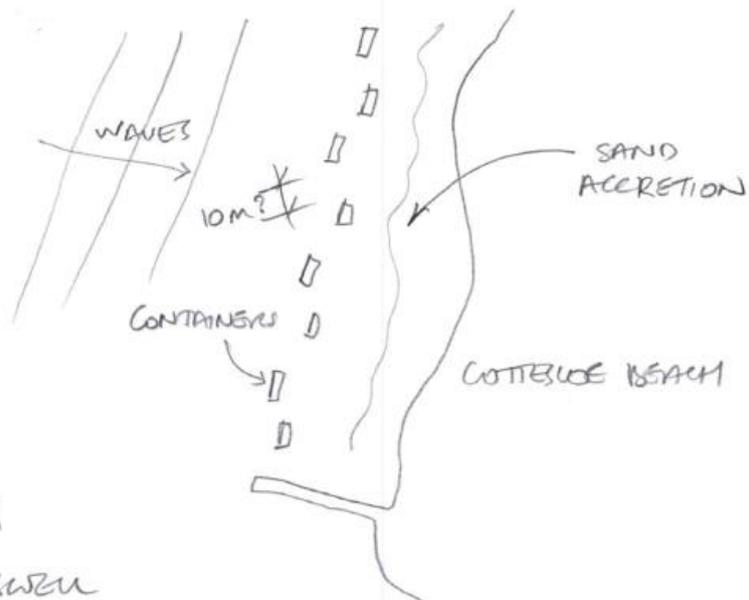


RESISTING MOMENT WITH 185mm CONCRETE SLABS

$$M_k = \frac{W \times 2.4 \text{ m}}{2}$$

$$= \frac{41 \times 2.4}{2} = 49 \text{ kNm} > 40 \text{ kNm} \text{ STABLE.}$$

FOR A FACTOR OF SAFETY OF 2.0 A SLABS OF 300mm IS REQ'D.

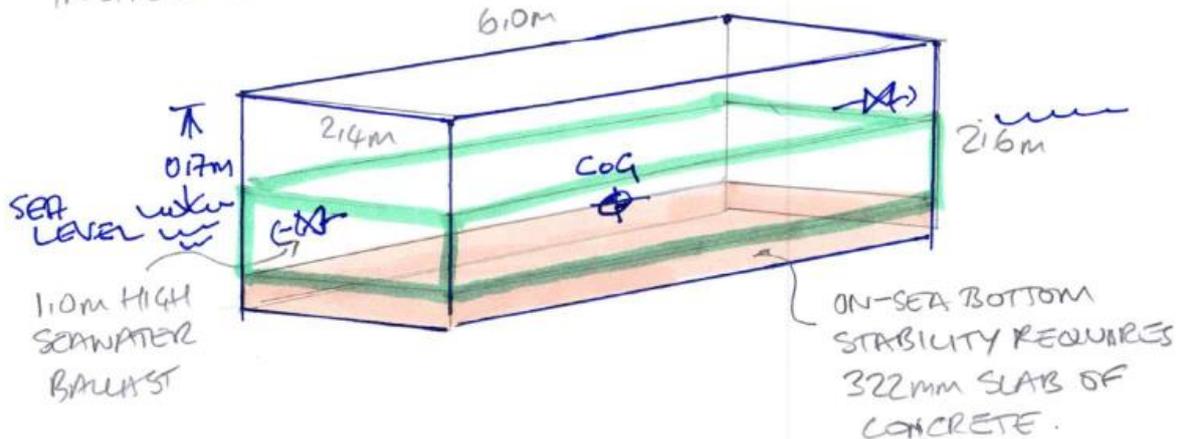


BY
 P.J. Cresswell
 PATRICK CRESSWELL
 Bachelors Honours ACGL

CONSTRUCTION OF ARTIFICIAL REEF USING OLD SHIPPING CONTAINERS

TOW STABILITY OF CONTAINERS

4m³ OF SEAWATER AT QUAYSIDE IS ADDED TO THE CONTAINER TO PROVIDE BALLAST DURING TOW AND REDUCE OFFSHORE INSTALLATION TIME.



WEIGHT OF CONTAINER = 22 kN	CoG = 1.3m
WEIGHT OF CONCRETE = 109 kN	CoG = 0.161m
WEIGHT OF SEAWATER BALLAST = 145 kN	CoG = 0.1500m

(IN AIR) TOTAL WEIGHT = 276 kN

$$\text{COMPOSITE CoG} = \frac{(22 \times 1.3 + 109 \times 0.161 + 145 \times 0.15)}{276}$$

$$\text{CoG} = 0.160 \text{ m (KG)}$$

$$\text{DRAFT FLOATING} = \frac{\text{DISPLACED VOLUME}}{\text{AREA}} = \frac{276 \text{ kN}}{10.06 \frac{\text{kN}}{\text{m}^3} \times 6.0 \times 2.4}$$

$$\text{DRAFT} = 2.6 \text{ m} - 1.90 \text{ m} = 0.70 \text{ m}$$

THE CONTAINER WILL FLOAT 0.7M FROM ROOF TO SEALEVEL.

FLOODING VALVES ARE LOCATED 1.78m FROM THE ROOF OF THE CONTAINER. SEAWATER IS ADDED/PUMPED INTO THE CONTAINER AT THE QUAY AND WHEN WATER IS FLOWING FROM THE FLOODING VALVES, THEN 1.0m EXISTS IN THE CONTAINER. THE VALVES ARE THEN CLOSED.

