

Job Ref: 9008
10 August 2020

Chief Executive Officer
Town of Cottesloe
PO Box 606
COTTESLOE WA 6911

Attention: Ms Gayle O'Leary – Planning Officer

Dear Madam

**DEVELOPMENT APPLICATION – OFFICE DEVELOPMENT
LOTS 31 (NO. 112), 32 (NO. 114) AND 1 (NO. 108) FORREST STREET AND LOT 2
(NO. 9) VERA STREET, COTTESLOE**

Rowe Group acts on behalf of the landowner of Lots 31 (No. 112), 32 (No. 114) and 1 (No. 108) Forrest Street and Lot 2 (No. 9) Vera Street, Cottesloe ('the subject site'). We have been instructed to prepare and lodge a Development Application with the Town of Cottesloe ('the Town') which seeks Development Approval for an office development at the subject site.

To progress this Application please find enclosed:

- Completed and signed MRS Form 1, Town of Cottesloe Development Application Form and DAP Form 1;
- A copy of the Certificates of Title;
- Architectural drawings; and
- Landscape plan.

The proposed development has an estimated construction value of \$5.25 million. Therefore, the application fee for this Application is \$18,543.50. We request an invoice is prepared by the Town and issued to the Applicant as soon as possible to enable payment by the landowner and progression of this Application.

This Application is made under Regulation 6(b) of the *Planning and Development (Development Assessment Panels) Regulation 2011* and is required to be determined by the Metro Inner-North Joint Development Assessment Panel ('JDAP').



Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

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SUBJECT SITE

The subject site located approximately 10km south west of the Perth Central Business District and is located within the municipality of the Town of Cottesloe. The subject site is located within the suburb of Cottesloe.

Refer Figure 1 – Regional Location and Figure 2 – Local Location.

The subject site comprises two (2) freehold lots, being Lots 31 and 32, and two (2) survey strata lots, being Lots 1 and 2. The subject site has a site area of approximately 1520m². The subject site has two (2) street frontages; approximately 36.6m to Forrest Street (front) and 36.6m to Vera Street (rear).

Refer Figure 3 – Site Plan.

The subject site is legally described as follows:

- Lot 1 on Strata Plan 45286 Certificate of Title Volume 2562 Folio 373 ('Lot 1');
- Lot 2 on Strata Plan 45286 Certificate of Title Volume 2562 Folio 374 ('Lot 2');
- Lot 31 on Plan 223 Certificate of Title Volume 1355 Folio 433 ('Lot 31'); and
- Lot 32 on Plan 223 Certificate of Title Volume 494 Folio 85A ('Lot 32').

Refer Attachment 1 – Certificates of Title.

A review of the Certificates of Title confirms there are no registered easements or encumbrances affecting the subject site.

The subject site is currently vacant.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Application seeks Development Approval for an office development and associated parking at the subject site. Refer Attachment 2 – Architectural and Landscape Drawings.

The proposed building will be centrally located at the subject site with car parking provided at basement level and the office spread over two storeys. The ground floor is occupied by the entry/lobby area, offices for executive staff, meeting rooms and staff amenities. The first storey is occupied by an open plan office area, staff amenities and an outdoor terrace. The first storey is limited to the eastern portion of the subject site only.

A total of 17 car parking bays are located within the basement level with vehicle access provided via a crossover to Forrest Street. Pedestrian access to the building is provided via an entry from Forrest Street. Secondary pedestrian access is provided via Vera Street.

A large landscaping area is provided at ground level in the centre of the subject site.

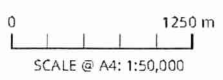
No signage is proposed as part of this Application.



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9908_FIG004_20200702 Cottesloe (Regional Location) DRAWN: ADAM GLASKIN DATE CREATED: 2020.07.02 PROJECTION: MGA50 GDAR4 CADASTRE: LANDGATE



TOWN OF COTTESLOE

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FIGURE 1
REGIONAL LOCATION



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0 312.5 m
SCALE @ A4: 1:12,500



TOWN OF COTTESLOE

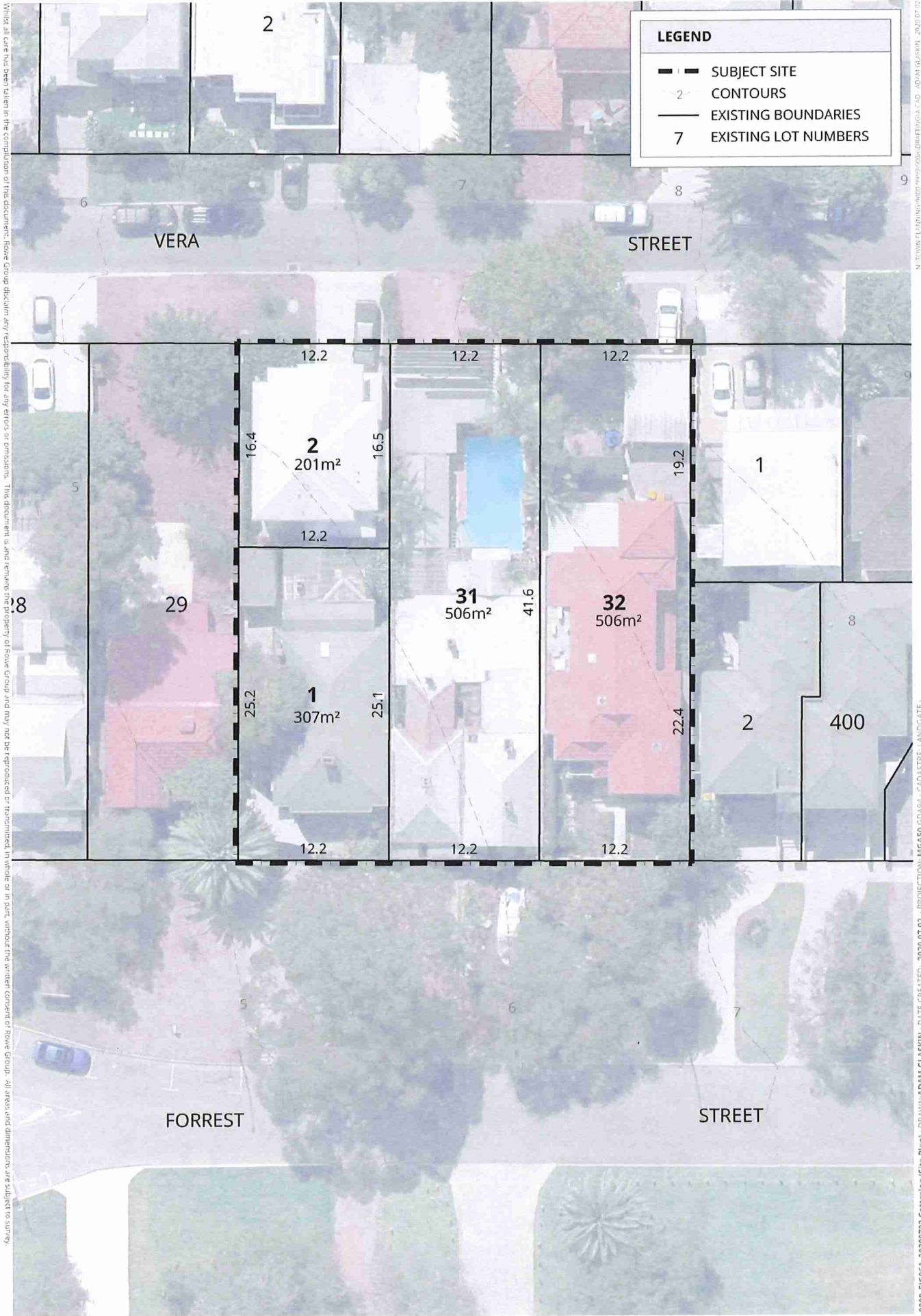
11 AUG 2020

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FIGURE 2

LOCAL LOCATION

9008_F1605A_20200702_Cottesloe (Local Location) - DRAWN: ADAM GLASKIN - DATE CREATED: 2020.07.02 - PROJECTION: MGA50 GDAS90 - CADASTRE: LANDGATE



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9008_FIG06A_20200702_Cottesloe (Site Plan) - DRAWN: ADAM GLASKIN - DATE CREATED: 2020.07.02 - PROJECTION: MGA50 GD94 - CADASTRE, LANDGATE.



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FIGURE 3
SITE PLAN



TOWN PLANNING CONSIDERATIONS

Zoning and Land Use Permissibility

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme ('MRS'). The proposed office development is an appropriate development within the 'Urban' Zone.

Refer Figure 4 – MRS Zoning.

The subject site is zoned 'Residential Office' under the provisions of the Town of Cottesloe Local Planning Scheme No. 3 ('LPS 3') with an applicable Residential Density Code of 'R40'.

Refer Figure 5 – LPS 3 Zoning.

The proposed development is consistent with the 'Office' land use definition contained in LPS 3, which reads as follows:

premises used for administration, clerical, technical, professional or other like business activities;

An 'Office' land use is classified as a 'P' (Permitted) land use within the 'Residential Office' Zone under the provisions of LPS 3. Therefore, the proposed land use is capable of being approved at the subject site.

Objectives of the Zone

Clause 4.2.7 of LPS 3 states the objectives for the 'Residential Office' Zone are to:

- (a) *provide the opportunity for offices in a residential environment close to the town centre;*
- (b) *provide a transition in land use from the Town Centre zone to the Residential zone in the surrounding locality;*
- (c) *provide the opportunity for office development that is residential in appearance and scale so as to complement the use and development of the surrounding residential locality.*

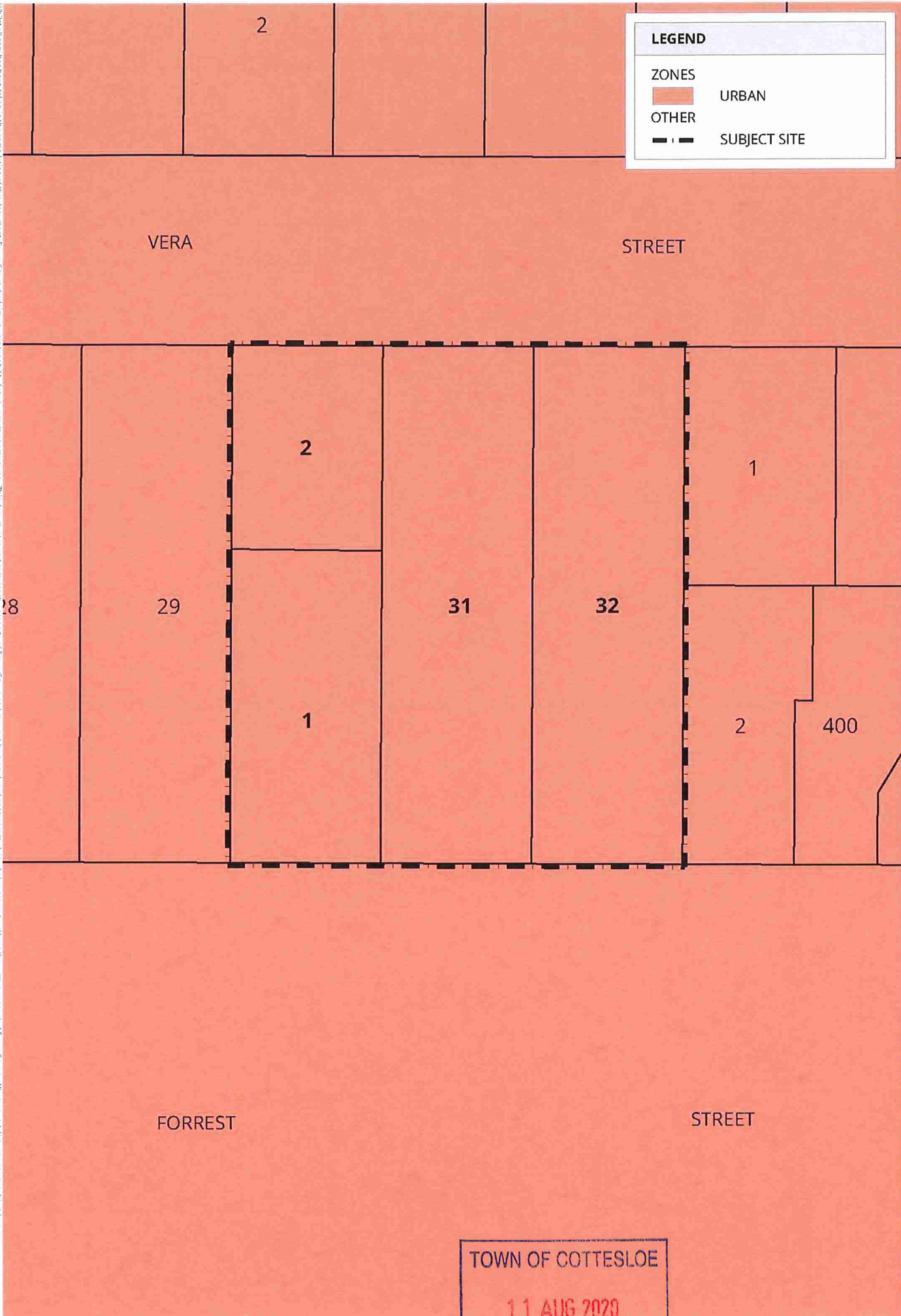
The proposed development is consistent with the above objectives for the following reasons:

- In relation to objective (a), the proposed development will deliver an office use in a residential environmental close to the town centre;
- In relation to objective (b), the proposed development will provide an appropriately design office development in a transition area between the residential area to the north and the town centre to the south of the subject site; and
- In relation to objective (c), the proposed development is consistent with the character of new residential developments in the area such as No. 116 Forrest Street, Cottesloe.

