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### 10.1.1 LOT 39 (104) MARINE PARADE (COTTESLOE BEACH HOTEL) - RESTAURANT/BAR ALTERATIONS, AND 'IN-PRINCIPLE' AFRESKO DINING AREAS

**File Ref:** SUB/2594  
**Applicant(s) Proponents:** Alan Ross Architects  
**Attachments:** 10.1.1(a) Plans [under separate cover]  
10.1.1(b) Submissions [under separate cover]  
10.1.1(c) Photo [under separate cover]  
**Responsible Officer:** Mat Humfrey, Chief Executive Officer  
**Author:** Ed Drewett, Coordinator Statutory Planning  
**Author Disclosure of Interest:** Nil

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#### SUMMARY

This application is for alterations and additions to the Cottesloe Beach Hotel, including Cott & Co restaurant. A summary of the proposal is provided below:

1. Replacement of timber folding doors on south end of Marine Parade elevation with aluminium-framed and sashless sliding windows, and remodelling Cott & Co restaurant interior;
2. Replacement of the south-facing window to match window above;
3. Replacement of the south-facing security screen and window with contemporary openable glazed aluminium windows;
4. Modification to internal walls to enhance connection between Cott & Co restaurant and existing internal bar area;
5. Modification to internal stud walls for re-planned bar area;
6. New toilet facilities to re-configured bar area;
7. Provision of weather protection canopy over entry to kerb alignment in John Street;
8. Replacement of existing timber verandah enclosure in John Street with a contemporary detailed steel and glazed structure with stainless steel roof trim and brass faced wall elements;
9. Screening of existing air-conditioning units in John Street; and
10. Approval 'in-principle' for alfresco dining areas adjoining John Street, Marine Parade and Warnham Road, with 1.4m high kerbside screens for weather protection.

Given the assessment that has been undertaken, the recommendation is to conditionally approve the application.

#### BACKGROUND

Property Address:	Lot 39 (104) Marine Parade
Zoning	MRS: Urban

LPS 3:	Hotel (Special Control Area 2)
Use Class:	P (means the use is permitted providing it complies with the relevant development standards and requirements of the Scheme). Restaurant use is existing.
Development Scheme:	Local Planning Scheme No. 3 (LPS 3)
Lot Size:	3338m <sup>2</sup>
Existing Land Use:	Hotel/restaurant
Value of Development:	\$986,000

A deputation by the applicant, Alan Ross of Artem Architecture (now Alan Ross Architects) was made to Council earlier this year regarding this proposal for alterations & additions to the Cottesloe Beach Hotel, including the Cott & Co restaurant. Mr Ross also addressed the Foreshore Precinct Implementation Committee (FPIC) to request that the proposed alfresco dining areas be included in the Council's Master Planning Project and approved 'in-principle' by Council.

As part of the Car Park One - Opportunities Plan, the option of incorporating alfresco dining area adjacent to cafés and restaurants within the foreshore precinct was shown and received a significant amount of community support. The Cottesloe Beach Hotel proposal addresses this Plan by seeking 'in principle' support for alfresco dining areas in adjoining streets.

On 21 May 2018, the FPIC considered the application and resolved that:

*Council should support the concept of alfresco dining 'in principle' by the Cottesloe Beach Hotel, subject to the following conditions:*

1. *Minimum pavement width of 1.8m*
2. *Further investigation by the FPIC of the following:*
  - a) *Alignment of the footpath to the property boundary.*
  - b) *Location of seating and tables.*
  - c) *Consideration of an appropriate development contribution.*
  - d) *Liquor licensing management plan to be considered by Council.*
  - e) *Staged review of the detailed design of permanent and temporary structures.*
3. *Consultation is undertaken during the development application process with surrounding businesses regarding parking.*

On 26 June 2018, the architect submitted revised documentation and drawings to address the FPIC comments. The footpath width has been increased to 1.8m to satisfy engineering requirements, and confirmed that two parking bays are proposed to be converted to short-term drop-off parking bays in John Street. A small alfresco deck area has also been shown on Marine Parade adjoining the Cott & Co restaurant.

Other comments addressed by the applicant include:

- (1) Prevalence of rideshare transport serving patrons at the venue;

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- (2) Short-term drop-off bays in John Street;
  - (3) Entrance off John Street- impact on residential areas; and
  - (4) Alfresco planning/design – width of pedestrian pathway and routing of path.

A summary of these comments is provided below:

Prevalence of rideshare transport serving patrons at the venue

- Estimates that between 2000 – 4000 patrons may visit the hotel each week, rising to 10,000/week when high volumes are experienced.
- Most patrons (approximately 90%) drive to the venue, although ride-sharing appears to be becoming more popular, particularly amongst younger patrons.
- Presently, 30 minute parking in Marine Parade functions for a mixed ride drop-off, taxi waiting, short-term deliveries, and patron parking.

Short-term drop-off bays in John Street

- This has been clarified on the revised plans to show only two short-term drop-off bays in John Street.

Entrance off John Street - impact on residential areas

- Proposed activity area/alfresco dining associated with the entry in John Street is within 30m of Marine Parade;
- The entry in John Street is existing and currently is to the Pieroni bar (not used).
- Provision of acoustic seals and glazing to windows into the alfresco area will control sound from the interior.
- Retention of these alignments has been proposed to limit the impact of noise on residential properties in John Street.

Alfresco planning/design – width of pedestrian pathway and routing of path

- The proposal incorporates a 1.8m footpath around the perimeter of the alfresco areas. This is the applicant's preferred option taking into account operational considerations such as servicing of tables, liquor licensing issues, environmental control of wind and shade, as well as interaction between the seating areas and the street.
- Service to the outside tables will be provided across the level change at the building's edge with a dumbwaiter/air-locked connection that delivers orders to table staff operating at the (lower) street connection zone;
- The alfresco areas will be licensed, but this is harder to manage if drinks need to be carried across the footpath to a separate area;
- The proposal includes transparent wind breaks as close as possible to the alfresco tables for the comfort of patrons. The applicant also proposes to design the screens to offer landscaped softness externally combined with a casual seating facility to augment the table experience with a lighter patronage commitment to single seating choices;
- Six canvas awnings on galvanised steel frames are proposed to be fixed to the western building facade over the major openings for sun protection. The awnings will project approximately 1.5m from the face of the building and each is approximately 3.5m in length and 0.3 in height.

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These will be similar to 5 canvas awnings that were approved by the Town on 17 May 2017, with support from the Heritage Council.

- Large umbrellas will be fixed over outer table groups to provide further sun protection.
- The alfresco areas may allow for up to 154 patrons in the area around Warnham Road and Marine Parade corner, and 120 patrons on the Marine Parade and John Street corner (total max. 274 patrons). The overall number of patrons currently permitted at the hotel will not increase due to restrictions imposed under the Public Buildings Regulations.

## **STRATEGIC IMPLICATIONS**

This report is consistent with the Town's *Strategic Community Plan 2013 – 2023*.

Priority Area 3: Enhancing beach access and the foreshore

Major Strategy 3.1: Implement the 'Foreshore Redevelopment Plan' in consultation with the community.

This report is consistent with the Town's *Corporate Business Plan 2017 – 2021*.

Priority Area 4: Managing Development.

## **POLICY IMPLICATIONS**

There are no perceived policy implications arising from the officer's recommendation.

## **STATUTORY ENVIRONMENT**

- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Local Planning Scheme No. 3*
- *Liquor (Licensed Premises) Policy*

## **FINANCIAL IMPLICATIONS**

There are no perceived financial implications arising from the officer's recommendation.

## **STAFFING IMPLICATIONS**

There are no perceived staffing implications arising from the officer's recommendation.

## **ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

There are no perceived sustainability implications arising from the officer's recommendation.

## **CONSULTATION**

The application was advertised to 382 surrounding owners and occupiers. Ten submissions were received. Whilst there is support for the alfresco areas, there are also concerns regarding safety, noise, parking, and loss of car bays. These comments should be further considered following the submission of a separate application to the Town for an Outdoor Eating Area Facility.



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## HERITAGE

The Application was referred to the Heritage Council as the Cottesloe Beach Hotel is included on the State Register of heritage places. The Heritage Council advised, inter alia:

*The proposal will have some impact on original fabric internally, but the place has been modified over time to respond to changing needs. The external changes are to non-original fabric and will result in a better street presentation, particularly along John Street.*

*The proposed development, in accordance with the plans submitted, is supported subject to the following condition:*

1. Damage to original fabric to be made good to match existing.

## OFFICER COMMENT

This lot is zoned 'Hotel' and is within 'Special Control Area 2' under Local Planning Scheme No. 3.

The objectives of the 'Hotel' zone are to:

- (a) ensure that the hotel recreational, entertainment, accommodation and service uses are compatible with the amenity of the surrounding locality;
- (b) support the heritage provisions of the Scheme applicable to any land or buildings in the zone; and
- (c) give consideration to the maintenance and enhancement of important views to and from public places as a contributor to the character and amenity of the locality and the district overall.

The objectives of Special Control Area 2 are to ensure that:

- (a) the development, subdivision and strata subdivision of these sites is compatible and consistent with its regionally important beachfront location, surrounding development and the amenity of the locality; and
- (b) the Building Design Control Diagrams which form the basis of development, subdivision and strata subdivision control in this special control area appropriately guide and manage built form, bulk and scale, amenity impacts, the type, mix, location and arrangement of land uses, and other relevant considerations accordingly.

### Comment

The development application satisfies the relevant Scheme objectives.

## Parking

Under Local Planning Scheme No. 3 the parking requirement for a hotel/tavern (in this context) is 1 space to every 6.5m<sup>2</sup> of floor or ground floor area open to the public for the consumption of liquor. A restaurant requires 1 space to every 8 persons the development is designed to accommodate.

The proposed internal works do not increase the floor area of the hotel/café/bar area and therefore do not require additional parking to be provided.

If the proposed alfresco areas (297.6m<sup>2</sup>) are included then, based on a hotel/tavern use 45.8 bays would be required.

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However, it has been the Town's practice to exclude alfresco areas from floor space calculations as these are generally used by patrons already at the premises and do not necessarily result in additional patrons being present. Furthermore, in most cases the alfresco areas are not used all year round and are generally exempt from requiring planning approval unless they require significant permanent infrastructure within the public domain.

#### Noise

The proposed replacement windows and doors are being designed to improve the appearance of the existing facades and provide better weather and acoustic attenuation.

Noise arising from the proposed alfresco areas could affect the amenity of some nearby residents and this has attracted some objections following advertising of the proposal. However, further consideration of these matters including the location of seating and tables, hours of operation, numbers of patrons, reduction in on-street parking bays, floor area, and the submissions received during advertising will need to be further addressed following the submission of a separate Outdoor Eating Area Facility application. Referral of the separate application to the Foreshore Precinct Implementation Committee (FPIC) and its assessment under the Council's Liquor (Licensed Premises) Policy would be required.

