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Chief Executive Officer



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*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.*



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**From:** Nick Rose [mailto:Nick.Rose@aspect-studios.com]  
**Sent:** Tuesday, 30 March 2021 1:24 PM  
**To:** Shaun Kan  
**Cc:** Matthew Scott; Rachel Cranny; Tom Griffiths; Michael Rowlands  
**Subject:** RE: Cost Estimate - Redesign of Carpark One and Finalisation of 100% Design

Hi Shaun,

Thank you for the clarification.

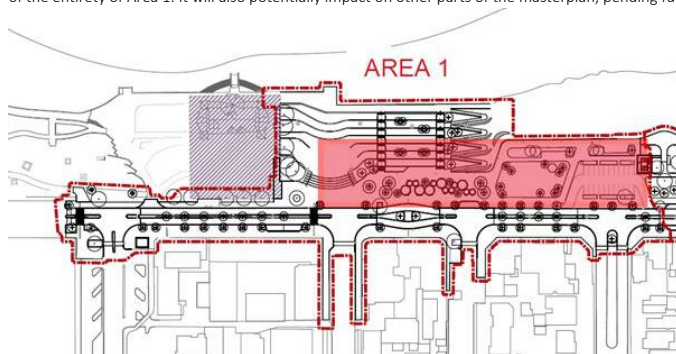
Please see our responses in black.

Please feel free to give me a call if you feel like there has been any misunderstanding or require further clarification on any of the below points.

What point in the design process would be appropriate spot to consider this?

- Could the 100% design simply be amended to incorporate this.

The design cannot be simply amended to incorporate the inclusion of 102 parking bays at this stage of the project. The inclusion of this would require a complete redesign of the entirety of Area 1. It will also potentially impact on other parts of the masterplan, pending full review. Please see below indicative scale of 102 bays:



- If this is not possible, how far back do we have to go in the process that we have taken to date to increase the bays from 20 to 102.

A full master plan review would be required to be undertaken. Area 1 would then require complete redesign with all design stages as before.

- Would it be possible that this would need to back track to the community consultation phase before the Masterplan was adopted by Council in December 2019  
Yes community consultation would be required again due to the fundamental changes to significant portions of the design.

What else in the design is likely impacted by this change?

- Should the design be revised to incorporate the 102 bays, what features in the current approve 100% design would be compromised to accommodate this.

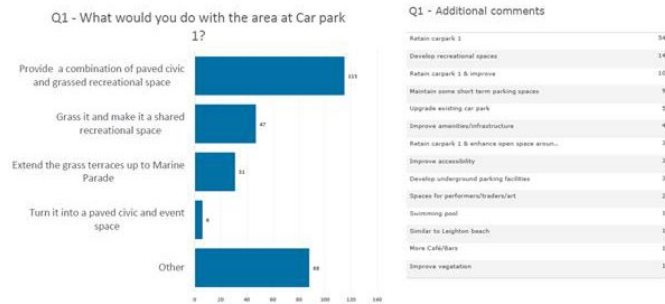
It is the recommendation from the design team that the 102 bays is not incorporated within the design. The following features would be compromised, including;

- Fundamental change of Area 1 from a public recreational space to a car parking space.
- Reduced public amenity
- Reduced capacity of spaces (cars vs. people)
- Iconic views of and from Cottesloe Beach will be car dominated

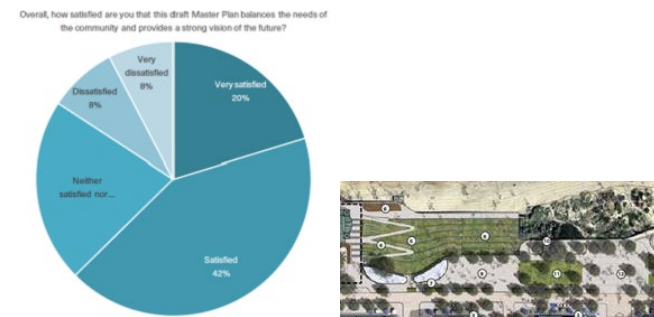
- Loss of all plaza spaces and places for events
- Ability to provide an integrated universal access connection is hindered
- Loss of Limestone terrace redesign (retention is not recommended given currently in poor condition and issues with safety compliance)
- Increased traffic on Marine Parade (conflict with idea of pedestrian focused street)
- Less public realm space
- Increased pedestrian and car conflict areas
- Loss of heritage use (public recreation) as per Heritage Impact Statement.
- Relocation of Toilet Block

- [Would this change contradict community aspirations identified during the 2019 public consultation and community workshops](#)

Yes, as part of Phase 1 Engagement the top response was “What would you do with the area at Car park 1?” the most common answer was “provide a combination of paved civic and grassed recreational space”.



Yes, as part of Phase 3 Engagement only 16% were dissatisfied or very dissatisfied with the Master Plan. This Master Plan depicted the arrangement that we have included in the 100% design.



1. The possible cost to do this?

- [Should this redesign have to occur to increase to 102 bays, what sought of design consultancy cost variations are we looking at](#)

All consultants would require significant re-design and hence a variation to undertake works.

