

120 MARINE PARADE

INTRODUCTION

SITE INFORMATION

Address	Lot 500 (#120), Marine Pde, Cottesloe
Architect	Klopper & Davis Architects
Developer	Gary Dempsey Developments
Local Council	City of Cottesloe
Site Area	561sqm
LPS3 Zoning	Foreshore Centre (Special Control Area 2)
R-Coding	Refer Foreshore Centre Design Guidelines
Plot Ratio	4.12 Proposed

PROJECT OVERVIEW

This application seeks approval for n eight (8) storey mixed-used development. The development comprises of thirteen (13) residential apartments and one (1) commercial tenancy.

In summary, the proposal consists of:

Basements

- Residential Parking;
- Residential Bike Storage;
- Residential Stores;

Ground Floor

- Commercial Tenancy (120sqm)
- Entry Lobby;
- Building Services;

Typical Floors (1-7)

- Residential Apartments;
- Residential Stores;
- Private Open-space





AMENDMENTS

COMPARATIVE VISUALISATION AGAINST PREVIOUS PROPOSAL



AMENDMENTS

PREVIOUS PROPOSAL
9 STOREY + ROOF DECK
NORTH ELEVATION



AMENDMENTS

CURRENT PROPOSAL
8 STOREY
NORTH ELEVATION



AMENDMENTS

PREVIOUS PROPOSAL
9 STOREY + ROOF DECK
EAST ELEVATION



AMENDMENTS

CURRENT PROPOSAL
8 STOREY
EAST ELEVATION



AMENDMENTS

PREVIOUS PROPOSAL
9 STOREY + ROOF DECK
SOUTH ELEVATION



AMENDMENTS

CURRENT PROPOSAL
8 STOREY
SOUTH ELEVATION



AMENDMENTS

PREVIOUS PROPOSAL
9 STOREY + ROOF DECK
WEST ELEVATION



AMENDMENTS

CURRENT PROPOSAL
8 STOREY
WEST ELEVATION



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1

EXISTING - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1

EXISTING - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1

EXISTING (NO FOLIAGE) - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1

PREVIOUS PROPOSAL - 9 STOREY PROPOSAL + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1

CURRENT PROPOSAL 8 STOREYS + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 1
COTTESLOE TPS - 8 STOREYS + COTTESLOE TPS FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2

EXISTING - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2
EXISTING - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2

EXISTING (NO FOLIAGE) - UPPER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2

PREVIOUS PROPOSAL - 9 STOREY PROPOSAL + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2

CURRENT PROPOSAL - 8 STOREY PROPOSAL + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 2
COTTESLOE TPS - 8 STOREYS + COTTESLOE TPS FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 3

EXISTING - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 3

EXISTING - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

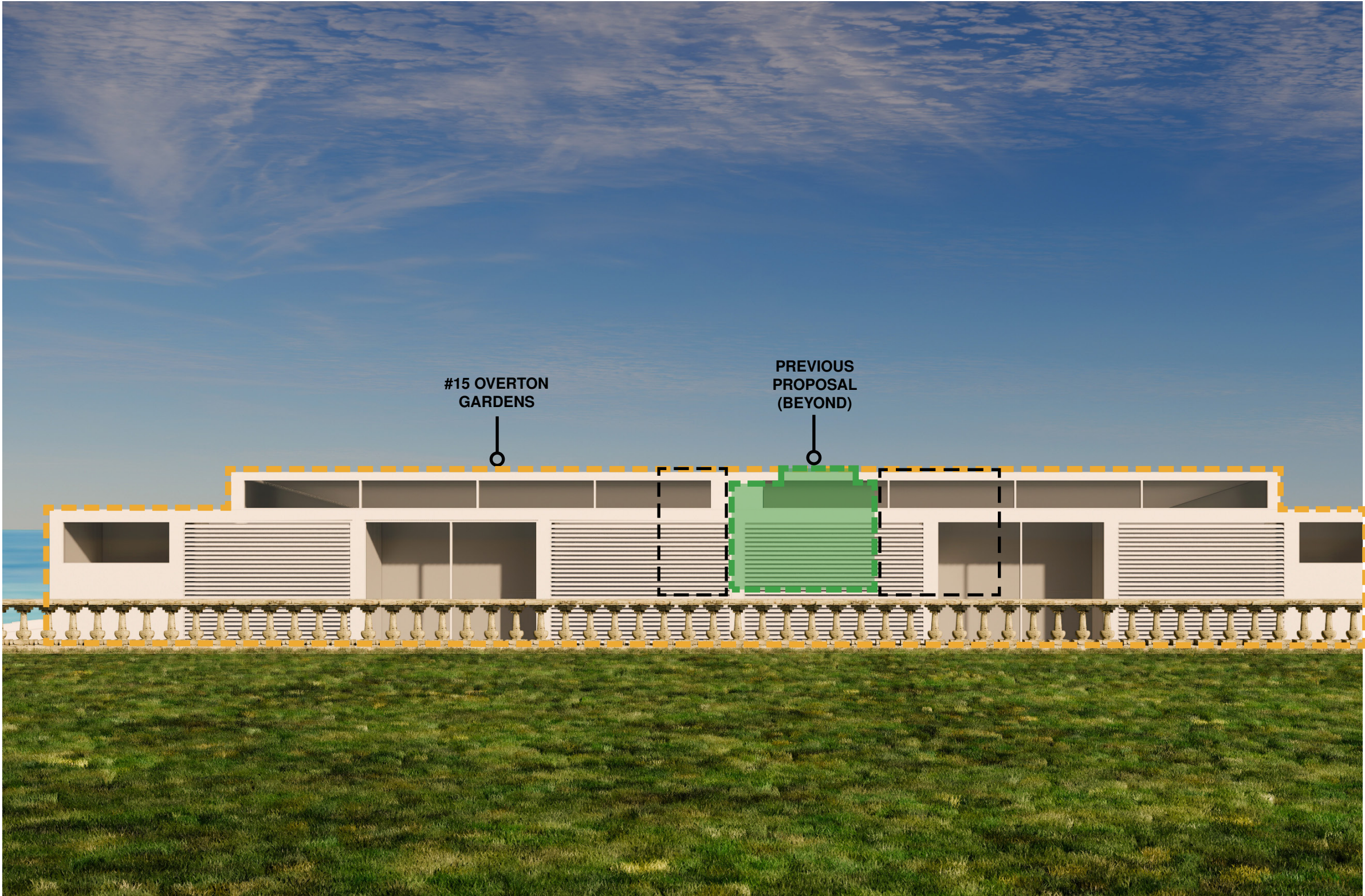
CIVIC CENTRE VIEW 3
EXISTING (NO FOLIAGE) - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 3