### **CONCLUSION**

The proposed alterations and additions to the Cottesloe Beach Hotel, including Cott & Co, satisfy the relevant objectives of the Scheme, will enhance the streetscape, have due regard to the heritage significance of the building with support of the Heritage Council, and will likely improve acoustic attenuation by providing better construction materials following replacement of the windows and doors identified on the plans.

The applicant's request for 'in-principle' support of the alfresco area has preliminary support by the Foreshore Precinct Implementation Committee (FPIC) and appears consistent with the Town's overall objectives for the foreshore. It has therefore been included in an advice note to the applicant in the Officer recommendation.

### **VOTING REQUIREMENT**

Simple Majority.

### **OFFICER RECOMMENDATION**

**THAT Council GRANT planning approval for alterations and additions to the Cottesloe Beach Hotel on Lot 39 (No. 104) Marine Parade, Cottesloe, as shown on the plan received 26 June 2018, subject to the following conditions:**

- 1. All construction work being carried out in accordance with the Environmental Protection (Noise) Regulations 1997, Regulation 13 - Construction sites.**
- 2. The external profile of the development as shown on the approved plans not being changed, whether by the addition of any service plant, fitting, fixture or otherwise, except with the written consent of the Town.**
- 3. All air-conditioning and other plant or equipment being designed, positioned and screened so as to be visually concealed and treated as may be necessary so as to**

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ensure that sound levels emitted shall not exceed those specified in the Environment Protection (Noise) Regulations 1997.

4. The landowner shall be responsible for the costs of any changes to the public domain outside the site proposed by or due to the development. All such works shall be to the specification and satisfaction of the Town.
5. A comprehensive Construction Management Plan shall be submitted to the satisfaction of the Town prior to the issue of a Building Permit, and shall address (amongst other things): maintaining access for residents; traffic management and safety for the streets and site; and worker parking in consultation with and approval by the Town.
6. Any damage to the original fabric of the building shall be made good to the satisfaction of the Town and Heritage Council.
7. A schedule of proposed materials, finishes and colours shall be submitted to the satisfaction of the Town and Heritage Council prior to issue of a Building Permit.
8. A detailed acoustic report that addresses all potential noise sources from the venue shall be submitted to the Town for approval following completion of the proposed works.

**Advice Notes:**

1. The owner/applicant is responsible for applying to the Town for a Building Permit and obtaining approval prior to undertaking the development.
2. That 'in-principle' support is granted for the proposed alfresco dining areas. However, details including amongst other things, the size, location, landscaping, protective screens, decking, removal of parking bays, Council's Liquor (Licensed Premises) Policy, and comments from nearby residents will all be subject to further assessment and Council approval following the submission of an Outdoor Eating Area Facility application.

Job No 1801  
12<sup>TH</sup> September 2019

The Town of Cottesloe  
Town offices  
Broome St Cottesloe  
WA 6011  
Attention Jaqueline Luseno

## **1801 Cottesloe Beach Hotel Outdoor Dining Application**

Thankyou for meeting with us to discuss the application August 8<sup>th</sup>, 2019

As advised, although we have been hoping to coordinate with the Foreshore Precinct Masterplan to resolve our design approach. We have discussed the progress of the masterplan now subject to public consultation with Town of Cottesloe FPIC officer Ms Tyler-Hare, and understand our current proposal aligns with the intent of that plan.

Our clients advise that they are keen to pursue the approval for the Alfresco Outdoor Eating Area component of their project, and so we advise answers to issues that have been raised so that we can progress that approval process.

Issues previously advised by your office were as follows:

1. Specifications for the installation of all fittings and furniture, deck, glass screens and awning;
2. Details of ground level and finished floor level of the deck;
3. Structural details of the proposed glass balustrade, including the thickness of the glass and footing details;
4. The drainage details for planter boxes;
5. Proposed number of patrons for the entire outdoor eating facility;
6. Total floor area of the outdoor eating facility;
7. An acoustic report that takes into consideration all potential noise sources including patron noise. Please ensure that the report includes modelling. The acoustic report shall be prepared by a recognized acoustic consultant;
8. Information relating to disability inclusion and accessibility to the outdoor dining facility;
9. Please advise if furniture for the outdoor eating facility will be situated against the building as shown on the drawings or if there will be any changes and;
10. Information on maintaining cleanliness of the decking area.

We provide the following:

1. Refer to attached SPECIFICATION FOR INSTALLATION OF FITTINGS AND FURNITURE, together with Schedule ALFRESCO FURNITURE GUIDE. We note that the current intention is to retain existing unit pavement finishes in the alfresco area as no firm proposals under the FPIC's master-planning for the area have yet been approved.
2. Attached drawings indicate datum Reduced level heights
3. Structural drawings submitted according to those detailed by BPA Engineering, Drawings M11519, SK1, SK2, SK3, SK4





4. Drainage of planter boxes, individual soakwells are identified on Architectural Plans attached  
Soakwells have been sized on the calculation of a 1 in 20-year storm event. Soakwell: 600mm depth  
x 900mm diameter served for 1 in 20 years, 5-minute storm 30.56  
 $58.4/30.56 = 2$  soakwells  
 $\therefore$  Two soakwells with a combined capacity of  $61.12\text{m}^3$  storage volume.
5. Note seating amount provided is 238 seats.
6. Total floor area =  $245\text{m}^2$  area
7. This has been done and copy of the report by Acoustic engineers including modelling is attached.
8. The tables and chairs are generally located on grade on the existing footpath levels that are assumed generally accessible in accordance with AS1428 Design for Access and Mobility. Access to the deck area is available on grade from the south end to comply with AS1428
9. Seating adjacent to building, access around outside. See Appendix 1 noting our views in support of that alignment
10. Decking will be laid in Durability class 2 timber, naturally durable above ground, regularly maintained by the operator through power wash and reoiling as required. This timber species (*Selangan Batu, Shorea Sp.*) has been used in the facility in external spaces on the east side of the main building (The Beach Club) and has performed well in that situation for many years since installation. It is widely used internationally in public space decking and because of its durability is eminently cleanable.

As discussed at our meeting, we may make separate application to the Town of Cottesloe planning department to extend our development Approval for internal works to allow for substantial commencement of those after approval of the Outdoor eating Area is understood.

We trust the foregoing is acceptable for your requirements and would be pleased to augment the information provided if required to secure your approval in principle for the proposal.

Regards  
Alan Ross  
for



ALAN ROSS ARCHITECTS PTY LTD

## **APPENDIX 1 - FOOTPATH ALIGNMENT**

It was suggested at a Foreshore Precinct Implementation Committee that there may be preferences for realigning the footpath that serves the alfresco spaces, setting that path adjacent to the building.

We appreciate that this different format of path alignment has been successful in other locations, but we conclude the external path option is best for this location. The width of space available, and the projection of the hotel building use into the public realm, (which does not demand the boundary pedestrian engagement that, for example, mixtures of retail uses might add), and the engagement across the road to the foreshore drive us to selecting the external path option. Where deeper service space is proposed on the north western corner of Warnham and Marine, pedestrian traffic has been maintained at the perimeter with alternate service traffic through the centre of that space, however the arguments below apply to provision of seating adjacent to the building in that location also.

We support the proposal to align the path along the kerb edge. This support follows:

- I Discussion with our client's service operational intentions.
- II Consideration of liquor licensing issues
- III Consideration for environmental control of wind and shade
- IV Consideration of interaction between seating and street
- V Consideration of interaction between alfresco activity and vehicular traffic

We note the following:

### **I SERVICE OPERATION**

The operator advises that interaction between patrons and passing pedestrians and traffic is less conflicted when patrons have a single side access to the table space.

More importantly, patrons also have a stronger social engagement with seated people attached to the building, continuing the internal hospitality experience. We extend the experience in a graded semi-private/public succession of spaces that projects the building to public space.

Service will be provided across the major level change at the building's edge with a dumbwaiter/ air-locked connection that delivers orders to table staff operating at the (lower) street connection zone - this function will be interfered by a path on the building face alignment

### **II LIQUOR LICENSING**

The public path ought not to be licensed, whereas the table service area would be. A separation of the licensed areas, across which drinks are carried, is now permitted under licensing regulation as in some cases the separation is preferred. But in our case, it may neither be necessary, nor is it advantageous in the licensee's management of the alfresco space. It is a clearer arrangement without the notional separation in the licensed space for management of patron behaviour in the licensed space, defined from public behaviour in the outer path space where the Licensee has less practical authority.

### **III ENVIRONMENTAL CONTROL**

The major challenge for creating an attractive hospitality offer that retains patrons in the coastal environment is control of sea breeze and provision of sun-shade.

Our design seeks to do that by providing transparent wind breaks as close as possible to seating, so that the height of those can be minimised and their mass reduced; use of glass is thus held to an economic minimum (for both bulk and maintenance issues). We have designed screens to offer a landscaped softness externally combined with a casual seating facility to augment the table experience seating choices.

We have made an alternative seat format on John Street with banquettes to achieve further choice, with adjacent wind break screens.



Provision of shade is vital to presentation of alfresco areas, demonstrated by our experience at Hotel Rottnest and the Beach Club. By setting alfresco areas close against the building mass under awnings, we control half the day's sun. By setting umbrellas adjacent to that sun-controlled space, we add to the continuity of shaded space. We enhance the perception that patrons are protected. Splitting the shade away from the building mass will reduce that perception.

#### **IV INTERACTION BETWEEN SEATING AND THE STREET**

As Gehl and his successors note, the point of alfresco dining is to look out to the street. Numerous pictorial examples in the literature provide effective support for the reach of the building's curtilage away from its mass - the view out via a path is more compelling than an internal path within.

Importantly, the level difference between the elevated veranda and restaurant requires resolution of that differential to engage and activate the outside space. The simplest sectional form to achieve that is to have similar activity indoor / outdoor functions, (Table service) before challenging the continuity by a change of function with a path then reverting to more of the sedentary function. We express the height change within the similar service experience of veranda/ open restaurant face and alfresco, we keep the meaning of the space clear.

#### **V INTERACTION BETWEEN SEATING AND TRAFFIC**

When Marine Parade traffic is calmed by lower speeds and textures that reduce the present 40Kmh over tarmac, but the confrontation between vehicles and sedentary activity will still provide an uncomfortable contrast. Alfresco patrons will be more comfortable with a spatial separation from the traffic threat. Outer seating formats work best protected by stationary car parking.

Pedestrians crossing through traffic need a clear, safe destination to aim for, whether they are moving at the active speed of youth or the slow pace of the elderly and less able. Hiding the pedestrian transit path back at the building or within the alfresco area makes that destination and its buffer from the traffic less legible. It limits access to the eastern footpath to defined points, reducing the connection back to the foreshore. The path serving the alfresco offer is a margin that extends the semi-public building into that crossing journey. We recommend design of the calmed traffic zone as a comfortable extension of the proposed outer pedestrian zone.

#### **LITERATURE AND POLICY REVIEW**

We have reviewed some literature relating to activation of the building curtilage; there is a list of some material of interest that follows this note.