On the basis of the above, the proposed development is compliant with the 'Residential Office' Zone objectives.



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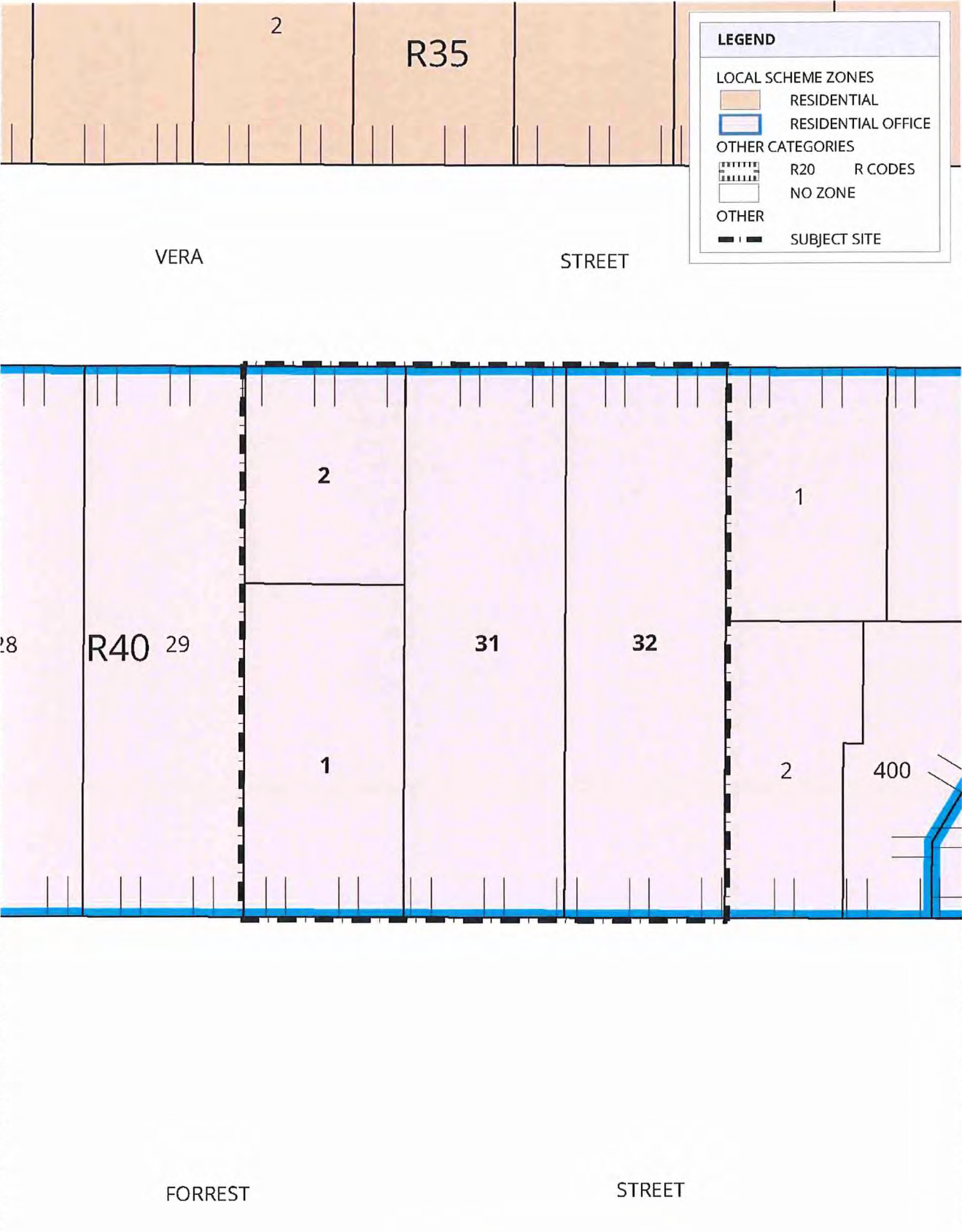


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 11 AUG 2020
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FIGURE 4

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LEGEND	
LOCAL SCHEME ZONES	
	RESIDENTIAL
	RESIDENTIAL OFFICE
OTHER CATEGORIES	
	R20 R CODES
	NO ZONE
OTHER	
	SUBJECT SITE

9008_TIG08A_20200702 Cottesloe (TFS) DRAWN ADAM GLASNIK DATE CREATED 2020.07.02 PROJECTION MGA50 GDAS4 CADASTRE LANDGATE MAP DATA: DFLH

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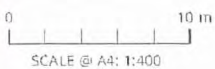


FIGURE 4
 METROPOLITAN REGION SCHEME ZONING



Development Requirements

Car Parking

Table 3 of LPS 3 stipulates the car parking requirements for all non-residential land uses and sets out the following car parking requirement for an 'Office' use:

1 space to every 50 square metres of gross floor area.

LPS 3 defines 'gross floor area' ('GFA') as:

gross floor area (GFA) means in relation to a building, the area of each floor, measured over the enclosing walls and includes the portion of any party walls forming part of the building.

It should be noted that the car parking requirements contained in Table 3 of LPS 3 can be varied under the general discretionary clause (i.e. Clause 5.5.1 of LPS 3). Further, Part 7 of Schedule 13 of LPS 3 allows a parking concession set out in Table 3. Rowe Group is of the view that a Traffic Impact Assessment is not required in this instance as the proposed development does not generate more than 100 vehicle trips during the development's peak hour.

The power conferred by Clause 5.5.1 of LPS 3 can only be exercised subject to the following stated within Clause 5.5.4(c):

if the local government is satisfied that the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

End of trip facilities are available within the proposed development, encouraging occupiers or users to utilise alternative modes of transport (i.e. cycle). Further, the nearby Cottesloe Train Station and bus stops (Bus Service No. 102, 103, 107, 998) provide additional means of access to the subject site. It should be noted that as the proposed development will not generate a high frequency of vehicles during its peak hour, there is unlikely to be an affect on the existing amenity of the streetscape and locality. Additionally, as the proposed development is consistent with the objectives of the 'Residential Office' Zone (i.e. encourage of low-traffic office uses). Furthermore, we expect the locality to be developed for similar uses in the future. As a result, the traffic associated with the proposal is not out of character with the likely future amenity of the area.

A total of 17 car parking bays are proposed within the basement level with vehicle access provided via a crossover to Forrest Street. The below table summarises the compliance of car parking bays with the requirements of LPS 3:





LAND USE	PARKING REQUIREMENT	GROSS FLOOR AREA	PARKING REQUIRED	20% CONCESSION AVAILABLE	PARKING REQUIRED (AFTER CONCESSION)	PARKING PROVIDED
Office	1 per 50m ² of gross floor area	1,073m ²	21.46	4.29	17.17	17

Note 1 under Table 3 of LPS 3 states the parking requirement is to be rounded to the nearest whole number. Therefore, the parking requirement is round down in this instance.

Building Height

Table 2 of LPS 3 specifies a maximum building height of two (2) storeys for non-residential development within the 'Residential Office' Zone. Clause 5.7.2. (b) of LPS 3 specifies the following building and wall height requirements for a two (2) storey building (relevant to this proposal);

(b) 2 Storeys

(iii) Wall Height (to top of a parapet) – 7.0 metres maximum height.

Further, it should be noted that Clause 5.7 of LPS 3, defines building height as the following (underline is Author's emphasis):

"Building Height" means the maximum vertical distance between any point of natural ground level and the uppermost part of the building directly above that point (roof ridge, parapet, or wall), excluding minor projections above that point.

The building proposes two (2) storeys, at a height of 7m to the top of the parapet wall. Due to the descending natural ground level of the subject site (based on the site levels provided by the Town) from east to west, the central portion of the building reaches a maximum height of approximately 7.4m (refer to South Elevation of Attachment 2). The variation of 0.4m metres is a minor projection of the roof above the maximum height to the top of a parapet wall (and eave) and is therefore consistent with Clause 5.7 of LPS 3. Further, due to the minor projection being located within the centre of the subject site, it is not considered to impact the abutting landholdings or the perceived bulk and scale of the building on the amenity of the locality.

Filling of Land and Height of Retaining Walls

Clause 5.10 of LPS 3 states the following in relation to the maximum permissible height of land fill and the height of retaining walls (underline is Author's emphasis):

In considering applications for planning approval, in relation to the maximum permissible height of land fill and the height of retaining walls the following shall apply —

(a) on level land, fill will not generally be permitted, as determined by the local government; and





(b) on sloping land, the local government may permit fill and the construction of retaining walls, provided there is approximately equal cut and fill of the existing ground levels and the amenity of surrounding properties is not unduly adversely affected.

In light of the above, Rowe Group is of the view that the intention of Clause 5.10 is to prevent developments from 'filling' the site to the highest point of the site's natural ground level and construction from the artificial level which can have an undesirable impact on the amenity of adjoining properties.

In order to facilitate the proposed development areas of the subject site are required to be 'cut'. The extent of 'cut' proposed by this development does not cause an adverse amenity impact on the adjoining properties as these areas sit below the natural ground level. These areas are not visible to neighbours or the street and therefore be of no effect. The proposal is consistent with the intent of Clause 5.10 of LPS 3 and should be supported.

Plot Ratio

Table 2 of LPS 3 specifies a maximum plot ratio of 0.8:1 for non-residential development within the 'Residential Office' Zone. LPS 3 defines 'plot ratio' as follows (underline is Author's emphasis):

plot ratio, in the case of non-residential development, means the ratio of the gross total of the areas of all floors to the area of land within the site boundaries, and in calculating the gross total of the areas of all floors the areas shall be measured over any walls, provided that lobbies, corridors, hallways, lift shafts, stairways, toilets, bath, shower or change rooms, laundries, plant or meter rooms, cellars, storerooms without windows, external wall thicknesses, and the gross floor area of any floor space used for the parking of wheeled vehicles, including access to and from that space within the building, shall not be included;

As the subject site has an area of 1,520m² it is permitted a plot ratio area of 1,216m². The proposed development contains a total plot ratio area of 760m² and is therefore consistent with Table 2 of LPS 3.

Site Coverage

Table 2 of LPS 3 specifies a maximum site coverage of 50% for non-residential development within the 'Residential Office' Zone. The proposed development has a site coverage of 48.6% and is therefore compliant with Table 2 of LPS 3.

Setbacks

LPS 3 does not specify primary or secondary setback requirements. Rowe Group is therefore of the view that primary and secondary street setbacks are at the discretion of the Town. As per the Site Plan of Attachment 2, the proposed development is setback greater than the existing buildings within the locality. The proposed development is therefore consistent with the streetscape amenity and consistent with the objectives of the 'Residential Office' Zone (in particular objective (c) of Clause 4.2.7 of LPS 3).





Table 2 of LPS 3 states that minimum boundary setbacks for non-residential development within the 'Residential Office' Zone are to be in accordance with the Residential Design Codes ('R-Codes').

As of 24 May 2019, the updated R-Codes, State Planning Policy 7.3 – Residential Design Codes Volume 1 and Volume 2 came into effect through the adoption of 'Design WA'. Volume 1 of the R-Codes applies to all single house and grouped dwelling developments and multiple dwellings (apartment) development in areas coded less than 'R40' and above (including the dwelling components of mixed use development in activity centres). Neither Volume 1 or Volume 2 of the R-Codes clearly applies to the proposed development, being described as a non-residential development on land coded 'R40'.

