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Scale 1:742

Thursday, 7 February 2013



Job No: 11046  
18 January 2012

Manager Development Services  
Town of Cottesloe  
PO Box 606  
Cottesloe WA 6911

**ATTENTION : ANDREW JACKSON**

Dear Andrew,

**Scout Hall & Community Centre, Cottesloe  
Planning Application – Revised Drawings**

Further to our meeting at the Town of Cottesloe on 10 January we confirm our response to the following items raised during this meeting.

### 1. User Groups

There are 3 User Groups who will be attending the Scout Hall & Community Centre on a regular basis;

Cottesloe Scout Group  
North Cottesloe Surf Life Saving Club (NCSLC)  
Cottesloe Play Group

#### **Cottesloe Scout Group**

Scout Groups can operate five 'youth' sections - Joey Scouts (6 to 8 years of age), Cub Scouts, Scouts, Venturer Scouts and Rover Scouts (18 to 25 years of age). Currently, due to the existing hall situation, the Cottesloe Group can only accommodate Cubs and Scouts.

A fully developed Group would have 100 to 120 youth members spread across all sections, with most being in Cubs and Scouts (typical maximum of 36 in each). Our goal would have the Cottesloe Group operating around this level within five years of the new hall's completion.

Typically, the sections meet once per week (usually Monday to Friday). Meetings would generally occur between 5 pm and 9 pm. Joeys meet for one hour and the others usually for two hours. There will be occasional, but not necessary frequent, weekend activities.

Access to the storage sheds from Charles Street on weekends would mainly be for camping and excursions, with low activity/negligible impact on the neighbours.

For Joeys, Cubs and Scouts, there is usually one adult for every seven youth members, so a maximum of five adults for a big formation of 36. Venturers might have one or two adults and Rovers none, as it is a self-directing section of young adults.

Youth members are encouraged to walk or ride to meetings.

#### **North Cottesloe Surf Lifesaving Club**

The storage sheds are intended for longer term storage of equipment that is not used on a daily basis by the club. The sheds will be accessed only on an intermittent basis, possibly weekly during summer and infrequently during the off season. Equipment that is needed to be used on a daily basis will continue to be housed at the club's premises on Marine Parade.

The surf club intends to use the hall for offsite training on a regular basis. North Cottesloe undertakes a range of training courses for both its members and for local community groups. Typically, these courses are lifesaving related, involving activities such as first aid training and CPR training.

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ABWA 881  
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AS TRUSTEE FOR THE PRC UNIT TRUST  
ABN 94 851 233 643

Courses are undertaken regularly throughout the year, with the greatest frequency in spring and summer. Student numbers vary, but will typically involve between 15 and 30 students and 1-2 instructors. The courses do not occur on a daily or even weekly basis. Averaged out over the year, we would estimate one course per 3 weeks with 2 sessions per course conducted at the hall.

Traffic movements will therefore be intermittent and not expected to occur on a daily basis. As most of the students will be local residents, and many of them students and local children we do not expect there to be an arithmetic relationship between student numbers and car parking requirements. Many of the course participants will of course walk or ride bicycles to the hall.

### **Cottesloe Play Group**

The Cottesloe Playgroup operates Monday to Friday with morning sessions, typically running from 9.30 am to Noon and afternoon sessions running from 2.30 pm to 5 pm. The maximum number in any session would be 16, with around six to eight parents present.

## **2. Verge Parking**

The permanent parking bays on the Eric Street verge have been replaced by a single large drop-off bay.

## **3. Permanent Car Parking Bays**

Two permanent on site car parking bays have been provided, with access directly off Charles Street adjacent to the proposed storage sheds. The verge crossover to be constructed with 'Ritter Rings' to reduce the overall visual impact and allows it to blend with the adjacent grass.

## **4. Charles Street Pine Trees & Charles Street Cross-Over**

The crossover from Charles Street to the storage sheds has been modified to suit the required Pine Tree protection zone. A 1.5m offset from the outside edge of the trunk of the closest Pine Tree (to the crossover) has been implemented and as a result the overall extent of the crossover has been significantly reduced. In addition, to soften the visual impact of the crossover 'Ritter Rings' will be used as the paving material.

## **5. Material Treatment of the Storage Sheds**

The proposed shiplap cladding to the storage sheds will be replaced with a rammed limestone construction which we believe is more sympathetic and relevant to the local Cottesloe area. In addition, the rammed limestone reflects a 'softer' visual aesthetic.

## **6. Setback to Northern Boundary, North Elevation & Material Treatment**

The proposed Scout Hall has been specifically positioned to maximise the external usage of the site providing significant outdoor play and activity areas not only for the Scouts but also the various other community groups who will be utilising the building. In addition, the location of the Hall preserves the valuable, mature grove of trees in the centre of the lot which not only provides shaded external play space but also a magnificent green vista from south facing multi-purpose rooms. The proposed building orientation allows for significant cross-ventilation, via the high level louvres, capturing the prevailing south westerly breeze.

The hall itself has been set down below the Eric Street footpath level which reduces its overall impact on the streetscape. The implementation of the rammed limestone walls, typical of the Cottesloe area, creates a 'soft', textural appearance providing visual interest. The perola provides articulation to the façade and as well as functioning as a shading device. It also brings contrast throughout the day with moving sun shadows across the elevation. The removal of the opaque toilet windows takes away the utilitarian aspect to the eastern portion of the façade, with the introduction of high level louvres to break up the overall wall elements and provides transparency. The windows to the western edge of the north elevation have been enlarged to create more openness. A Scouts WA logo will be embossed into the north facing rammed limestone wall (near the eastern corner) adding visual interest when viewed from Eric Street.

## **7. Site Fence**

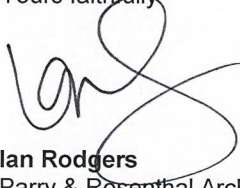
The site fence has been reduced to 1.8m and will follow the slope of the site.

**8. Crown Land**

See attached copies of the Certificate of Title which indicates that Scouts WA is the registered proprietor of the land. Scouts WA are currently in the process of changing the name on the title from The Boy Scouts Association West Australian Branch to reflect their current organisations name, Scouts WA.

We look forward to receiving your comments.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ian Rodgers', written over the text 'Yours faithfully'.