There are few formal comparative planning policies considering the issue. The City of Joondalup's policy is interesting, in that it responds to mixed activities (retail adjacent to hospitality for example) with a few options related to width of the curtilage paving. South Perth has a succinctly developed broad policy.

An interesting discussion point is that Fremantle's South Terrace demonstrates alternative formats on opposite sides of the same road. Both are popular.

## Some Articles & Policy Statements

Gehl, J. (1987) *Life between Buildings: Using Public Space*. New York: Van Nostrand Reinhold. [Google Scholar](#) - photo p 26 good example of external path format

Gehl, J. (1994) *Public Spaces and Public Life in Perth*. Perth: Report for the Government of Western Australia and the City of Perth. [Google Scholar](#) - part 2.2 p33 shows examples of various formats

Gehl, J, Kaefer LJ, and Reigstad, S (2006) Close encounters with buildings *URBAN DESIGN International* (2006) 11, 29–47. doi:10.1057/palgrave.udi.9000162 - develops Gehls earlier ideas, considers engagement with the building

Porta, S, Renne, J.L (2005) Linking urban design to sustainability: formal indicators of social urban sustainability field research in Perth, Western Australia *URBAN DESIGN International* April 2005, Volume 10, Issue 1, pp 51–64 - *Interesting attempt to quantify comparison between Joondalup & Fremantle*

Victorian Government Department of Sustainability and Environment, (2005) *Activity Centre Design Guidelines* ISBN 1 74106 945 9 see p 11

Macdonald, E (2005) Street-facing Dwelling Units and Livability: The Impacts of Emerging Building Types in Vancouver's New High-density Residential Neighbourhoods, *Journal of Urban Design*, 10:1, 13-38, <https://doi.org/10.1080/13574800500062320> -useful discussion re: street engagement, though focussed on residential interactions, but relevant diagram relating to level change situation

### Policy Comparisons

*Note: most public authorities in WA consider alfresco design as a Health Department issue, lacking prescriptive approach to planning. Two that have taken a policy relating to planning are:*

#### South Perth

[https://southperth.wa.gov.au/docs/default-source/6-about-us/council/policies-delegations/places/p402-alfresco-dining.pdf?sfvrsn=4af3fabd\\_6](https://southperth.wa.gov.au/docs/default-source/6-about-us/council/policies-delegations/places/p402-alfresco-dining.pdf?sfvrsn=4af3fabd_6)

*considers formats for paths wider narrower footpaths- note marine Pde 5.4m no parallel parking, 3.7m parallel parking*

#### Joondalup

[http://www.joondalup.wa.gov.au/Libraries/AtoZPolicies/Alfresco\\_Activities\\_Policy.pdf](http://www.joondalup.wa.gov.au/Libraries/AtoZPolicies/Alfresco_Activities_Policy.pdf)

*considers different formats for designated street fronts*





## Town of Cottesloe

### ACTIVITIES ON THOROUGHFARES AND TRADING IN THOROUGHFARES AND PUBLIC PLACES LOCAL LAW

#### APPLICATION FOR A PERMIT TO CONDUCT AN OUTDOOR EATING FACILITY

To: Chief Executive Officer  
Town of Cottesloe  
PO Box 606

COTTESLOE WA 6911

I, GARRETT HOTELS 2010 PTY LTD ATF COTTESLOE HOTEL TRUST  
AND PRIMARY SECURITIES LTD. ATF RICHMOND EQUITY FUND  
(Full Name)

Of 12 HIGH ST FREMANTLE WA 6160 P.  
(Residential Address)

P.O. BOX 1237 FREMANTLE 6959  
(Postal Address)

(COMPANY / COMPANY)  
(Occupation)

apply for a permit to set up and conduct an eating area.

Details of Proposed Eating Areas: Cottesloe Beach Hotel  
Alfresco dining areas Warnam Rd Corner of Marine  
Pole and Corner of John Street Cottesloe

Location of Proposed Eating Area:

Refer plans AA

Details of Food Business Adjacent to Proposed Eating Area:

Cottesloe Beach Hotel Licensed Hotel Verandah Bar  
and Coll & Co Licensed Restaurant and Bar

Proposed Days of Operation:

in accordance with the current liquor licence

Proposed Number of Tables: 25 (NORTH SIDE) + 22 (SOUTH SIDE)

Proposed Number of Other Structures: 15 UMBRELLAS, 3 DOUBLE BANQUETTE  
2 BENCHES, 2 WAITERS STATIONS, 110m<sup>2</sup> 33  
PLANTERS, 23 GLAZED SCREENS, DECK

**Description of Tables & Chairs Including Materials and Dimensions:**

REFER PICTURES, AA1.3 - TABLES, PLANTERS

**Description of Other Structures Including Materials and Dimensions:**

REFER PICTURES, A1.3 - FRAMELESS GLASS SCREENS, PLANTERS  
PAINTED TIMBER BANQUETTES, UMBRELLAS, AWNINGS

I declare that:

- The food business referred to in Item 2 above is registered in accordance with the *Food Act 2008*.
- I am the registered proprietor of the food business listed above.

The following are attached:


- ☒ Two copies of a plan and specifications of the proposed eating area on a scale of 1:50 showing:
  - The location and dimensions of the proposed eating area and the means by which the eating areas are to be separated from the balance of the street or public place; and
  - The position of all tables, chairs and other structures proposed to be provided in the eating area and which of such items, if any, are to be retained within the eating area at all times;
- ☒ Two copies of both a plan and specifications on a scale of <sup>1:250</sup> 1:200 showing the eating area and all land together with any improvements, public facilities and parking restrictions, within 30m of the boundaries of the eating area;
- ☒ A colour photograph of photographs of the tables, chairs and other structures to be set up in the eating area;
- ☒ A written statement of the manner in which foodstuffs and other dining accessories are to be conveyed to, and protected from contamination within the eating area; and
- ☒ Written particulars of arrangements made in respect to public liability insurance in the sum of ten million dollars (\$10,000,000)

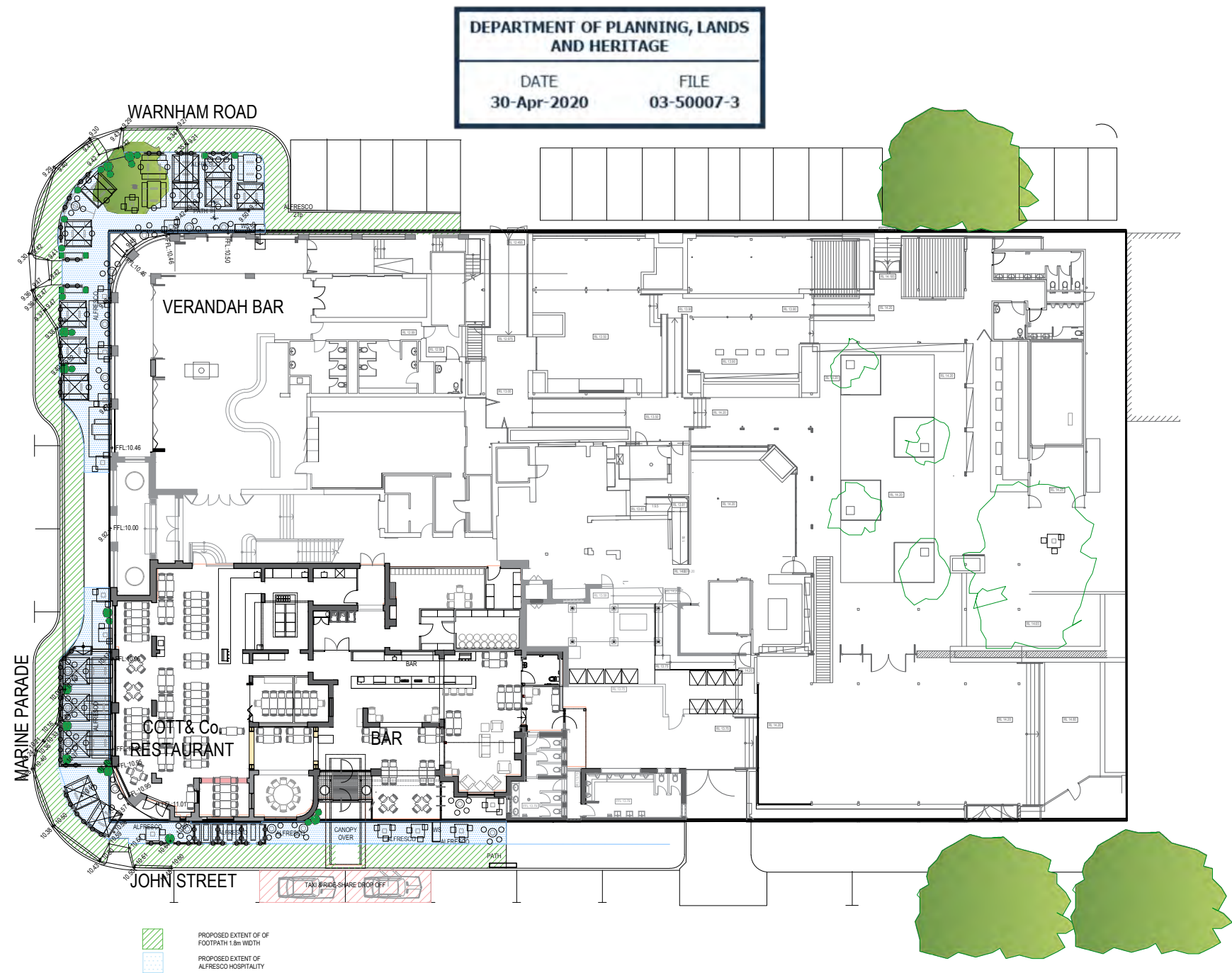
In making this application for a permit, I agree on the issue of the permit –

- To indemnify and hold indemnified the Crown and the Town of Cottesloe against any claims for loss, damage or injury however arising from the operation of the eating area; and
- Not to claim from the Crown or the Town of Cottesloe or any person acting on their behalf for any loss, damage of injury however arising from any public work on the thoroughfare or public place.