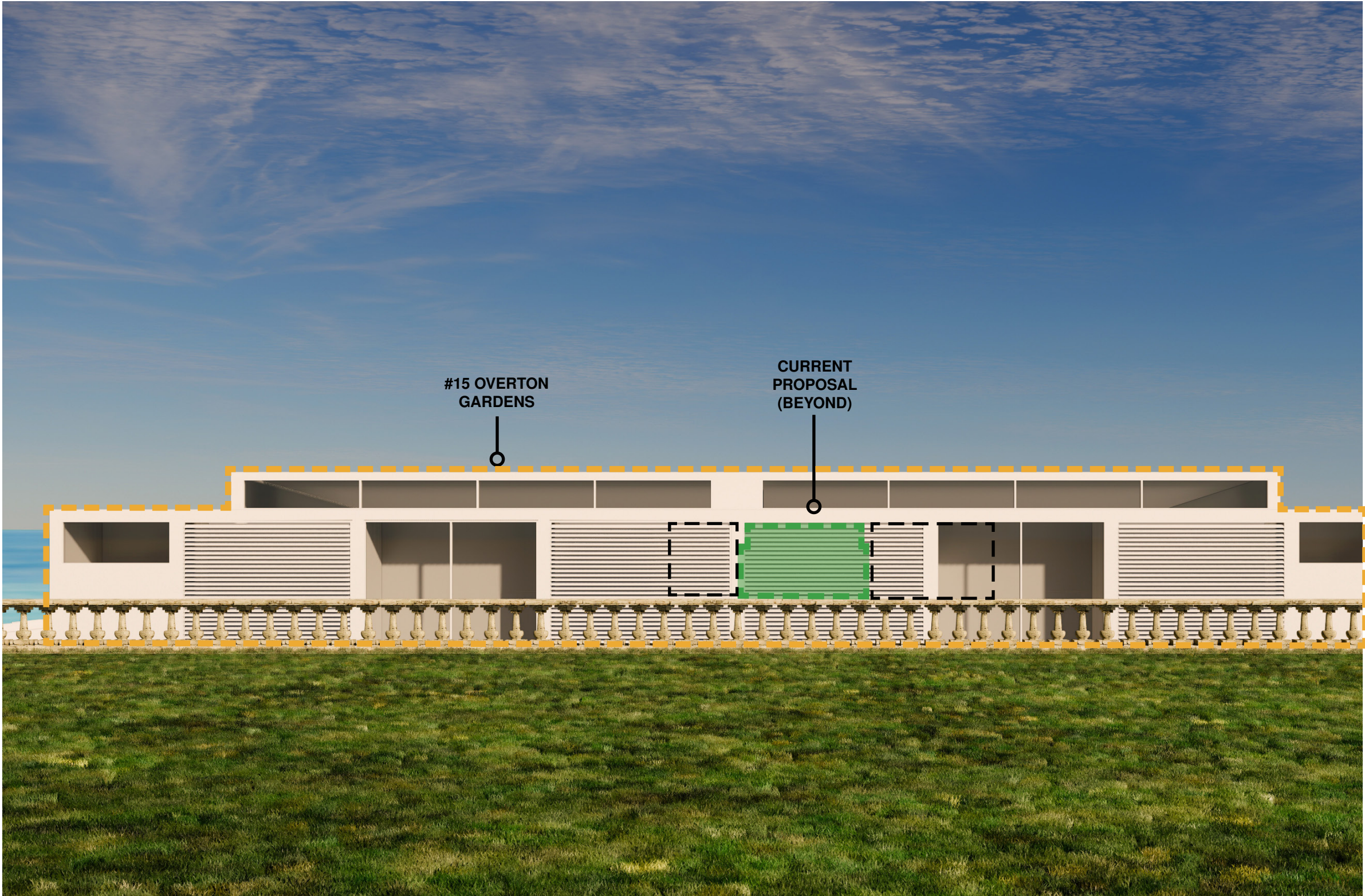
PREVIOUS PROPOSAL - 9 STOREYS + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 3

CURRENT PROPOSAL - 8 STOREYS + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 4
EXISTING - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 4