**Ian Rodgers**  
Parry & Rosenthal Architects

Encls: DD1.01 revG, DD2.01 revG, DD2.04 revF, DD3.01 revF, 2x 3D  
coloured images

Copy: Peter Walton, Chris Williams – Scouts WA

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# Scout Hall & Community Centre, Cottesloe

View from cnr Charles & Eric Streets

Job No. 11-046 18 January 2013 Parry & Rosenthal Architects





## Scout Hall & Community Centre, Cottesloe View of Charles Street Garage

Job No. 11-046 18 January 2013 Parry & Rosenthal Architects



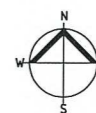
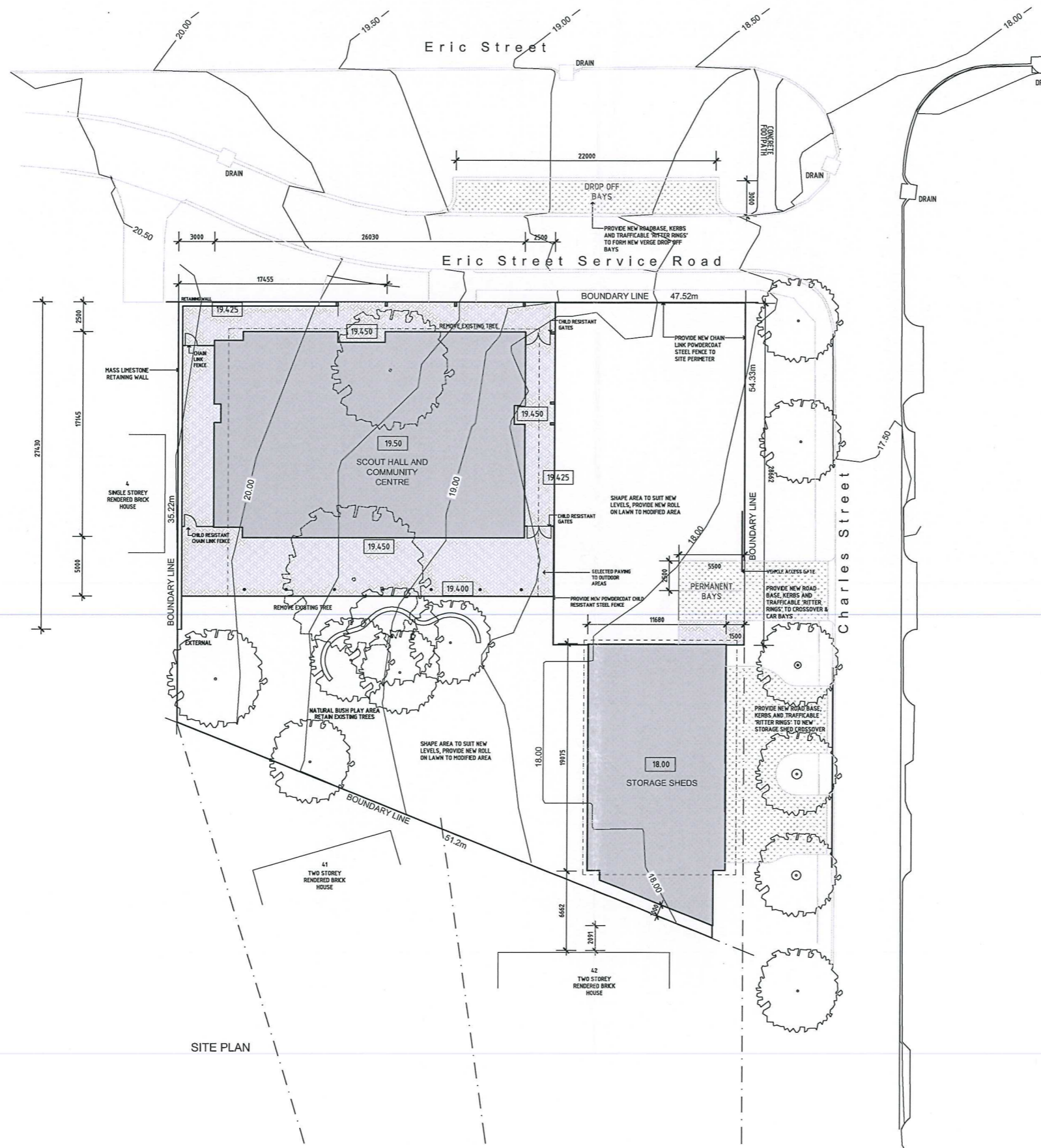
**NOTES**

SET OUT POINTS & LEVELS OF BUILDINGS & ROADS TO BE CONFIRMED ON SITE WITH ARCHITECT BEFORE CONSTRUCTION BEGINS.

CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL PRECAST CONCRETE ELEMENTS INCLUDING SHOP DRAWINGS OF ALL RECONSTITUTED CONCRETE BALUSTRADES (SILLS), ALUMINIUM WINDOWS & DOORS, STRUCTURAL STEEL WORK & BALUSTRADES AND COMPOSITE ALUMINIUM ROOF EDGES FOR ARCHITECTS APPROVAL PRIOR TO COMMENCING WITH ANY WORK OR ORDERING MATERIALS.

POSITIONS OF SERVICE RUNS, PITS, WELLS & POSITIONS OF LIGHTING TO BE CONFIRMED ON SITE WITH ARCHITECT BEFORE THE COMMENCEMENT OF ANY WORK.

**TRIMMED**  
Document Number  
013/1553



DATE	REV	NOTE	BY
18.01.13	G	ISSUED TO TOWN OF COTTESLOE FOR DA APPROVAL	IR
20.12.12	F	ISSUED TO CLIENT FOR DD APPROVAL	IR
17.12.12	E	ISSUED TO QS FOR INFORMATION	IR
11.12.12	D	ISSUED TO HYDRAULIC CONSULTANT	IR
10.12.12	C	VERGE PARKING & DROP OFF BAY UPDATED	IR
22.11.12	B	ISSUED FOR DEVELOPMENT APPROVAL	IR
15.11.12	A	ISSUED TO QS FOR SKETCH DESIGN COSTING	IR