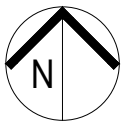
I enclose the prescribed fee of \$ 160 & the prescribed charge of \$ 70 BE ADVISED

Dated this 13 day of DECEMBER 2018

  
Signature of Applicant



COTTESLOE BEACH HOTEL  
COTT & Co. BAR AND ALFRESCO  
SITE PLAN



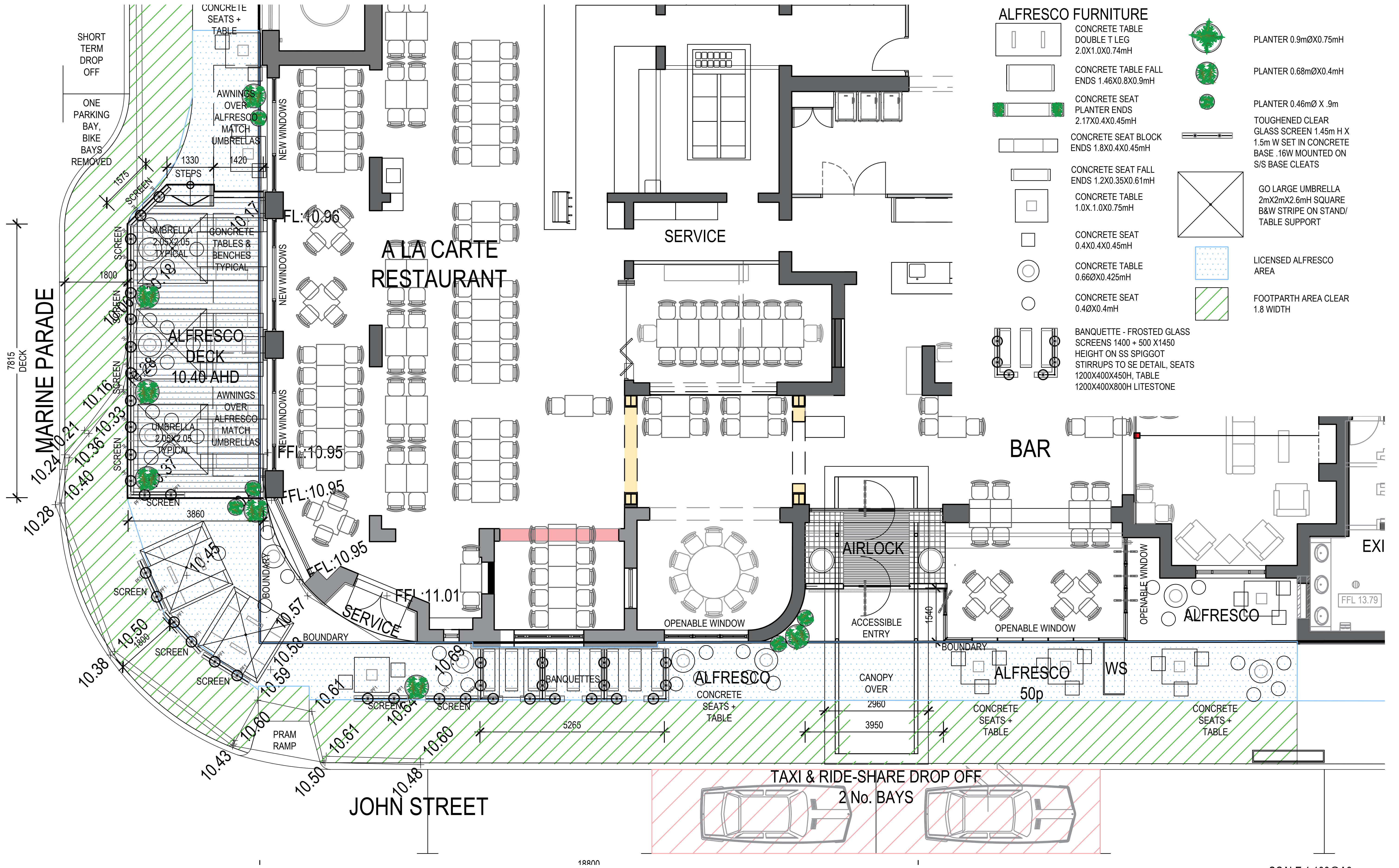
ALAN ROSS  
ARCHITECTS  
ABN 84 627 120 389 . ARB WA 3157  
08 9433 6666 . Admin@ARArc.com.au

COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

AA1.1

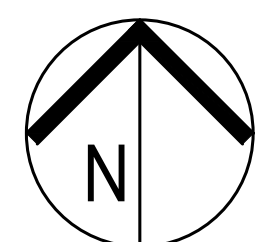
ISSUED	12.09.2019
ISSUED FOR	APPROVAL
REVISION	OEL-1





COTTESLOE BEACH HOTEL  
COTT & Co. BAR & ALFRESCO  
ALFRESCO SOUTH

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
30-Apr-2020	03-50007-3



ALAN ROSS  
ARCHITECTS  
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COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

AA1.2

ISSUED	12.09.2019
ISSUED FOR	APPROVAL
REVISION	OEL-1



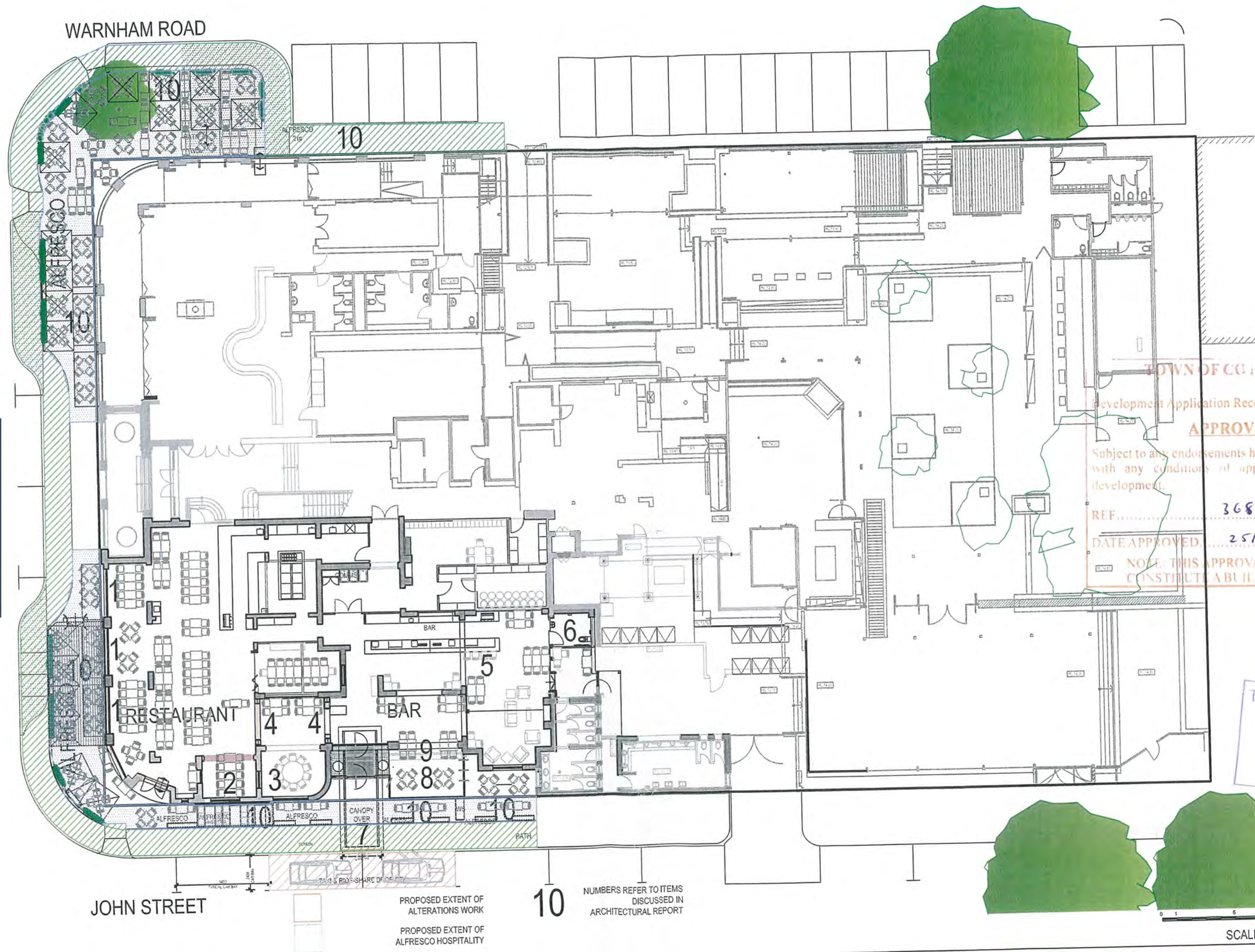




WARNHAM ROAD

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE  
FILE 03-50007-3  
DATE 30-Apr-2020

MARINE PARADE



TOWN OF COTTESLOE  
Development Application Received. 28/3/18  
**APPROVED**  
Subject to any endorsements hereon and compliance  
with any conditions of approval to commence  
development.  
REF. 3688  
DATE APPROVED. 25/9/18  
NOTE: THIS APPROVAL DOES NOT  
CONSTITUTE A BUILDING PERMIT

TOWN OF COTTESLOE  
28/3/18  
RECEIVED

JOHN STREET

10

NUMBERS REFER TO ITEMS  
DISCUSSED IN  
ARCHITECTURAL REPORT

SCALE 1:250@A3

COTTESLOE BEACH HOTEL  
COTT & Co. BAR AND ALFRESCO  
SITE PLAN



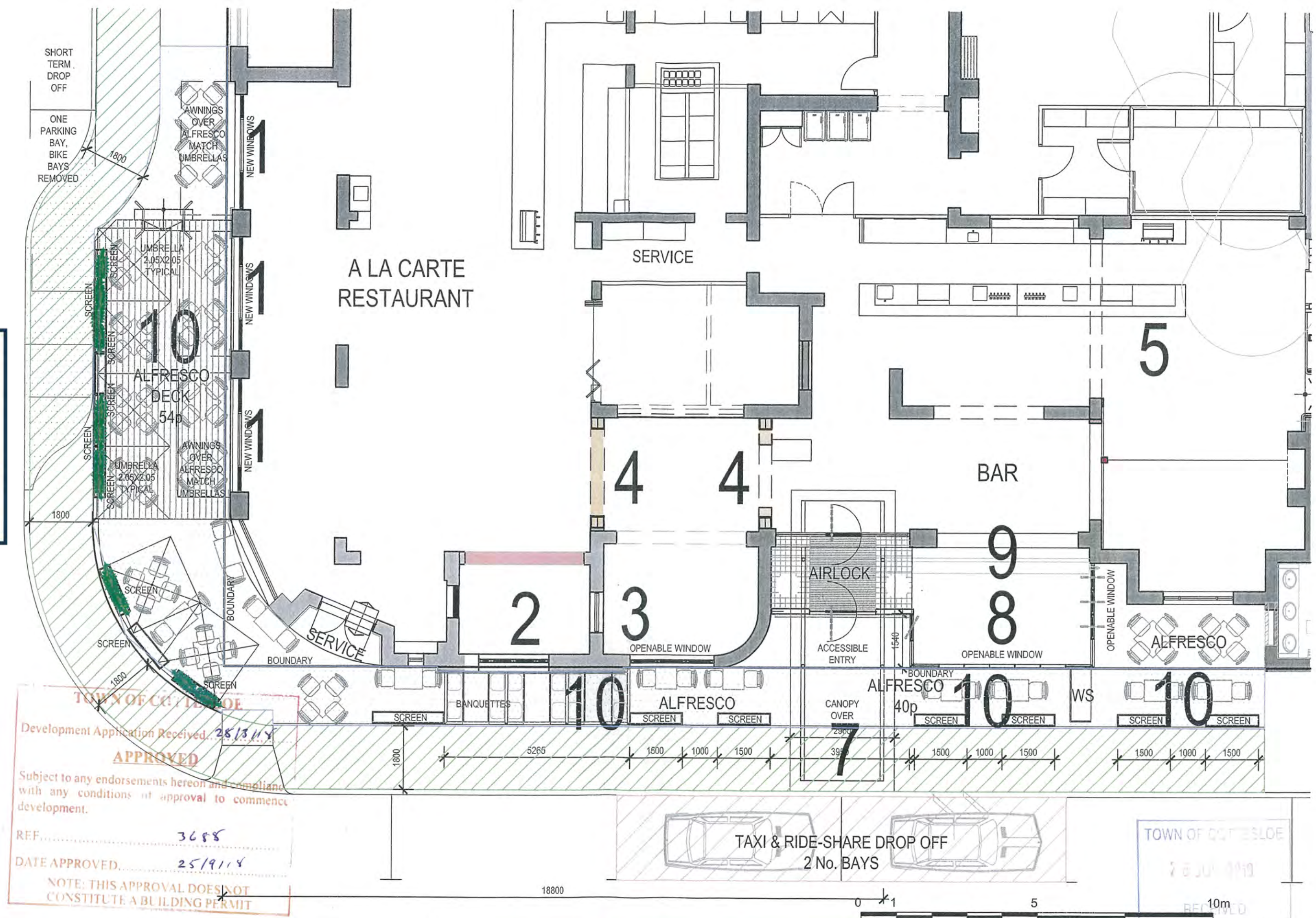
**ARTEM** ARCHITECTURE  
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COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