Rowe Group is therefore of the view that the intention of Table 2 of LPS 3 is to assess boundary setbacks of non-residential development in the 'Residential Office' Zone against Tables 2a and 2b of Volume 1 of the R-Codes, given the locality is predominantly occupied by single dwellings.

The following table provides a summary of our assessment of the boundary setbacks and compliance with Tables 2a and 2b of Volume 1 of the R-Codes:

WALL / BOUNDARY	SETBACK REQUIRED	SETBACK PROVIDED
WESTERN LOT BOUNDARY		
Ground Floor	2.30m	2.34
EASTERN LOT BOUNDARY		
Ground Floor		
- Northern	1.50m	1.64m
- Central	2.70m	2.74m
- Southern	1.50m	1.64m
First Floor		
- Northern	1.30m	1.64m
- Central	2.70m	2.74m
- Southern	1.60m	1.64m

On the basis of the above, the proposed development is compliant with the setback requirements specified by Tables 2a and 2b of Volume 1 of the R-Codes.

In addition of the above, our Client has sought written support from the eastern and western neighbours of the subject site. The adjoining eastern landowner has viewed the architectural plans and is supportive of the proposed development. The western landowner was consulted with and the plans amended based on this consultation. The proposed development is now compliant with the setback requirements to the eastern lot boundary. Both landowners have provided support in writing of the proposed development. Refer Attachment 3 – Letter of Consent from Adjoining Landowners.





We note the external staircase on the eastern façade of the building is located within the lot boundary setback area. The neighbours to the east of the subject site, in its Letter of Consent advise that its preference is for the stair to remain open with no screening to limit the perception of building bulk on the boundary.

CONCLUSION

This Application seeks Development Approval for a two (2) storey office development at Lots 31 (No. 112), 32 (No. 114) and 1 (No. 108) Forrest Street and Lot 2 (No. 9) Vera Street, Cottesloe ('the subject site'). It is requested the Town of Cottesloe ('the Town') recommend that the Metro Inner-North Joint Development Assessment Panel ('JDAP') resolve to approve this Application for the following reasons:

- An 'Office' use is an appropriate use in the 'Urban' Zone under the Metropolitan Region Scheme.
- An 'Office' use is a 'P' use (Permitted) within the 'Residential Office' Zone under the Town of Cottesloe Local Planning Scheme No. 3 ('LPS 3').
- The proposed development is consistent with the objectives of the 'Residential Office' Zone in LPS 3.
- The proposed development is generally consistent with the relevant development standards under LPS 3 and Volume 1 of State Planning Policy 7.3 – Residential Design Codes.

Should you require any further information or clarification in relation to this matter, please contact the undersigned or

Yours faithfully,

Rowe Group





Attachment 3

Letter of Consent from Adjoining Landowners



29 July 2020

Chief Executive Officer
Town of Cottesloe
PO BOX 606
Cottesloe WA 6911

Attention: Mr Ed Drewett – Coordinator, Statutory Planning

Dear Mr Drewett,

Proposed Office Development – Neighbour Support
No.s 112 - 114 Forrest Street, Cottesloe

I represent

Cottesloe, which is adjacent to the proposed office development at the above address.

I have viewed the development plans proposed by my neighbour and have been informed that the eastern boundary setback is compliant with the Residential Design Codes except for the external staircase. We support the external staircase as presented in the attached Rev 7 Development Approval plans and would request that the stair remain open with no screening between our properties to limit the bulk of the development on the common boundary and shadowing on our property.

Yours faithfully,



5 August 2020

Chief Executive Officer
Town of Cottesloe
PO BOX 606
Cottesloe WA 6911

Attention: Mr Ed Drewett – Coordinator, Statutory Planning

Dear Mr Drewett,

Proposed Office Development – Neighbour Support
No.s 108 – 114 Forrest Street, Cottesloe

I am the owner of the land adjoining the proposed office development at the above address. My property address is

I have viewed the development plans – concept design dated 30/6/20 proposed by my neighbour and I am pleased to confirm to the Council that, as the adjoining landowner I support this development providing building setbacks and building heights for the development at the boundary adjoining my property are in accordance with current planning regulations, site works do not affect the stability of foundations of buildings on my property and appropriate boundary fencing is maintained during the duration of construction.

I look forward to receiving final approved plans for the development in the near future.

Yours faithfully,



10 September 2020

Town Planning Services
Town of Cottesloe
PO BOX 606
Cottesloe WA 6911

Dear Sir/Madam,

**Proposed Office Development – Notice of Public Advertisement of Planning Proposal
No.s 108, 112, 114 Forrest Street and 9 Vera Street, Cottesloe**

I am the owner of the land adjoining the proposed office development at the above address. My property address is

I have viewed the development plans – concept design dated 30/6/20 and subsequently the plans provided to the city by my neighbour which provide greater detail.

I confirm that while I am generally supportive of the development of the site and form of the building I however do not support the following;

- Any building setbacks and building heights for the development at the boundary adjoining my property which are not in accordance with current planning regulations (including roof overhang on western boundary)
- Conduct of any site works which affect the stability of foundations of buildings on my property
- Having seen the Forrest street survey provided to the city I do not support the removal of trees on the verge which are an important feature of the Forrest St street scape.

We also note that the developers have removed boundary fencing during site clearance. We request appropriate boundary fencing is maintained during the duration of construction.

Yours faithfully,

TOWN OF COTTESLOE

04 SEP 2020

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28th August, 2020

Town Planning Services,
Town of Cottesloe,
109 Broome Street,
Cottesloe.

To whom it may concern,

**Re: plans for Lots 29, 31, 32 on P223 & Lots 1 & 2 on SP 45286 FORREST STREET/VERA STREET
Cottesloe**

I have reviewed the plans for Lots 29, 31, 32 on P223 & Lots 1 & 2 on SP 45286 FORREST STREET/VERA STREET Cottesloe.

Could I please request a copy of the **construction management plan (CMP)**, detailing construction methods, parking details during the build and any other disruptions to Vera and Forrest Streets. Parking is already very congested, especially in the small Vera street with many people parking from businesses already established in the street, people who are using the railway line and several students from PLC also parking in the street. As the street does not have footpaths on either side, people are required to walk on the road.

I would also like to enquire whether there are conditions of the **use of the outdoor areas**. I request a condition that limits the use of those spaces to 10pm.

Yours truly,

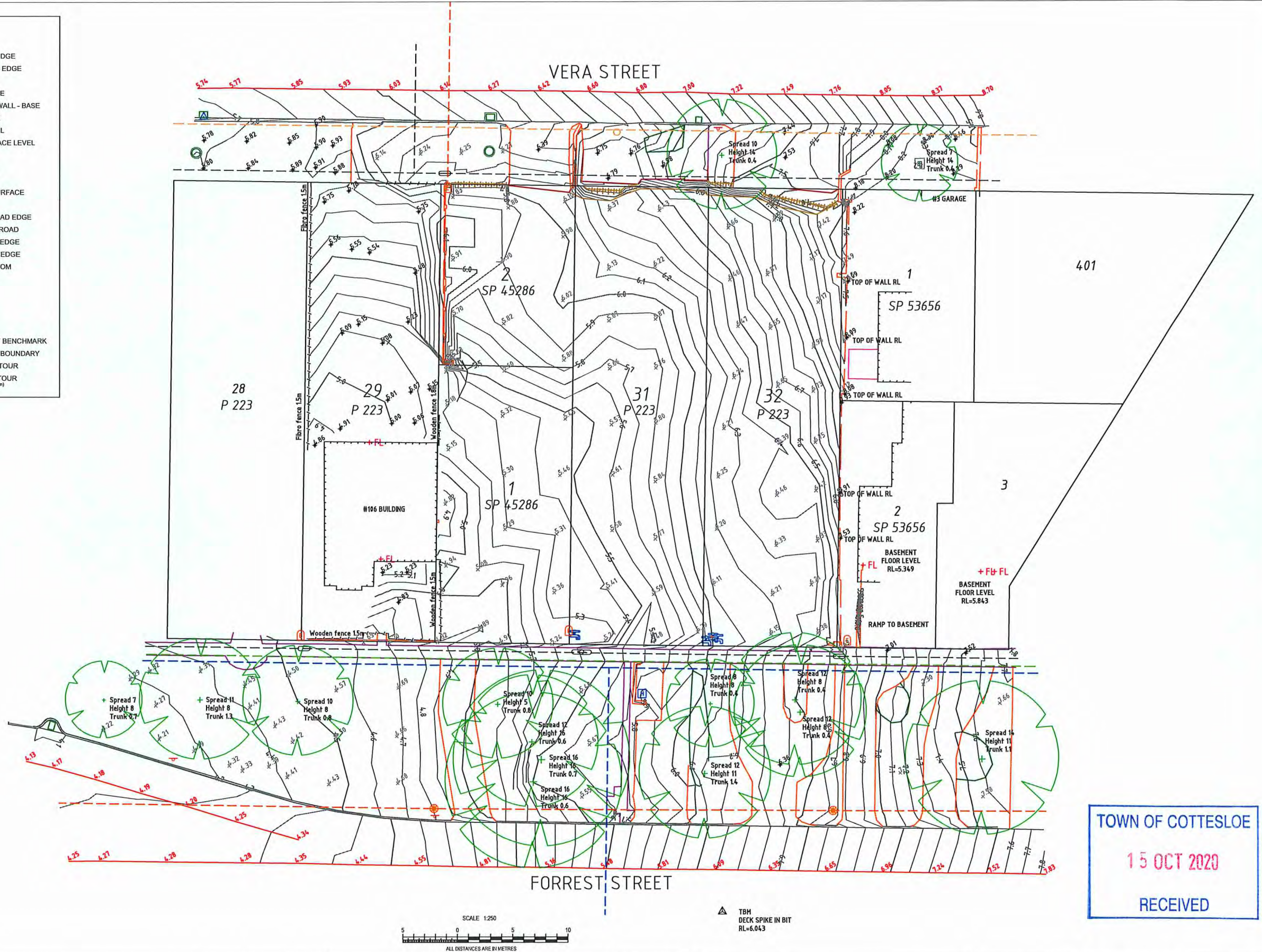
LEGEND

COMMUNICATIONS	STRUCTURE
○ PIT CENTRE	▬ BUILDING - EDGE
DRAINAGE	▬ CONCRETE - EDGE
□ MANHOLE EDGE/CENTRE	▬ FENCE
△ PIPE INVERT LEVEL	▬ PAVING EDGE
ELECTRICAL	▬ RETAINING WALL - BASE
○ CABLE PIT EDGE/CENTRE	▬ WALL - BASE
○ DOME/PILLAR	▬ FLOOR LEVEL
○ LIGHT POLE POINT	▬ HARD SURFACE LEVEL
SEWERAGE	TOPOGRAPHY
□ MANHOLE EDGE/CENTRE	▬ BANK - TOE
WATER	▬ BANK - TOP
□ HYDRANT (GROUND)	▬ NATURAL SURFACE
□ TAP	ROAD
UNDEFINED	▬ BITUMEN ROAD EDGE
▬ GENERIC LINE	▬ CENTRE OF ROAD
	▬ DRIVEWAY - EDGE
	▬ FOOTPATH - EDGE
	▬ KERB - BOTTOM
	▬ KERB - TOP
	▬ SIGN
	VEGETATION
	○ TREE
	SURVEY
	△ TEMPORARY BENCHMARK
	▬ CADASTRAL BOUNDARY
	▬ MAJOR CONTOUR
	▬ MINOR CONTOUR (Contour Interval 0.1m)

'DIAL BEFORE YOU DIG' (DBYD)

- ▬ DBYD GAS
- ▬ DBYD POWER
- ▬ DBYD SEWER
- ▬ DBYD TELECOM
- ▬ DBYD WATER

NOTE:
UNDERGROUND SERVICE INFORMATION SOURCED FROM 'DIAL BEFORE YOU DIG' AND IS VALID FOR 14 DAYS FROM APPLICATION DATE. THIS INFORMATION IS FOR INDICATIVE PURPOSES ONLY. LIFTING OF COVERS AND EXCAVATION MUST BE DONE FOR ACCURATE IDENTIFICATION AND LOCATION OF SERVICES.



NOTES

This plan has been prepared for the client and should not be used for any other purpose unless authorised by VERIS.

The location of cadastral boundaries shown has been extracted from Landgate's database on SEPT 2019 and are subject to survey.