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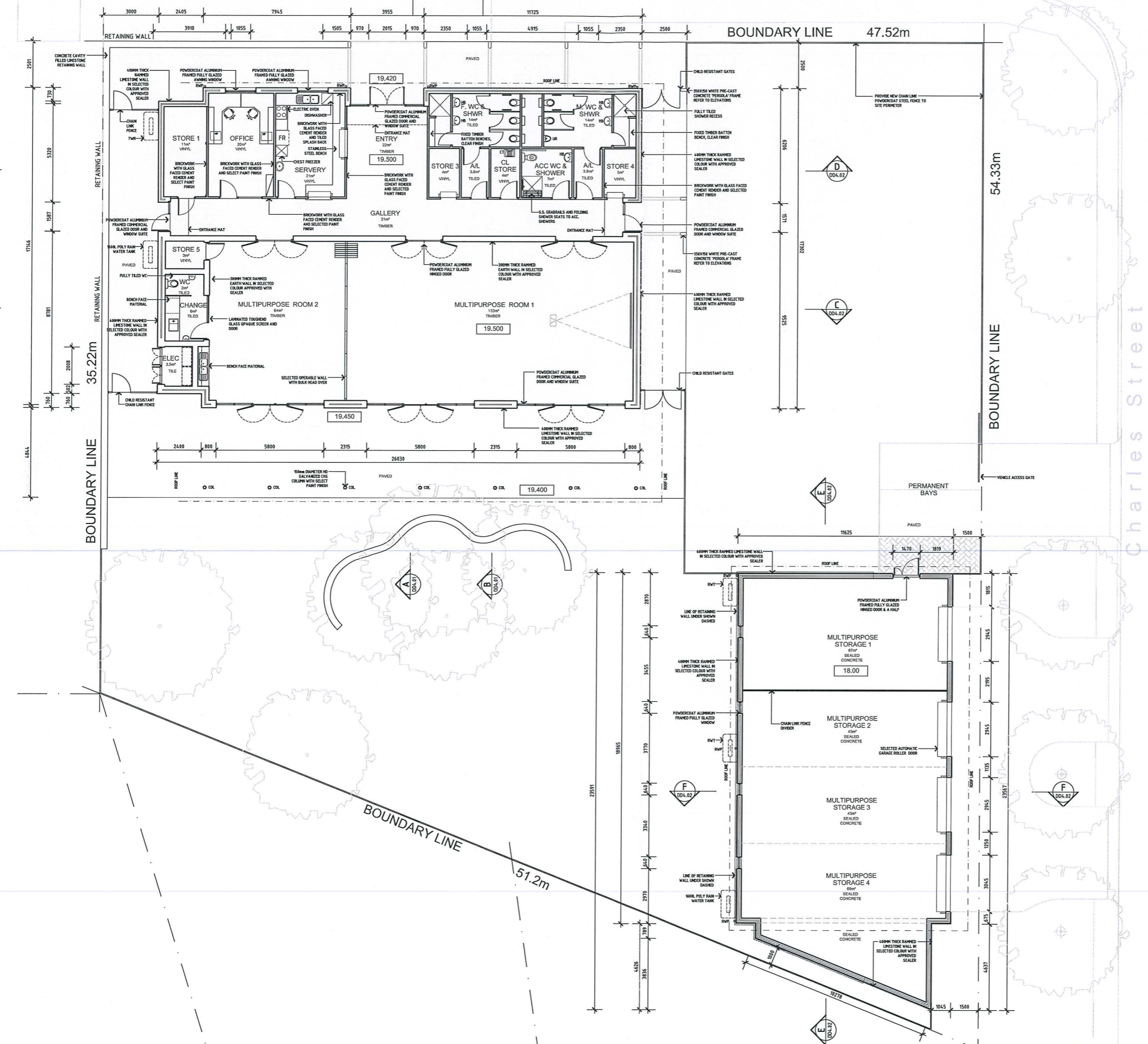
**SCOUT HALL AND COMMUNITY CENTRE  
 COTTESLOE**

DEVELOPMENT APPLICATION  
 SITE PLAN

DRAWN	IR	DATE	14/11/12	APPROVED	DRAWING No.	REV
JOB No.	11-046	SCALE	1:200		DD1.01	G

TOWN OF COTTESLOE  
 22 JAN 2013  
 RECEIVED

SITE PLAN



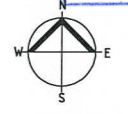
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TOWN OF COTTESLOE  
22 JAN 2013  
RECEIVED



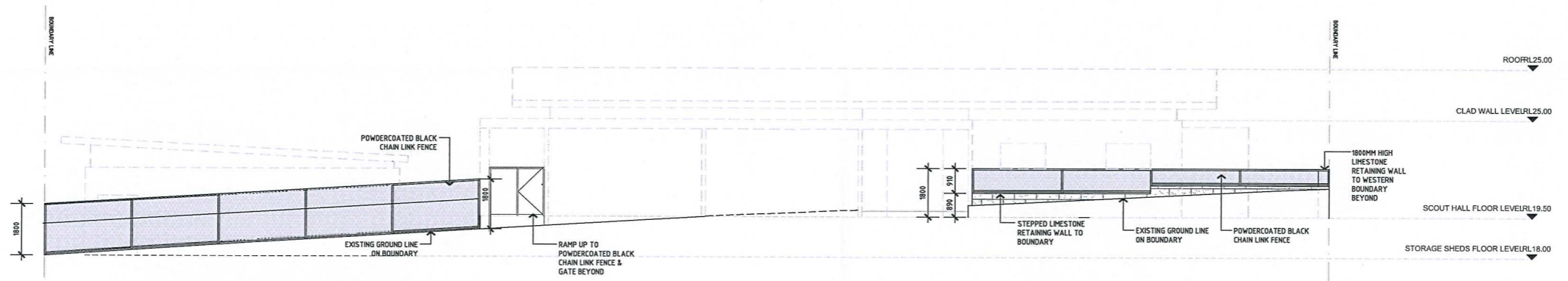
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11.12.12	D	ISSUED TO HYDRAULIC CONSULTANT	IR
30.12.12	C	ISSUED FOR BCA COMPLIANCE REVIEW	IR
22.11.12	B	ISSUED FOR DEVELOPMENT APPROVAL	IR
15.11.12	A	ISSUED TO QS FOR SKETCH DESIGN COSTING	IR

