

TO  
**TOWN OF COTTESLOE** 109 Broome Street, Cottesloe, WA 6011

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ATTENTION

**PLANNING DEPARTMENT**

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REGARDING

**DEVELOPMENT APPROVAL 80 RAILWAY STREET COTTESLOE YOUR REFERENCE 2130**

**ADDITIONAL INFORMATION Access Pathway + Army Building Works Additional  
INFORMATION Buildings C, E, G and Fire Water Tanks and Pumproom**

DATE

5 September 2012

FROM

Jonathan Strauss

COPY TO

Eric Hancock Conservation Project Officer National Trust

Further to your meeting with Bernard Seeber June 2012 to discuss additional information to this Development Approval and our recent memos BSFILE399 005 and BSFILE399 007, we submit the following for your response.

Refer our memos BSFILE399 005 and BSFILE399 007. This memo includes all the written information and attachments to those memos.

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## 1. ATTACHMENTS

Please find attached:

### Forms

	Description	Copies
MRS Form 1	Signed by; Peter Pushtkuchen, Depart of Education Thomas Perrigo, National Trust of Australia (WA)	2

### Fees

National Trust of Australia (WA), Bank of Western Australia 306 089 4189329, for \$5,203.00 for Works not included in existing Approval 2130

### Department of Education Works

Drawings by BERNARDSEEBER showing Wanslea Site Development\_DoE Occupation of the Building G\_Army Buildings

Drawing	Rev	Description	Copies
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K101	1	DOE Access Site Plan	3@A3
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Drawings by PARRY & WHITE ARCHITECTS showing DOE Army Buildings Refurbishment:

Drawing	Rev	Description	Copies
A0.01	-	Site Location Plan	2@A1 and 1@A3
A1.01	-	Site Location Plan	2@A1 and 1@A3
A2.01	-	Existing Floor Plan and Elevations Demolition	2@A1 and 1@A3
A2.02	-	Modified Floor Plan and Elevations	2@A1 and 1@A3

Document by HERITAGE AND CONSERVATION PROFESSIONALS being Impact Study:

Document	Rev	Description	Copies
July 2012	August 01	Wanslea Army Buildings Heritage Impact Report	3@A4

### Existing Planning Application Approval 2130

Amended Works included in existing Approval

Drawings by BERNARDSEEBER showing Wanslea Site Development

Drawing	Issue/Rev	Description	Copies
A_A951	A1	Lower Site Plan	2@A1 and 1@A3
A_A952	A1	Upper Site Plan	2@A1 and 1@A3
A_A953	A1	Roof Plan	2@A1 and 1@A3
A_C1000	A_	C_Staff Quarters DA Plans & Elevations	2@A1 and 1@A3
A_D1000	A_	D_Outbuilding 01 DA Plans & Elevations	2@A1 and 1@A3
A_E1000	A_	E_ Outbuilding 02 DA Plans & Elevations	2@A1 and 1@A3
A_F1000	A_	F_ Outbuilding 03 DA Plans & Elevations	2@A1 and 1@A3
A_H1000	A_	H_Entry DA Plans & Elevations	2@A1 and 1@A3

## 2. FEE CALCULATION

Based on the Fees and Charges listed on the Town's website, we have calculated the applicable planning fees as;

Item	Opinion of Cost (inc GST)	Calculation	Fee
DoE Works			
Civil Works in association	439,000		
Army Buildings Works	\$1,463,000		
	\$1,902,000	1,600 +(1,402,000x0.257%)	\$5,203.00

We note there has been no change to the opinion of cost for the works included in the existing Approval.



### 3. APPLICATION FORM

The completed and signed application MRS Form 1 is attached.

As requested, the formed has been signed on behalf of both National Trust of Australia (WA), owner Lot 378, and the Department of Education, owner Lot 377.

We confirm that portions of the Civil Works in association with DOE occupation of the Army Buildings are on lot 377, including;

- Pedestrian access path
- Fence
- Carpark 01, a portion of a single car bay

### 4. DEPARTMENT OF EDUCATION WORKS

#### 4.1. General

Attached drawings indicate additional information as:

- Upgrading the Roads 1 and 2 with 2 way vehicular access from Railway Street to Carpark One
- Upgrading the Pedestrian access from Railway Street to Carpark One
- Upgrading Carpark One to accommodate additional 7 carparking bays and Universal Access parking
- Upgrading the Army Buildings to accommodate Department of Education Early Childhood Centre

### 5. APPROVAL 2130 \_AMENDMENTS

#### 5.1. General

As you have noted there have been a number of changes to the documents accompanying with the Planning Application.