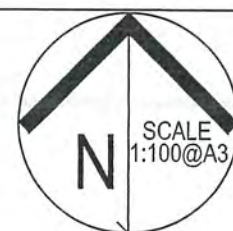
**DA1.1** ISSUED DA 180619  
REVISION DA1



DEPARTMENT OF PLANNING, LANDS AND HERITAGE	DATE	FILE
	30-Apr-2020	03-50007-3



COTTESLOE BEACH HOTEL  
COTT & Co. BAR & ALFRESCO  
ALFRESCO SOUTH



ARTEM ARCHITECTURE

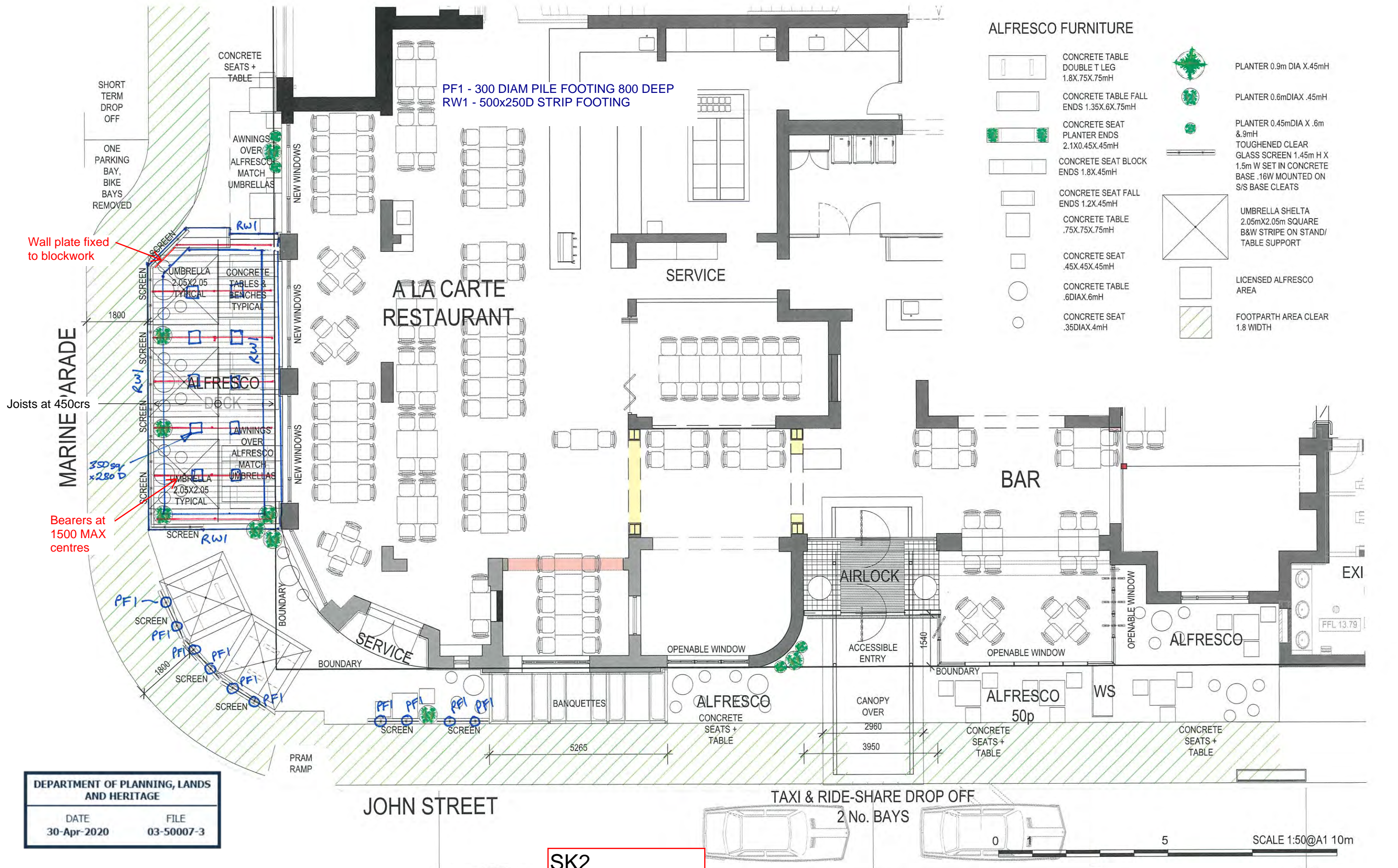
Level 1/9 Adelaide Street, Fremantle, WA  
PO Box 288, Fremantle, WA 6959  
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E: [admin@artemarchitecture.com.au](mailto:admin@artemarchitecture.com.au)  
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COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

**DA1.2** ISSUED 180619  
REVISION DA1

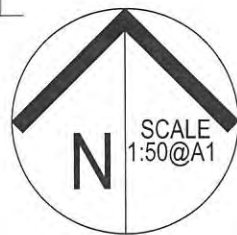




DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
30-Apr-2020	03-50007-3

COTTESLOE BEACH HOTEL  
COTT & Co. BAR & ALFRESCO  
ALFRESCO SOUTH



**SK2**  
M11519  
06/09/2019

**BPA Engineering**  
Civil & Structural Consultants

**ALAN ROSS ARCHITECTS**  
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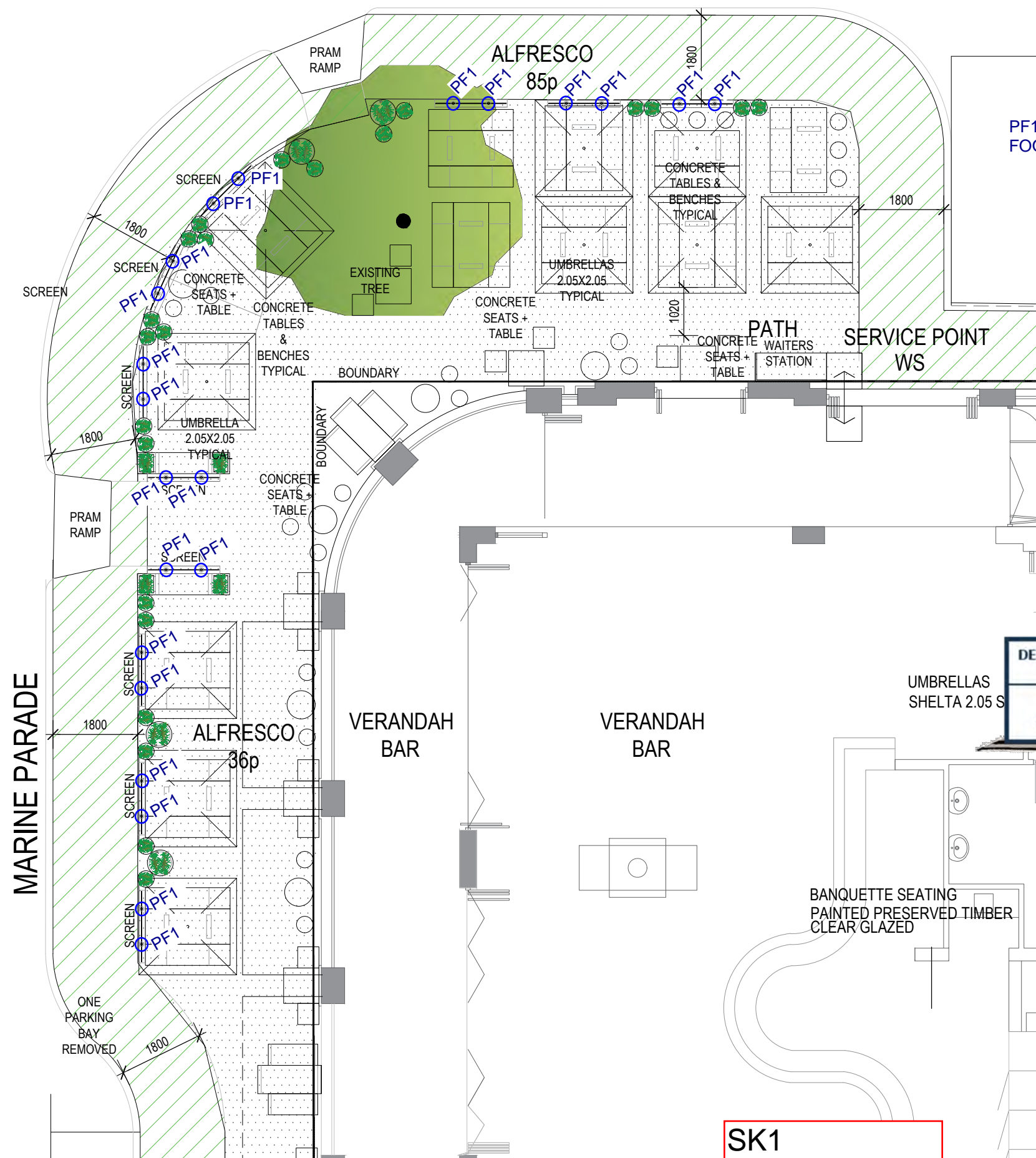
COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

