

# TOWN OF COTTESLOE



## DESIGN ADVISORY PANEL

# MINUTES

**MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE  
109 BROOME STREET, COTTESLOE  
5.00PM, TUESDAY, 29 MAY 2018**

**MAT HUMFREY  
Chief Executive Officer**

19 June 2018



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**1. DECLARATION OF MEETING OPENING / ANNOUNCEMENT OF VISITORS**

Cr Tucak declared the meeting open at 5.06pm.

**2. ATTENDANCE****Committee Members Present**

Cr Michael Tucak	Chair, Elected Member
Mr Dick Donaldson	Community Representative
Mr Craig Shepherd	Community Representative
Mr Deon White	Community Representative
Mr Lawrence Scanlan	Community Representative
Mr Trevor Saleeba	Community Representative

**Officers Present**

Mr Mat Humfrey	Chief Executive Officer
Mr Ed Drewett	Coordinator, Statutory Planning
Mrs Janet Boyle	Senior Administration Officer

**In Attendance**

Mr Philip Angers	Mayor
Cr Lorraine Young	Deputy Chair, Elected Member
Cr Sandra Boulter	Elected Member
Neil Cownie	Neil Cownie Architects
Isla Finlay	CLE Town Planning + Design
Neil Thom	CLE Town Planning + Design

**3. DECLARATION OF INTERESTS**

Nil.

**4. OTHER BUSINESS****4.1 Local Development Plan for Lots 24 and 25, corner Railway Street and Congdon Street**

CLE Town Planning + Design presented their findings to the Panel. They were engaged in April 2018 to review this site and prepare a draft Local Development Plan (LDP).

The Panel discussed the presentation (including but not limited to):

- Clarification on the zoning. Confirmed as re-zoned from R20 to R60, the original LDP has been updated.
- Building height comparisons
- Plot ratio variations
- Overshadowing
- Parking to be considered (undercroft)

- Setbacks

#### PANEL RECOMMENDATION

- CLE be requested to review the comments made by the Panel with particular reference to the setbacks to street frontages
- The Applicant be advised of proposed LDP prior to advertising

#### **4.2 Congdon Street Bridge**

Neil Cownie Architects presented and discussed the four options presented by Main Roads Western Australia (MRWA). Emphasised their alarm at MRWA's options and believe that they primarily consider vehicle traffic. The bridge location has complex range of aspects.

The Panel discussed the presentation (including but not limited to):

- Garden centre has expressed their desire to stay in the area.
- Open space/disused land adjacent to garden centre not been considered.
- Public Transport Authority and MRWA to advise of disposal of land.
- Defer further until other uses of land considered.
- Consideration to smaller businesses, even short term closure could kill business.
- Insufficient access for cyclists/pedestrians
- Commercial spaces not considered
- Traffic given priority and overall village not given adequate consideration.
- Holistic approach required
- Western Australian Planning Commission to be involved
- Option two will have a detrimental effect on area – need to look at additional elements.
- Masterplan required with increased density – not to overwhelm the town centre.
- Centralised common area/landscaping
- Use of mature trees where possible

The Panel requested that the Applicant be involved in the proposal.

#### PANEL RECOMMENDATION

- Defer Option Two
- Continue to work with MRWA on Masterplan that deals with all future land use/stakeholders, Public Transport Authority.
- Engage with Town of Claremont
- Further information required from MRWA on traffic impact and pedestrian cycleways.
- Support Option 'A' of Neil Cownie's proposal.

**4.3 72 Marine Parade**

Officers advised the Panel of the proximity of the site to two state-heritage listed dwellings, the R30 zoning, and the comments received from the eastern neighbours following advertising.

The Panel commented that the Rosendo Street setback could have been reduced to 1.5m 'as-of-right' under the Residential Design Codes if the proposed dwelling had its primary frontage to Marine Parade, and that its eastern setback could have been permitted much closer to the eastern boundary, which would have resulted in far greater visual impact on the eastern neighbour's property than that proposed.

**PANEL RECOMMENDATION**

- Supportive of the design
- Unanimously support the proposed setback to Rosendo Street.

**5. GENERAL BUSINESS**

Nil.

**6. MEETING CLOSURE**

Cr Tucak declared the meeting closed 7.20pm.