TRANSVERSE METACENTRIC HEIGHT (BM)

$$BM = \frac{I}{V} \quad I = \frac{L B^3}{12} \text{ FOR RECTANGULAR BODY}$$

$$BM = \frac{6.10 \times 2.4^3}{12 \times 27.04} \quad V = \frac{W}{\rho} = \frac{272.1 \text{ kN}}{10.06} = 27 \text{ m}^3$$

$$BM = \underline{0.255 \text{ m}}$$

KEEL TO METACENTRE

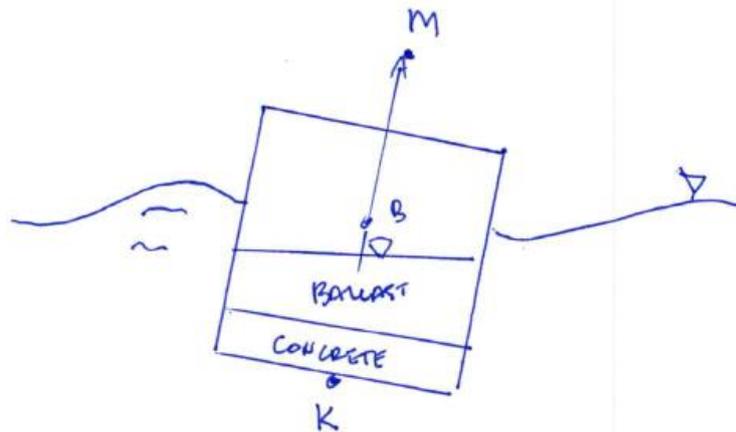
$$KM = \text{DRAFT} + BM$$

$$= 1.88 \text{ m} + 0.255 \text{ m}$$

$$KM = \underline{2.133 \text{ m}}$$

METACENTRIC HEIGHT

$$GM = KM - KG = 2.133 - 0.983 \text{ m} = 1.15 \text{ m}.$$



Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Saturday, 5 April 2025 4:22 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Gavin Hegney (Private)

Address:
4 a
Cottesloe
Wa
6011
AUSTRALIA

Email address:
gavin@hegneyproperty.com.au

Comments

Comments

My concerns are the negative effect on development approvals such as OBH , Cott hotel , Indianas sites which all require some degree of refurbishment and enhancement to maintain and grow the appeal and prosperity of cottesloe as a premium beach suburb .

The notification on titles will have a negative impact on values and value growth . My property is not affected directly by, this , yet i speak from experience as a valuer and property analyst .

I believe people are prudent and should be able to exercise their judgements on what to do with their properties in such a way the leaves no liability for the council . They will not waste their capital but it should be their choice .Hence , rebuilding , redevelopment and renovation should be allowed to happen as per normal with the council disclaiming risks . There should be no notifications on titles .

Cottesloe was number 1 beach in Perth but with redevelopment of Leighton , Scarborough , City Beach , Sorrento and Rockingham has certainly challenged this status . I know this is a somewhat different issue but is related as the time put into the coastal erosion and as a matter of priority seems to come at the cost of making Cottesloe a beach of preference . Example , 1 fish and chip shop and a general store the on ly food take always available . Stage of paths , walls etc around f cottesloe is well below a first class standard . There is probably less incentive to spend money on these with a climate cloud hanging over the head of Cottesloe foreshore .

I acknowledge climate effects on the coast are real in my comments .

Submitted:

5/04/2025 4:21:42 PM

IP:

101.185.175.57

Reference Id:

49257

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Friday, 4 April 2025 2:37 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:

Peter Goff

Address:

10/116 Marine Parade
Cottesloe
WA
6011
AUSTRALIA

Email address:

goffs@wn.com.au

Comments

Comments

I have been a resident and user of Cottesloe beaches for over 60 years and have therefore witnessed various changes to the coastline including erosion and accretion on different parts of the beaches. Generally, beaches south of the main beach groyne have been accreting while the main beach area appears to be suffering erosion.

From February onwards, the main beach area tends to erode with racks on the ocean bed seemingly becoming exposed earlier and earlier each year. This feature has become particularly apparent since installation of the shark barrier. The amount of

sandy beach available for the display of artworks at the annual Sculptures By The Sea appears to diminish each year, particularly from in front of the Indiana northwards to the Slimy Reef. These observations seem to pose the question of whether the shark barrier affects long shore water movement and the deposition of sand. In my view, investigation of this possibility is warranted.

A further issue concerns sand supply to local beaches. I understand dredging of the Parmelia Bank in northern Cockburn Sound continues for the purposes of cement manufacture removing sand from littoral drift northwards in summer. This aspect also warrants investigation to determine possible impacts and whether or not the practice should be discontinued or whether the company responsible should pay for remediation of impacts.

Submitted:

4/04/2025 2:36:37 PM

IP:

106.68.236.8

Reference Id:

49254

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Wednesday, 2 April 2025 3:30 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:
Gunther Jank

Address:
9 Beach St
Cottesloe
WA
6011
AUSTRALIA

*Comments***Comments**

Dear Town

My wife and I object to the Town adopting this plan. We live here since 1983 and have not seen the slightest sign of erosion or rising sea levels.

This is a woke project forced on us by the socialist federal Government.

Gunther Jank
9 Beach Street
Cottesloe.

We also feel the Acknowledgement of Country is inappropriate. We own the title to our property and not Whadjuks and we feel threatened by this woke statement.

The Town of Cottesloe acknowledges the Whadjuk Nyoongar people as the traditional custodians of the lands and waters where the Town is situated. We pay our respects to their Elders past, present and emerging.

Submitted:

2/04/2025 3:29:46 PM

IP:

202.74.165.146

Reference Id:

49239

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

Rachel Cranny

From: Town of Cottesloe <no-reply@sparkcms.com.au>
Sent: Tuesday, 1 April 2025 3:10 PM
To: Town Of Cottesloe
Subject: Provide Comments for the Town of Cottesloe Coastal Hazard Risk Management and Adaption Plan (CHRMAP)



The following form was filled out on the Town of Cottesloe website.

Coastal Hazard Risk Management and Adaption Plan (CHRMAP)

Personal Details

Name:

Gail Lee

Address:

31 princes street
Cottesloe
WA
6010
AUSTRALIA

Email address:

gailcheryl@hotmail.com

Comments

Comments

Just finished reading this report.

Comprehensive sea level modelling is based on the assumption that it will continue to rise until 2123, which is another 98 years. The Town of Cottesloe can now use this as a bargaining chip for funding from the State government. As a resident, I oppose any money being expended by the Council to future-proof assets that may or may not be impacted by a severe storm. Once any interference as has been suggested in this report, like artificial reefs, stone barriers always have a more prolonged term effect on the coastline, for example, seaweed rack accumulated, which is nauseous after weeks

expiring on once pristine beaches, sand mitigation, let alone effect on birds that may nest next to the dunes.