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**SCOUT HALL AND COMMUNITY CENTRE  
COTTESLOE**

DEVELOPMENT APPLICATION  
FLOOR PLAN

DRAWN	DATE	APPROVED	DRAWING No.	REV
NG	00/00/07		DD 2.01	G
JOB No.	SCALE			
11-046	1:100			



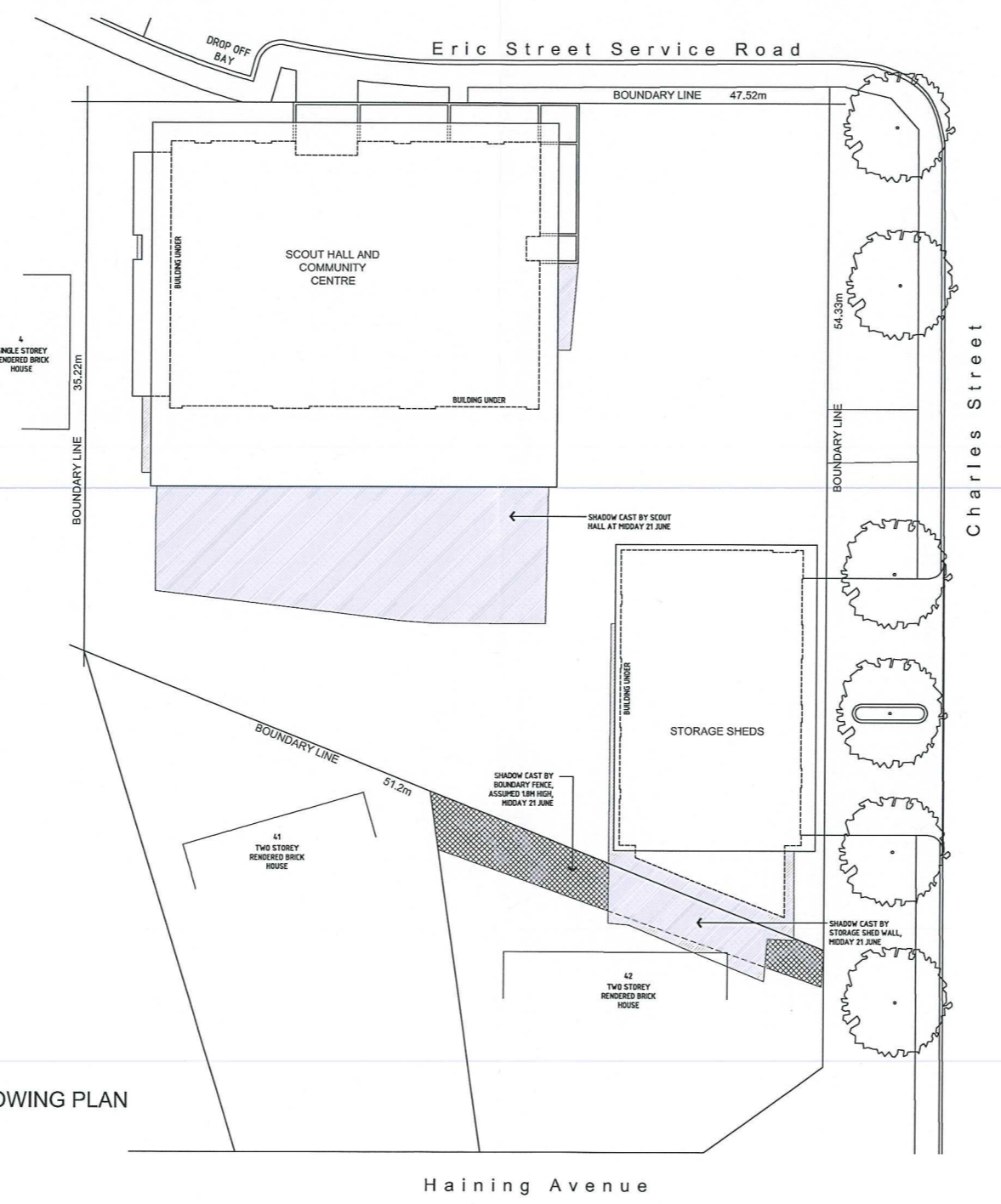
TYPICAL FENCE DETAILS  
SCALE 1:100

**NOTES**

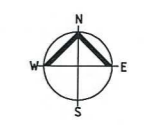
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OVERSHADOWING PLAN  
SCALE 1:200



18.01.13	F	ISSUED TO TOWN OF COTTESLOE FOR DD APPROVAL	IR
20.12.12	E	ISSUED TO CLIENT FOR DD APPROVAL	IR
17.12.12	D	ISSUED FOR NEIGHBOURHOOD CONSULTATION	IR
26.11.12	C	ISSUED FOR NEIGHBOURHOOD CONSULTATION	IR
22.11.12	B	ISSUED FOR DEVELOPMENT APPROVAL	IR
20.11.12	A	ISSUED FOR NEIGHBOURHOOD CONSULTATION	IR
DATE	REV	NOTE	BY

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TOWN OF COTTESLOE  
 22 JAN 2013  
 RECEIVED

SCOUT HALL AND COMMUNITY CENTRE  
 COTTESLOE

DEVELOPMENT APPLICATION  
 OVERSHADOWING PLAN & TYPICAL FENCE DETAILS

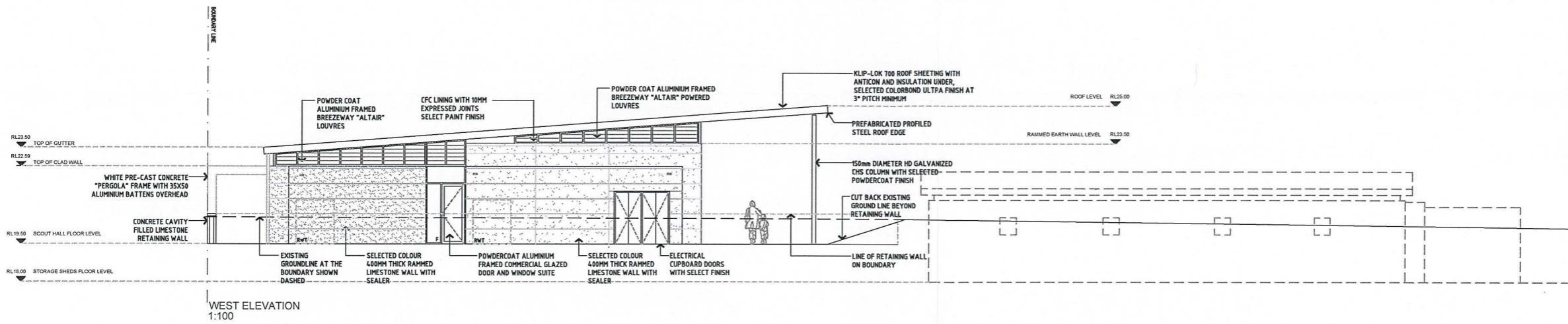
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JOB No.	SCALE			
11-046	AS SHOWN			