Prior to the commencement of any work, relevant authorities should be contacted for the location of underground services.

Levels are based on AHD and derived from BM

Due to overwriting some levels may be switched off for this plot only.

This note is an integral part of this plan.

Rev.	Date	Description	Surveyor	Drawn	Approved
00	02/06/20	FIRST ISSUE	HC	TRM	PJB

WESTERN AUSTRALIA
T 08 6241 3333
veris.wa@veris.com.au
www.veris.com.au

DEVELOP WITH CONFIDENCE™

Client: WGPL PROPERTY Pty Ltd

Surveyed By: HC Survey Date: 27/05/2020

Drawn By: TRM Drawn Date: 02/06/2020

Approved By: PJB

Scale (A2): 1: 250

Hor Datum: PCG94

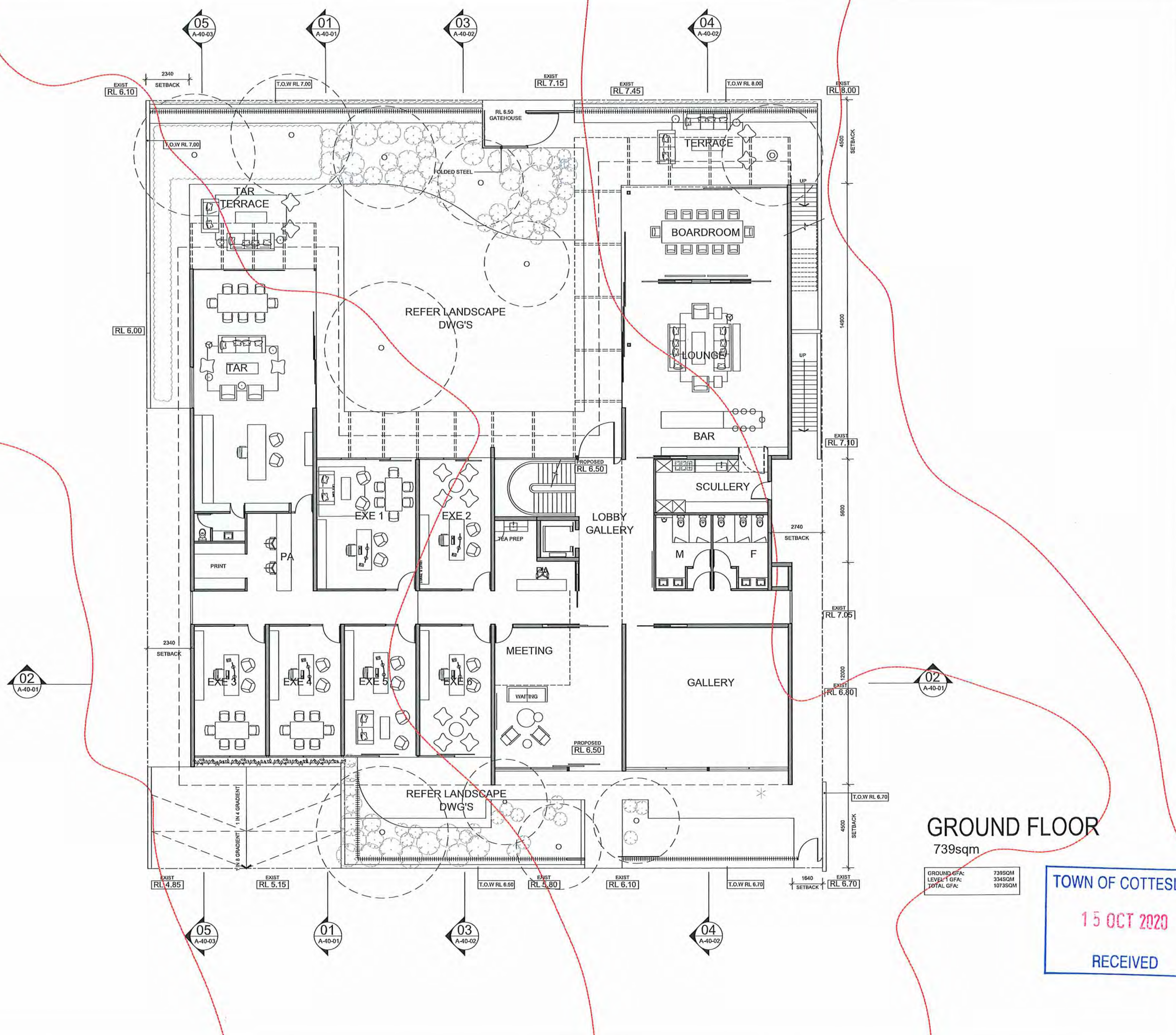
Vert Datum: AHD (Based on BM)

CONTOUR & FEATURE SURVEY

Lots 29, 31, 32 on P223 & Lots 1 & 2 on SP 45286
FORREST STREET/VERA STREET
COTTESLOE

Job No 636004 - 002 - 002 - 00
Item No
Plan No
Rev
Sheet 1 of 1

Rev	Description	By	Date
1	ISSUE TO CLIENT	TS	2020-06-10
2	PRELIM DA ISSUE	TS	2020-06-16
3	PRELIM DA ISSUE	TS	2020-06-22
4	PRELIM DA ISSUE	TS	2020-07-01
5	PRELIM DA ISSUE	TS	2020-07-06
6	PRELIM DA ISSUE	JK	2020-07-16
7	PRELIM DA ISSUE	JK	2020-07-27
8	PRELIM DA ISSUE	JK	2020-08-20



GROUND FLOOR
739sqm

GROUND GFA:	739SQM
LEVEL 1 GFA:	3345SQM
TOTAL GFA:	10735SQM

TOWN OF COTTESLOE
15 OCT 2020
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Cox Architecture
www.coxarchitecture.com.au



Client

Project No.

619037

Project

FORREST STREET OFFICE

Drawing Title

GROUND FLOOR PLAN

Document Control Status:

CONCEPT DESIGN

Drawn: TS

Scale: 1:100 @ A1

Date: 30/06/20

Revisions: 4

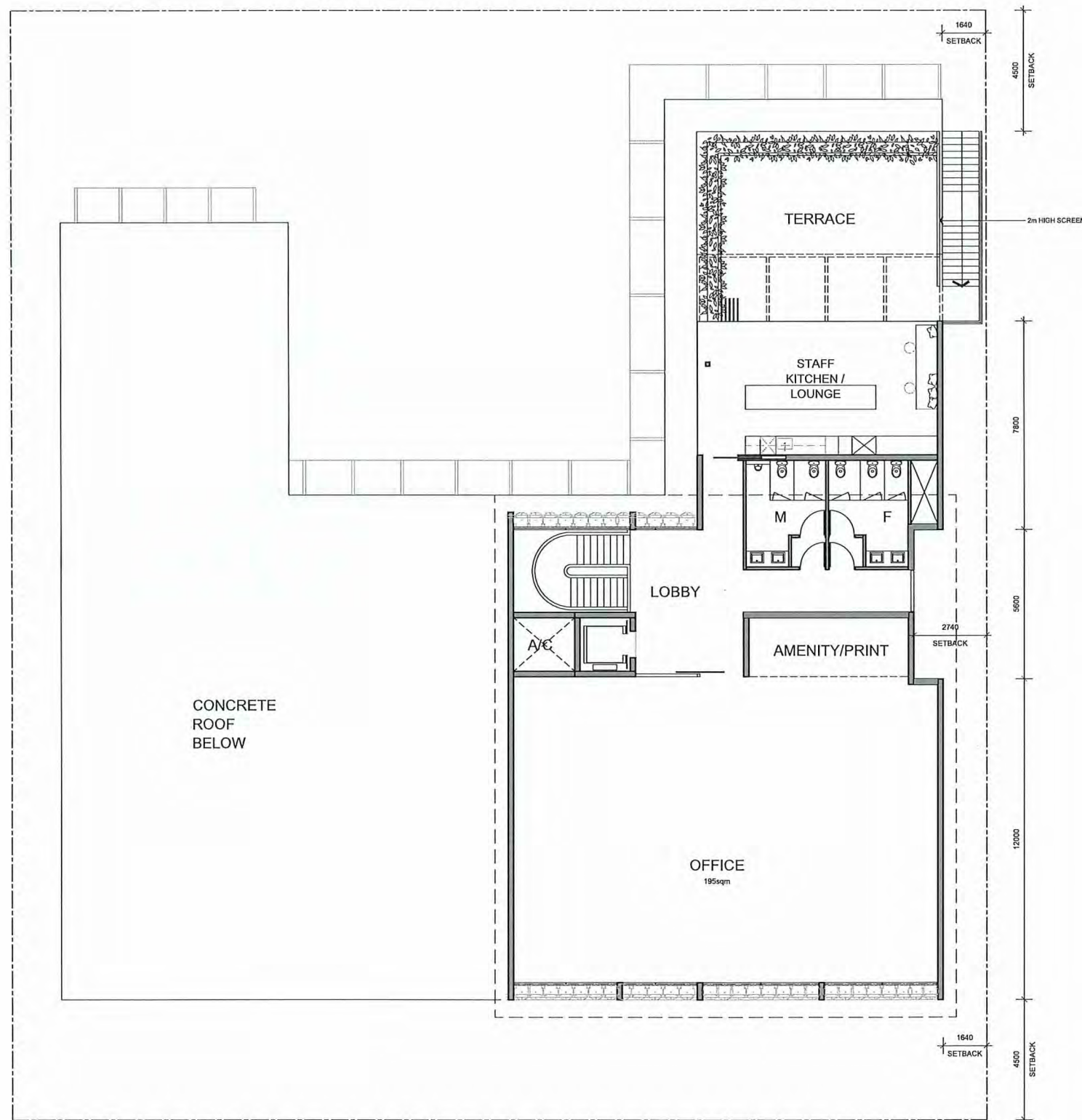
North:

Drawing Number:

A-21-01

Cox Architecture Pty Ltd ACN 002 535 831

Rev	Description	By	Date
1	ISSUE TO CLIENT	TS	2020-06-10
2	PRELIM DA ISSUE	TS	2020-06-16
3	PRELIM DA ISSUE	TS	2020-06-22
4	PRELIM DA ISSUE	TS	2020-07-01
5	PRELIM DA ISSUE	TS	2020-07-06
6	PRELIM DA ISSUE	JK	2020-07-16
7	PRELIM DA ISSUE	JK	2020-07-27
7	PRELIM DA ISSUE	JK	2020-08-20



UPPER FLOOR
334sqm

TOWN OF COTTESLOE
15 OCT 2020
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Cox Architecture
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Client

