

## Design Review Panel Minutes

Local government	Town of Cottesloe	
Item no.	5 Warton Street, Cottesloe	
Date	13 June 2019	
Time	5.00pm	
Location	Mayor's Parlour, Cottesloe Civic Centre, 109 Broome Street, Cottesloe	
Panel members	Cr Michael Tucak Dick Donaldson Simon Rodrigues Trevor Saleeba Lawrence Scanlan	Chair, Elected Member Panel Member Panel Member Panel Member Panel Member
Local government officers	Mat Humfrey Ed Drewett Jan Boyle	Chief Executive Officer Coordinator, Statutory Planning Senior Administration Officers
Proponent/s	Stephen Pennock Trent Will	Pennock Architects Planning Solutions (Proponent)
Observer/s	Stuart Hawley Darin Jinks	Blueprint Projects Cottesloe Investments WA Pty Ltd

### Design Review Minutes

Proposed development	Three-storey residential development (8 units)
Property address	5 Warton Street, Cottesloe
Background	<p><b><u>Pre-meeting discussion</u></b></p> <p>The Panel were provided with an opportunity to review the comprehensive documentation (by electronic link) prior to the meeting. Mr Ed Drewett gave a brief overview of the proposed development which included the following:</p> <ul style="list-style-type: none"> <li>• Currently 10 units;</li> <li>• Proposed 8 units;</li> <li>• Density doesn't comply with LPS3;</li> <li>• LPS3 cl 5.3.5 referenced in detail;</li> <li>• Car access to basement;</li> <li>• Fire access.</li> </ul> <p>The Panel commented that a car lift design would be considered an advantage to the development. Mr Drewett advised that an electronic system would be required to manage vehicle movement in and out of the development's parking facility.</p> <p>The Chair requested applicants and architects to enter the meeting at 6:25pm.</p>
Proposal	<p><b><u>Meeting Discussion</u></b></p> <p>A presentation was given by Pennock Architects with a visual electronic overview. The following features of the proposed development were highlighted to the Panel during the presentation:</p> <ul style="list-style-type: none"> <li>• Location of site</li> <li>• Philosophy discussed</li> <li>• Improved streetscape</li> <li>• Maintaining of views for neighbours</li> <li>• Carpark/car lift</li> </ul>

- 8 apartments including 1 large 3 bed roomed on ground floor
- Front & rear apartments
- Elevations
- Use of bold external colouring
- Restrained design at side & rear
- Skylights above stairwell to maximise light filled area
- Landscaping included in design including common verge
- Roof terrace with pot plants.

Mr Drewett referenced the R-Codes and advised that the roof will require re-design in order to comply.

Mr Will discussed the following:

- How vehicle movement during peak times is envisaged
- Potential visitor bay(s)
- Intercom system for carlift/carpark.

Mr Donaldson left the meeting at 6:40pm.

Mr Drewett summarised the following:

- Local Planning Scheme setbacks
- Landscaping/planting

Mr Will summarised the following:

- Density/R30 coding addressed
- Landscaping considered more desirable than concrete/visitor bay.

**Panel Summary**

- Proposed design is superior to current building
- Planting on roof terrace will enhance owner/occupant facility
- Visitor bay could be of concern unless managed; potential to be introduced to verge.

The meeting was declared closed at 6.55pm.