Area 1 has been costed as \$8,590,000 (excluding contingencies) with a total project budget of \$16,600,000 (excluding contingencies). Area 1 constitutes 52% of the total project budget. The consultant would be required to do the following works:

- Landscape/ Lead - Area 1 full redesign (52%)
- Civil – Area 1 full redesign (52%)
- Electrical - Area 1 full redesign (52%)
- Architect - Full re-engagement (100%)
- Traffic – Full re-engagement (100%)
- Planning - Full re-engagement (100%)
- Universal Access - Full re-engagement (100%)
- Irrigation - Area 1 full redesign (52%)
- Structural Engineer - Full re-engagement (100%)
- Public Consultation - Full re-engagement (100%)
- Feature Site Survey – Not required (0%)
- Underground Services – Not required (0%)
- Geotechnical Survey - Not required (0%)

Using the project fee proposal as a base and the percentage of re-work required results in a fee of \$329,000.

A reduction of 20% may be applied as there is some works that can be carried over.

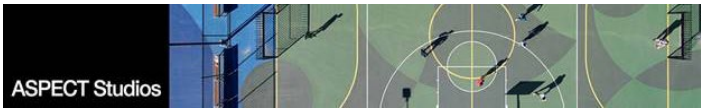
Please note this fee is provided as an opinion of probable costs only and does not constitute a fee proposal, it may be subject to change pending further direction.

Regards,

**Nick Rose**  
Landscape Architect

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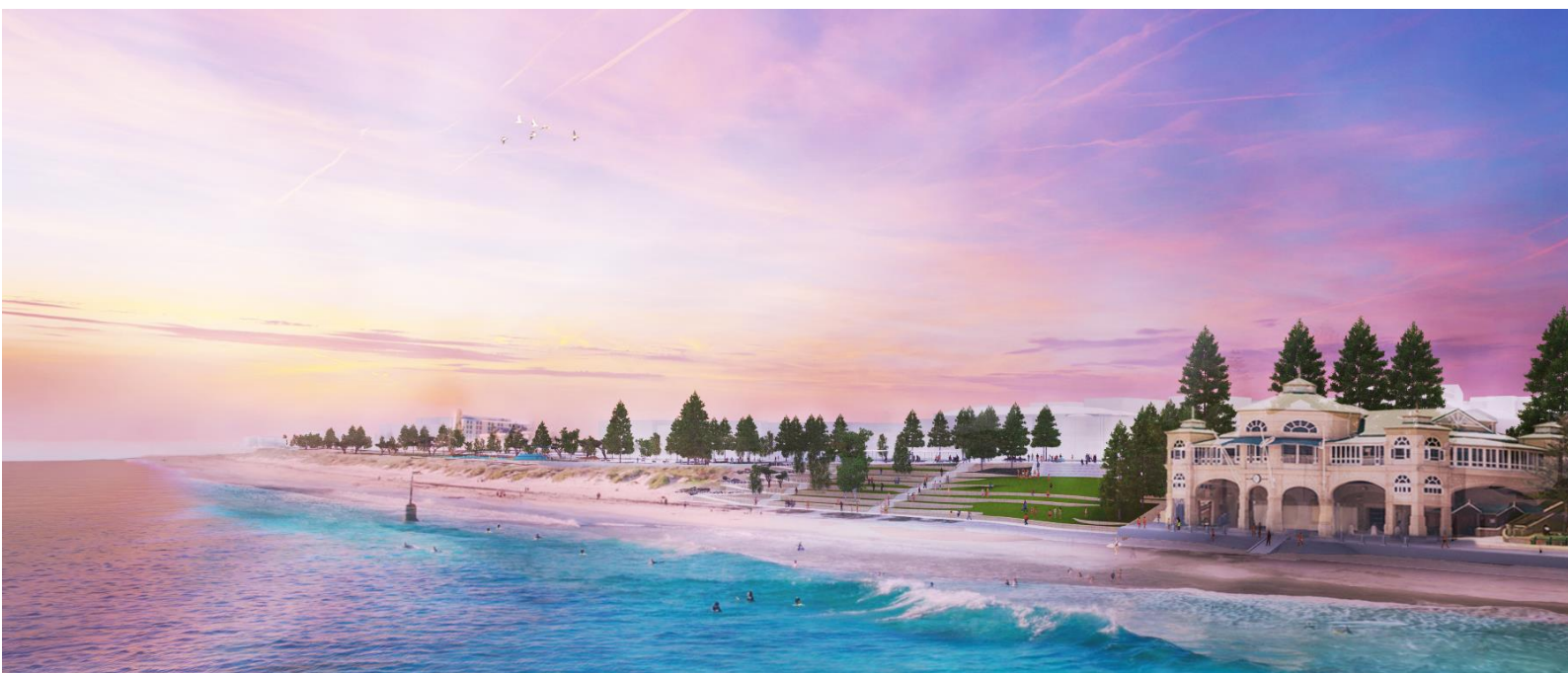




ASPECT Studios acknowledges the traditional owners of the land we work on and travel through and we pay our respects to elders past and present.

**INTERNATIONAL & NATIONAL RECOGNITION 2019**





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## COTTESLOE FORESHORE

### Landscape Upgrade

### Heritage Impact Statement

Prepared for: Aspect Studios, Perth

On behalf of  
The Town of Cottesloe

January 2021

Griffiths Architects





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Griffiths Architects is a leading architectural firm in Perth, Australia.