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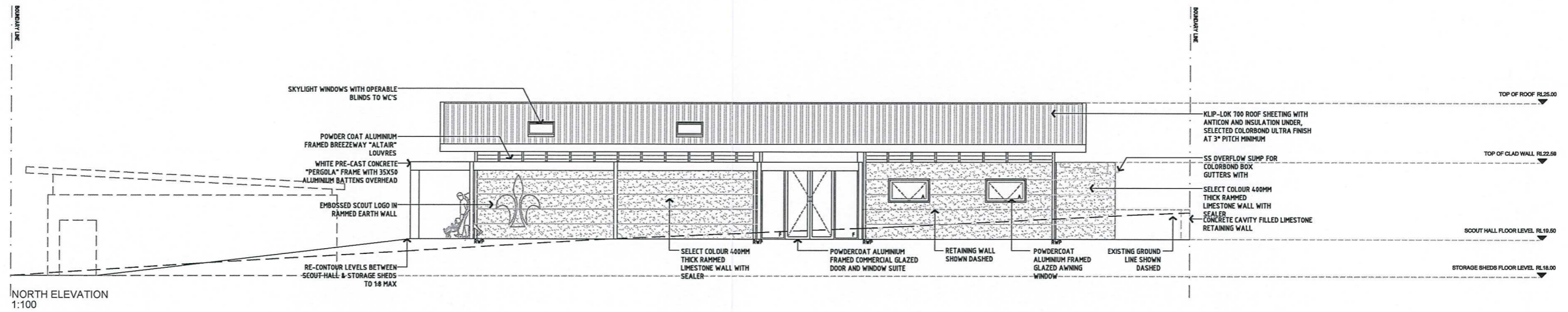
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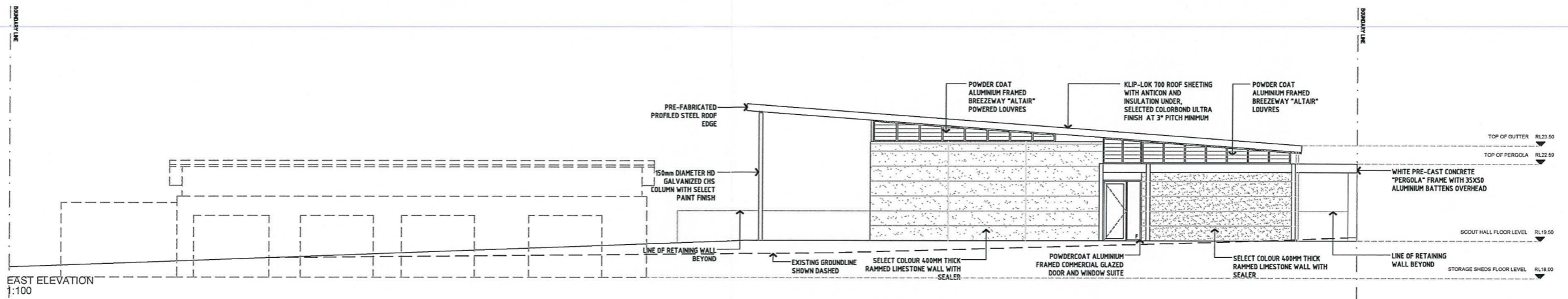
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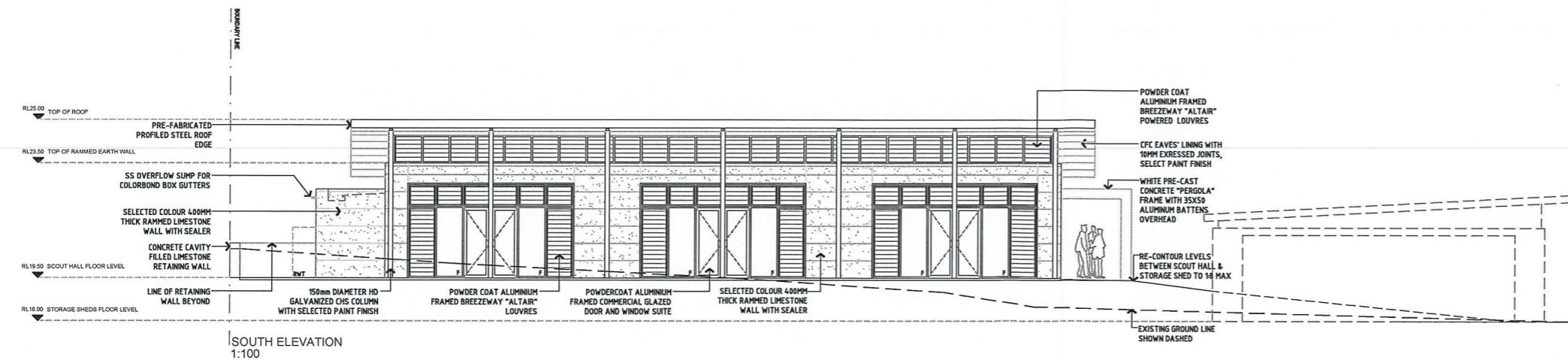
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NORTH ELEVATION  
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EAST ELEVATION  
1:100



SOUTH ELEVATION  
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20.12.12	E	ISSUED TO CLIENT FOR DD APPROVAL	IR
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11.12.12	C	ISSUED TO HYDRAULIC CONSULTANT	IR
22.11.12	B	ISSUED FOR DEVELOPMENT APPROVAL	IR
15.11.12	A	ISSUED TO QS FOR SKETCH DESIGN COSTING	IR
DATE	REV	NOTE	BY