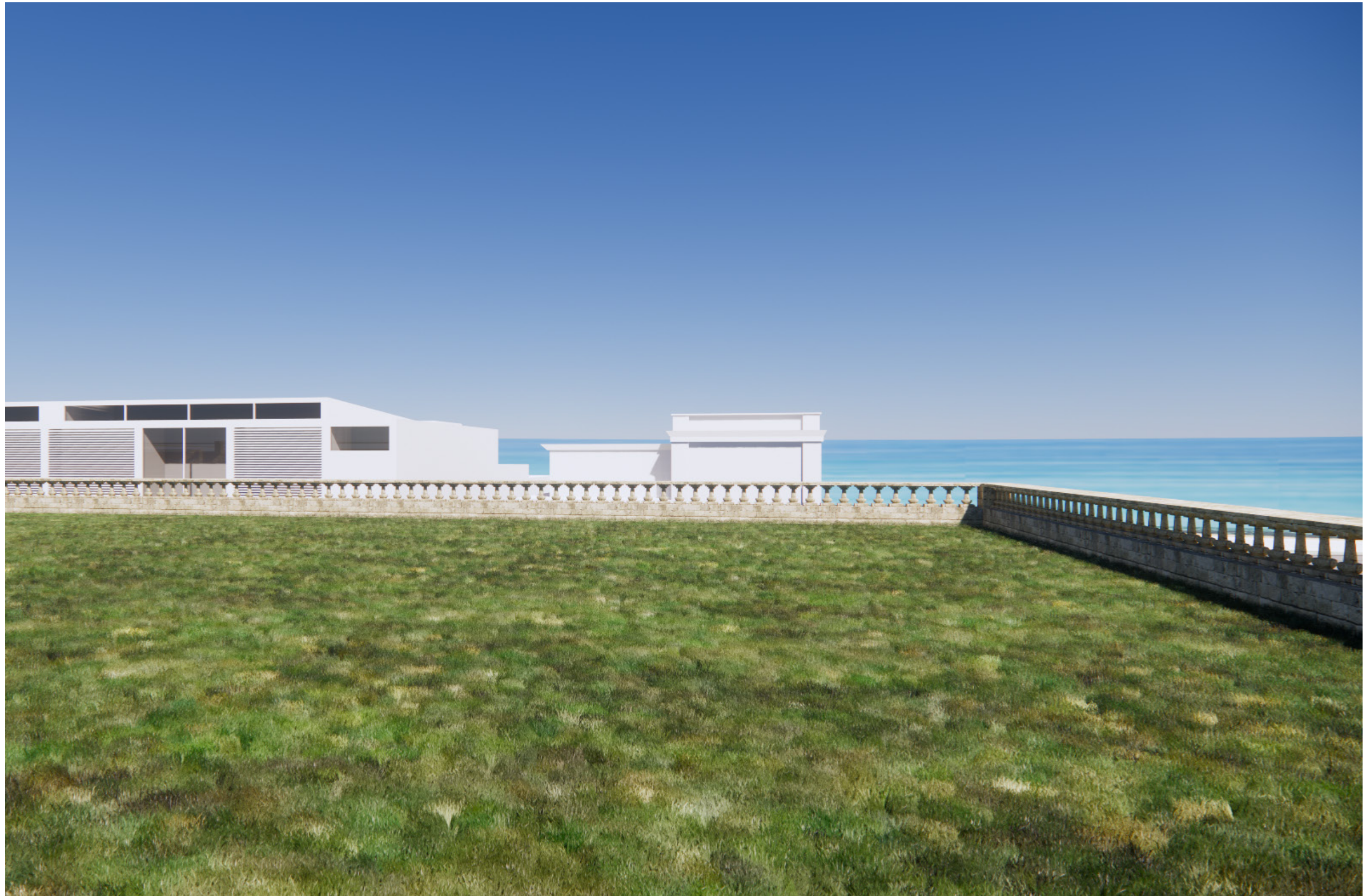
EXISTING - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 4