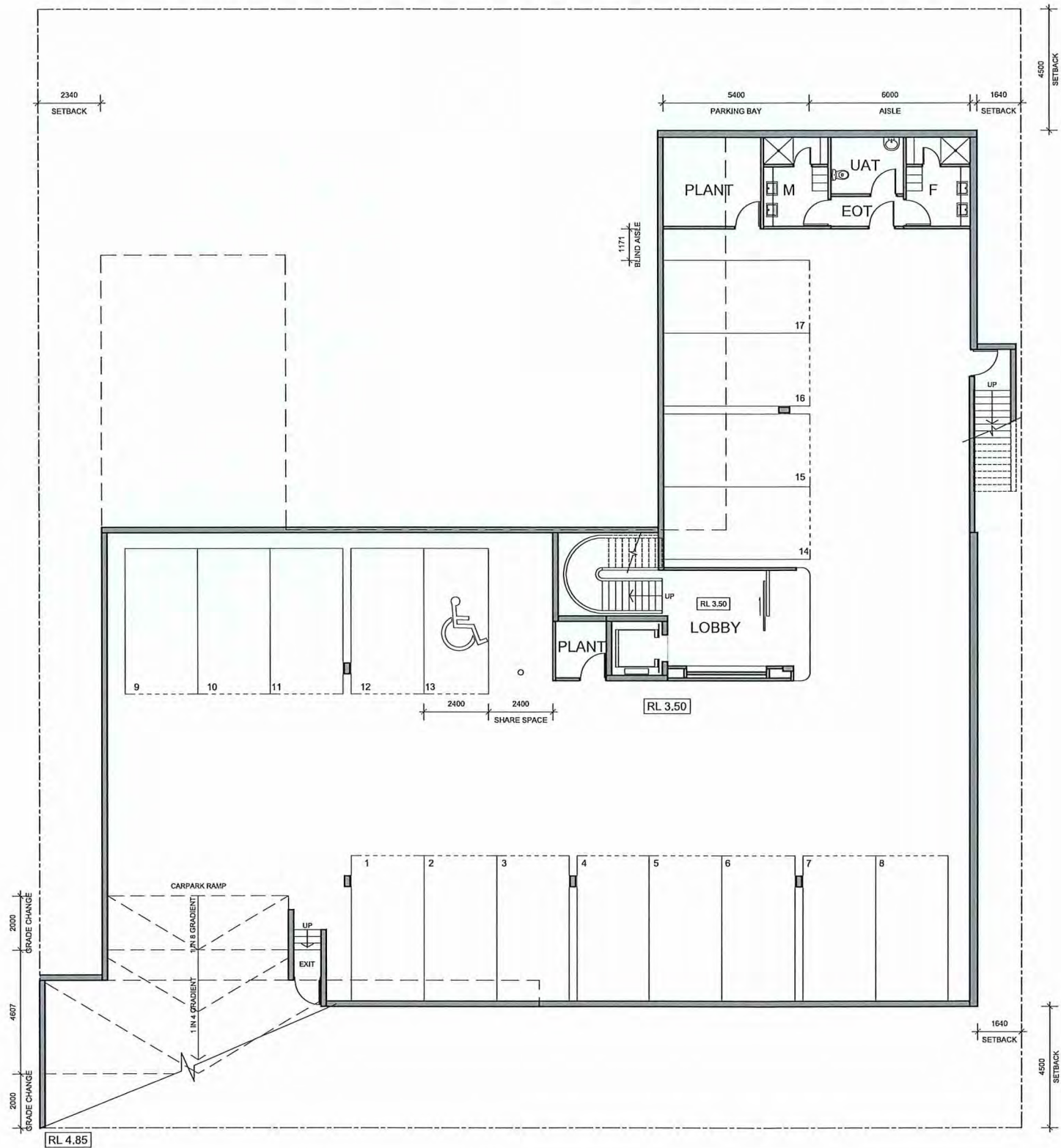
Project No.
619037

Project
FORREST STREET OFFICE

Drawing Title
FIRST FLOOR PLAN

Document Control Status:
CONCEPT DESIGN

A1 DRAWING SHEET	Drawn: TS
Co-ordinated:	Scale: 1:100 @ A1
Project Architect: FF	Date: 30/06/20
Project Director: FF	Revision: 4
Drawing Number:	North:
A-21-02	



BASEMENT

TOTAL GFA:	107350M
(less 20%):	85850M
BAYS REQ:	17.17 BAYS
BAYS PROVIDED:	17 BAYS



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Rev	Description	By	Date
1	ISSUE TO CLIENT	TS	2020-06-10
2	PRELIM DA ISSUE	TS	2020-06-16
3	PRELIM DA ISSUE	TS	2020-06-22
4	PRELIM DA ISSUE	TS	2020-07-01
5	PRELIM DA ISSUE	TS	2020-07-06
6	PRELIM DA ISSUE	JK	2020-07-16
7	PRELIM DA ISSUE	JK	2020-07-27
8	PRELIM DA ISSUE	JK	2020-08-20

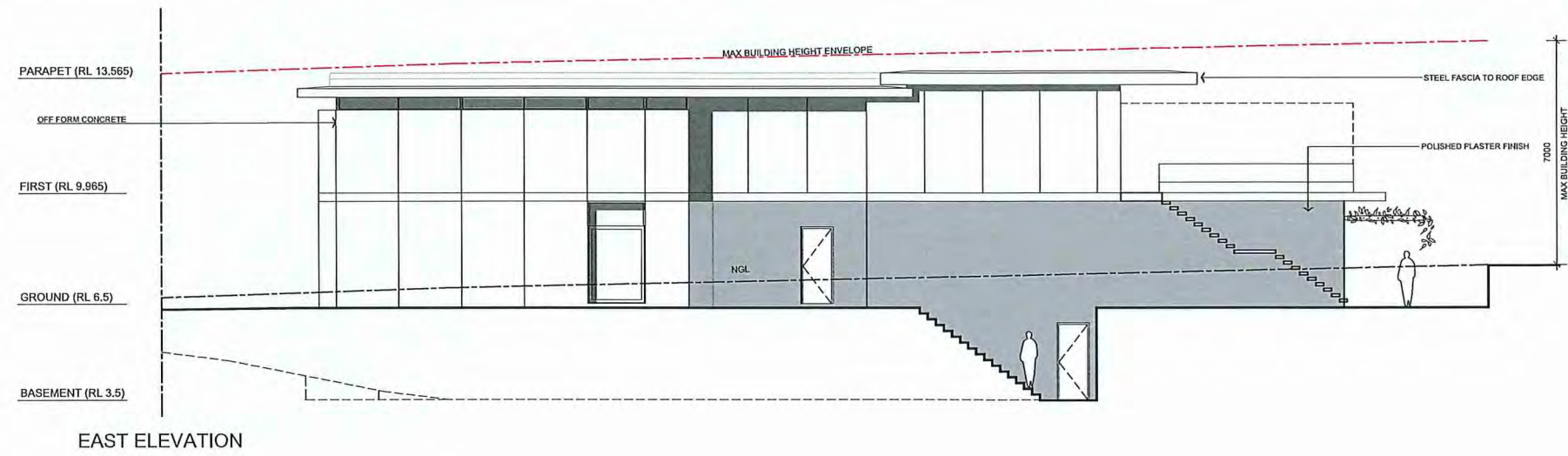
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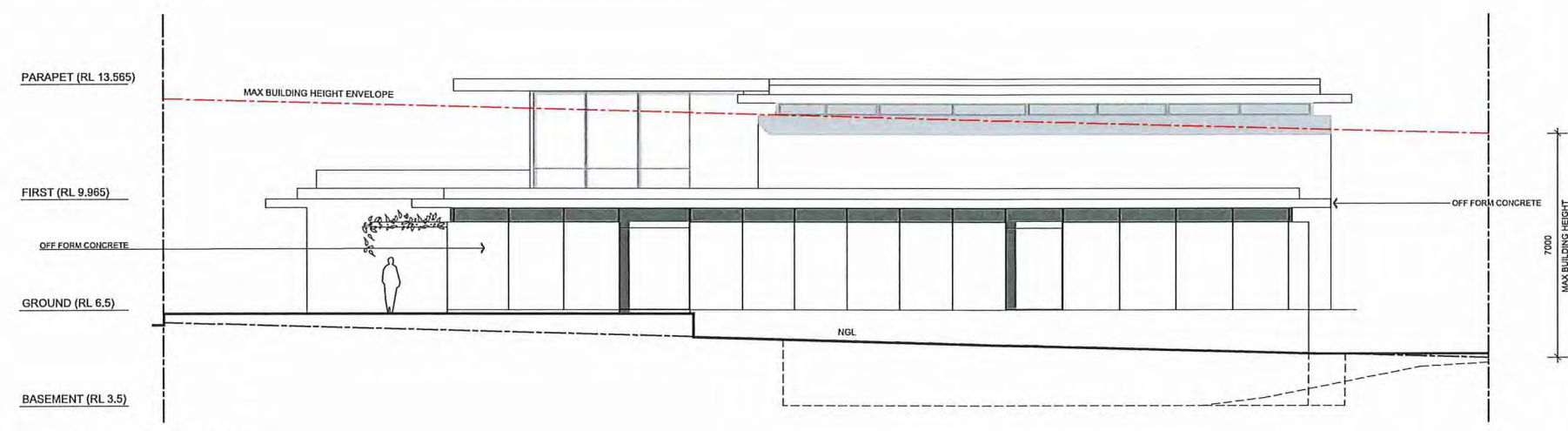
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Project	FORREST STREET OFFICE
Drawing Title	BASEMENT FLOOR PLAN
Document Control Status:	CONCEPT DESIGN

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Project Director:	Revision:	4
Drawing Number:	North:	
A-21-03		

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4	PRELIM DA ISSUE	TS	2020-07-01
5	PRELIM DA ISSUE	TS	2020-07-06
6	PRELIM DA ISSUE	JK	2020-07-16
7	PRELIM DA ISSUE	JK	2020-07-27
8	PRELIM DA ISSUE	JK	2020-10-13



EAST ELEVATION



WEST ELEVATION

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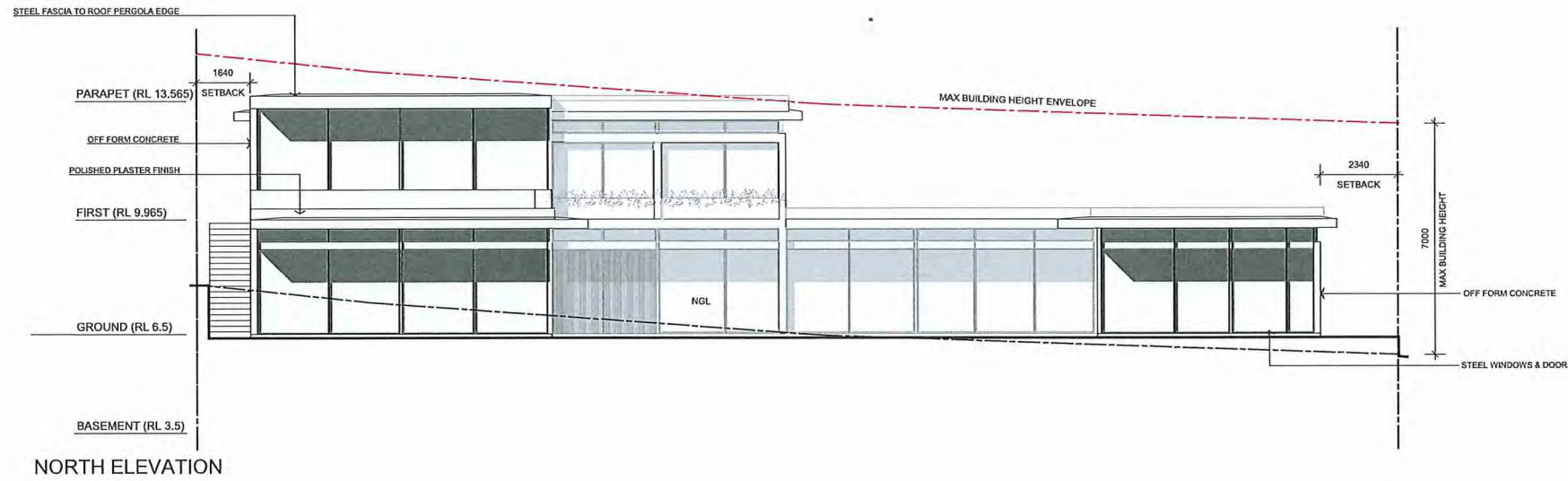
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FORREST STREET OFFICE

Drawing Title
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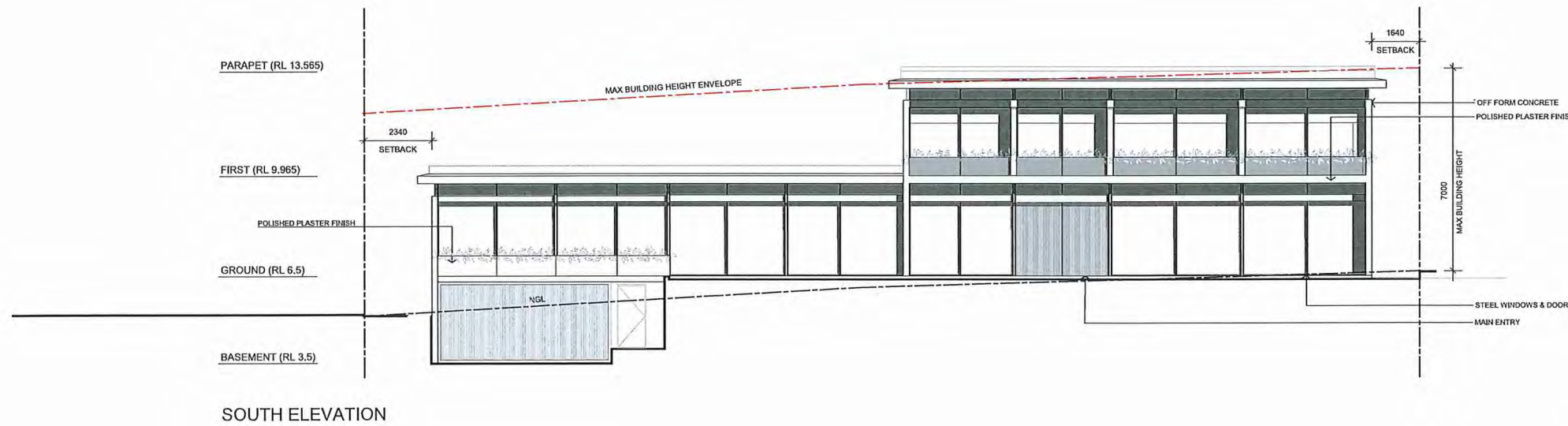
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5	PRELIM DA ISSUE	TS	2020-07-06
6	PRELIM DA ISSUE	JK	2020-07-16
7	PRELIM DA ISSUE	JK	2020-07-27
8	PRELIM DA ISSUE	JK	2020-10-13