The company emerged from a desire to diversify the range of work covered by the practice, and to take a fresh approach to design.

The practice undertakes commissions in architecture, heritage, urban, interior design, interpretation and heritage assessments. Griffiths Architects provides professional advice on a range of issues related to these areas of our discipline.

The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

Griffiths Architects has a great depth of experience across numerous project types and delivers innovative solutions that embrace environmental responsibility with elegant and simple solutions. The projects are the product of working closely with clients, carefully assessing their expectations, and delivering high quality results.

Cover: View of Cottesloe Beach from the south west, *Aspect Studio*

#### Revision History

Date of this revision 25 January 2021

Document	Version	Author	Status	Date	Distribution
HIA	01	Griffiths Architects	Draft	25/01/2021	Aspect Studio



## Contents

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Introduction	2
Location	4
Heritage Listings	4
Background of the Place	6
Statement of Significance	9
Conservation Policy	11
Project Background	11
Proposals	11
Impacts and Mitigation	13
Conservation Policy	16
Conclusion	17
Photographs	18
References	22



## Introduction

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This Heritage Impact Statement (HIS) was prepared by Griffiths Architects for Aspect Studios on behalf of the Town of Cottesloe for the refurbishment of the foreshore at Cottesloe Beach and analyses the proposed refurbishment and its potential to impact on heritage values.

The HIS examines the proposal detailed in the Aspect Studios set of drawings, lodged with the Town of Cottesloe. Cottesloe Beach was the earliest Perth Metropolitan Beach to develop and it has continued to evolve since it first became popular, with changes to the reserve, roads and buildings to the east of Marine Parade. Buildings have come and gone, and the open spaces changed a number of times, with amenity gradually giving away to the pressure for more car parking.

The Cottesloe Foreshore project objective is to preserve and improve Cottesloe's natural and built environment and beach lifestyle by using sustainable strategies in consultation with the community.

The final plan will:

- Integrate sustainable, affordable design and maintenance for all Town of Cottesloe reserves, parks and playgrounds;
- Recognise that small changes, such as tree canopy, drinking water, a table, a light, a fence or even a gate can make a big difference to the way public open space is used and enjoyed safely;
- Ensure Car Park 1, Foreshore Promenade and Civic Plaza will benefit greatly in being "human-centred" as one of the Town's most popular & heavily used amenities.

The proposed development extends from John to Eric streets, with the John Street to Napier Street section included in the State Register of Heritage places as the *Cottesloe Beach Precinct*, together with the *Cottesloe Beach Hotel*.

The proposal includes the removal of the bulk of carparking, the tiered limestone retaining walls, concrete and galvanised pipe railings and mixed pavings. The proposal is to redevelop the area for amenity, recontouring the terraced area of land in a similar manner to match the area to its south. This increases green space, increases recreational space and increases plantings to assist in improving amenities to meet the towns objectives.

The development of heritage places is guided by the heritage values of the registered places.



## Executive Summary

In this assessment, the proposals were measured against the Statements of Significance, and the Australia ICOMOS *Burra Charter* in terms of management of the setting and its changes.

Applying all of these principles to the assessment of impacts, it has been demonstrated that values in the whole are enhanced by the design proposed by Aspect Studio. The changes are a positive improvement on the setting, reducing the increasing negative impact of parking that commenced in the inter-war period and enhancing the setting using element so the language of the historic and present setting improves presentation and amenity.





## Location

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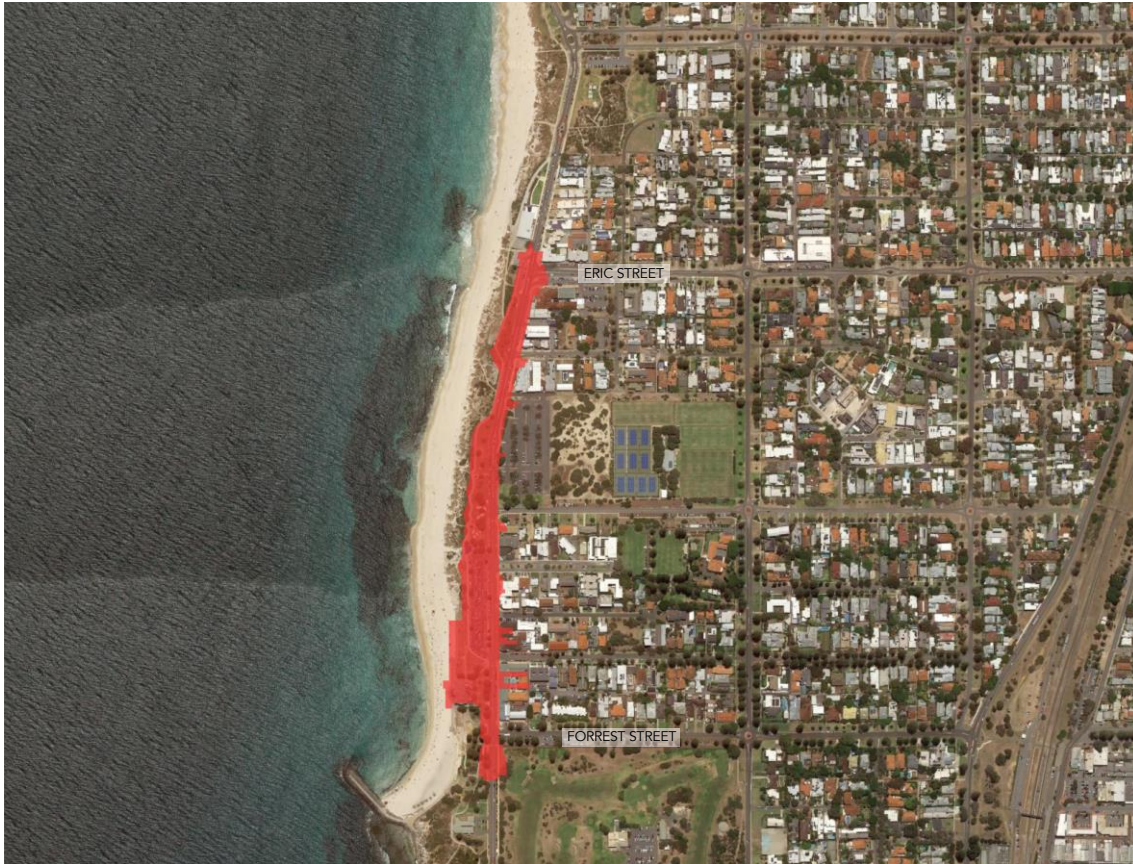