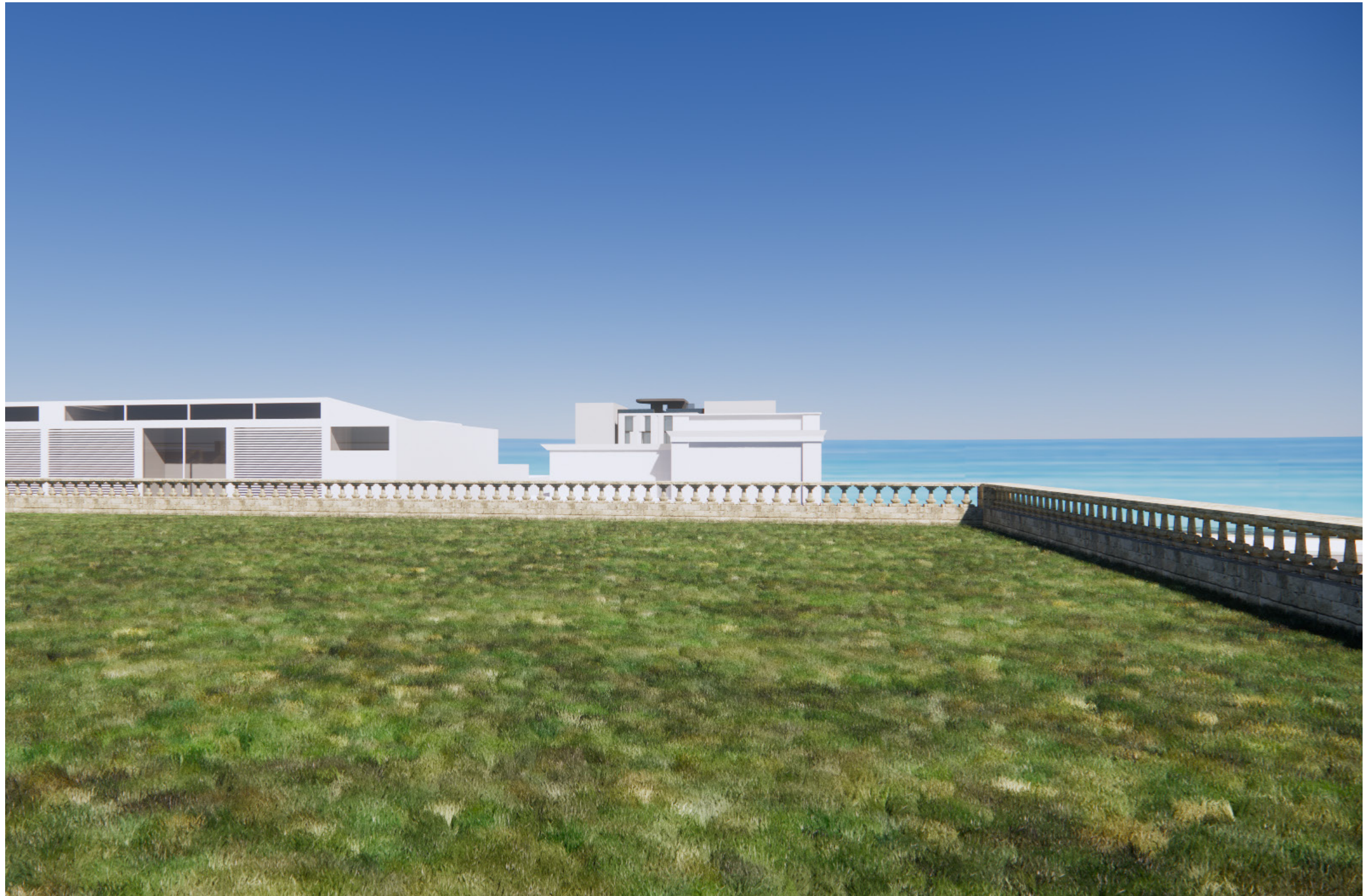
EXISTING (NO FOLIAGE) - LOWER TIER



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 4

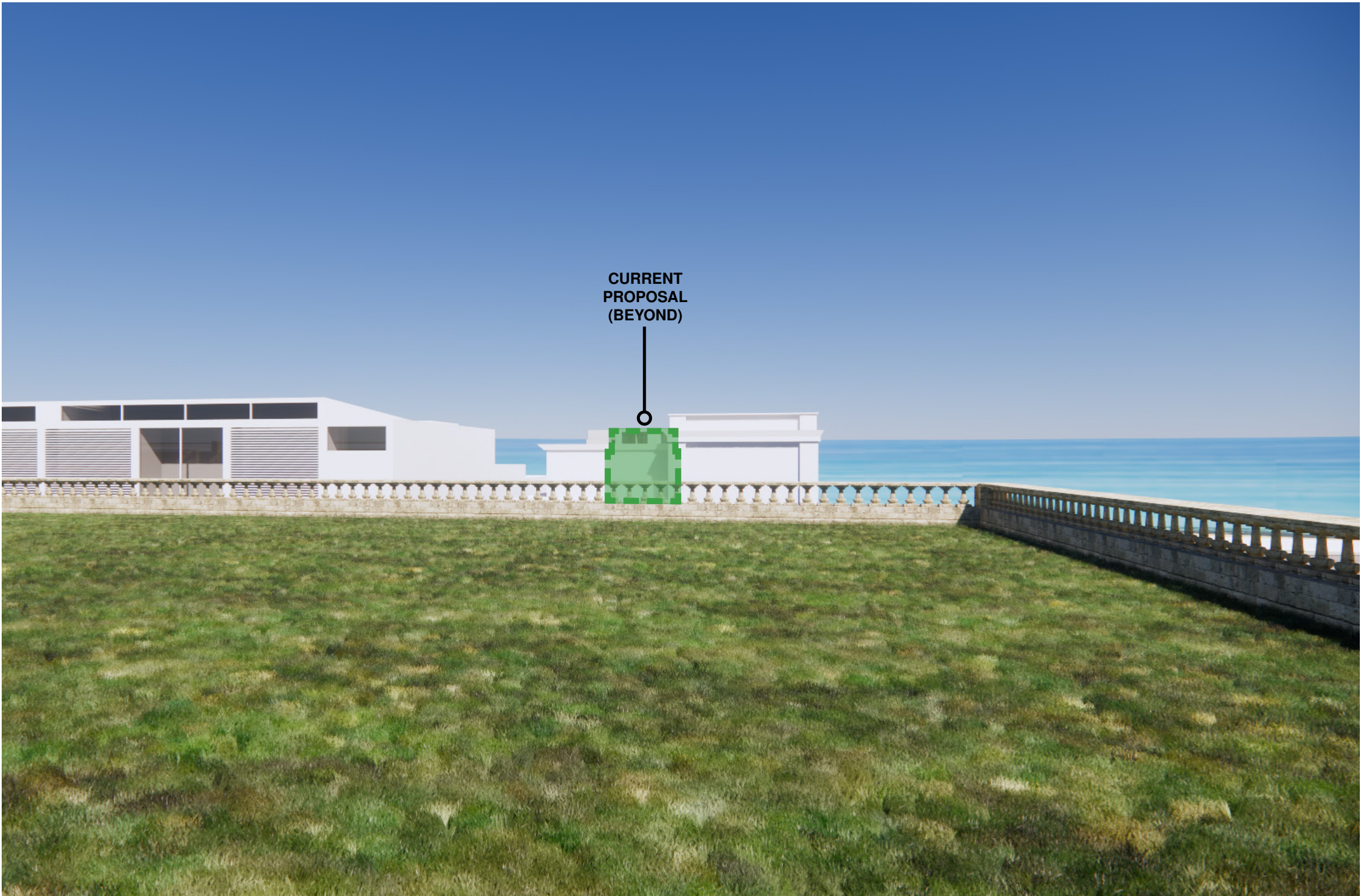
PREVIOUS PROPOSAL - 9 STOREYS + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