NORTH ELEVATION



SOUTH ELEVATION

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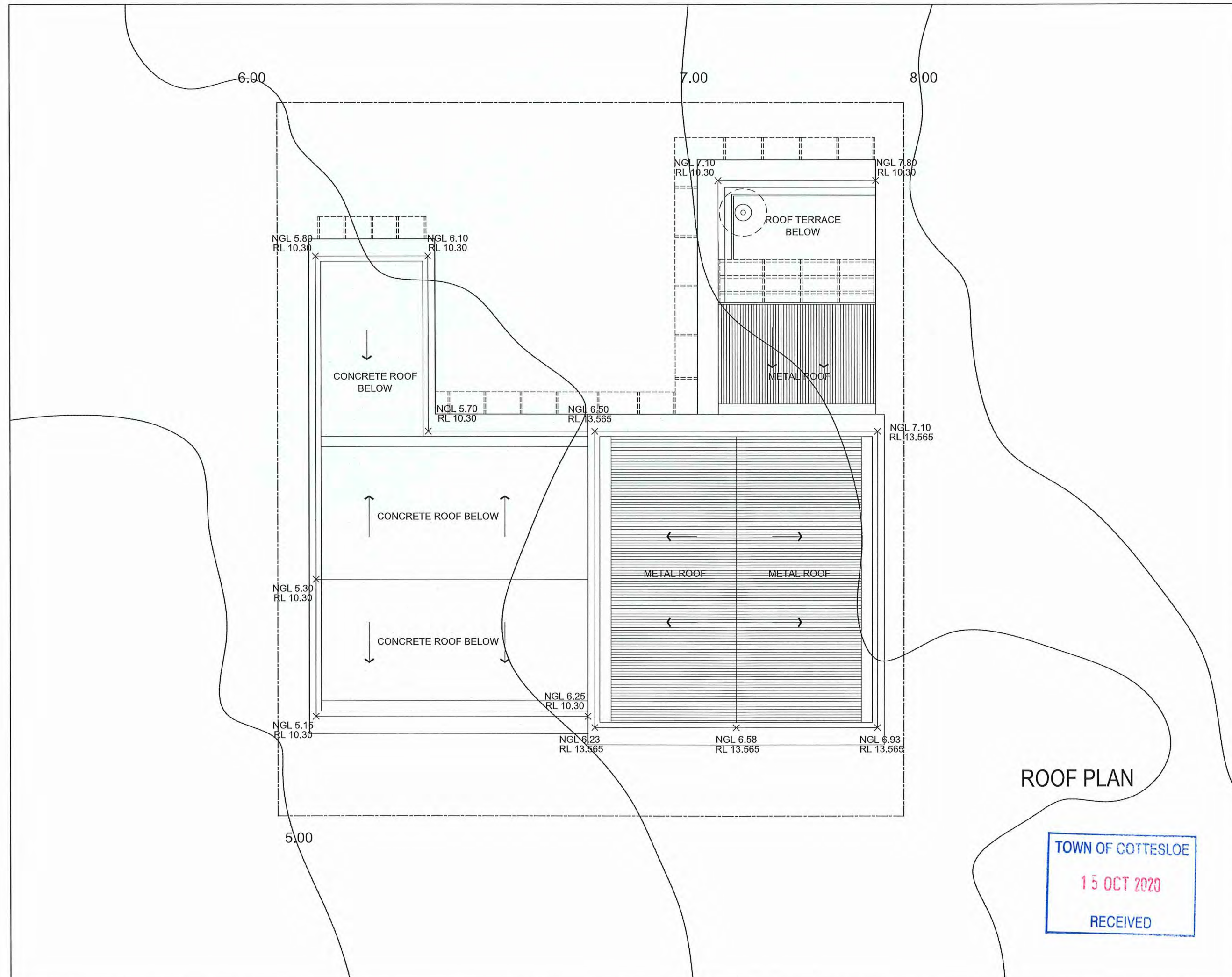
Project
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Drawing Title
 ELEVATION NORTH & SOUTH

Document Control Status:
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Project Director: FF	Revision: 3
Drawing Number:	North:
A-30-02	

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7	PRELIM DA ISSUE	JK	2020-07-27
8	PRELIM DA ISSUE	JK	2020-08-10
9	PRELIM DA ISSUE	JK	2020-08-11
10	PRELIM DA ISSUE	JK	2020-10-13



ROOF PLAN

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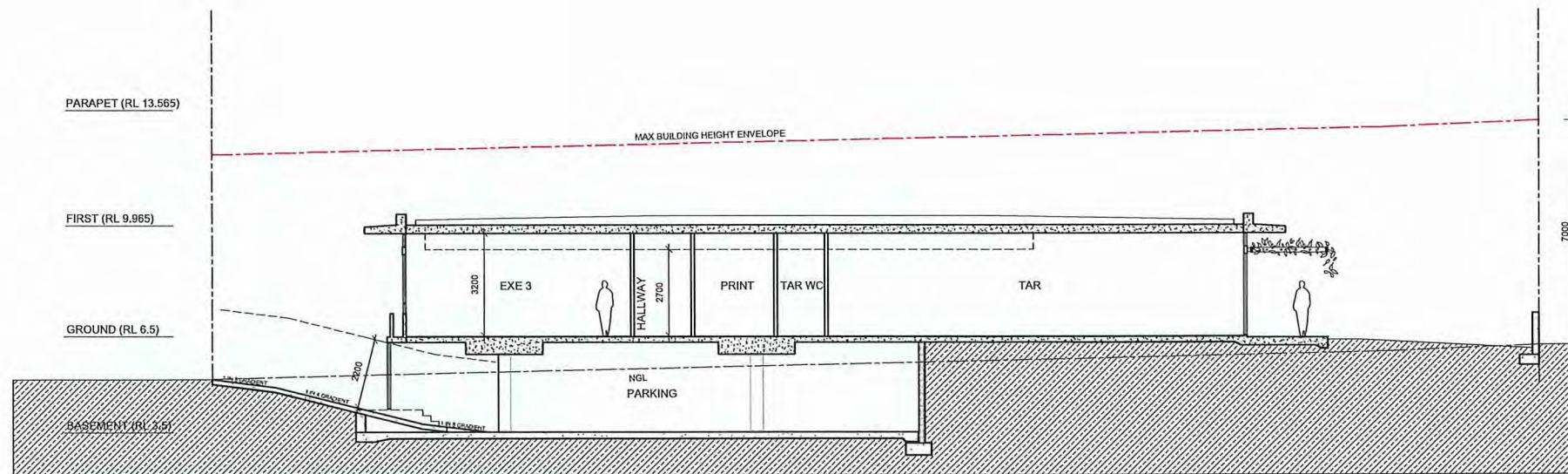
Project
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Drawing Title
 ROOF PLAN

Document Control Status:
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Project Architect: FF	Date: 30/06/20
Project Director: FF	Revisions: 4
Drawing Number: A-21-04	North:

Rev	Description	By	Date
1	ISSUE TO CLIENT	JK	2020-08-20



SECTION 05

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Project

FORREST STREET OFFICE

Drawing Title

SECTION 01 02

Document Control Status:

CONCEPT DESIGN

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Drawn: JK

Co-ordinated:

Scale: 1:100 @ A1

Project Architect: FF

Date: 2008/20

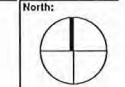
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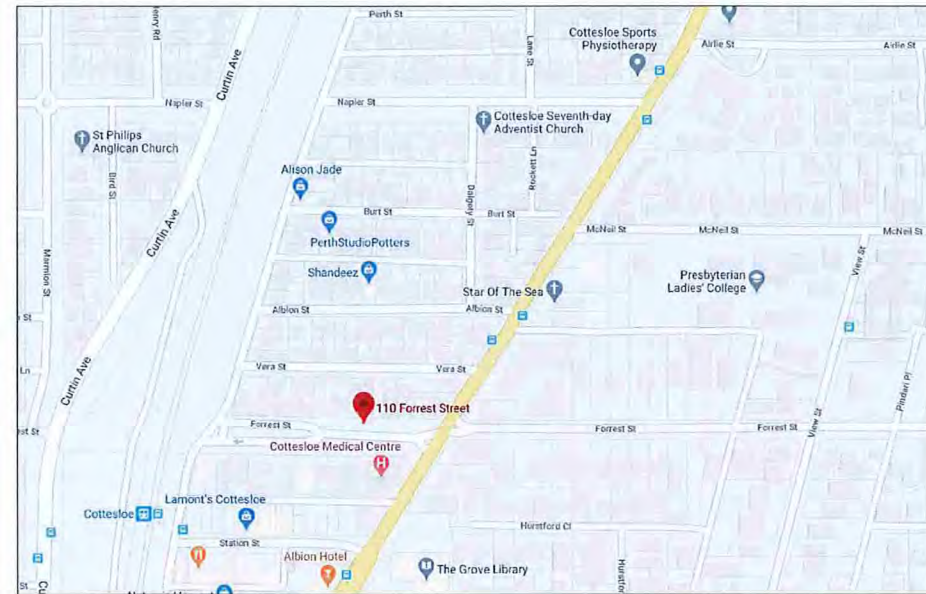
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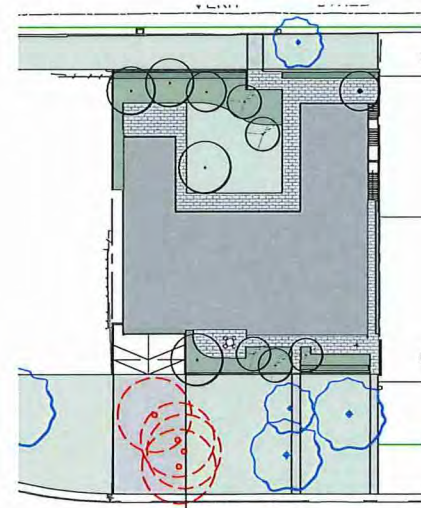
SITE LOCATION
NTS | GOOGLE MAPS



DRAWING SCHEDULE

47B_DA_01	COVER PAGE
47B_DA_05	SPECIFICATION
47B_DA_10	FRONT GARDEN LANDSCAPE PLAN
47B_DA_11	REAR GARDEN LANDSCAPE PLAN
47B_DA_12	FIRST FLOOR LANDSCAPE PLAN
47B_DA_30	FENCE DETAILS
47B_DA_35	TYPICAL DETAILS

SITE PLAN
SCALE 1:500



PLANTING SCHEDULE

TREES			
CODE	BOTANIC NAME	COMMON NAME	QTY POT SIZE
BR	Brachytilon rupestris	Narrow-Leaved Bottle Tree	2 400L
DA	Delonix regia	Royal Poinciana	2 400L
DD	Dracaena draco	Dragon Tree	3 400L
NN	Nolina nelsonii	Blue Nolina	1 400L
OE	Olea europaea	European Olive	3 400L
WF	Waterhousea floribunda	Weeping Lily Pilly	42 200L
SHRUBS AND PERENNIALS			
CODE	BOTANIC NAME	COMMON NAME	QTY POT SIZE
Pa	Pennisetum alopecuroides	Chinese Fountain Grass	18 200mm
Tf	Teucrium fruticans	Tree Germander	23 300mm
Vs	Viburnum suspensum	Sandankwa Viburnum	34 300mm
GROUNDCOVERS & CLIMBERS			
CODE	BOTANIC NAME	COMMON NAME	QTY POT SIZE
Cg	Casuarina glauca 'Cousin II'	Cousin II	17 200mm
Hc	Hedera canariensis	Canary Island Ivy	135 140mm
HH	Hedera helix	Common Ivy	20 140mm
TJ	Trachelospermum jasminoides	Star Jasmine	10 140mm
Vv	Vitis vinifera	Common Grape Vine	30 200mm
SUCCULENTS			
CODE	BOTANIC NAME	COMMON NAME	QTY POT SIZE
Ca	Crassula arborescens	Silver Jade Plant	17 200mm
Cp	Cereus peruvianus	Peruvian Apple Cactus	3 200mm
Eg	Echinocactus grusonii	Golden Barrel Cactus	11 200mm

GENERAL NOTES

- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SET OUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

DRAINAGE AND IRRIGATION NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- WATER / IRRIGATION CONTROLLER POINTS SHOWN INDICATIVELY ONLY. EXACT LOCATION TO BE CONFIRMED ONSITE
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS
- LOCATIONS OF IRRIGATION LINES, VALVES, SPRAY HEADS ETC ARE SHOWN INDICATIVELY ONLY. THE EXACT LOCATION AND FREQUENCY OF THE ABOVE TO BE NOMINATED BY THE IRRIGATION PROVIDER
- REFER TO IRRIGATION PLAN FOR FURTHER DETAIL



GENERAL SPECIFICATION NOTES

1.0 Standards

1.1 Soils

- Site and imported topsoil: To AS 4419.
- Potting mixes: To AS 3743.
- Composts, soil conditioners and mulches: To AS 4454.