**AA1.2**

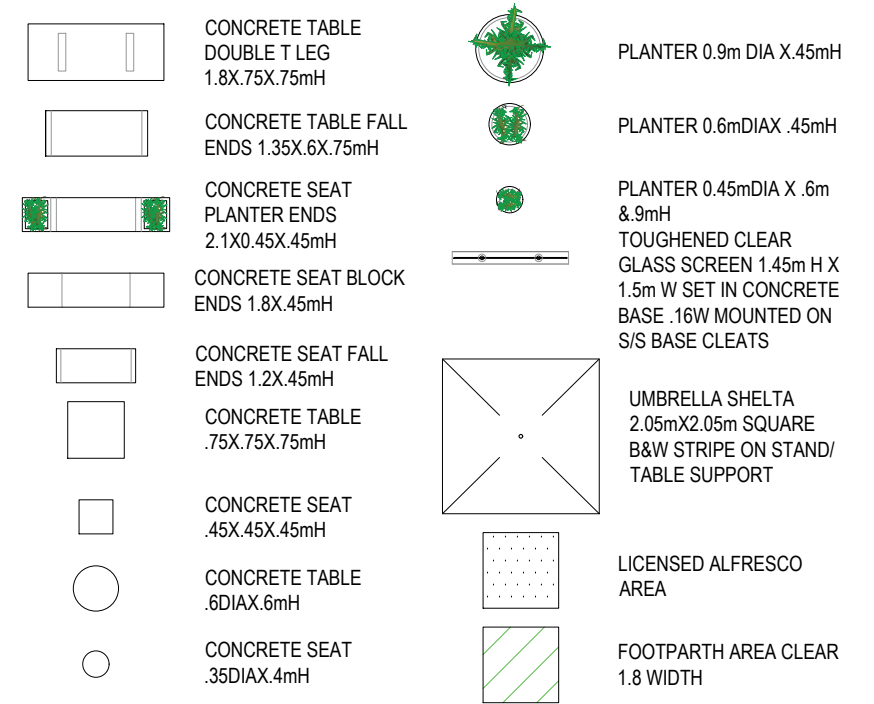
ISSUED	11.12.2018
ISSUED	REVIEW
REVISION	ALFRESCO AP 0



# WARNHAM ROAD



## ALFRESCO FURNITURE



COTTESLOE BEACH HOTEL - ALFRESCO - FURNITURE GUIDE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

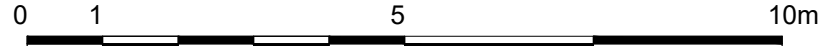
DATE 30-Apr-2020 FILE 03-50007-3

UMBRELLAS SHELTA 2.05m

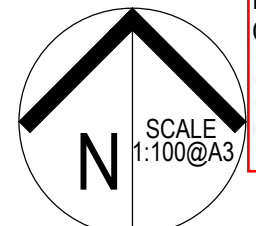
BANQUETTE SEATING PAINTED PRESERVED TIMBER CLEAR GLAZED

GLASS SCREENS

CLEAR FRAMELESS SPIGOT MOUNT



COTTESLOE BEACH HOTEL  
COTT & Co. BAR AND ALFRESCO  
ALFRESCO NORTH



**SK1**  
M11519  
06/09/2019

**BPA Engineering**  
Civil & Structural Consultants

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COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

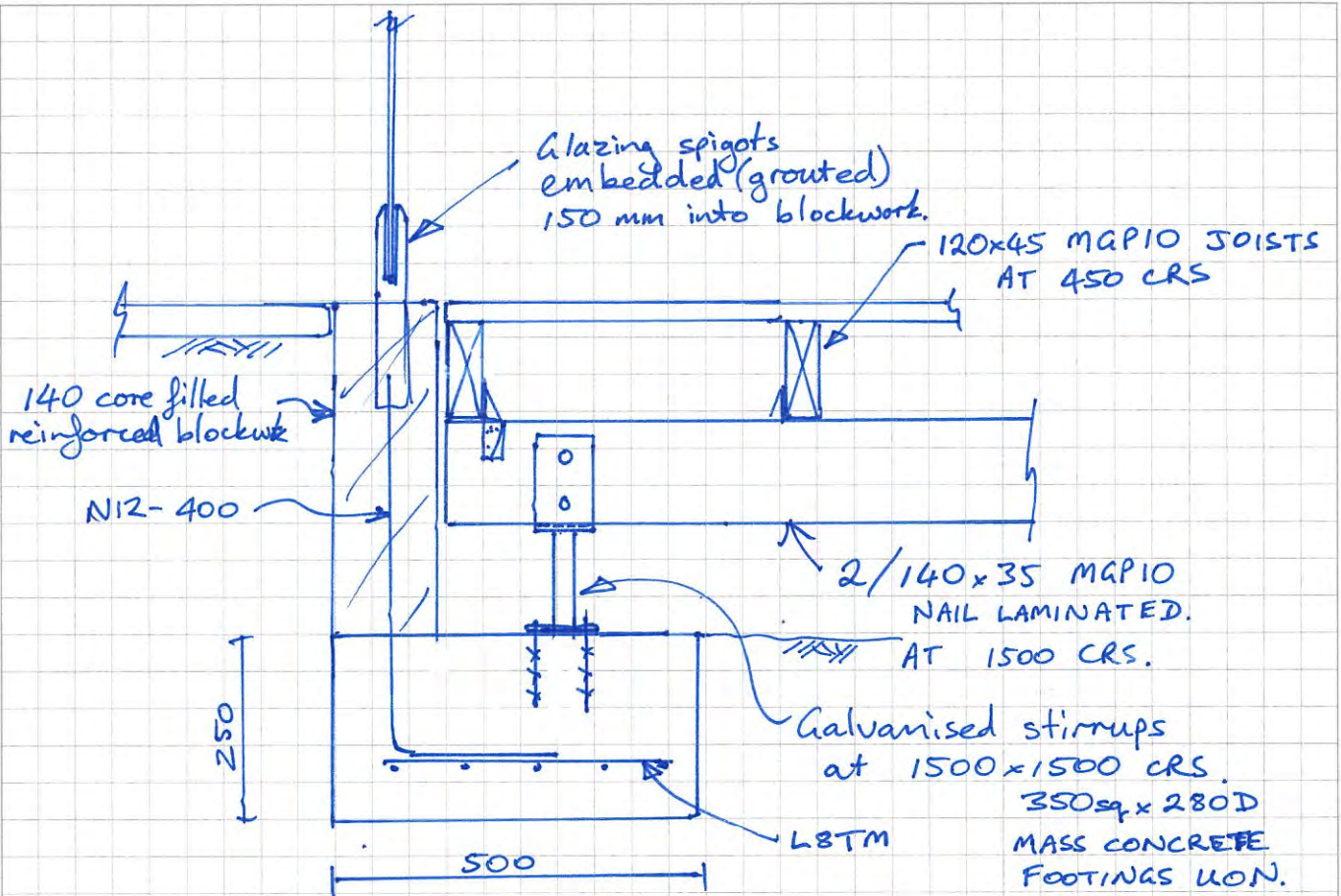
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ISSUED 11.12.2018  
ISSUED FOR REVIEW  
REVISION ALFRESCO APP0

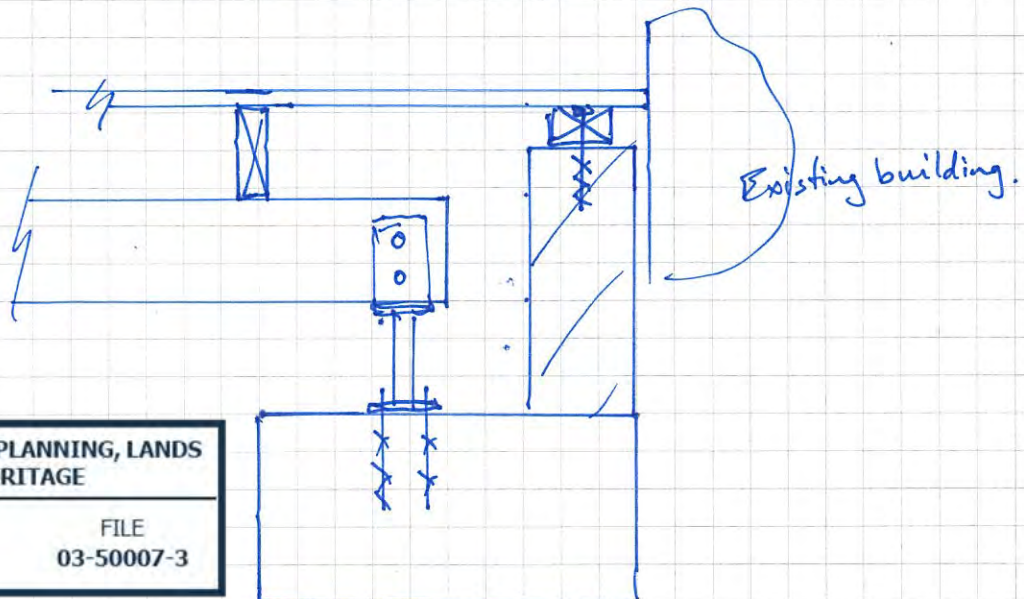
Cottesloe Beach Hotel  
Alfresco

PROJECT M11519

CHECKED



ALFRESCO DECK. RW1



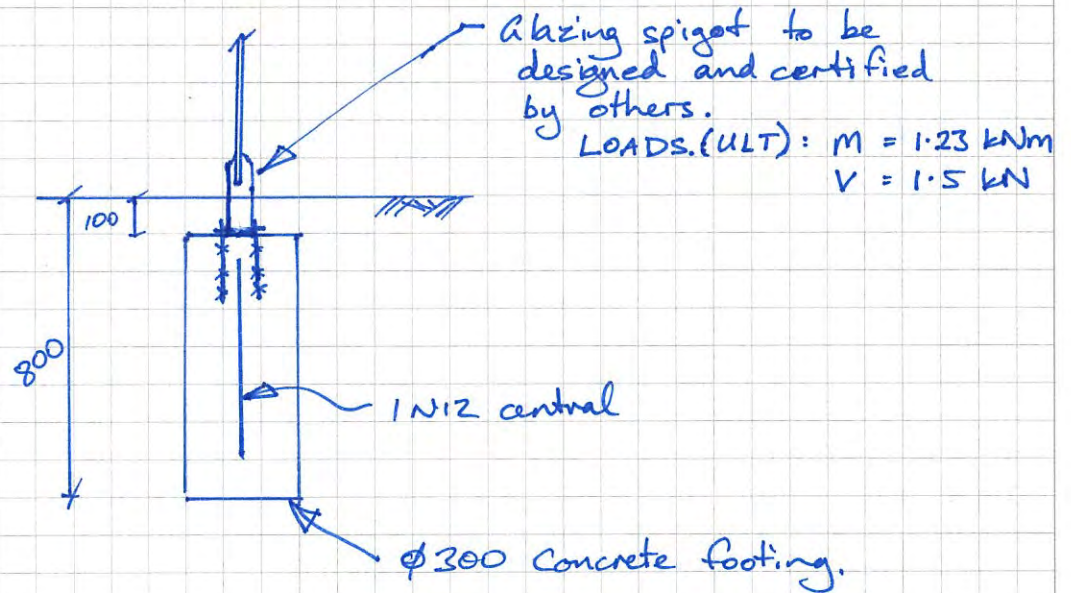
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE  
30-Apr-2020

FILE  
03-50007-3

RW1 AT EXISTING BUILDING





PFI - PILE FOOTING

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
30-Apr-2020

FILE  
03-50007-3



# TOWN OF COTTESLOE

Development Application Received 28/3/18

APPROVED

to any endorsements hereon and compliance  
any conditions of approval to commence  
ment.