CIVIC CENTRE VIEW 4

CURRENT PROPOSAL - 8 STOREYS + POTENTIAL NEIGHBOURING FUTURE DEVELOPMENT



PRINCIPLE 1: CONTEXT AND CHARACTER

OCEAN VIEW 1 - *PREVIOUS PROPOSAL*, IMPACT ON COTTESLOE SKYLINE



PRINCIPLE 1: CONTEXT AND CHARACTER

OCEAN VIEW 1 - *CURRENT PROPOSAL*, IMPACT ON COTTESLOE SKYLINE



PRINCIPLE 1: CONTEXT AND CHARACTER

OCEAN VIEW 2 - *PREVIOUS PROPOSAL*, IMPACT ON COTTESLOE SKYLINE



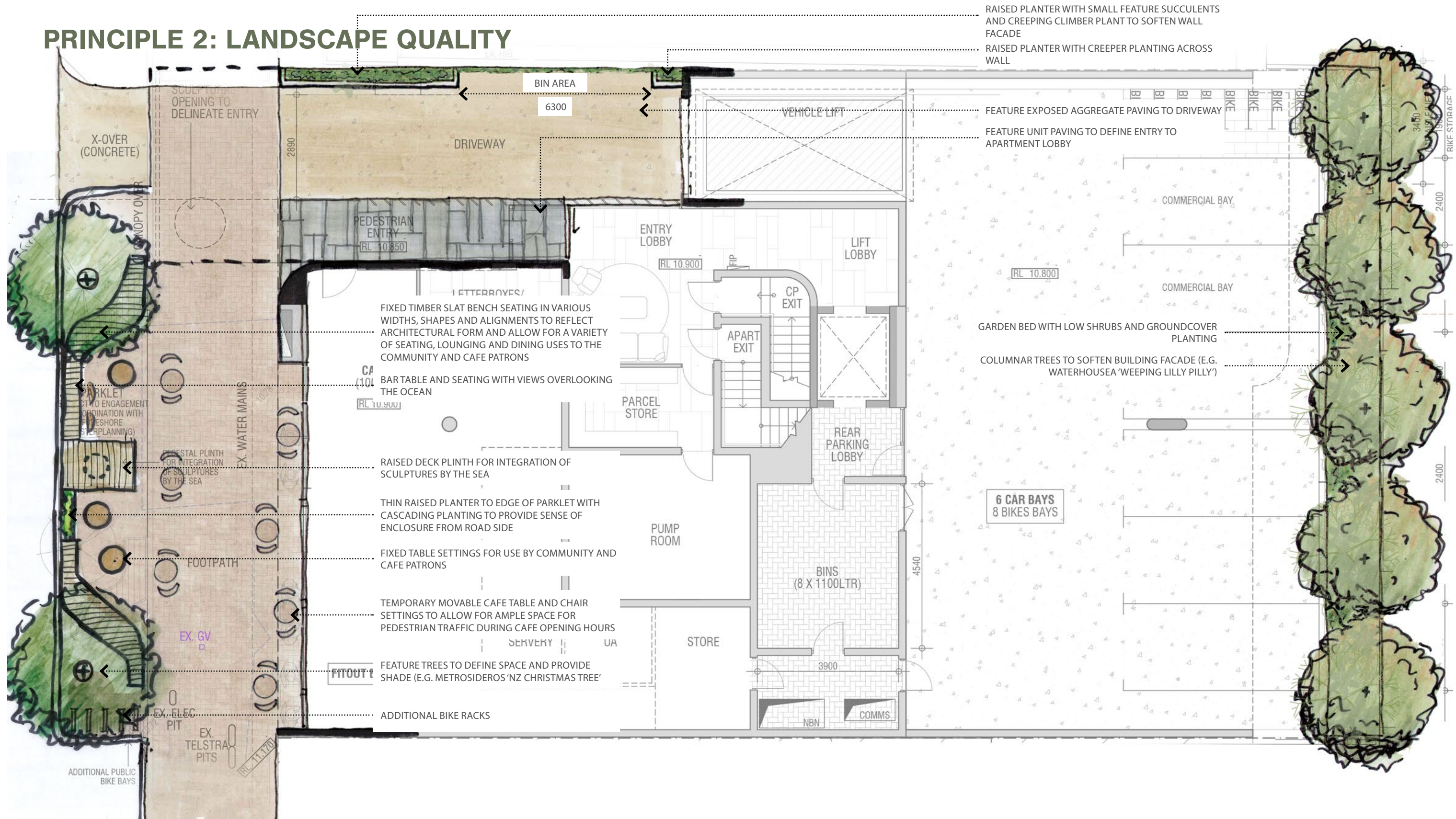
PRINCIPLE 1: CONTEXT AND CHARACTER

OCEAN VIEW 2 - *CURRENT PROPOSAL*, IMPACT ON COTTESLOE SKYLINE





MARINE PARADE



LANDSCAPE CONCEPT PLAN - GROUND FLOOR
MARCH 2021

C1.101

REV D

0 1 2 3 5m



COPYRIGHT THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS

414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING

DEEP SOIL AREA 8m²

DEEP SOIL AREA 4m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING



120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - SECOND FLOOR
MARCH 2021