2.0 Products

2.1 Material

Topsoil

- Source: Provide topsoil, which contains organic matter, will support plant life and is free from stones, contaminants and weeds.
- Site: If available, provide material recovered from the site.

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf.
- Quality: Provide turf of even thickness, free from weeds and other foreign matter.

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated.
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows.
- Pests and disease: Supply plants with foliage free from attack by pests or disease.

3.0 Execution

3.1 Preparation

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Earth mounds

- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down.

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint.

Existing trees

- Maintain the natural ground level under the canopy.

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.
- Unexcavated: Remove weeds, roots, building rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.
- Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail.
- Irrigated grassed areas generally: 150 mm.
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.

3.2 Turfing

General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
- Laying: Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted.
 - Parallel with the long sides of level areas, and with contours on slopes.
 - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels.

3.3 Planting

General

- Individual plantings in grassed areas: Excavate a hole to twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets.

3.4 Mulching

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm.

3.5 Stakes and ties

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end.
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

3.6 Watering

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 200-300mm.
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture.
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

3.7 Completion

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period.
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

4.0 Establishment & defects liability

4.1 Establishment

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

4.2 Defects Liability Period

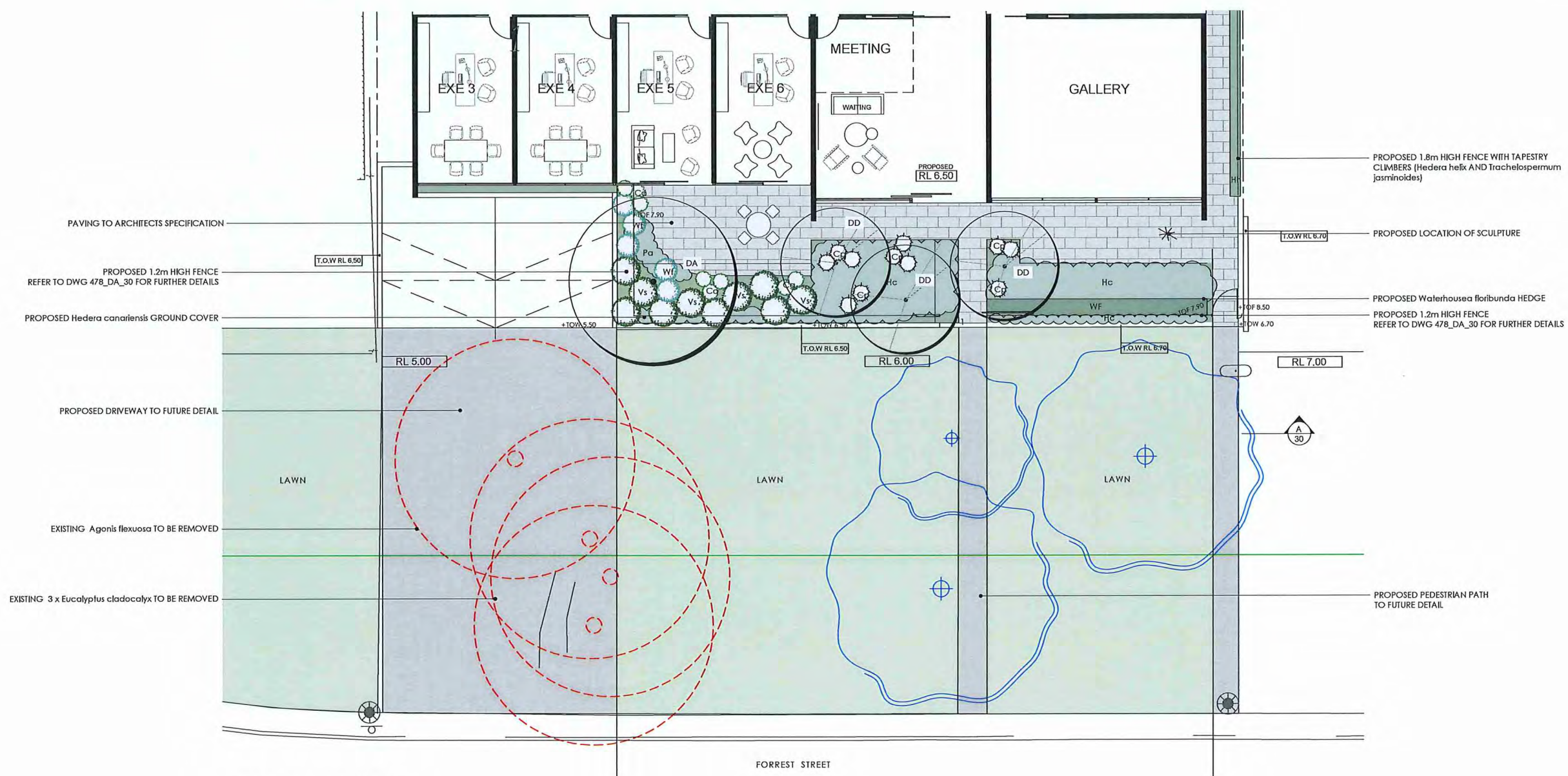
General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.



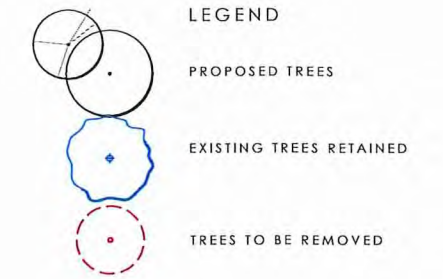
LEGEND

- PROPOSED TREES
- EXISTING TREES RETAINED
- TREES TO BE REMOVED

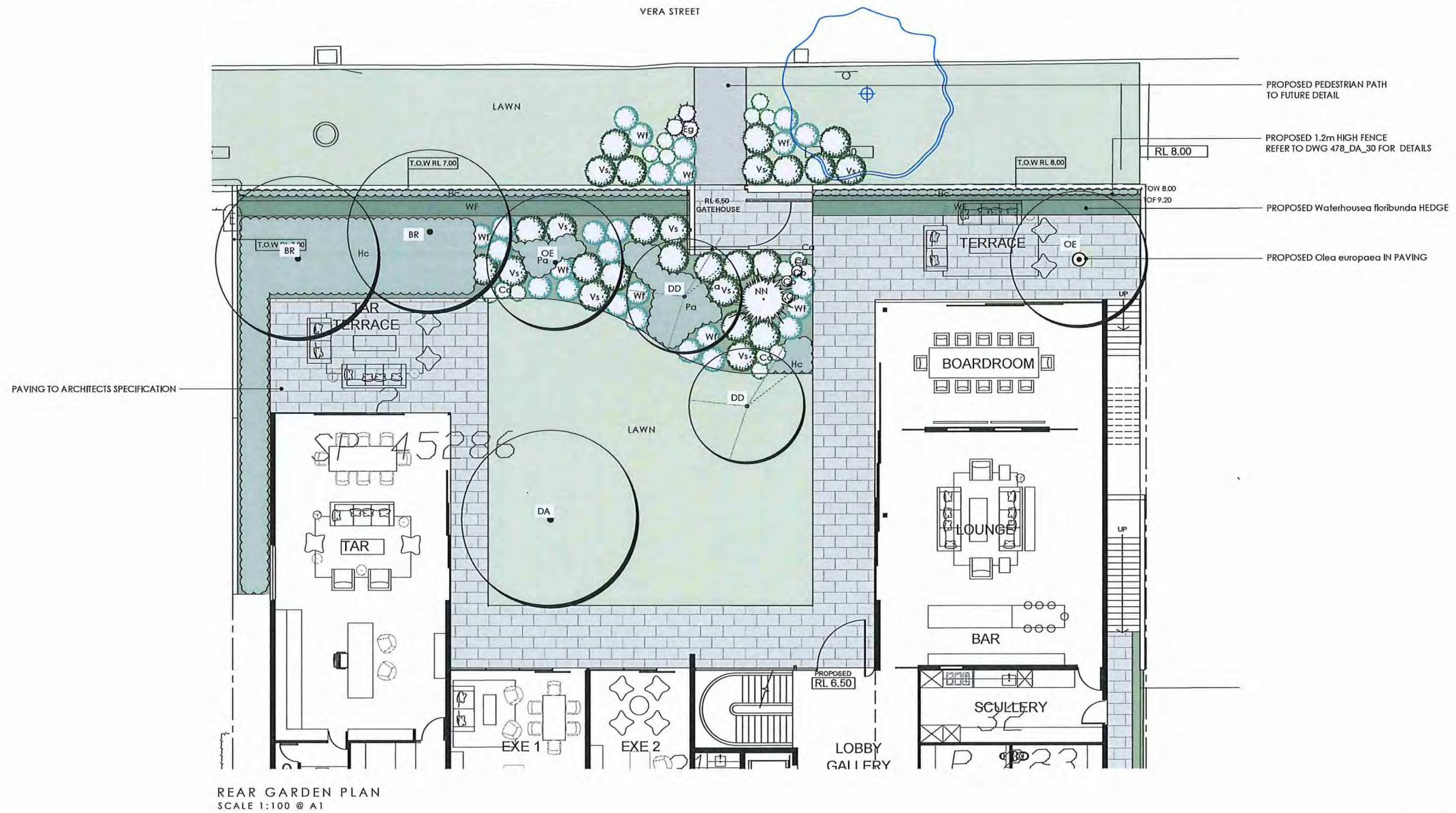


FRONT GARDEN PLAN
SCALE 1:100 @ A1

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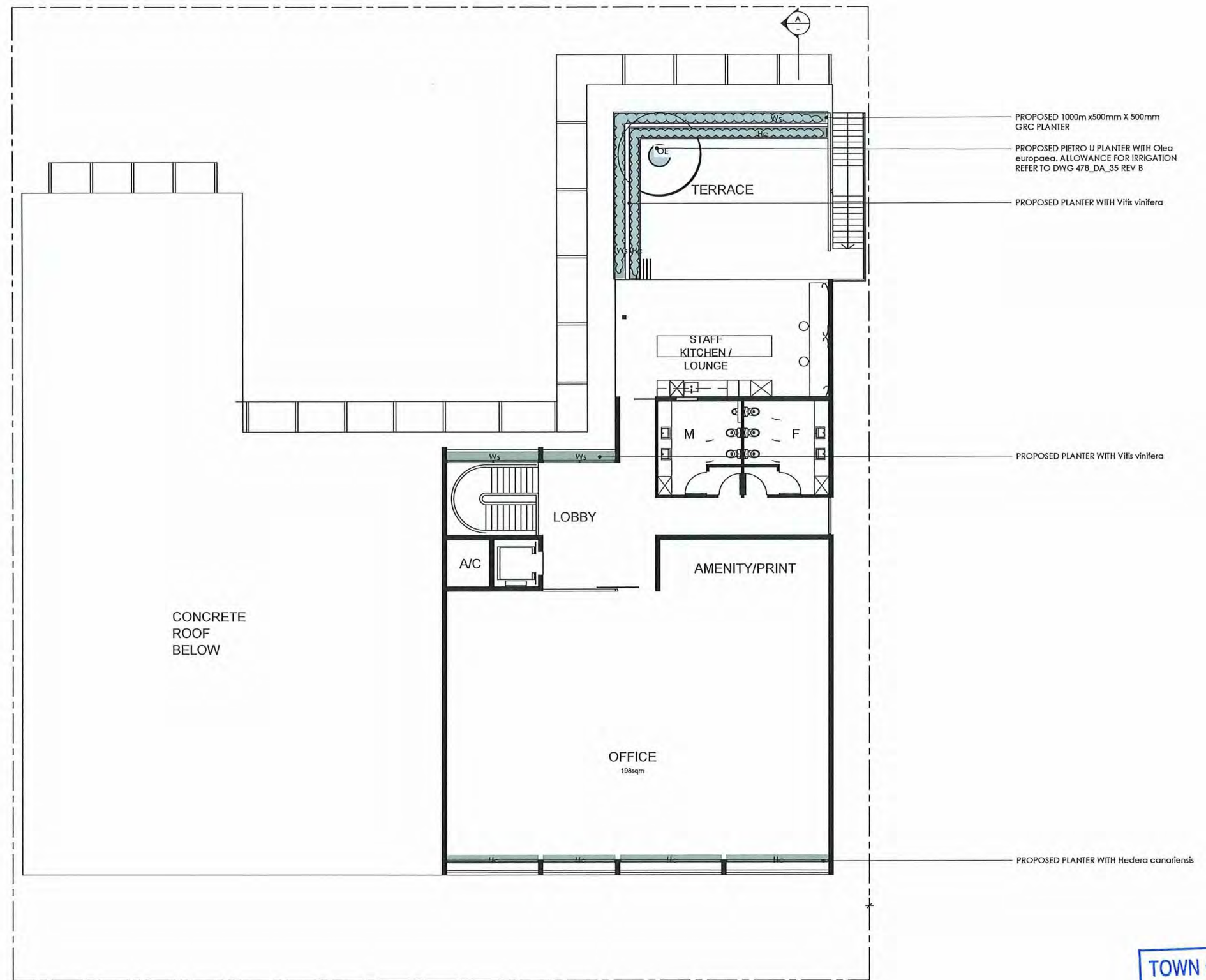