I noted that on the diagrams on pages 21 and 22, according to the legend at the foot of the page, there are limited public community asset areas. However, on page 22, the public and community areas include Seaview Golf Course and some others areas, which is contrary to pages 21 and 22, where they are designated as historical. Is it an error, or did I miss something in reading this?

Thanks for the opportunity to comment.

Submitted:

1/04/2025 3:09:56 PM

IP:

101.185.174.54

Reference Id:

49231

Spark CMS is © Market Creations Pty Ltd All Rights Reserved

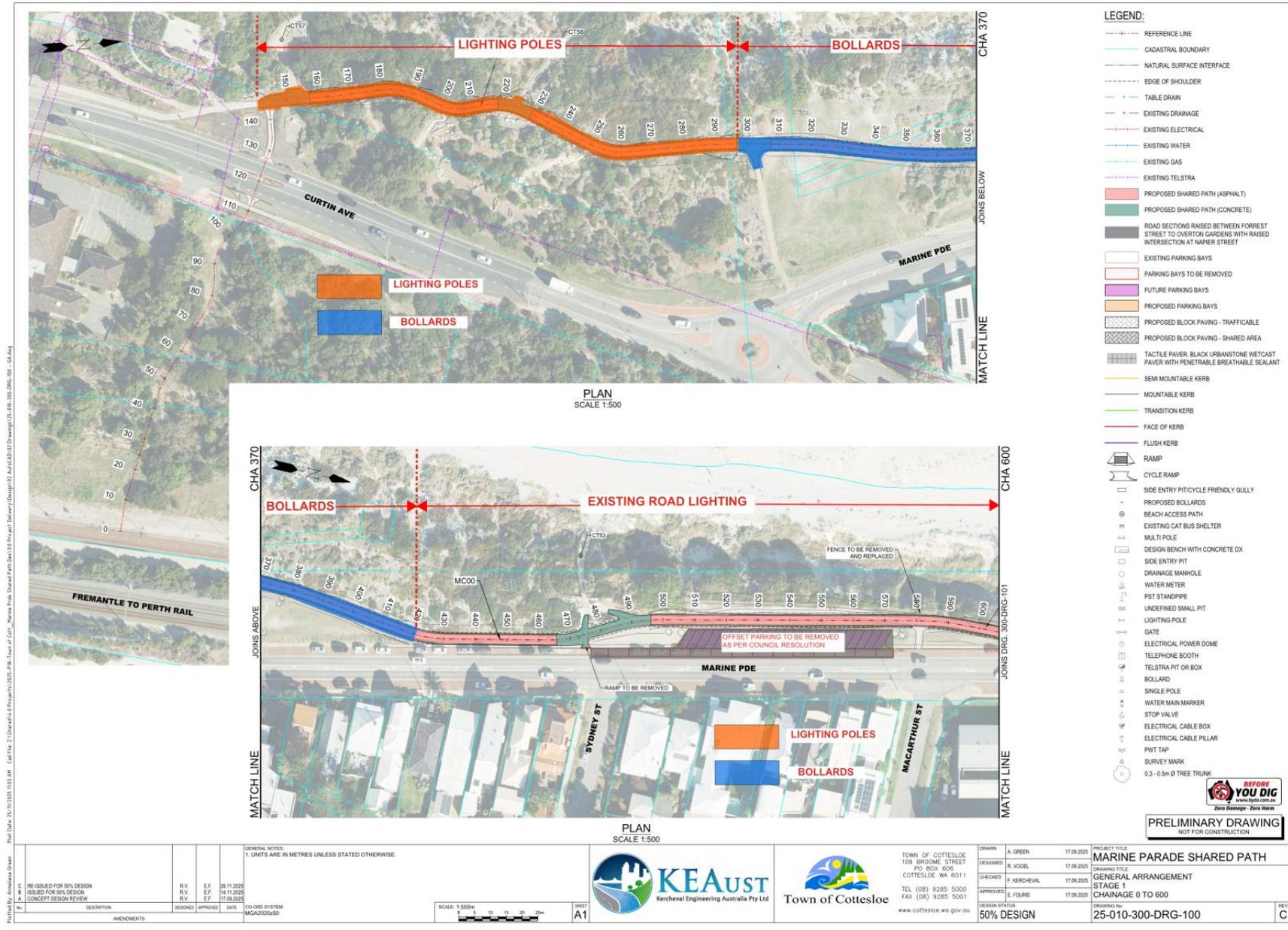
TOWN OF COTTESLOE



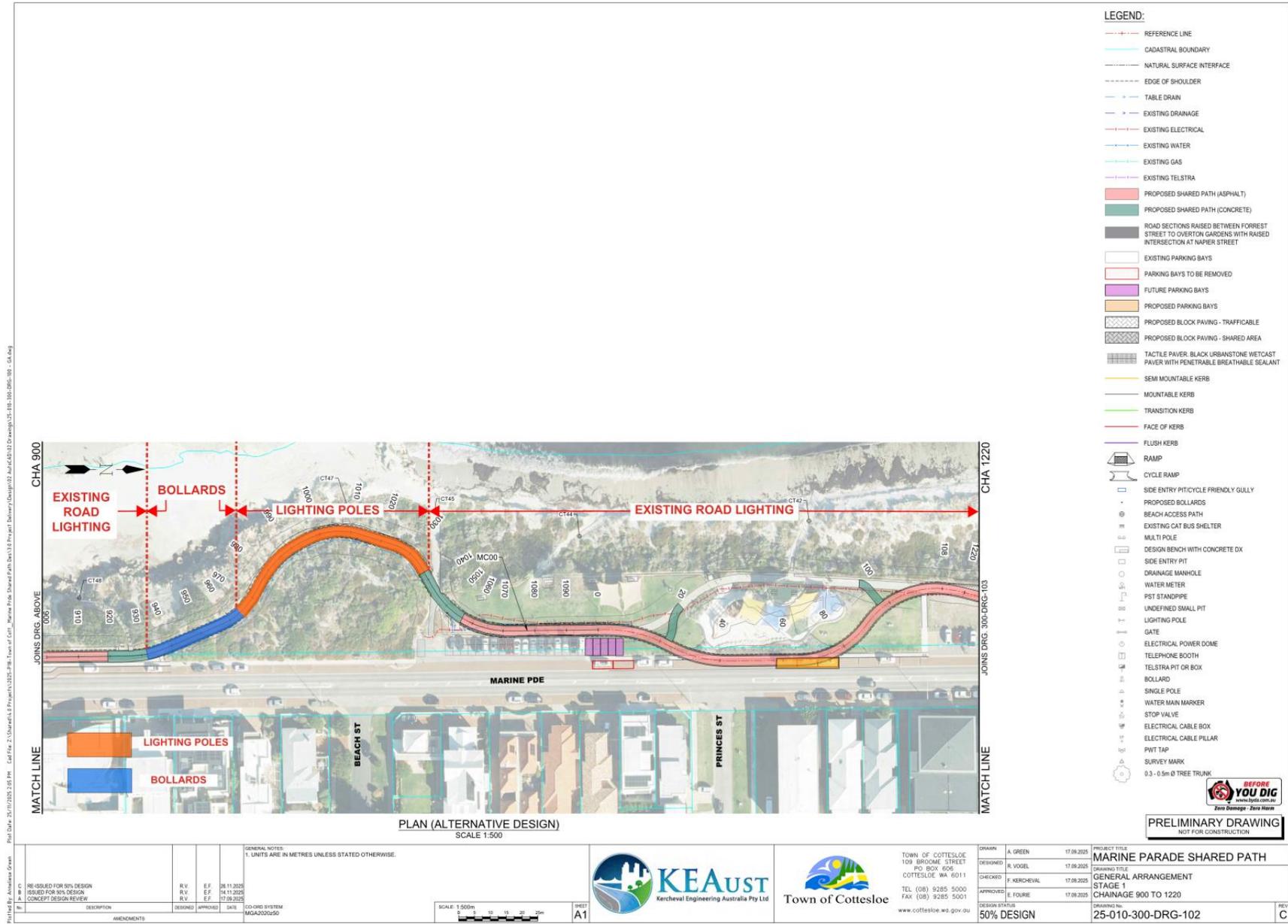
ORDINARY COUNCIL MEETING

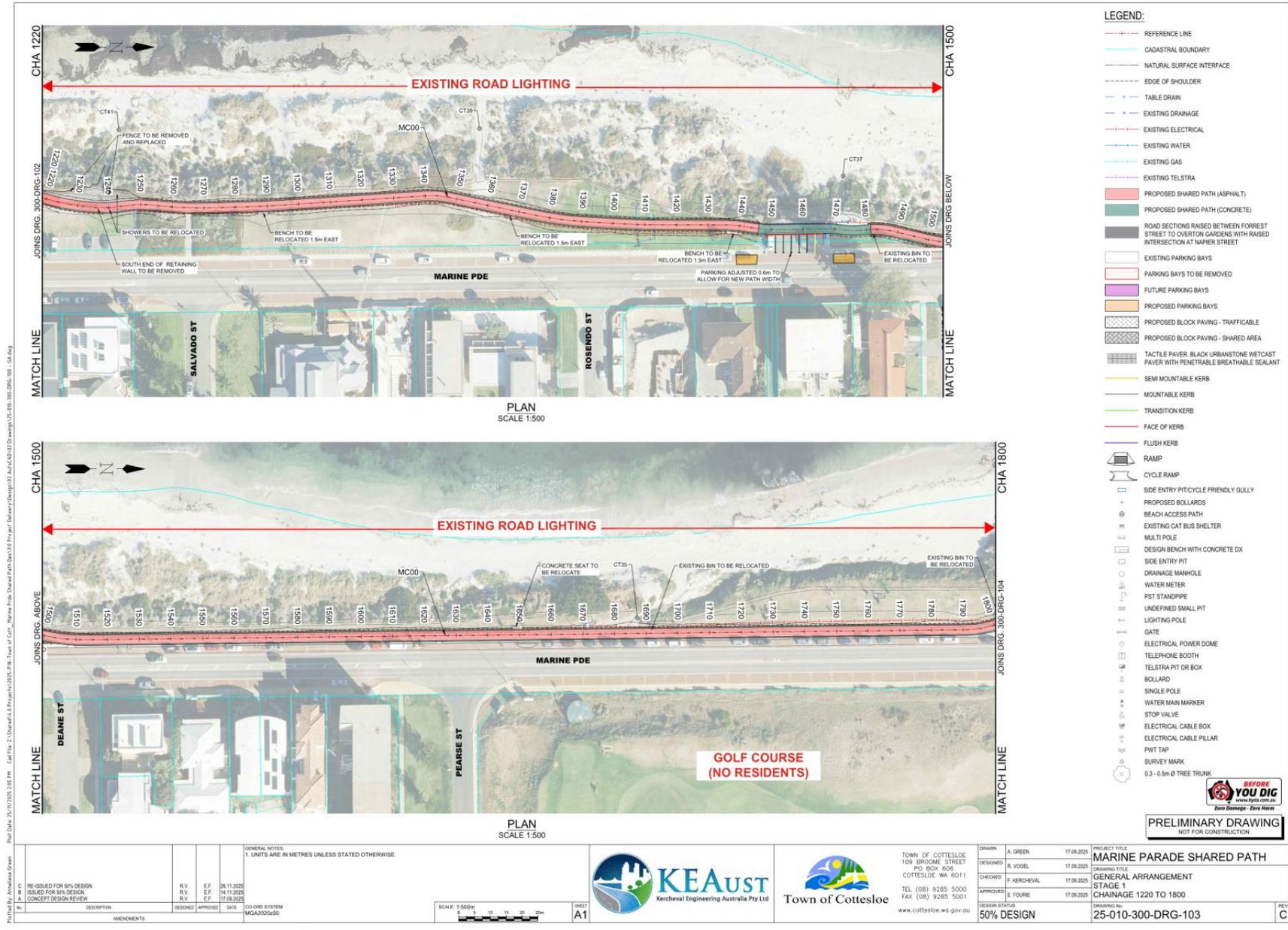
ATTACHMENT

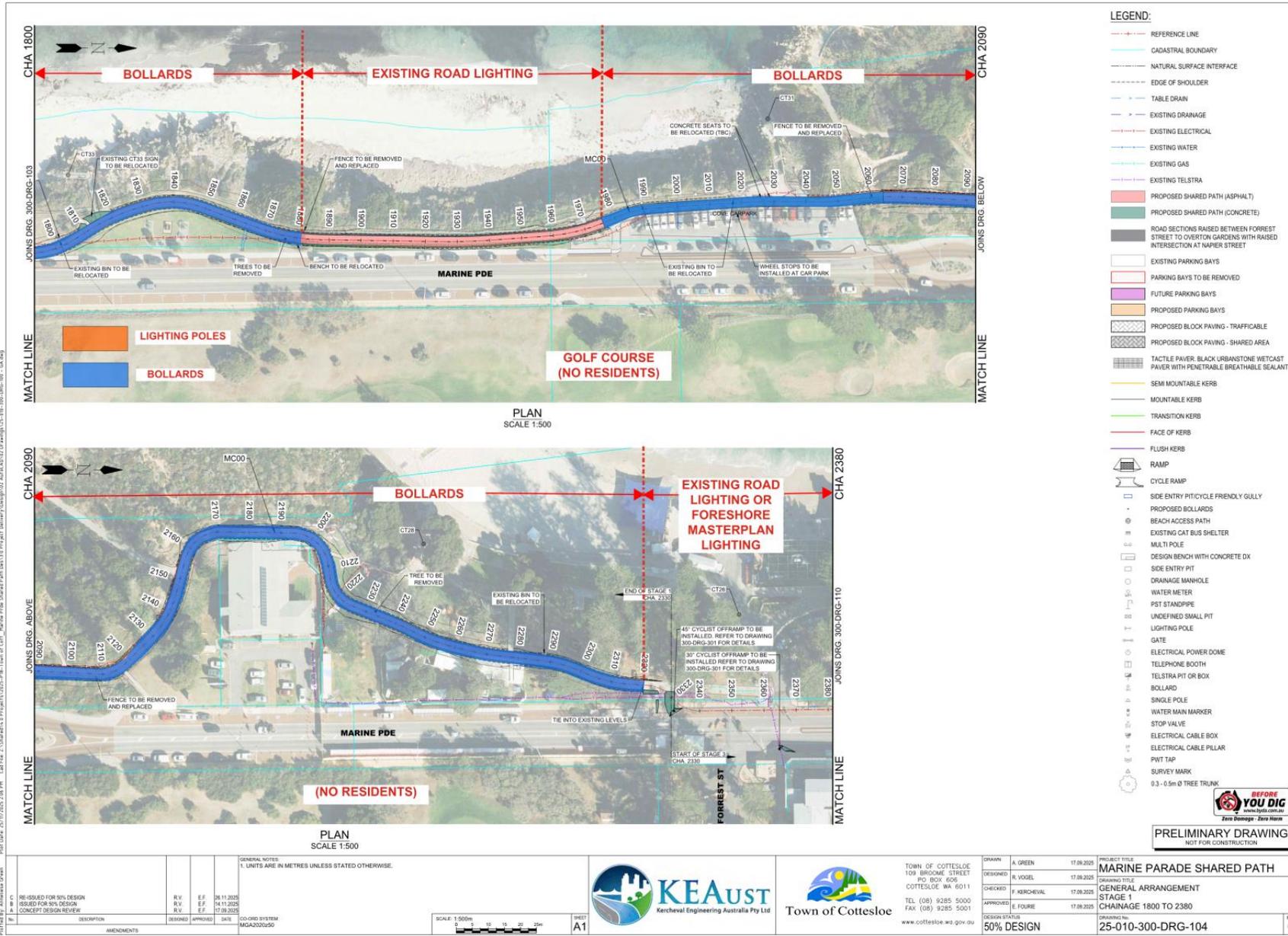
**ITEM 10.1.12A:
ATTACHMENT A - PROPOSED LIGHTING
STRATEGY - UPDATED - 20 FEBRUARY 2026**













Plot Data: 25/01/2025 10:42 AM Cell File: 2:1084664.6 Project\1\3252-28-1-Town of Cottesloe\Public Works\Shared Path\25012025\Drawings\25-010-300-DRG-104.dwg
 Path File: 25/01/2025 10:42 AM Cell File: 2:1084664.6 Project\1\3252-28-1-Town of Cottesloe\Public Works\Shared Path\25012025\Drawings\25-010-300-DRG-104.dwg

No.	DESCRIPTION	DESIGNED	APPROVED	DATE	CO-ORD SYSTEM
	AMENDMENTS				MGA2020-50

R.V.	E.F.	DATE
		26/11/2025
		14/11/2025
		17/09/2025

GENERAL NOTES
1. UNITS ARE IN METRES UNLESS OTHERWISE STATED.