3684

APPROVED

25/4/18

NOTE: THIS APPROVAL DOES  
CONSTITUTE A

## DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE  
30-Apr-2020

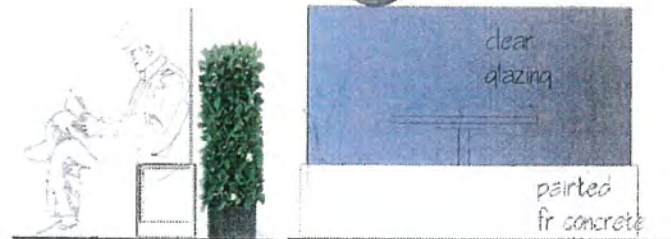
FILE  
03-50007-3

VIEW FROM NORTH WEST



AWNINGS

UMBRELLAS



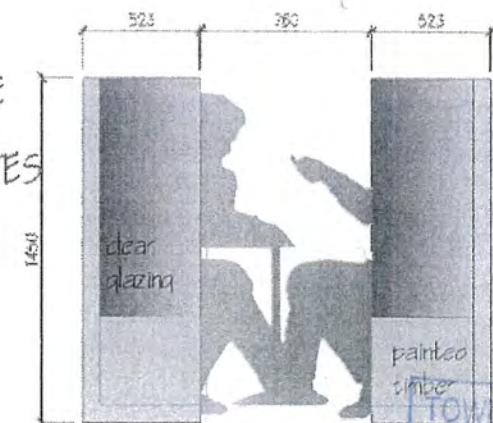
GLAZED SCREENS & PLANTERS



PLANTERS AND DRY LAND PLANT MATERIALS

ALFRESCO FURNITURE

BANQUETTES



COTTESLOE BEACH HOTEL ALFRESCO FURNITURE

COTTESLOE BEACH HOTEL  
SOUTH SIDE BAR  
ALFRESCO AREA MATERIALS AND FURNITURE

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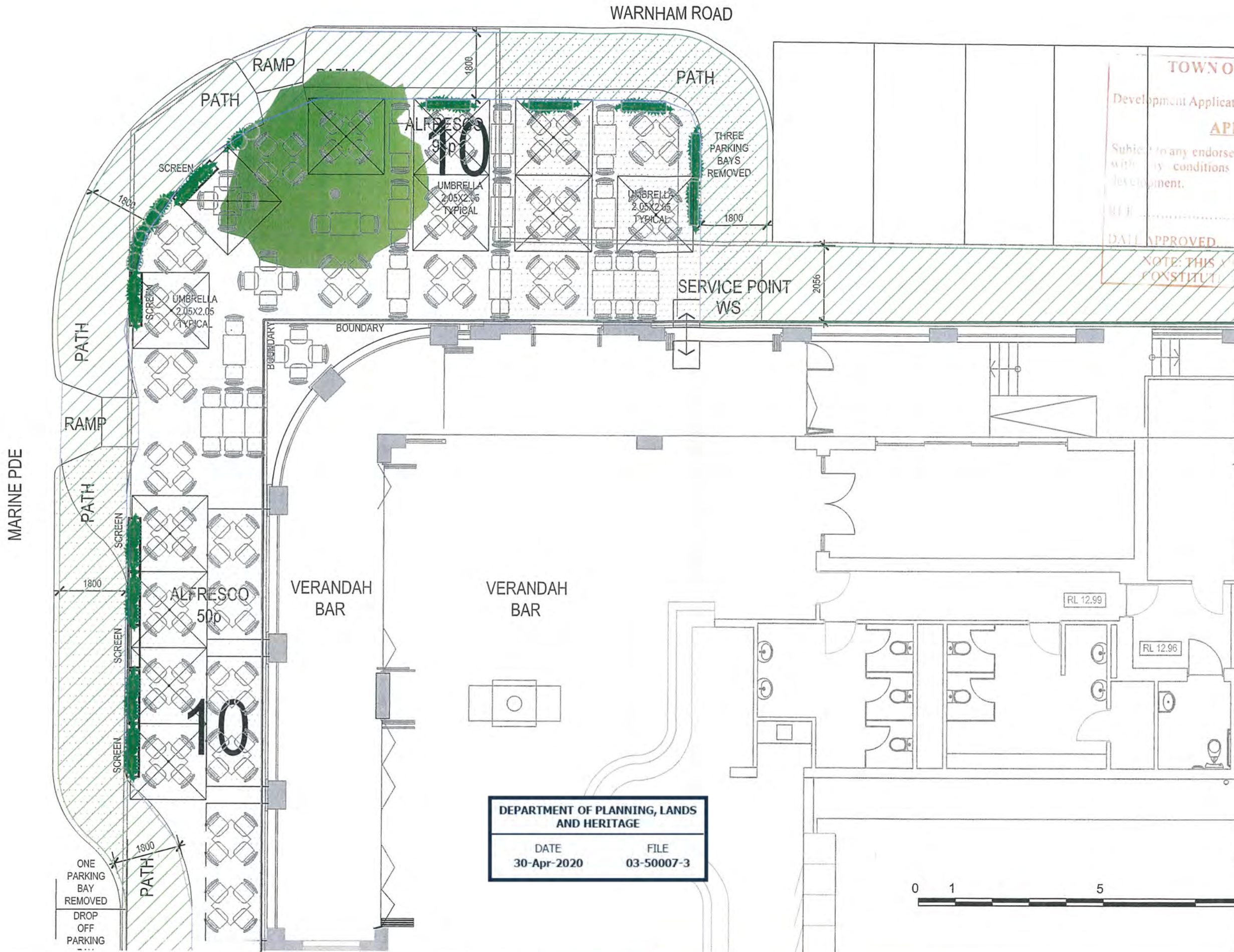
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Australian Institute  
of Architects

COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

DA5.1

ISSUED 20.02.18  
ISSUED DA 180328  
REVISION 04

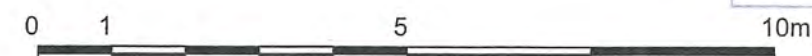




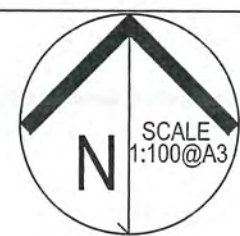
TOWN OF COTTESLOE  
Development Application Received 28/3/18  
**APPROVED**  
Subject to any endorsements hereon and compliance with any conditions of approval to commence development.  
3688  
DATE APPROVED 25/9/18  
NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT

DEPARTMENT OF PLANNING, LANDS AND HERITAGE  
DATE 30-Apr-2020 FILE 03-50007-3

TOWN OF COTTESLOE  
25/9/2018  
RECEIVED



COTTESLOE BEACH HOTEL  
COTT & Co. BAR AND ALFRESCO  
ALFRESCO NORTH



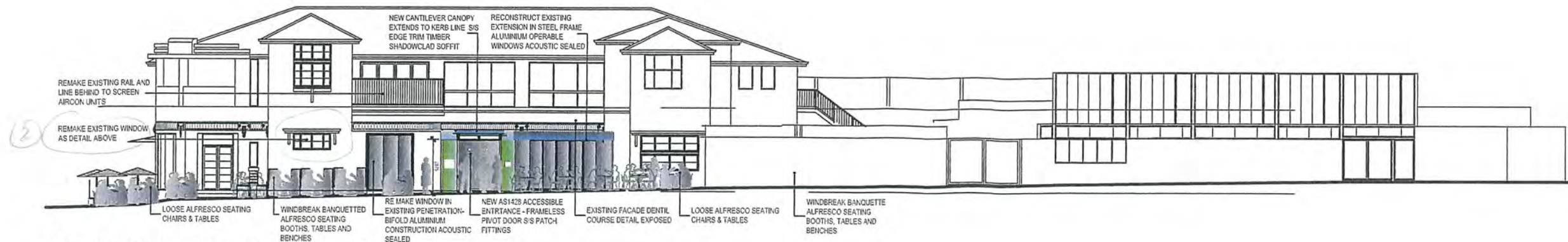
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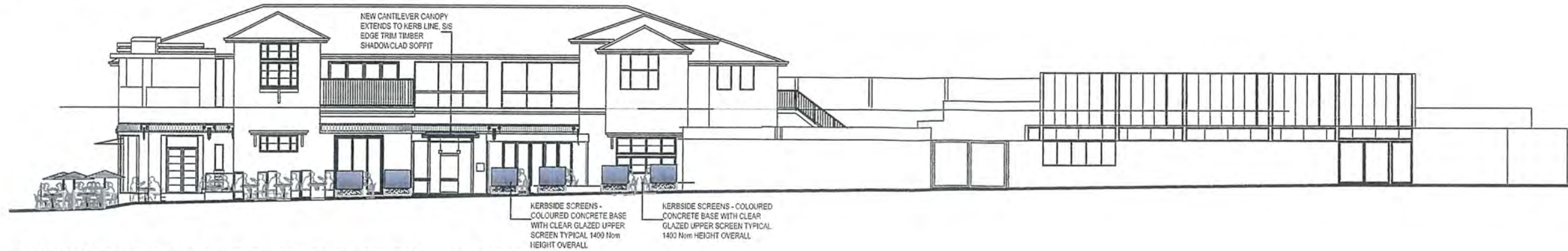
COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