VERA STREET



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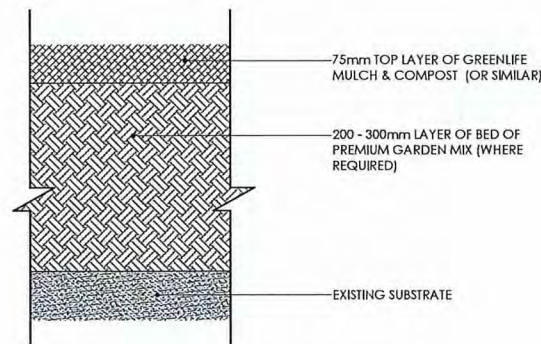




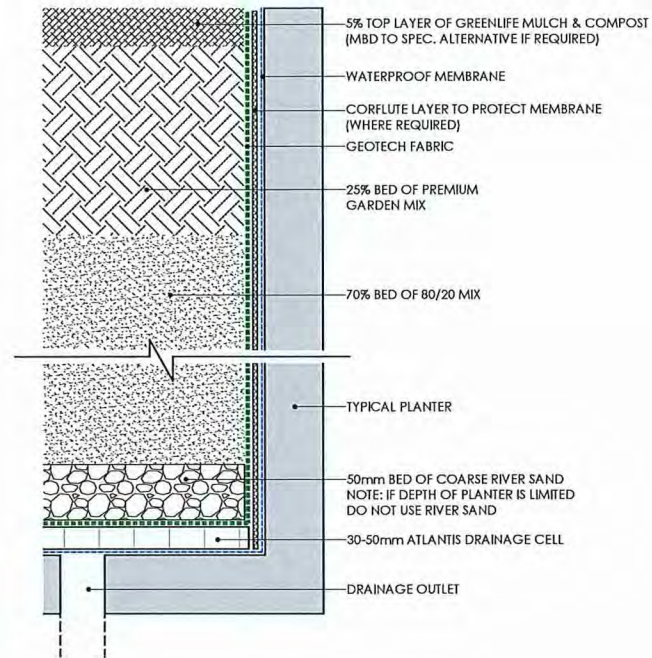
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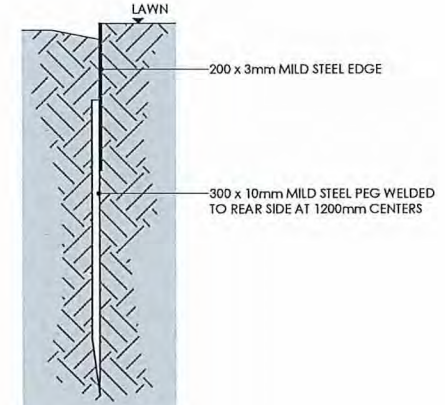




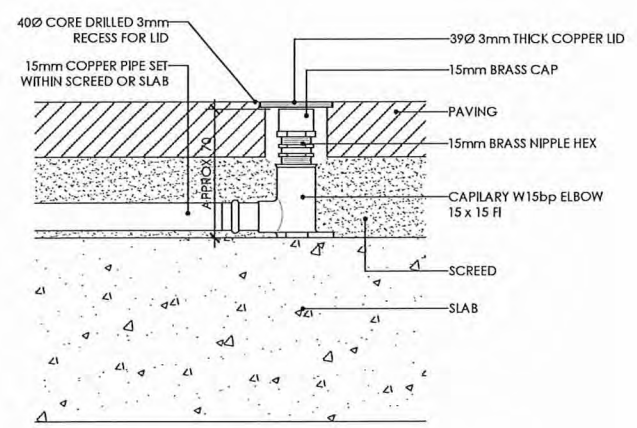
TYPICAL GARDEN SOIL PROFILE
SCALE: 1:5 @ A1



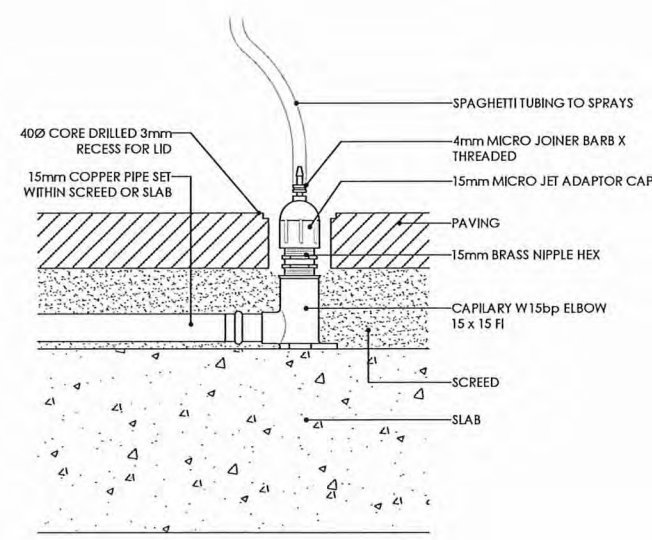
TYPICAL PLANTER SOIL PROFILE
SCALE: 1:5 @ A1



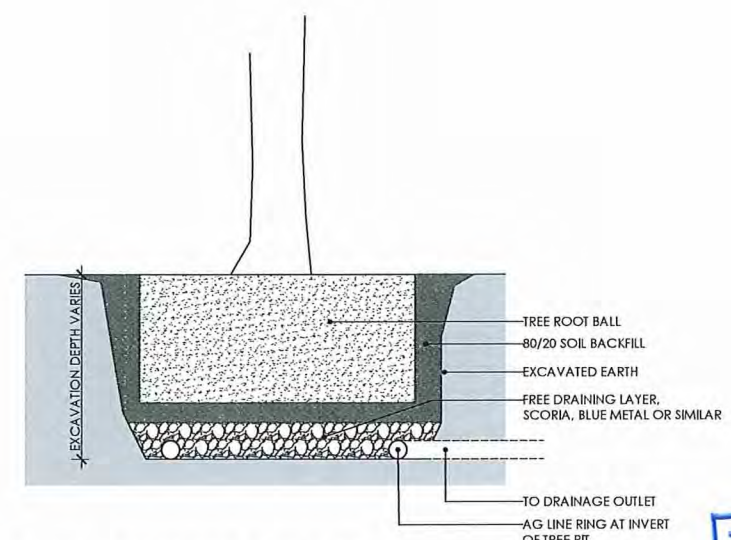
TYPICAL STEEL EDGE
SCALE 1:5 @ A1



TYPICAL PAVING IRRIGATION CLOSED
SCALE 1:2 @ A1

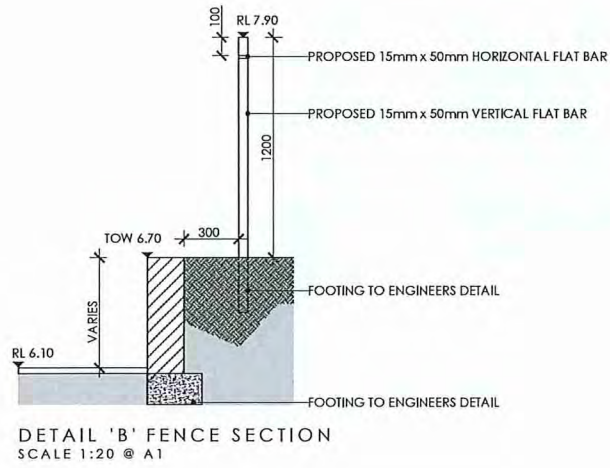
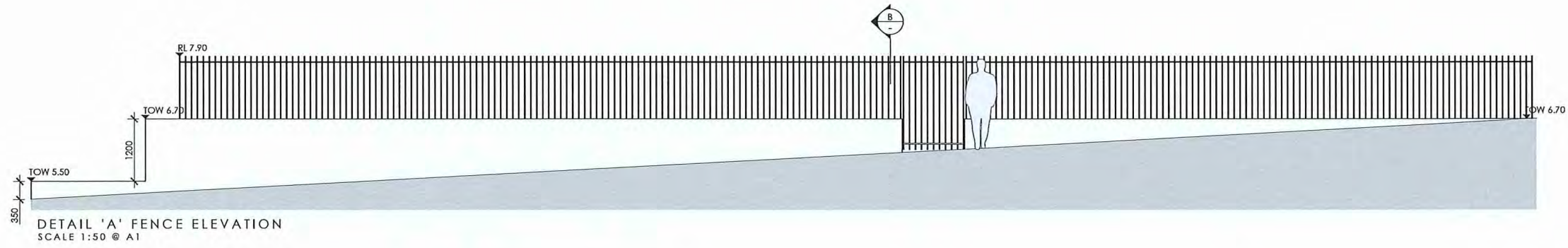


TYPICAL PAVING IRRIGATION OPEN
SCALE 1:2 @ A1



TYPICAL TREE PIT DRAINAGE
SCALE 1:20 @ A1

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TOWN OF COTTESLOE
 15 OCT 2020
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Design review report and recommendations – 30 September 2020 (unconfirmed)

108, 112, 114 FORREST STREET & 9 VERA STREET, COTTESLOE – PROPOSED OFFICE DEVELOPMENT

Design quality evaluation	
	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not supported</i>
Principle 1 - Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	Supported 1a. The design enhances the characteristics of both Vera and Forrest Street; 1b. Appears appropriate in context and character.
Principle 2 - Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	Supported 2a. The landscape is fundamental to this proposal bringing an integrated solution building/landscape. 2b. Proposal is commendable with a large northern courtyard and a commitment to planting as a key part of the design.
Principle 3 - Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	Supported 3a. Built form and scale is appropriate for the context. 3b. Refreshing to see restraint in maximizing built form. 3c. Has quality elevations, clean elements, and its massing and height is appropriate.
Principle 4 - Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. Proposal meets the needs of the owner although may lack flexibility typical of contemporary office planning (open plan). 4b. High functionality and build quality.
Principle 5 - Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. North/south facing main elevations used to advantage; good end of trip facilities. 5b. Commendable passive solar design layout.
Principle 6 - Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	6a. Proposal provides quality amenities for all users and neighbours. 6b. Amenity appears high quality.
Principle 7 - Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	7a. Proposed building and integrated landscape design legibility is considered good.

Principle 8 - Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. Separation of vehicular/pedestrian entry/exit is well considered but could be a safety issue.
Principle 9 - Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a. Design well thought-out for accessibility. 9b. Generous landscaping particularly of the wide verge supports local community needs. 9c. Off-site and visitor parking not clearly addressed. 9d. Visitor parking could be increased. The strain on Forrest Street parking is made worse by other commercial development in the locality.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. Proposal has quality aesthetic appeal. 10b. Commendable design and proposed material palette.