Figure 1: Location plan with site of proposed works shown red. *Google Maps 2021.*

## Heritage Listings

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The place is included on the following statutory heritage lists:

### State Register

- Cottesloe Beach Precinct (Heritage Place no 16637)
- Cottesloe Beach Hotel (Heritage Place no 597)
- Cottesloe Beach Pylon (Heritage Place no 7984)

The latter is not impacted by the refurbishment and is not considered in this HIS.



Figure 2: Map of identified heritage places. Not all places shown are impacted by the proposed works. Note that the Hostel Manly was demolished and the significance of this site relates to the hostel once located there. *Griffiths Architects / Google Maps 2021.*





## Background of the Place

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The following historic background is drawn from the Heritage Assessment for the for the Cottesloe Beach Precinct.

With the successful promotion and establishment of *Cottesloe Beach Precinct* as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort, with associated guesthouses, hotels, tearooms, brothels, and other recreational facilities mainly concentrated along Marine Terrace.



Photograph 1: Cottesloe Beach ca. 1907 prior to the major improvements of the inter-war era. SLWA 009755PD



Photograph 2: Cottesloe Beach looking north 1918 with an increasing number of lightweight structures. SLWA 304,452PD



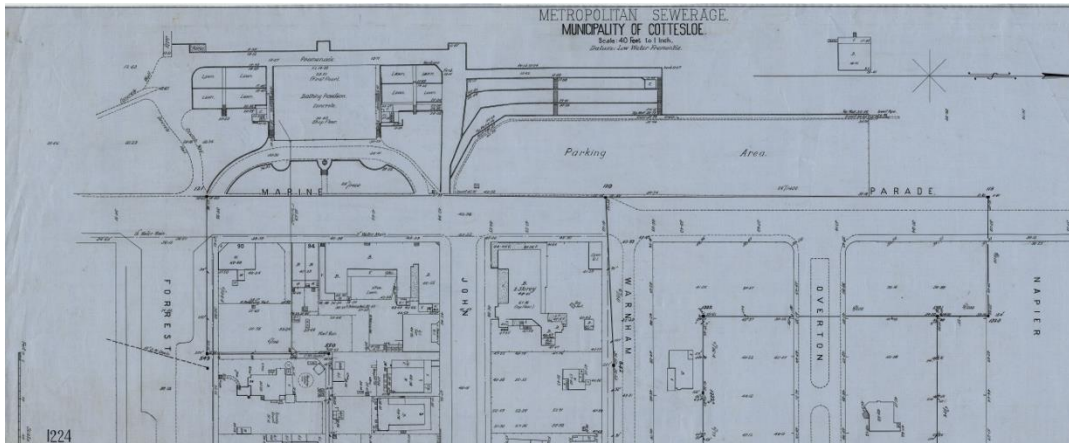
Photograph 3: Cottesloe Beach looking north in 1925 with the jetty and first Indiana Tearooms SLWA 011113d



Photograph 4: A view of the beach in 1934 from the ruined jetty with the new pavilion in place and retaining walls and car park completed. SLWA b3914876\_1

The development of *Cottesloe Beach Precinct* reflects the increasing popularity of beach swimming in the early decades of the twentieth century. The remnant and replacement amenities provided at *Cottesloe Beach Precinct* illustrate changes in beach usage in Western Australia throughout the twentieth through to the twenty first century.

*Cottesloe Beach Hotel* was built in 1905 to a style typical of its day and was later re-styled to its present Art Deco style in 1937, and its one of the few early building left in the precinct to extend over much of the life of the popular beach.



Photograph 5: Cottesloe Foreshore 1953 SROWA\_series634\_cons4156\_item1217. This indicates the bathing pavilion, paths, sea wall and limestone retaining walls, together with the large carpark.



Photograph 6: Landgate aerial view 1965

The distinctive limestone walls which create the terraces to the north and south of the former pavilion were built by the Cottesloe Council using the labour of the unemployed during the depression years of the 1930s. Rate payers who had fallen behind in their rates could also pay off their debt by working for the council.