SCALE: 1:500m

10 20 30m

SHEET A1

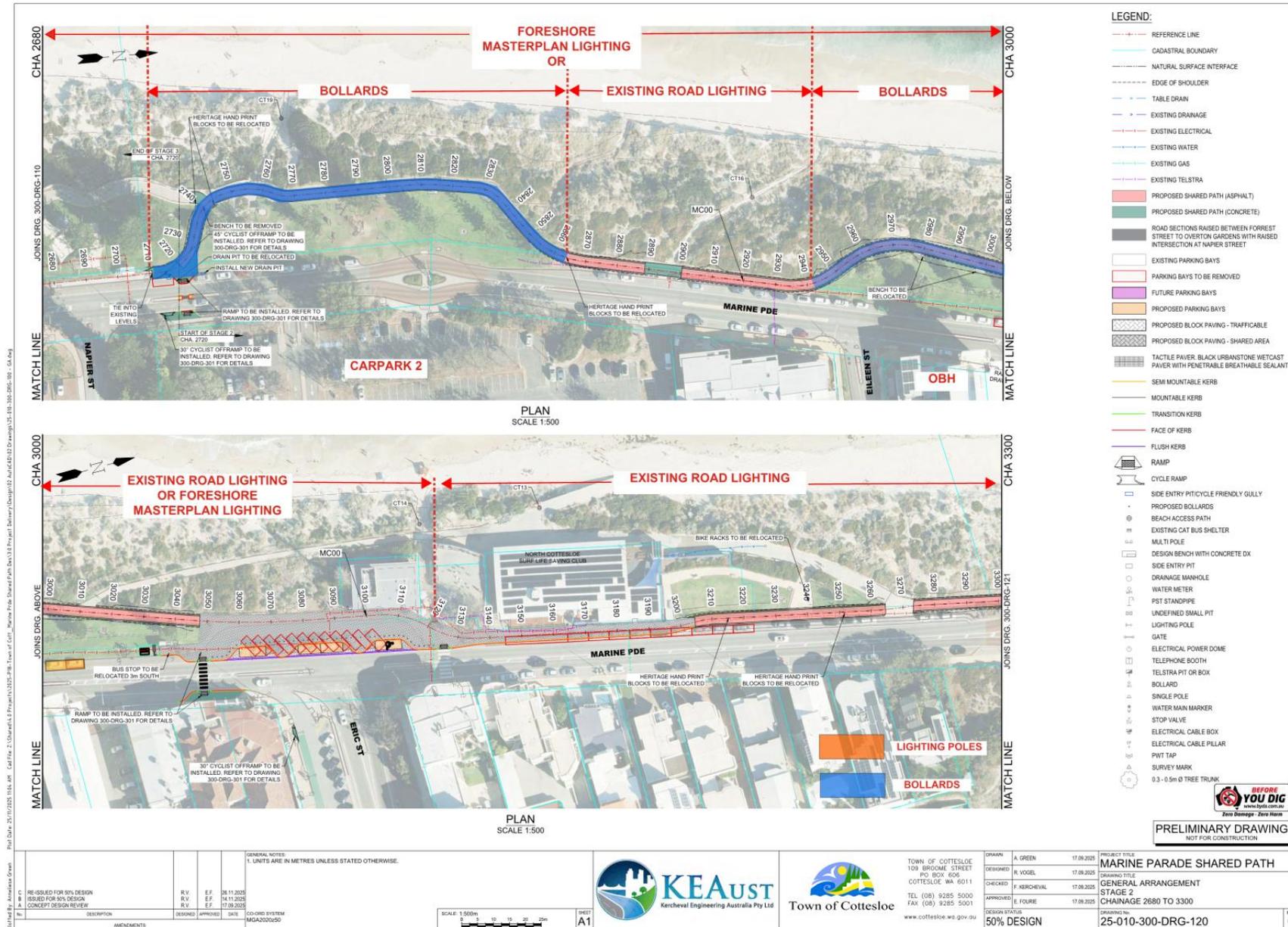
TOWN OF COTTESLOE
1109 BROOKLE STREET
PO BOX 606
COTTESLOE WA 6011
TEL (08) 9285 5000
FAX (08) 9285 5001
www.cottesloe.wa.gov.au

DRAWN	DESIGNED	CHECKED	APPROVED
A. GREEN	R. VOGEL	F. KERCHEVAL	E. FOURIE

DESIGN STATUS	DESIGNING DATE	PROJECT TITLE	DRAWING TITLE
50% DESIGN	17/09/2025	MARINE PARADE SHARED PATH	GENERAL ARRANGEMENT FORESHORE PRECINCT CHAINAGE 2380 TO 2680

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION





TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.13A:
ATTACHMENT A - CONCEPT DESIGN
INDEPENDENT REVIEW REPORT - PJA**





Marine Parade Shared Path Peer Review

Tim Judd and Sam Williams

contact@pja.com.au

pja.com.au

Review and Integration - how the design meets the Council required design principles



- Integration with Foreshore Masterplan
 - Align the shared path design and materials with the Foreshore Masterplan to ensure consistency and integration, particularly south of Indiana Teahouse
 - Rationalise and remove redundant infrastructure to maximise design outcomes and minimise long-term asset
- Path Width and Surface Treatments
 - Design the path to generally not exceed 3 metres in width, acknowledging constrained sites and minimising green space loss.
 - Use surface treatments and colours that suit the iconic coastal environment (soft greens and greys rather than standard red asphalt).

contact@pja.com.au

pja.com.au

Review and Integration - how the design meets the Council required design principles



- Safety and Low-Speed Environment
 - Prioritise a low-speed environment suitable for all ages and abilities walking and riding.
 - Include calming measures (e.g., rumble strips, textured surfaces) at conflict points and playground frontages.
 - Investigate treatments to improve safety for vulnerable road users along Marine Parade, including future on-road cycling improvements.
- Minimising Loss of Green Space and Parking
 - Minimise green space loss wherever possible, while acknowledging some loss is unavoidable.
 - Minimise car bay loss, accepting that some bays will need to be removed in constrained areas.
 - Remove duplicated paths to restore green space where feasible.

contact@pja.com.au

pja.com.au

Review and Integration - how the design meets the Council required design principles



- Conflict Point Solutions
 - Beach Access Path Entry Points (Conflict Location 1): Separate the shared path from beach access paths where space and safety permit.
 - Dutch Inn Playground (Conflict Location 2): Further investigate design solutions, including possible relocation east of the playground, physical barriers, and calming measures.
 - North Cottesloe (Conflict Location 3): Implement Foreshore Masterplan design solution within grant constraints, with continued engagement with the Surf Life Saving Club.
- Community Engagement and Consultation
 - Ensure community feedback influences detailed design.
 - Engagement to include high-level visual summaries and surveys to balance site constraints, safety, and amenity

contact@pja.com.au

pja.com.au

Staged Approach to Design and Review



The Marine Parade Shared Path has been broken down into 3 construction delivery stages:

- Stage 1 - South of Forrest Street (Curtin Avenue to Forrest Street);
- Stage 2 - North of Napier Street (Napier Street to North Street); and
- Stage 3 – Foreshore Precinct (Forrest Street to Napier Street).