In summary

- Building C, the addition to has been moved southwards to achieve universal access from Carpark 02 externally
- Building D, a universal toilet facility has been provided in an addition to the east of the building
- Building E; an externally accessed universal toilet facility has been provided
- Building F; has been reconfigured to accommodate the activity/hall space lost through the Department of Education occupation of Building G, Army Buildings

There are no changes to Building B with regard to the approved Application.

#### 5.2. Works Packages

The Works have been packaged as;

- Package 1 Siteworks, Civil Works and construction of Building H\_Fire Water Tanks and Pump Room
- Package 2 Works to and for Buildings C, D, E and F
- Package 3 Works to Building B, primarily external conservation, internal conservation and works to accommodate tenants, there are no additions
- Package 4 Siteworks, Landscaping, Fences and Gates

Package 1 Works have been submitted for Building Permit.

#### 5.3. Building H\_Fire Water Tanks & Pump Room

As approved the Fire Water Tanks and Pump Room were metal clad structures.

During documentation it was found that there was insufficient available space;



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\_to provide vehicle and pedestrian to site and accommodate the pipework and working equipment and access clearances

\_to provide the required clearances to the Water Corporation's sewer and Western Power's sub station

The documents submitted for Building Permit show in situ concrete facility of a reduced footprint. This is achieved by partially burying the tanks.

The overall height is determined by the clear height required inside the pump room.

#### **5.4. Building C\_Existing Staff Quarters**

The Building remains primarily used as office accommodation.

The following revisions incorporated;

\_reduction in overall floor area

\_repitching the roof to minimise roof height to the south elevation

\_minor reduction in height to the ridge elevation

\_universal and other access from Carpark 02 achieved through external ramp and stair

\_plan form moved 2m south

#### **5.5. Building E\_Existing Outbuilding 01**

The Building use is proposed use is proposed as a publically accessible group or family counselling, and small seminar or meeting room.

To achieve a this use a universal toilet facility is included. The facility could not be accommodated within the existing structure given the significant loss of floor space and is therefore provided as an addition with in a lean-to on the eastern side of the building. This addition also partially covers an external seating space.

#### **5.6. Building E\_Existing Outbuilding 02**

The Building use is proposed use is proposed as a publically accessible activity space for yoga, rieki and small group or family counselling.

To achieve this use a universal toilet facility is provided as separate structure accessed across a paved seating area. The facility is incorporated as addition with in a lean-to on the eastern side of the building.

#### **5.7. Building F\_New Outbuilding 03**

As previously submitted, Building F was a 2 storey office building with an open "undercroft" and a footprint of 162.75m<sup>2</sup> (10.5x15.5) including veranda. It was effectively a 3 storey building. The undercroft form was generated by the nature of the site.

At that time Building G was part occupied and utilised by Tenant\_Cancer Support Association for activities including seminars, meetings, teaching and instruction and other activities. With the Department of Education occupation of the Building G this facility has been lost.

Building F has been reconfigured as a small hall to re establish this facility. It is a facility that will be shared by all Tenants and will be available to the community generally, including the Primary School.

In comparison the reconfigured Building is;

1 storey plus enclosed "undercroft", effectively a 2 storey building, again the undercroft is generated by the nature of the site

footprint is increased to 237.6m<sup>2</sup> (19.8x12) including verandas

the building is a 1 storey form to the rear boundary, 2 stories only at the courtyard shared with Building B

The Building has 2 rooms, Hall and Demonstration Kitchen.

The Hall is;

\_located on the upper floor

\_has direct access to the an existing plateau within the landscaping

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\_used for meetings, seminars, yoga and wellness programs

The Demonstration Kitchen is;

\_located on the lower floor

\_floor level is the same as Building B

\_has access to a pedestrian courtyard formed by Buildings B, F and G

\_used wellness teaching programs associated with diet and food preparation

\_it is not a commercial kitchen

## 6. CONFIRMATION

We request confirmation of your preliminary advice that the existing Development Approval will accommodate this additional information.

Please make contact if you require further submission.

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