The Cottesloe Surf and Life Saving Club, the first of its type in Western Australia, was formed in 1909 and Cottesloe was subsequently the site of the first beach patrols in the state.

*Cottesloe Beach Precinct* is associated with a number of organisations and individuals, including the Cottesloe Road Board (now Town of Cottesloe) which developed the beach and subsequently provided recreational amenities, often in association with the Public Works Department and private architectural firms and Sergeant John Smith, who established Royal Life Saving techniques in an organised form in Western Australia.

Cottesloe Beach was and remains the state's premier beach.



This brief summary of historic values and sequence of photographs indicates the evolution of the beach from a natural or semi natural modified landscape through various stages to today's more highly developed landscape.

## Statement of Significance

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The Statement of Significance is drawn from the *Cottesloe Beach Precinct* Register Document and has been reproduced below as the set of values from which heritage impacts may be assessed.

*Cottesloe Beach Precinct*, the stretch of coastline on the west side of Marine Parade, running between Napier Street in the north and Jarrad Street in the south comprising the beach, groyne, pylon, tea rooms, change rooms, Norfolk Island pines, landscaping and wading pools and adjacent Cottesloe Reef extending into the Indian Ocean, has cultural heritage significance for the following reasons:

the place is a popular recreational area for locals and interstate tourists alike, has achieved wide spread renown as an iconic beach, and is a prominent image used in the identification and portrayal of a distinctive Western Australian way of life;

the strong landscaped features, including the mature Norfolk Island Pines and open spaces, coupled with distinctive buildings and other built elements, collectively form a cultural environment that contributes to the community's sense of place;

the place's physical development reflects the increasing popularity of beach swimming in the early decades of the early 20th century, with remnant and replacement amenities illustrating changes in beach usage throughout the century;

following the place's successful promotion and establishment as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort;

Cottesloe Reef has educational and research values, providing school groups, universities and the general public the opportunity to observe the diversity of the reef ecosystem; and,

the place was the site of the first beach patrols in Western Australia following the formation of the Cottesloe Surf and Life Saving Club in 1909.

While the Indiana Tea House represents the continuation of a historic use, the present building has little significance.

Also, the Statement of Significance drawn from the *Cottesloe Beach Hotel* Register Document and is reproduced below as the set of values from which heritage impacts might be assessed, even though the changes are limited solely to streetscape.

*Cottesloe Beach Hotel*, comprising a two-storey, rendered brick and tile building in the Art Deco style, and associated infrastructure, has cultural heritage significance for the following reasons:



the place is a landmark as a fine example of an Art Deco Hotel with a prominent and distinctive façade that occupies the whole of the eastern frontage of a street block facing Cottesloe Beach;

the place has been a popular and vibrant venue providing accommodation, restaurant and public bar facilities since its construction in 1905 and is one of the few hotels dating from the Federation period built on the beachfront in the Perth metropolitan area;

the place is representative of beach and pub culture that is popularly seen as characteristic of the Australian lifestyle and contributes to the community's sense of place as a visual icon representing this lifestyle;

the place has been a social institution for generations of Western Australians, especially in summer, with the front bar overlooking the beach being popular year-round. In more recent years the hotel's 'Sunday sessions' have achieved widespread renown, attracting interstate and overseas tourists as well as locals;

one of the first beachside hotels established in the Perth metropolitan area, Cottesloe Beach Hotel formed part of the development of Marine Parade as a commercial precinct containing several hotels, guesthouses and tearooms in the early 1900s following the promotion and establishment of Cottesloe Beach as Western Australia's prime recreational resort; and,

the 1937 remodelling and substantial additions were designed by prominent Western Australian architectural firm Hobbs, Forbes and Partners. As well as being one of the most eminent architects in the State, partner JJ Talbot Hobbs was one of Western Australia's highest ranking and most decorated soldiers in World War One.

The toilets additions along John Street are of little significance.





## Conservation Policy

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There is no conservation management plan for the *Cottesloe Beach Precinct*, but there is a draft conservation plan for the *Cottesloe Beach Hotel* dating from 2004, with the main focus being on the building rather than the public domain.

## Project Background

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The Town of Cottesloe Corporate Business Plan 2014-2018 identified the enhancement of the foreshore and the well-being of both residents and visitors as a priority. The Town undertook a Masterplan process with Aspect Studio in 2019.

With the Council having approved a Foreshore Masterplan, the Town of Cottesloe sought to appoint a consultant to develop the plans and specifications for the staged construction of the endorsed Masterplan and that documentation has reached an 85% complete stage.

## Proposals

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The redevelopment of the foreshore between Cottesloe and North Cottesloe has been a focus for the Town of Cottesloe for the last fourteen years. Numerous development proposals and public consultations have been undertaken during this time, none of which have received the support of the community or Council. Following Council's decision not to proceed with the 2016 Masterplan, Aspect Studios was commissioned in 2019 to consult with the local community and develop a masterplan that could be supported by the community and council.

The masterplan process required a careful reading of the historical significance of the area, a detailed understanding of how to unlock the sites technical issues and an engagement of a broad stakeholder base. The plan aims to resolve traffic and parking issues, unlock the potential of council landholdings, propose streetscape improvements and develop a design and material language befitting of this significant site.