JOB NO. 1904601
1:100 @ A3

C1.103
0 1 2 3 5m
REV B

COPYRIGHT THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER AND SMALL FEATURE PALMS OR SUCCULENTS

DEEP SOIL AREA 2m²

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

RAISED PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND CASCADING PLANTING

DEEP SOIL AREA 4m²

BBQ SETTING WITH BUILT-IN RAISED HERB PLANTER

OPEN BALCONY SPACE WITH FEATURE UNIT PAVING AND MOVABLE FURNITURE

DEEP SOIL AREA 8m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING

DEEP SOIL AREA 3m²

DEEP SOIL AREA 8m²

PLANTER WITH SMALL FEATURE PALMS OR SUCCULENTS AND LOW GROUND COVER PLANTING

DEEP SOIL AREA 8m²



120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - THIRD FLOOR
MARCH 2021

JOB NO. 1904601
1:100 @ A3

C1.104
0 1 2 3 5m
REV B

COPYRIGHT THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS

414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au



120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - FOURTH - SIXTH FLOOR
MARCH 2021

JOB NO. 1904601
1:100 @ A3

C1.105
0 1 2 3 5m
REV B

COPYRIGHT THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au



120 MARINE PARADE, COTTESLOE

LANDSCAPE CONCEPT PLAN - SEVENTH FLOOR
MARCH 2021

JOB NO. 1904601
1:100 @ A3

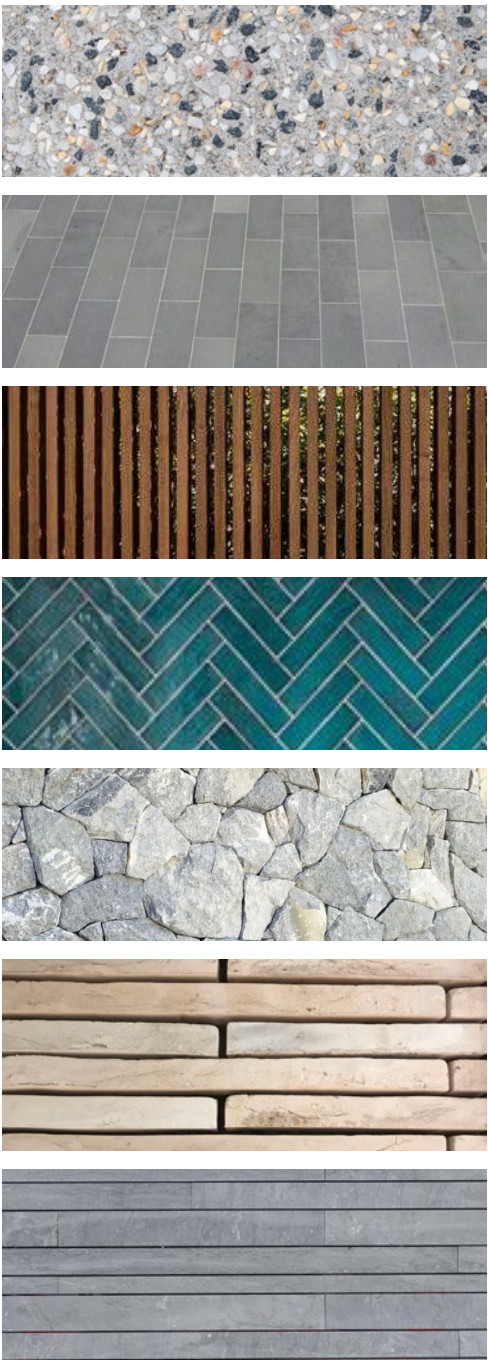
C1.106
0 1 2 3 5m
REV C

COPYRIGHT THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

MATERIALS



TREES



FEATURE PLANTS, SHRUBS & GROUNDCOVERS



DESIGN WA COMPLIANCE ITEMS

ITEM 3.3A (TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 56.1 SQ.M (BASED ON A SITE AREA OF 561 SQ.M

PROPOSED DEEP SOIL AREA EXCEEDS THE MINIMUM REQUIRED PROVISION - REFER TABLES 01-02

REQUIRED TREE CANOPY AREA: 19.6 SQ.M (BASED ON A SITE AREA OF 561 SQ.M

PROPOSED TREE CANOPY COVER EQUATES TO APPROX. 5 TIMES THE MINIMUM REQUIRED PROVISION - REFER TABLES 03-05

DEEP SOIL AREA & TREE CANOPY REQUIREMENTS - TABLE 01

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE, AND PROVIDE SIGNIFICANT TREE CANOPY THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR DEEP SOIL AREAS AS DEFINED IN DESIGNWA.