PJA 50% Design Review SCOPE:

- ensure the shared path supports placemaking outcomes
- promotes a sense of continuity and user comfort
- identify' s opportunities to utilise existing features (e.g., trees, shade, existing landscape) to improve amenity without introducing new major structures
- confirming that landscaping, and edge treatments enhance the identity and accessibility of the Foreshore environment
- providing practical guidance that reinforces the Town's coastal character through coordinated materials and detailing.

contact@pja.com.au

pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p data-bbox="340 603 689 641">Crossing Curtin Avenue</p> 	<p data-bbox="1200 603 1930 686">Implement speed controlling devices along Curtin Avenue to reduce speed at the crossing location.</p> <p data-bbox="1200 737 1930 820">Consider working with MRWA to install a priority crossing in this location</p>

contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Existing Gradients</p> 	<p>Existing gradient creates a steeper cross fall, consider landing area if constraints allow</p>

contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Sight line issue between beach access path and shared path</p> 	<p>Rationalise the two beach access paths to one central path to maximise sight lines and reduce number of conflict points between beach access path and shared path – revegetate old path locations.</p>

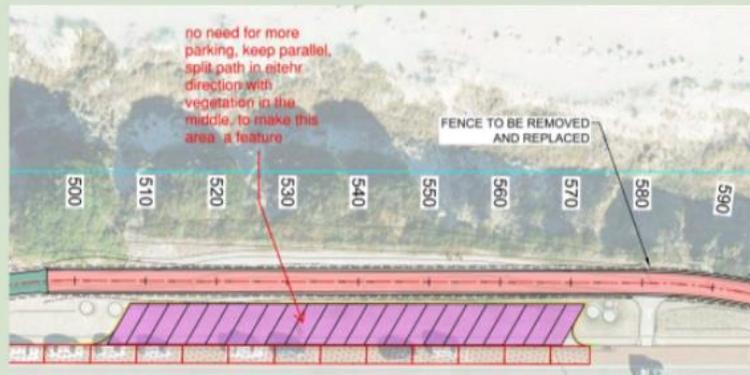
contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
-----------------------	-----------------

Create a feature node



Maintain on-street parallel parking

If the grassed area is not well utilised, split the path by direction with a large central planted area with trees

Similar to the photo



contact@pja.com.au

Review Suggestions



Proposed Design (50%)	PJA Suggestions
<p>On street parking removal</p> 	<p>Where on-street parking is to be removed for the shared path, this will create a wider traffic lane which may evoke higher speeds, consider planting strip between share dpath and traffic lane</p>

contact@pja.com.au

Review Suggestions



Proposed Design (50%)

Relocation of bench suggested and no shared area for pedestrian crossing



PJA Suggestions

Narrow the path slightly enable the bench to remain in its location as is a good location opposite cafe

Provide more integration with the wombat crossing – such to alter people riding to a higher pedestrian concentration area

contact@pja.com.au

Review Suggestions



Proposed Design (50%)

PJA Suggestions

Shared Path alignment near Dutch Inn Playground



It is noted that there seemed to be a preference from Council to move the shared path east of playground.

However, this creates the need for additional paths and people to have to cross the shared path to access the grassed area and playground.

Keep the shared path along the edge of the sand dunes enabling the grassed area and playground to be accessed without having to cross the shared path. This also removes conflict from parked vehicles and shared path (this will need benches etc relocated)





Review Suggestions

Proposed Design (50%)

PJA Suggestions

Path cuts through middle of grassed area

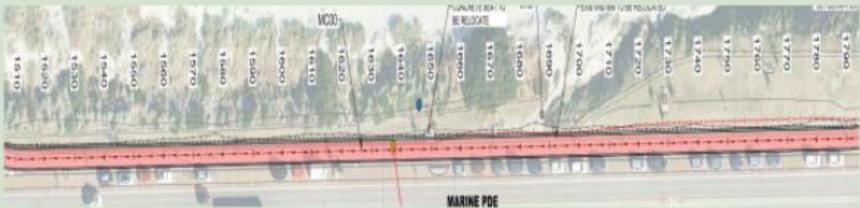


Relocate path either closer to on-street parking or closer to fence line and relocate gym equipment – enabling greater use of the grassed area – creating a gym node with additional tree planting to shade gym users.

If the existing off-street 90 degree parking is being removed align the path (as per suggestions above) to create more usable space.



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Path is very straight</p> 	<p>Within this section, create places (where possible) to plant some tree nodes with the path weaving around the trees, reducing user travel speed along the shared path and providing identifiable features and shade</p>

contact@pja.com.au



Review Suggestions

Proposed Design (50%)

Path alignment around surf life saving club



PJA Suggestions

Consider running shared path (potentially at a reduced width) adjacent to the road including priority treatemtns across car park access



contact@pja.com.au



Review Suggestions

Proposed Design (50%)

PJA Suggestions

Path alignment through 'Sculpture by the Sea' area

Realign the path closer to the surf life saving club to remove the need for people to cross the path through the park



contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Transition between off road and on road at Forrest Road</p>  <p>START OF STAGE 3 CHA. 2330</p> <p>30° CYCLIST OFFRAMP TO BE INSTALLED REFER TO DRAWING 300-DRG-301 FOR DETAILS</p>	<p>The Foreshore Masterplan notes the Forrest Road intersection to be raised – transition through the intersection southbound to enable access to the zebra crossing</p>

contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Crossing point width</p> 	<p>Central median refuge will not provide enough room for cyclist to wait in the middle of the road, widen refuge and/or install a zebra crossing.</p>

contact@pja.com.au



Review Suggestions

Proposed Design (50%)	PJA Suggestions
<p>Path is very straight</p> 	<p>Within this section, create places (where possible) to plant some tree nodes with the path weaving around the trees, reducing user travel speed along the shared path and providing identifiable features and shade</p>