The 2019 Masterplan received Council and Community support and was endorsed in 2020. It sets the foundation for the detailed design process which was commissioned in 2020 and forms the basis of this submission.

### EXISTING SITE CONDITIONS

Existing site conditions along the roads and the land between road and sea wall included:

- Poor universal access;
- Poor condition of all of the built elements;
- Difficult maintenance and management conditions;





- Poor amenity;
- Unsafe level changes;
- Poor storm water drainage;
- A car dominated environment; and.
- Very limited heritage interpretation

### **Project Overview**

The Cottesloe Foreshore Redevelopment seeks to enhance the existing foreshore between Cottesloe and North Cottesloe. A careful reading of the site's history and evolution, and existing use patterns set the foundation for the project. The primary objectives of the project were to redevelop the existing foreshore in a manner that respected the unique sense of place and character of Cottesloe and develop a contemporary pedestrian focused foreshore.

Central to the project is the redevelopment of the existing grass and terraced area and Car Park 1. These spaces were identified as a significant opportunity to provide additional amenity for users, enhance access to the beach and build upon the existing character of the foreshore in place of carparking and hard landscape.

The proposed design takes the existing material and topographical qualities of the site and extends this character throughout the area to create generous active and safe public spaces befitting of a world class waterfront destination.

The tree canopy will be reinforced and the Norfolk Island Pine theme continued, together with the established and historic limestone wall theme and palette.

The proposals will include interpretation of the precinct and its evolution. Currently there is no interpretation in the development zone other than a plaque with brief facts on the Pylon and some information on the origins of the naming of Peter's Pool.



## Impacts and Mitigation

In the first instance the proposals are measured against the Statement of Significance for the *Cottesloe Beach Precinct*.

Heritage values	Potential Impact Analysis	Heritage Impact Statement - Degree + Intensity of Impact
<b>Cottesloe Beach Precinct</b>		
The place is a popular recreational area for locals and interstate tourists alike, has achieved wide spread renown as an iconic beach, and is a prominent image used in the identification and portrayal of a distinctive Western Australian way of life.	The improvements will better reflect the image of the beach and its recreational use, de-emphasising car parking.	The impacts are positive in terms of removing the large amount of car parking that is the current foreground of the arrival experience and restores something like the natural contours to create a public recreational space.
The strong landscaped features, including the mature Norfolk Island Pines and open spaces, coupled with distinctive buildings and other built elements, collectively form a cultural environment that contributes to the community's sense of place.	The characteristics identified in this value will be enhanced so that the heritage impacts are positive, with softening of landscape treatments and increase in the Norfolk Island Pine canopy.	The impacts are strongly positive and enhance this value
The place's physical development reflects the increasing popularity of beach swimming in the early decades of the early 20th century, with remnant and replacement amenities illustrating changes in beach usage throughout the century.	The current development can be seen as part of this continuum and in fact can be seen as winding back the impact of the motor vehicle on the presentation of the beach front and improving amenity.	The impacts are positive and enhance this value.
Following the place's successful promotion and establishment as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort.	This historic value will not directly impact on it, though indirectly it enhances its position as a resort location	Neutral impact
Cottesloe Reef has educational and research values, providing school groups, universities and the general public the opportunity to observe the diversity of the reef ecosystem.	There is no work that would impact on this value.	No impact
The place was the site of the first beach patrols in Western Australia following the formation of the Cottesloe Surf and Life Saving Club in 1909.	This is a historic value and there is no work that will impact on the value.	No impact



Below, the proposals are measured against the statement of significance from the *Cottesloe Beach Hotel*.

Heritage values	Potential Impact Analysis	Heritage Impact Statement - Degree + Intensity of Impact
<b>Cottesloe Beach Hotel</b>		
<p>The place is a landmark as a fine example of an Art Deco Hotel with a prominent and distinctive façade that occupies the whole of the eastern frontage of a street block facing Cottesloe Beach.</p>	<p>The setting to the front of the place will be enhanced so that the net result will be an improvement in presentation</p>	<p>Positive impact</p>
<p>The place has been a popular and vibrant venue providing accommodation, restaurant and public bar facilities since its construction in 1905 and is one of the few hotels dating from the Federation period built on the beachfront in the Perth metropolitan area.</p>	<p>This is a social value which will not be impacted by the works, though the approach to the building will be enhanced</p>	<p>Positive impact</p>
<p>The place is representative of beach and pub culture that is popularly seen as characteristic of the Australian lifestyle and contributes to the community's sense of place as a visual icon representing this lifestyle.</p>	<p>The works do not alter this value.</p>	<p>No impact</p>
<p>The place has been a social institution for generations of Western Australians, especially in summer, with the front bar overlooking the beach being popular year-round. In more recent years the hotel's 'Sunday sessions' have achieved widespread renown, attracting interstate and overseas tourists as well as locals.</p>	<p>The works do not alter this value.</p>	<p>No impact</p>
<p>One of the first beachside hotels established in the Perth metropolitan area, Cottesloe Beach Hotel formed part of the development of Marine Parade as a commercial precinct containing several hotels, guesthouses and tearooms in the early 1900s following the promotion and establishment of Cottesloe Beach as Western Australia's prime recreational resort.</p>	<p>The works do not alter this value.</p>	<p>No impact</p>



Heritage values	Potential Impact Analysis	Heritage Impact Statement - Degree + Intensity of Impact
<p>The 1937 remodelling and substantial additions were designed by prominent Western Australian architectural firm Hobbs, Forbes and Partners. As well as being one of the most eminent architects in the State, partner JJ Talbot Hobbs was one of Western Australia's highest ranking and most decorated soldiers in World War One.</p>	<p>The works do not alter this value.</p>	<p>No impact</p>



## Conservation Policy

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There is no conservation plan in place for *Cottesloe Beach Precinct*. In the absence of a conservation plan, *Burra Charter Principles* apply.