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**SCOUT HALL AND COMMUNITY CENTRE  
COTTESLOE**

DEVELOPMENT APPLICATION  
SCOUT HALL AND COMMUNITY CENTRE ELEVATIONS

DRAWN	DATE	APPROVED	DRAWING No.	REV
IR	14/11/12		DD3.01	F
JOB No.	SCALE			
11-046	1:100			

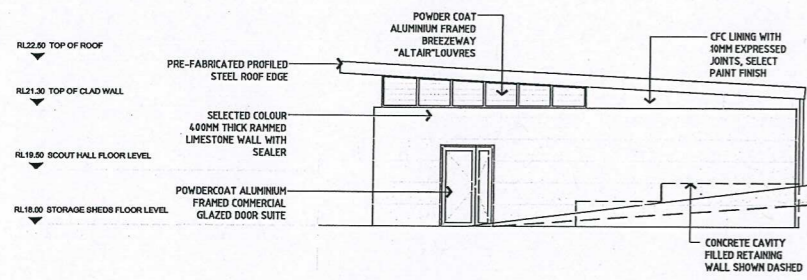


**NOTES**

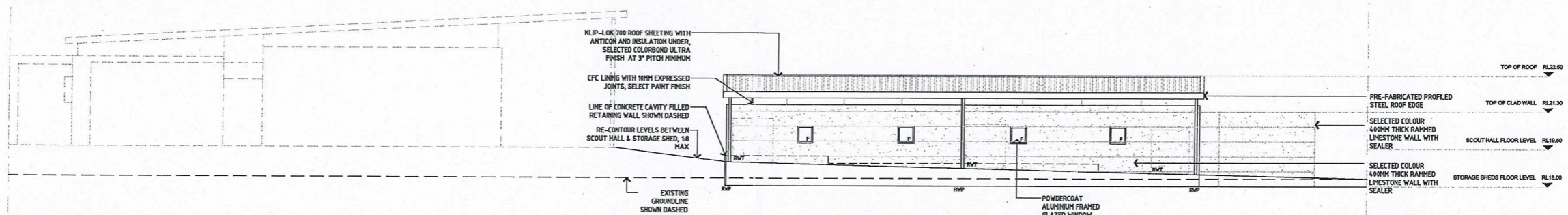
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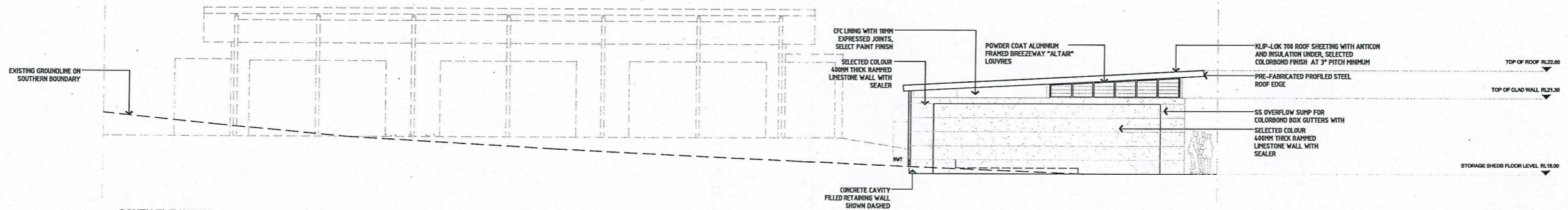
POSITIONS OF SERVICE RUNS, PITS, WELLS & POSITIONS OF LIGHTING TO BE CONFIRMED ON SITE WITH ARCHITECT BEFORE THE COMMENCEMENT OF ANY WORK.



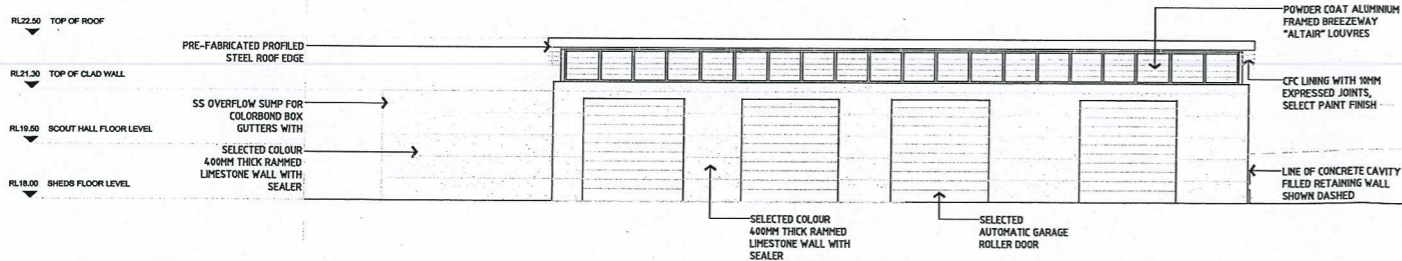
**NORTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



**SOUTH ELEVATION**  
1:100



**EAST ELEVATION**  
1:100

TOWN OF COTTESLOE  
 22 JAN 2013  
 RECEIVED

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11.12.12	D	ISSUED TO HYDRAULIC CONSULTANT	IR
22.11.12	C	ISSUED FOR DEVELOPMENT APPROVAL	IR
20.11.12	B	GROUND LINE ON 5TH BOUNDARY & BLDG HEIGHTS NOTED	IR
15.11.12	A	ISSUED TO QS FOR SKETCH DESIGN COSTING	IR
DATE	REV	NOTE	BY