contact@pja.com.au

Review Suggestions

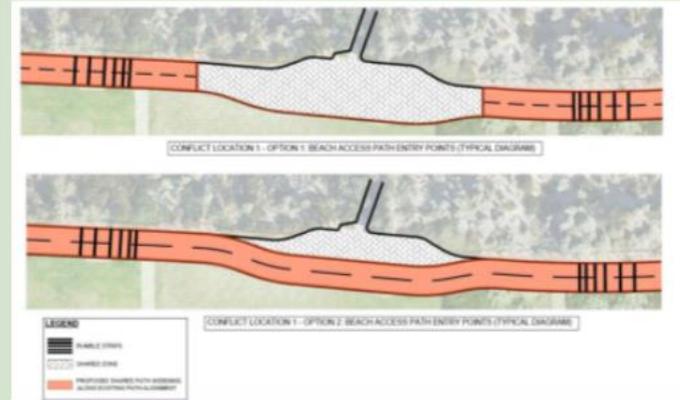
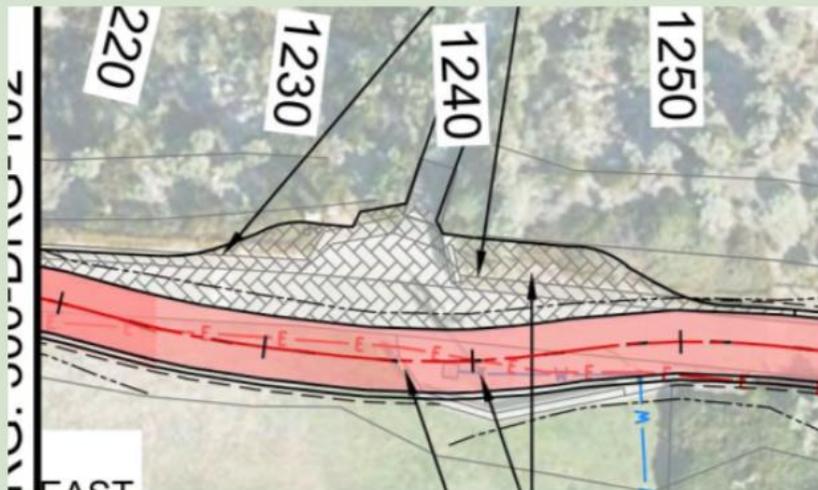


Proposed Design (50%)

PJA Suggestions

Interaction with beach access paths

This design example – which is based on option two (when consulted with council below) seems to be the safer and better-connected approach – allowing a defined area to stand without being within the way of people riding



Review Suggestions



Proposed Design (50%)

PIA Suggestions

Proposed shared path is to be a recreational path focus

To achieve this, consider the following:

- Do not use the red oxidise colouring for the asphalt sections
- Do not provide a centre line within the shared path – allow the whole path to be shared
- Colour change for shared area proposed is good to do
- Add some asphalt art to the shared for each node area that is created as 'gateway' placemaking/wayfinding along the route e.g. at the Dutch Playground – add some school children art onto the shared path to signify a play area etc
- Add in more trees for shade, and some cycle maintenance stations for areas for people to stop and rest

Initial Review summary



- Consider the potential for alternative alignment in sections as suggested
- If potential to remove some off-street parking in places, create better use of the space
- Consider Marine Parade lane widths if on-street parking is being removed
- Create more curvy sections within the identified straight sections, bending the path around trees etc to create a slow, shaded path – reduce the width as needed to accommodate this
- Create ‘nodes’ along the way and highlight these with planting and asphalt art – such as the ‘gym area’ the ‘Dutch Playground area’ and create new nodes such as the proposed splitting of the path
- Add areas for maintenance of cycles
- Plant more trees to shade benches and rest stops
- Do not line mark the shared path
- Option 2 for the Beach Access Path interaction with the shared path the preferred

contact@pja.com.au

pja.com.au

Next Steps

- PJA to sit down in a meeting with the designer to discuss the suggestions and potential.
- Understand from council what is acceptable in terms of 'some removal of parking'
- Review 85% designs



contact@pja.com.au

pja.com.au



TOWN OF COTTESLOE



ORDINARY COUNCIL MEETING

ATTACHMENT

**ITEM 10.1.14A:
MINUTES - ANNUAL GENERAL MEETING OF
ELECTORS - 2 FEBRUARY 2026**

TOWN OF COTTESLOE



ANNUAL GENERAL MEETING OF ELECTORS

MINUTES

**LESSER Hall, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
5:30 PM, TUESDAY, 2 FEBRUARY 2026**

**Mark Newman
Chief Executive Officer
12 February 2026**

ANNUAL GENERAL MEETING OF ELECTORS

1. Declaration of Meeting Open

The Presiding Member, Mayor Harkins opened the meeting at 5:30 pm
I would like to begin by acknowledging the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

2. Attendance

Elected Members Present

Mayor Harkins
Cr Heath
Cr Sadler
Cr Bulbeck

Staff Present

Mark Newman	Chief Executive Officer
Shaun Kan	Director Engineering Services
Vicki Cobby	Director Corporate and Community Services
Jacquelyne Pilkington	Governance and Executive Office Coordinator

There were approximately 4 electors present at the meeting.

Media

Nil

3. Leave of Absence

4. Apologies

5. Elected Members

Cr Young
Cr Irvine

Cr Wylynko

Staff

Steve Cleaver

Director Development and Regulatory Services

5. The Mayor's Welcome

The Presiding Member welcomed everyone to the meeting.

6. Discussion of 2024/2025 Town of Cottesloe Annual Report

- a. The Mayor's Message
- b. The Chief Executive Officer's Report
- c. Statutory Reports
- d. Integrated Planning and Reporting
- e. Financial Statements
- f. The Auditor's Report

ATTACHMENT: 2024/25 Annual Report for the Town of Cottesloe

7. Public Question Time (Annual Report)

Nil

8. Public Question Time (General Business)

Mr Rosie Walsh

1. Grants are available for projects relating to Environmental Protection and Conservation. Has the Town applied for these grants and if so, has there been any success?

This question was taken on notice

9. Public Statement Time

Mr Phil Paterson

Mr Paterson made a statement regarding the showers at the North Cottesloe Eric Street Change Rooms. He suggested that members of the community attempt to use the showers that are not in good working order and expressed the view that these facilities should be upgraded.

Response – Mr Kan

Mr Kan advised that a number of years ago the toilets and showers were upgraded to meet the Waterwise 5 Star Rating requirements. When property maintenance is reviewed, the showers are measured and confirmed to meet the required rating. Mr Kan further advised that another review would be undertaken.

Mrs Rosie Walsh

Mrs Walsh expressed her disappointment at the amount of Councillors in attendance tonight.

Mrs Walsh proceeded to make a statement in relation to Cocky Troughs and the wish to install these troughs throughout the district. The CEO committed to exploring these options.

Ms Kathryn Sprigg

Made a statement regarding youth safety in the community.

10. Closure of the Meeting

The Presiding Member closed the meeting at 5:54 pm.