Firstly this project is all about setting and setting is a defined term in the Charter.

- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

The reason for undertaking a heritage impact statement or assessment related to:

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Setting treatment is guided by Article 8 and in this case, much of what exists in terms of physical fabric has little cultural heritage value.

- 8 *Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

The management of change is dealt with in Article 15 and the heritage impact statement reviews this element of the Charter.

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.



- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric, uses, associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## Conclusion

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In this assessment, the proposals were measured against the Statements of Significance, and the Australia ICOMOS *Burra Charter* in terms of management of the setting and its change.

Applying all of these principles to the assessment of impacts, it has been demonstrated that values in the whole are enhanced by the design proposed by Aspect Studio. The changes are a positive improvement on the setting, reducing the increasing negative impact of parking that commenced in the inter-war period and enhancing the setting using elements so the language of the historic and present setting improves presentation and amenity.

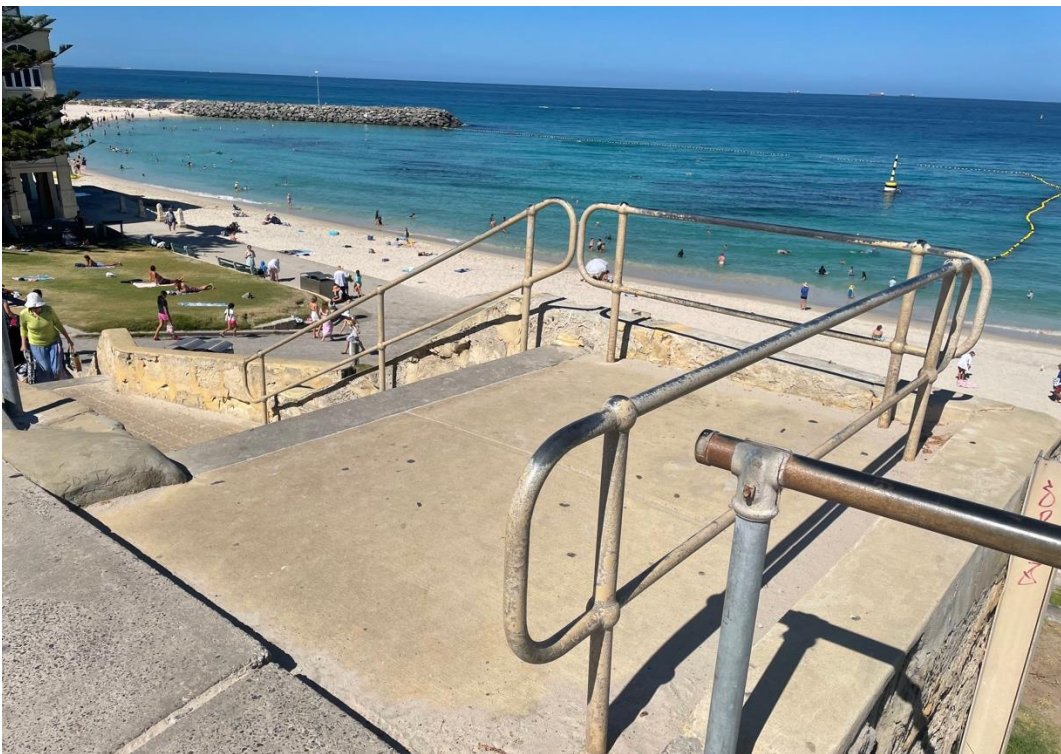




## Photographs



Photograph 7: The work begins at the access roadway dating from the inter-war period. The limestone walls, stairs, railings and car park will be removed in the renewal process and the land profile will more closely resemble that of the foreground. The Cottesloe Beach Hotel is to the right. Griffiths Architects January 2021.



Photograph 8: These stairs, railings and walls, are late additions to the inter-war terraces, will be removed. There will be new stairs relating to the new levels and a disabled access ramp constructed to the north. Griffiths Architects January 2021.





Photograph 9: The new land profile to the north of the access road will more closely resemble this profile adjacent to the current Indiana Tearooms. Griffiths Architects January 2021



Photograph 10: The inter-war concrete sea wall remains in place. Griffiths Architects January 2021.





Photograph 11: Marine Parade will be represented and more shade cover is to be provided. Griffiths Architects January 2021.



Photograph 12: This section of car parking will be removed and replaced with soft landscape, trees and shade structures. Griffiths Architects January 2021.





Photograph 13: This section of car parking will be reconstructed for parking and alternative uses when closed. Griffiths Architects January 2021.



Photograph 14: All of this area will be renewed and the 1980s and 1990s structures removed Griffiths Architects January 2021.