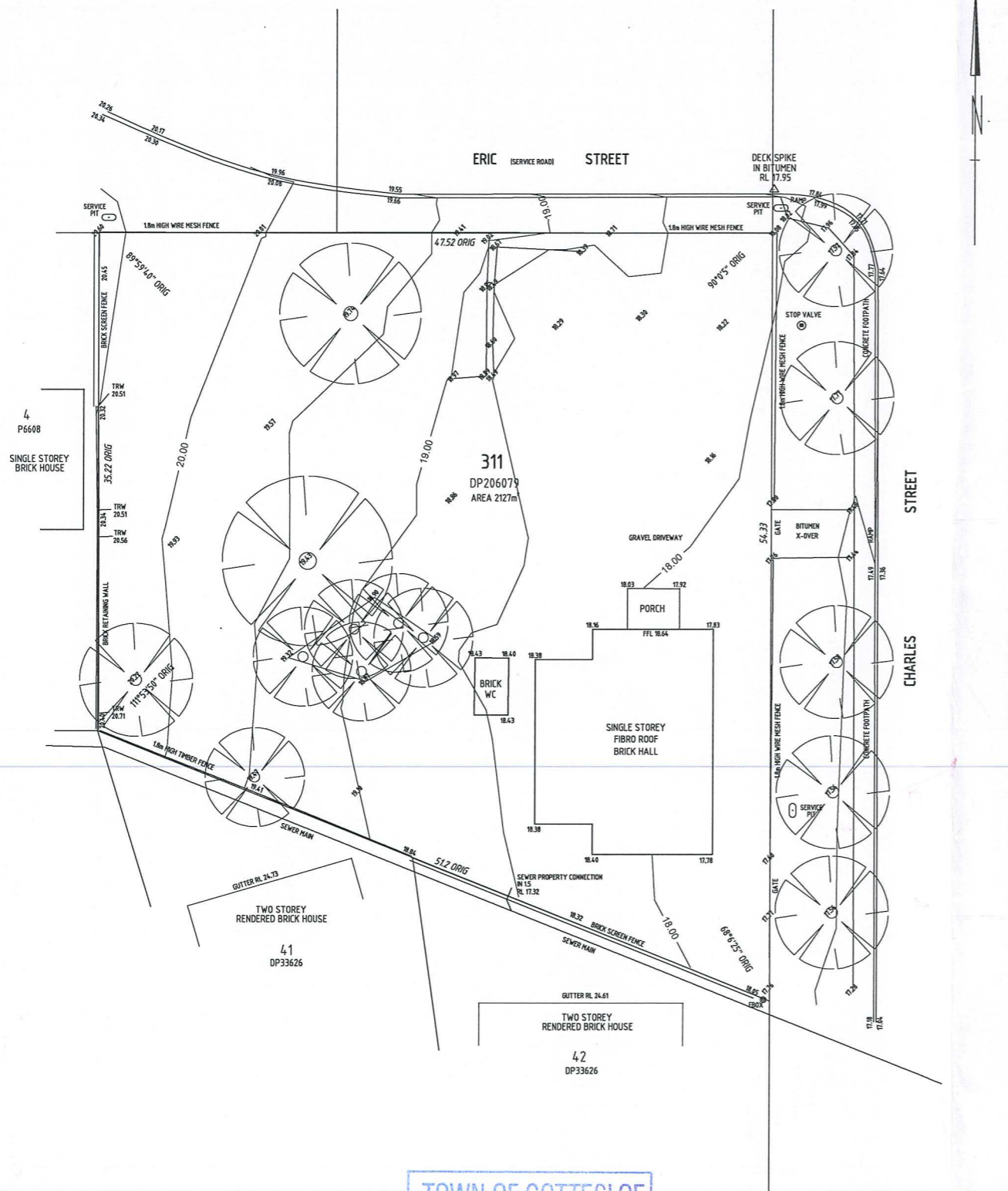
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**SCOUT HALL AND COMMUNITY CENTRE  
 COTTESLOE**

**DESIGN DEVELOPMENT  
 STORAGE SHED ELEVATIONS**

DRAWN	IR	DATE	14/11/12	APPROVED	DRAWING No.	REV
JOB No.	11-046	SCALE	1:100		DD3.02	G

CLIENT: NORTH COTTESLOE SLSC



- NOTES:
1. VERTICAL DATUM: AHD (BM MWB 566 RL 22.342 AHD).
  2. HORIZONTAL DATUM: BASED ON CADASTRAL BOUNDARY (REFER OFFICE FB 360)
  3. SEWER INFORMATION HAS BEEN SUPPLIED FROM WATER CORPORATION PLANS.
  4. ONLY VISIBLE FEATURES HAVE BEEN LOCATED BY FIELD SURVEY.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED TO CONFIRM LOCATION OF ALL UNDERGROUND AND NON VISIBLE SERVICES.
5. ONLY TREES WITH TRUNK SIZE GREATER THAN 0.3m $\phi$  HAVE BEEN LOCATED BY FIELD SURVEY.
  7. REFER TO CERTIFICATE OF TITLE FOR ENCUMBRANCES.

TOWN OF COTTESLOE  
23 NOV 2012  
RECEIVED

SCALE 1:200 ON A2

SITE DETAILS  
Soil: Sandy / Loam / Limestone / Rock  
Retic: Lawns / Gardens  
Power: Overhead / Underground  
Other:

**DRISCOLLS**  
LAND SURVEYORS  
PO Box 415, Cottesloe 6911  
Suite 7, 237 Stirling Highway, Claremont  
P (08) 9385 1122 F (08) 9384 6689  
admin@driscolls.net.au

DESCRIPTION:  
FEATURE SURVEY  
LOT 311 ON DP206079  
65 CHARLES STREET, COTTESLOE  
CERT. OF TITLE - VOL: 1198 FOL: 478

Produced for the exclusive use and benefit of our client only.

DWG N°: 4755  
SHEET N°: 1  
CAD: 4755 SHEET 1 ISSUE 1.DWG A2

AMENDMENTS				
ISS N°	DATE	DWN	DESCRIPTION	CHECKED
1	23.09.11	TSK	DATE OF SURVEY: 23.09.11 (OFFICE FB 360)	TSK

**NOTES**

SET OUT POINTS & LEVELS OF BUILDINGS & ROADS TO BE CONFIRMED ON SITE WITH ARCHITECT BEFORE CONSTRUCTION BEGINS.

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DATE REV NOTE BY

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SCOUT HALL AND COMMUNITY CENTRE  
COTTESLOE

DESIGN DEVELOPMENT  
EXISTING SITE AND FEATURE SURVEY PLAN

DRAWN	DATE	APPROVED	DRAWING No.	REV
TSK	22/11/12		4755	-
JOB No.	SCALE			
11-046	1:200			



Andrew Jackson  
Manager Development Services  
Town of Cottesloe  
Planning Department

Dear Mr Jackson,

Thank you for your letter dated 21 January re Development Application for Scouts WA- Lot 311, 65 Eric St Cottesloe.

Firstly, we welcome changes to the site as we have had so many issues with trees, people trying to get over fences into the Scout Hall property at night and attempted burglary at our home where access was gained via the Scout Hall and over our adjoining fence. I believe from talking to neighbours who have lived here for years this has happened historically also.

Thank you for making the plans available for viewing, we appreciate the change to the drop off zone placement as the previous plan we saw did concern us given the proximity to our driveway, also the parking bays we felt were excessive numbers in our street, given it is narrow and a one way lane, people park in the lane way from neighboring homes in Eric St. It is nice to see walking and cycling to meetings being encouraged, hopefully they will have bike racks.

The only thing that concerns me is the proximity of the building to our boundary, the actual wall of the building as I understand it is 3 meters away, but the gates and brick walkway access to the toilets is very close to our existing fence, the noise, possible smell and numbers of people coming and going to the toilet from outside during activities concerns me as does the issue of security for my family. The gates proposed also concern me given we have had one attempted break in already, those gates when closed because they are so close to our boundary (or close next to boundary fence, I admit I didn't think about this when viewing the plans at council) could provide a foothold at fence level for people to gain access to our back yard again, as already mentioned security for me is a very important issue. No doubt none resolution of this issue this will affect my insurance premiums.