**DA1.3** ISSUED 180619  
REVISION DA1





JOHN STREET ELEVATION



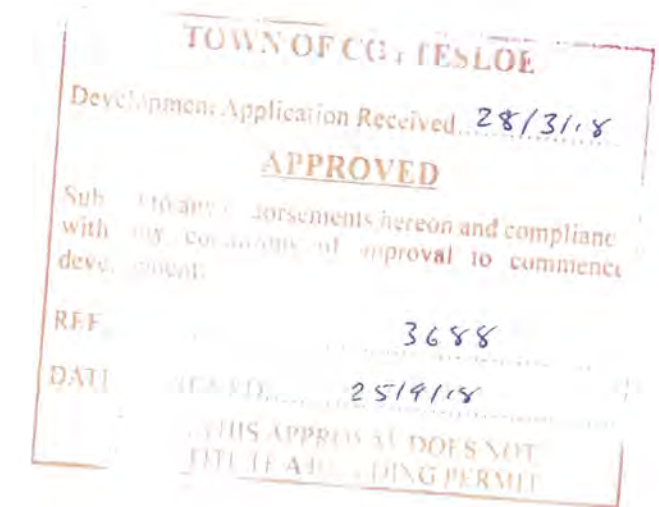
JOHN STREET KERB ELEVATION - SCREENS



MARINE PARADE ELEVATION



MARINE PARADE SCREENS



SCALE 1:250@A3

COTTESLOE BEACH HOTEL  
SOUTH SIDE BAR  
JOHN STREET ELEVATION



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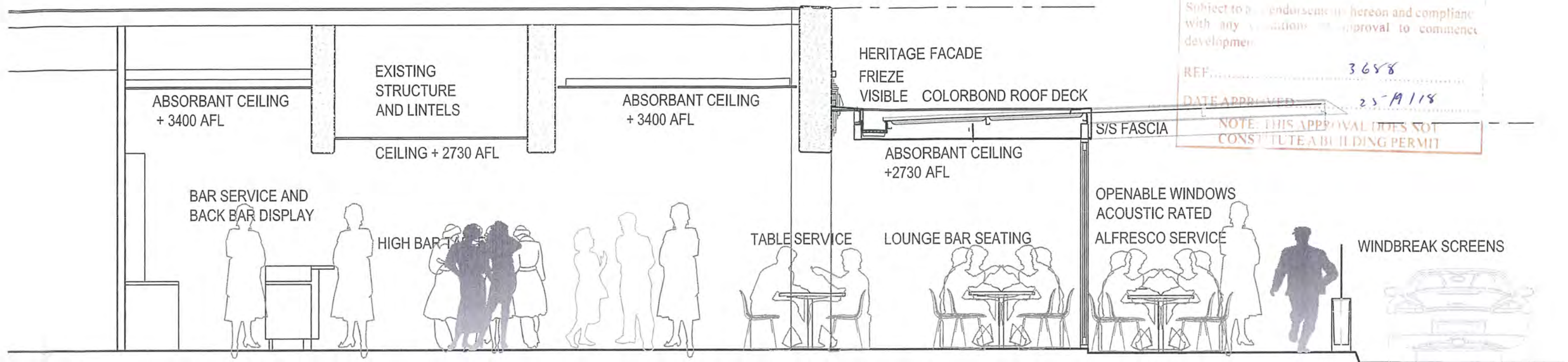


COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

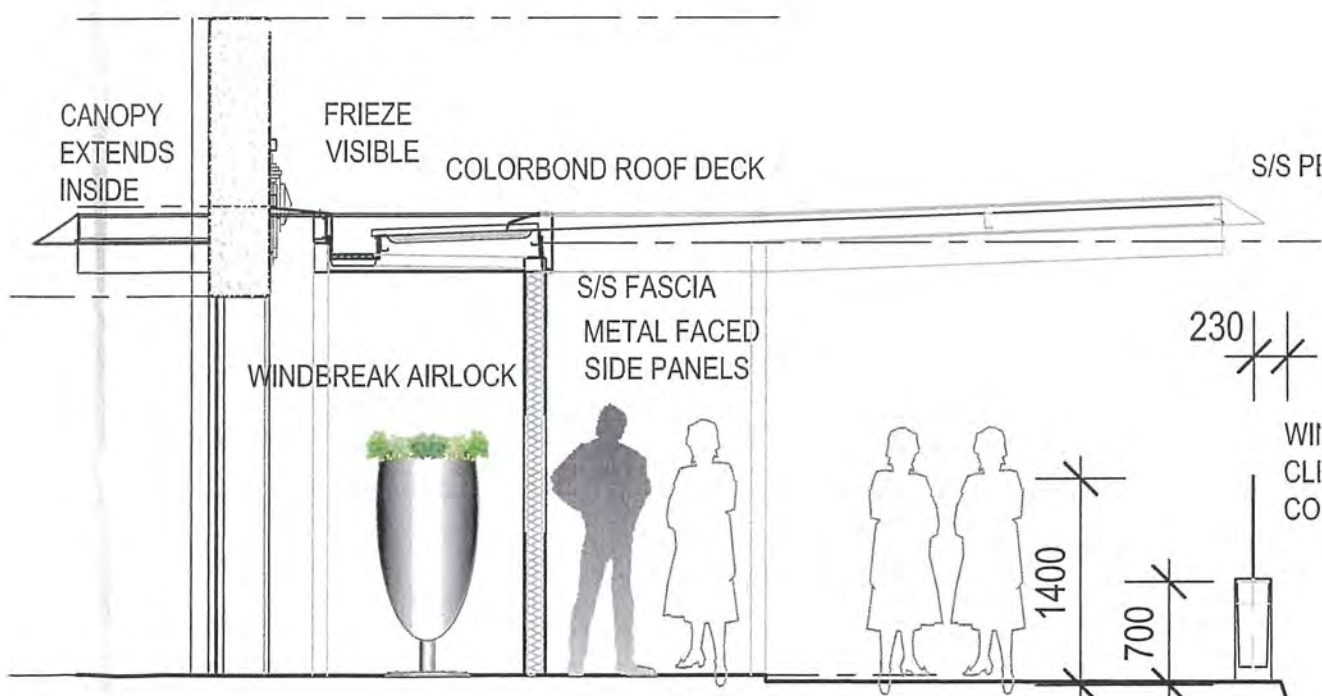
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ISSUED 180619  
REVISION 06

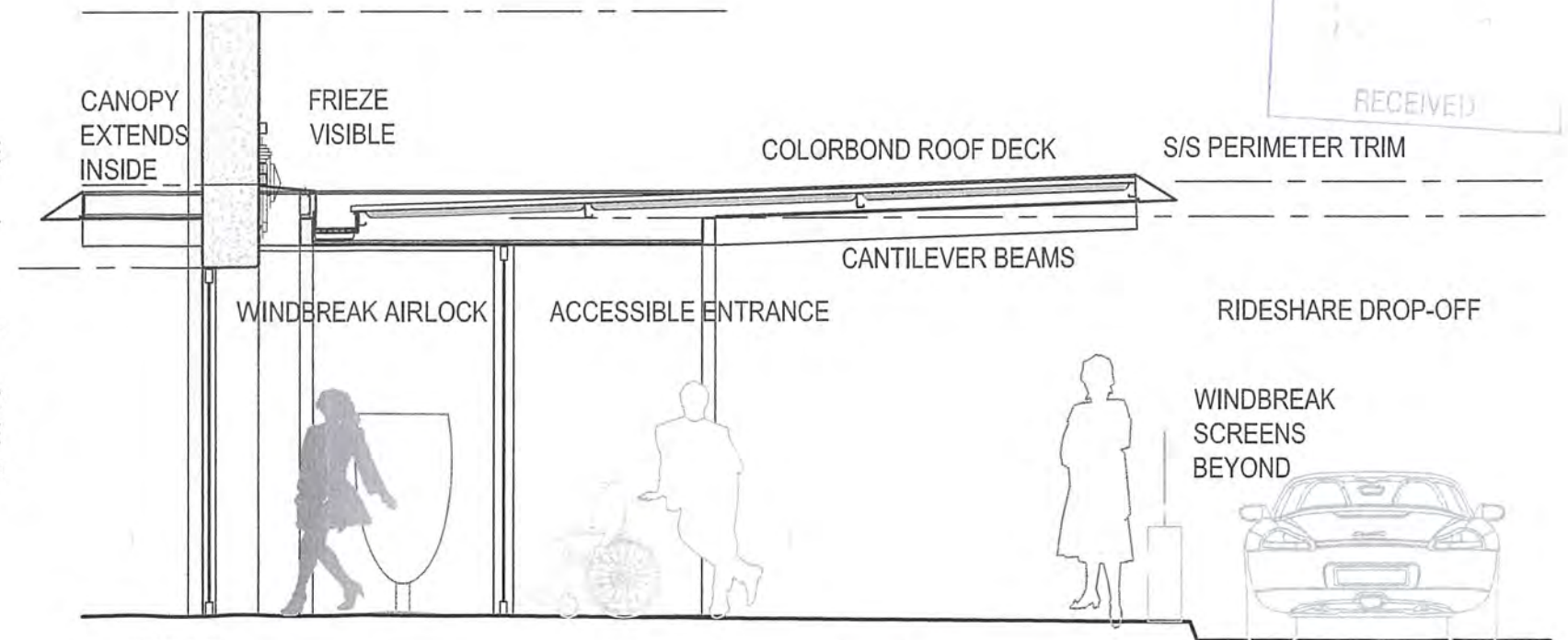




SECTION AT BAR



SECTION AT SIDELIGHT



SECTION AT CANOPY

0 1 5 10m  
SCALE 1:50@A3

COTTESLOE BEACH HOTEL  
SOUTH SIDE BAR  
SECTIONS THROUGH NEW BAR AREA

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COTTESLOE BEACH HOTEL  
104 MARINE PARADE  
COTTESLOE WA

**DA4.1**

ISSUED 20.02.18  
ISSUED 180531  
REVISION 05







COTTESLOE BEACH HOTEL & CO.  
ALFRESCO FURNITURE GUIDE



FURNITURE - EXTERIOR					
ITEM		COLOUR/FABRIC	DETAILS	SUPPLIER	COST
LITESTONE NEBRASKA BENCH		 WEATHERED CEMENT	1800 x 400 x 450 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE TRIBECA PLANTER BENCH		 WEATHERED CEMENT	2170 x 400 x 450 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE CIRCA TABLE		 WEATHERED CEMENT	660 Ø x 425mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE CIRCA STOOL		 WEATHERED CEMENT	400 Ø x 400 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE ASROTHA TABLE		 WEATHERED CEMENT	1000 x 1000 x 750 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE STUDIO STOOL-LOW		 WEATHERED CEMENT	400 X 400 X 450 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE CASPER OUTDOOR TABLE		 WEATHERED CEMENT	2000 x 1000 x 740 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
PHEONIX BAR TABLE		 WEATHERED CEMENT	1460 x 800 x 920 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
PHEONIX BAR STOOL		 WEATHERED CEMENT	1200 x 350 x 610 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
GO LARGE UMBRELLA		 CHAPLIN POLYESTER 310GSM UPF 50+	CANOPY SIZE- 2000 mm HEIGHT- 2600 mm EDGE HEIGHT- 2050 mm 2 x PU COATED 300 mm WATER RESISTANT	BASIL BANGS	
PLANTERS - EXTERIOR					
LITESTONE ECO CYLINDER PLANTERS		 WHITE STONE	460 Ø x 900 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE ECO CYLINDER PLANTERS		 WHITE STONE	680 DIA x 400 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	
LITESTONE CALI CYLINDER PLANTE		 WEATHERED CEMENT	900 Ø x 750 mm H GRC BLEND OF FIBERGLASS AND CONCRETE	WG OUTDOOR LIFE	

CONTACT

CONTACT WG  
OUTDOOR LIFE  
12-14 Drake Street, Osborne Park  
Western Australia  
P (08) 9443 7993  
Open Monday to Saturday 9am to 5pm  
Closed Sundays and Public

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PO Box 163  
Manly NSW 1655 P  
(02) 9938 4759 Email:  
hello@basilbangs.com Open  
Monday to Friday 10am to 4pm (AEST)