Photograph 15 : Everything north of this point is to be renewed. Griffiths Architects January 2021.

## References

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### Register of Heritage Places

- Cottesloe Beach Precinct (Heritage Place no 16637)
- Cottesloe Beach Hotel (Heritage Place no 597)
- Cottesloe Beach Pylon (Heritage Place no 7984)
- Aspect Studios Perth Cottesloe Foreshore 85% documentation

12 February 2021

YOUR REF |  
OUR REF | P16637-48098  
ENQUIRIES | Melissa Davis (08) 6552 4080

Mr Matthew Scott  
Chief Executive Officer  
Town of Cottesloe  
E: sas@cottesloe.wa.gov.au

Attention: Rachel Cranny

Dear Mr Scott

## **COTTESLOE BEACH PRECINCT & COTTESLOE BEACH HOTEL Proposed Cottesloe Foreshore Detailed Design**

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number	P16637 & P597
Place Name	Cottesloe Beach Precinct & Cottesloe Beach Hotel
Street Address	Marine Parade, Cottesloe
Referral date	27 January 2021
Proposal Description	Proposed Cottesloe Foreshore Detailed Design

We received the following information:

Heritage Impact Statement, prepared by Griffiths Architects, dated January 2021  
Copy of Council Resolution, dated December 2021  
Landscape Selections Schedule, prepared by ASPECT Studios, dated 6 November 2020  
Civil Engineering, Pavement and Drainage Drawing Set, prepared by TABEC Civil Engineering Consultants, dated 20 July 2020  
Architectural/Structural Drawing Set, prepared by Stantec, dated 5 November 2020  
Lighting and Electrical Drawing Set, prepared by ETC, dated 4 November 2020  
Irrigation Drawing Set, prepared by Total Eden, dated 2 October 2020  
Illustrative Plan, prepared by ASPECT Studio

The proposal has been considered in the context of the identified cultural significance of the *Cottesloe Beach Precinct* and *Cottesloe Beach Hotel* and the following advice is given:

### **Findings**

- The *Cottesloe Beach Precinct* includes the stretch of coastline on the west side of Marine Parade, running between Napier Street in the north and Jarrad Street in the south. It comprises the beach, groyne, pylon, tea rooms, change rooms, Norfolk Island Pines, landscaping and wading pools and adjacent Cottesloe Reef extending into the Indian Ocean.

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- The place has cultural heritage significance as a popular recreational area for locals and interstate tourists alike, has achieved wide spread renown as an iconic beach, and is a prominent image used in the identification and portrayal of a distinctive Western Australian way of life.
- The Town of Cottesloe has endorsed a Masterplan that seeks to enhance the existing foreshore between Cottesloe and North Cottesloe in a manner that respects the unique sense of place and character of Cottesloe, and develop a contemporary pedestrian focused foreshore. The detailed designs are 85% complete.
- The subject area for the proposed Cottesloe Foreshore Detailed Design includes the State Registered *Cottesloe Beach Precinct* and is directly opposite the State Registered *Cottesloe Beach Hotel*.
- The proposed landscape design will increase the overall amenity of the area, reduce the visual dominance of carparking and place an emphasis on enhancing the landscape, aesthetics and social interaction with the place.
- The proposal will have a positive impact or no impact on a majority of the cultural heritage values associated with the *Cottesloe Beach Precinct* and adjacent *Cottesloe Beach Hotel*.
- The recontouring of the c.1930s limestone terraced area may have a negative impact on the significance of the place; however, the new proposed terracing will continue to be a strong landscape feature.
- The existing terraces should be appropriately interpreted as part of the proposed Interpretation Plan.
- An Archaeological Management Plan should be prepared prior to the commencement of works for this area as archaeological artefacts may be uncovered during the works.

### **Advice**

The proposed Cottesloe Foreshore Detailed Design, in accordance with the information submitted, is supported subject to the followings conditions:

1. No substantial changes occur to the 85% Detail Design stage.
2. The submission of the following documentation:
  - I. A Photographic Record, as per the Heritage Council's 'Guide to Preparing an Archival Record', of the foreshore area that falls within the registered Precinct is to be prepared prior to the commencement of any works and is to be provided to the satisfaction of the Director Heritage Development, Department of Planning Lands and Heritage.
  - II. An Archaeological Management Plan (AMP) is to be prepared by a qualified professional that will inform the process to be undertaken for the duration of the works, particularly in the area of the 1930s limestone terraces. Management strategies shall be provided in relation to possible intact sub-surface deposits

and features. The AMP is to be provided to the satisfaction of the Director Heritage Development, Department of Planning Lands and Heritage prior to commencement of work.

- III. An Interpretation Plan for the Project is to be prepared by a qualified professional and is to be provided to the satisfaction of the Director Heritage Development, Department of Planning Lands and Heritage prior to the commencement of work. The Interpretation Plan in particular shall include reference to the Terraces that are to be recontoured as part of the proposed design, along with all of the State Heritage Values the place represents

Please be reminded that you are required under r.42(3) of the Heritage Regulations 2019 to provide us with a copy of the City's determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Melissa Davis at [Melissa.Davis@dph.wa.gov.au](mailto:Melissa.Davis@dph.wa.gov.au) or on 6552 4080.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'John Cowdell', written in a cursive style.

Hon John Cowdell  
**CHAIR**