I realize our property has issues, which do not affect other homeowners adjoining the proposed development. I would ask you to consider and we now request, that the building be moved a little further to the left of the proposed development. From our point of view, it would look better ie the current plan will look like the new building is too close (on top) of ours and will look better from the street view.

There is plenty of room on site, historically (since we have lived here over the past 10 years) the Scouts have only used the back of the site where the large trees are anyway. Please can you consider this, we are the only property with this issue and as mentioned the toilet block is very close to our fence and has gates easily climbed which when locked are ? on or very close to our adjoining fence, many thanks looking forward to hearing from you soon,

Kind regards,

Gabrielle Gill

63 Eric Cottesloe 0407528926

**rewett**

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**From:** Martin Welsh [martin@allwestgroup.com.au]  
**Sent:** Tuesday, 5 February 2013 11:52 AM  
**To:** Ed Drewett  
**Subject:** scout hall development

Hi Ed

As discussed at our meeting re the scout hall development I expressed concerns re the loss of the central trees on the site(The oldest in Cottesloe).With earthworks potential root damage could lead to loss of those trees this would reduce potential damage.

There is available space in the North East corner therefore I suggest the building on the Northern border be moved to the North East corner.Note the drop of zone is situated in this area anyway.

Regards

Martin Welsh

**From:** Cathie Marshall [CMarshall@wa.guild.org.au]  
**Sent:** Tuesday, 5 February 2013 9:36 AM  
**To:** Ed Drewett  
**Subject:** Re-Development of Cottesloe Scout Hall

Hi Ed,

My name is Cathie Marshall and I reside at 1C Charles Street Cottesloe directly across from the existing scout hall. I have viewed the plans for the proposed re-development of the Cottesloe Scout Hall and also spoken to Chris Shellabear regarding the proposal.

Overall the plans appear reasonably feasible, however following are issues that I believe need to be addressed:

- **Parking** – the plans only have two (2) permanent parking bays and a drop off/ pick zone. There will need to be additional parking in the site as parents will not allow their toddlers and small children to make their own way into a play group and where are the mothers attending the playgroup expected to park? Students attending Surf Lifesaving courses will tend to be on the young side therefore will drive to the course or their parents will be transferring them to and from the venue. As I have done with my children you tend to get there 5-10 minutes earlier to pick them up, so how is a 2-car drop/ pick zone going to cope with all parents converging on the site at the end of the session? I'm aware that council (as it is council land) will not allow a parking area be cut into the road-side reserve in Eric St but I believe this is the best option. Parking bays on a diagonal so when a car reverses they have to travel west. Alternatively if a car park is allowed on the site located in the corner of Eric and Charles Sts, then its construction should be aesthetically pleasing to the residents living across from the site – not a huge expanse of black bitumen.

I have been a resident of Charles Street for over 10 years and in that time I have experienced the traffic parking/ flow relating to the use of the scout hall. When cars were allowed to park on the site it did not present an issue, however this was changed and it has given a headache to the local residents with the parking behaviour of visitors to the scout hall during drop off/ pick up times. Visitors to the scout hall do not hesitate to park across resident's drive ways or partially block it or park across the road that makes it extremely difficult to reverse out and manoeuvre our vehicles. Charles St is narrow, so as planners you need to be aware of the impact of parking in Charles St has on local residents. Visitors to the Scout Hall will park in Charles St if only a drop off/ pick up bay is allowed and I will be vigorous in my opposition to unacceptable parking behaviour as a result of the re-development.

- **Storage area** – the Surf Lifesaving club has proposed a build facing onto Charles St with four (4) roller doors whose purpose is for storage of boats etc. Personally I don't think it is very aesthetically appealing to the residents who live across from the site but I'm sure I won't win this agreement considering the state of the current building. In addition 4 driveways into these storage areas is again going to create headaches for local resident with manoeuvrability if they are taking boats and gear in and out of these storage sites. As stated before Charles St is relatively narrow and a vehicle which will be a four-wheel drive pulling boats in and out and gear is going to create issues. Vehicles do use Charles St to access Curtin Ave to drive south as they cannot turn right at the intersection of Eric St and Curtin Ave.
- I believe the existing trees are to be kept which is a given on the site and on the verge. It is so pleasing to look out to see the green of these trees after our verge tree was removed (against my wishes) thanks to agitating by someone in the Old Mill complex.
- I would also like to be made aware of and informed of the measures in place for the demolition of the old building given the asbestos content.

Trust these matters will be taken into consideration and I look forward to your response.

Kind Regards

## Ed Drewett

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**From:** Jo Lazberger [jolaz@iinet.net.au]  
**Sent:** Monday, 4 February 2013 8:57 PM  
**To:** Ed Drewett  
**Cc:** Brian  
**Subject:** Development application for Scouts WA

Dear Ed,

Re: Development application for Scouts WA - Lot 311 Eric St Cottesloe

Thank you for taking the time last week to review the plans for the above planning application.

Overall, we support the development proposal and think that it will be a positive addition to the community.

The concerns that the plans have raised are

(i) The apparent lack of parking bays. As residents of Charles St, we are concerned that this will lead to increased traffic and on-street parking in Charles St and surrounds. We believe that the claim by the applicants that the majority of attendees to the site will walk or cycle is unrealistic & somewhat idealistic. We currently encounter difficulties accessing our driveway on the few occasions that the current scout hall is in use. This is likely to become more frequent with the new development unless appropriate on-site parking is provided and/or street parking restrictions introduced.

(ii) Access to proposed storage units from Charles St. As Charles St is narrow, manoeuvring trailers and boats may be difficult and could impact access to our properties.

(iii) The pine trees lining the west side of Charles St are part of Cottesloe's "culture". It is of concern that the access to the storage units is from this part of the street, possibly putting these trees at risk of damage.

(iv) As the storage units are to be used partly for NCSLC equipment, including boats, will there be a need to access these out of reasonable hours? As this is a residential area, we would hope that the Council place reasonable time restrictions on access to limit noise / disruption to the neighbours.

(v) Regarding use of the facility, we would request that some limitations be placed on potential after hours use, specifically for social occasions / parties, to minimise noise impact on the neighborhood.

We look forward to hearing about the progress of this application.

Kind regards

Brian Lynn and Jo Lazberger

1b Charles St

[jolaz@iinet.net.au](mailto:jolaz@iinet.net.au)