TABLE 01: DEEP SOIL ZONE REQUIREMENTS			
	LOT AREA: 561 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR
WAPC DEEP SOIL AREA REQUIREMENTS	>700 SQ.M	10% OF DEEP SOIL AREA ON SITE (56.1 SQ.M) THEREFORE A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 26.1 SQ.M= 52.2 SQ.M IS REQUIRED.	PROVIDED DEEP SOIL AREA OF 30 SQ.M PROVIDED ADDITIONAL PLANTING ON STRUCTURE AS DEEP SOIL AREA OF 91 SQ.M

LANDSCAPE AREA REQUIREMENTS - TABLE 02

THE DEVELOPMENT SEEKS TO EXCEED THE REQUIRED LANDSCAPE PROVISION FOR DEEP SOIL AREA AS DEFINED IN DESIGNWA THROUGH GENEROUSLY SCALED LANDSCAPE AREAS; ALLOWING SIGNIFICANT ROOTABLE DEEP SOIL AREAS ON STRUCTURE.

SOIL VOLUMES ARE CONSIDERED IN TREE PLACEMENT AND SELECTION OF TREE SPECIES.

THE TABLE BELOW SUMMARISES THE EXTENT OF LANDSCAPE AREAS, AND DEEP SOIL AREA OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 02: LANDSCAPE AREAS / DEEP SOIL AREAS				
	DEEP SOIL AREA (IN GROUND)	PLANTING ON STRUCTURE (1M DEPTH) AS DEEP SOIL AREA	PLANTING ON STRUCTURE (LESS THAN 1 M DEPTH)	SOFT LANDSCAPE GARDEN AREA
GROUND FLOOR	30 SQ.M	-	4 SQ.M	34 SQ.M
FIRST FLOOR	-	13 SQ.M	0.6 SQ.M	13.6 SQ.M
SECOND FLOOR	-	12 SQ.M	0.5 SQ.M	12.5 SQ.M
THIRD FLOOR	-	33 SQ.M	0.3 SQ.M	33.3 SQ.M
FOURTH-SIXTH FLOOR	-	-	5 SQ.M	5 SQ.M
SEVENTH FLOOR	-	33 SQ.M	0.5 SQ.M	33 SQ.M
TOTAL	30 SQ.M	91 SQ.M	10.9 SQ.M	131.4 SQ.M

120 MARINE PARADE, COTTESLOE

DEEP SOIL ZONE & TREE CANOPY REQUIREMENTS - TABLES 03-05

THE DEVELOPMENT SEEKS TO RETAIN EXISTING TREES WITHIN THE ADJACENT STREETSCAPE / ROAD RESERVE AND PROVIDE SIGNIFICANT DEEP SOIL AREA, ROOTABLE SPACE, AND SOFT LANDSCAPE AREA THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR TREE CANOPY COVER AS DEFINED IN DESIGNWA.

TABLE 03: TREE POT SIZES			
SPECIES	POT SIZE	HEIGHT AT DAY ONE	MATURE HEIGHT
CUPANIOPSIS ANACARDIODES ‘TUCKEROO’	200L	3M	6M
HIBISCUS TILIACEUS ‘RED COTTONWOOD’	200L	3M	6M
METROSIDEROS EXCELSA ‘NZ CHRISTMAS TREE’	500L	4M	6M
TRISTANIOPSIS LAURINA ‘LUSCIOUS WATER GUM’	200L	4M	7M
WATERHOUSEA FLORIBUNDA ‘WEEPING LILLY PILLY’	200L	3M	6M

TABLE 04: TREE CANOPY REQUIREMENTS			
	LOT AREA: 561 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC TREE CANOPY REQUIREMENTS	<700SQ.M	1 MEDIUM TREE (AND SMALL TREES TO SUIT AREA)	MINIMUM OF 19.6 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX. 3.5% CANOPY COVER OF THE DEVELOPMENT SITE AREA

TABLE 05: TREE CANOPY COVER				
	SMALL TREES: 2M DIAMETER 3.2SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 5M DIAMETER 19.6 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: 8M DIAMETER 50 SQ.M CANOPY COVER AT MATURITY	TOTAL CANOPY COVER (NOT INCLUDING EXISTING TREES)
GROUND FLOOR	-	5	-	98 SQ.M
FIRST FLOOR	-	-	-	-
THIRD FLOOR	-	-	-	-
FOURTH FLOOR	-	-	-	-
ROOF TERRACE	3	1	-	29.2 SQ.M
TOTAL	9.6 SQ.M CANOPY COVER AT MATURITY	117.6 SQ.M CANOPY COVER AT MATURITY	0 SQ.M CANOPY COVER AT MATURITY	127.2 SQ.M PROPOSED TREE CANOPY COVER

IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR THE 120 MARINE PARADE, COTTESLOE, PROJECT. THE SCOPE WILL INCLUDE:

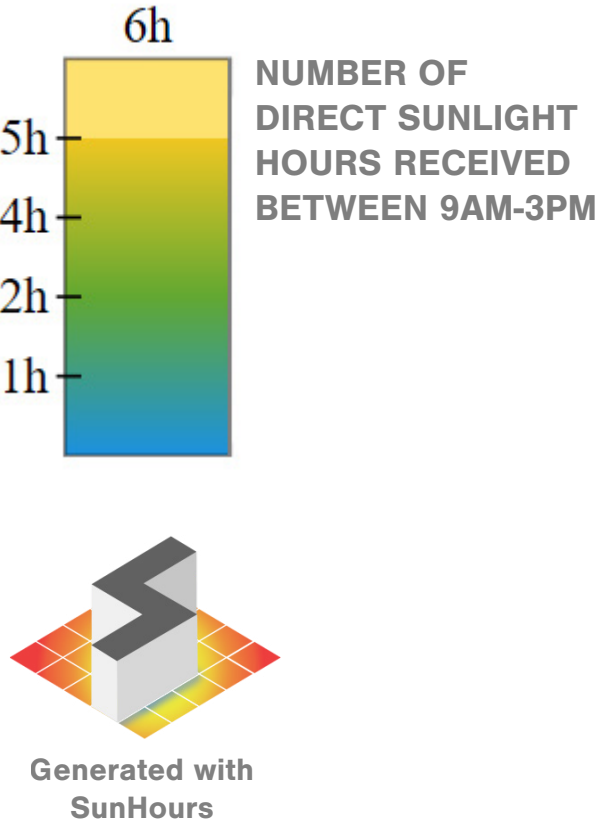
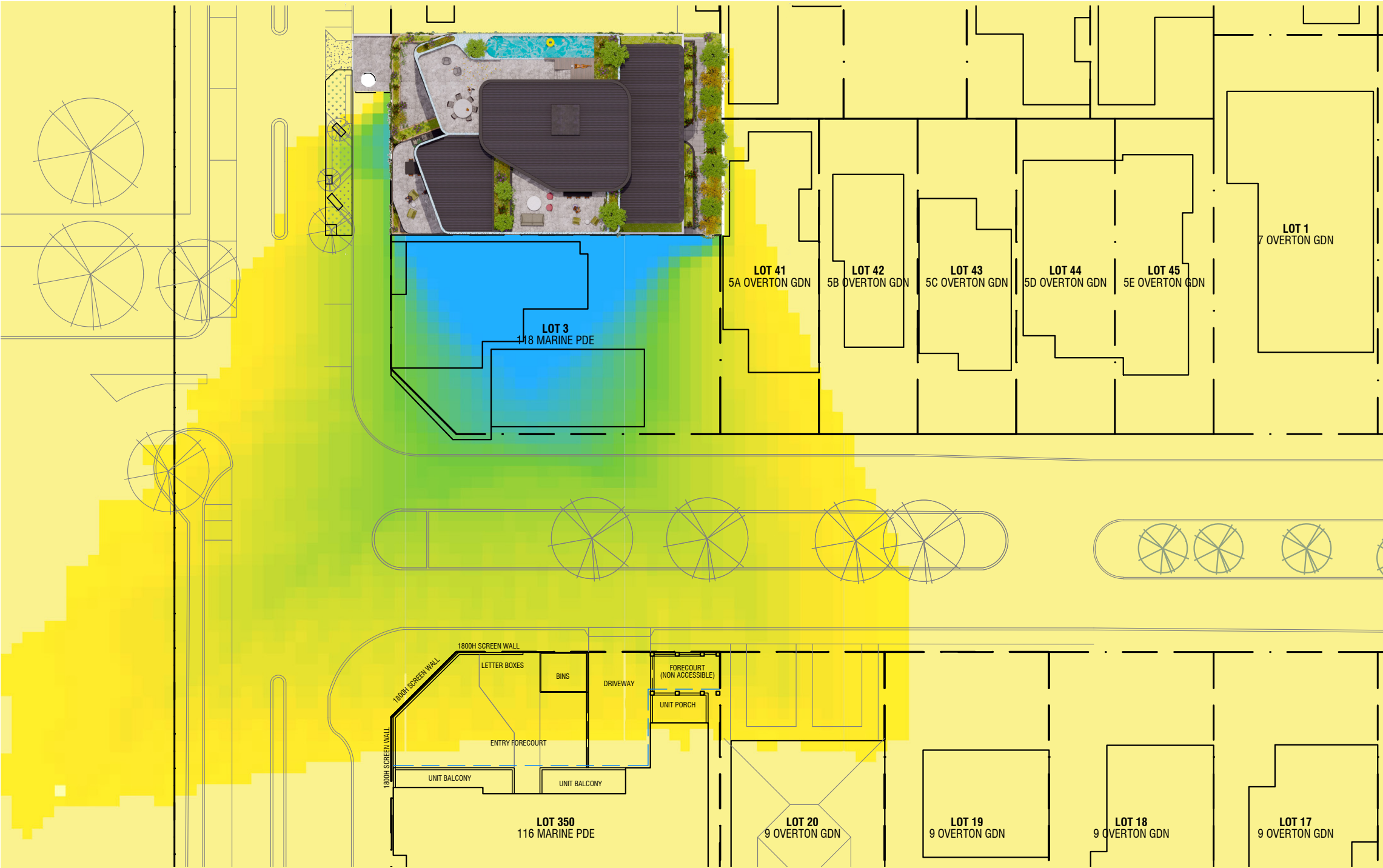
- IRRIGATION TO ALL LANDSCAPE AREAS
- MOISTURE SENSORS THROUGHOUT, TO ENSURE WATER USE IS MINIMISED
- USE OF LOW WATER USE EMITTERS TO ENSURE ONLY SUFFICIENT WATER IS PROVIDED TO IRRIGATE PLANTING AREAS
- IN-LINE FERTILISATION UNIT TO ENSURE FERTILISING AND MOISTURE RETENTION IS CONTROLLED
- USE OF POP - UP FLOOD BUBBLERS TO SUIT SIZE OF GARDEN BEDS TO ENSURE ANY OVER-SPRAY AND WASTAGE IS MITIGATED, AND;
- A DETAILED DESIGN AND SPECIFICATION WILL BE PROVIDED AT BUILDING LICENSE APPLICATION STAGE.



PRINCIPLE 3: BUILT FORM & SCALE
SOLAR & DAYLIGHT ACCESS - *PREVIOUS PROPOSAL*



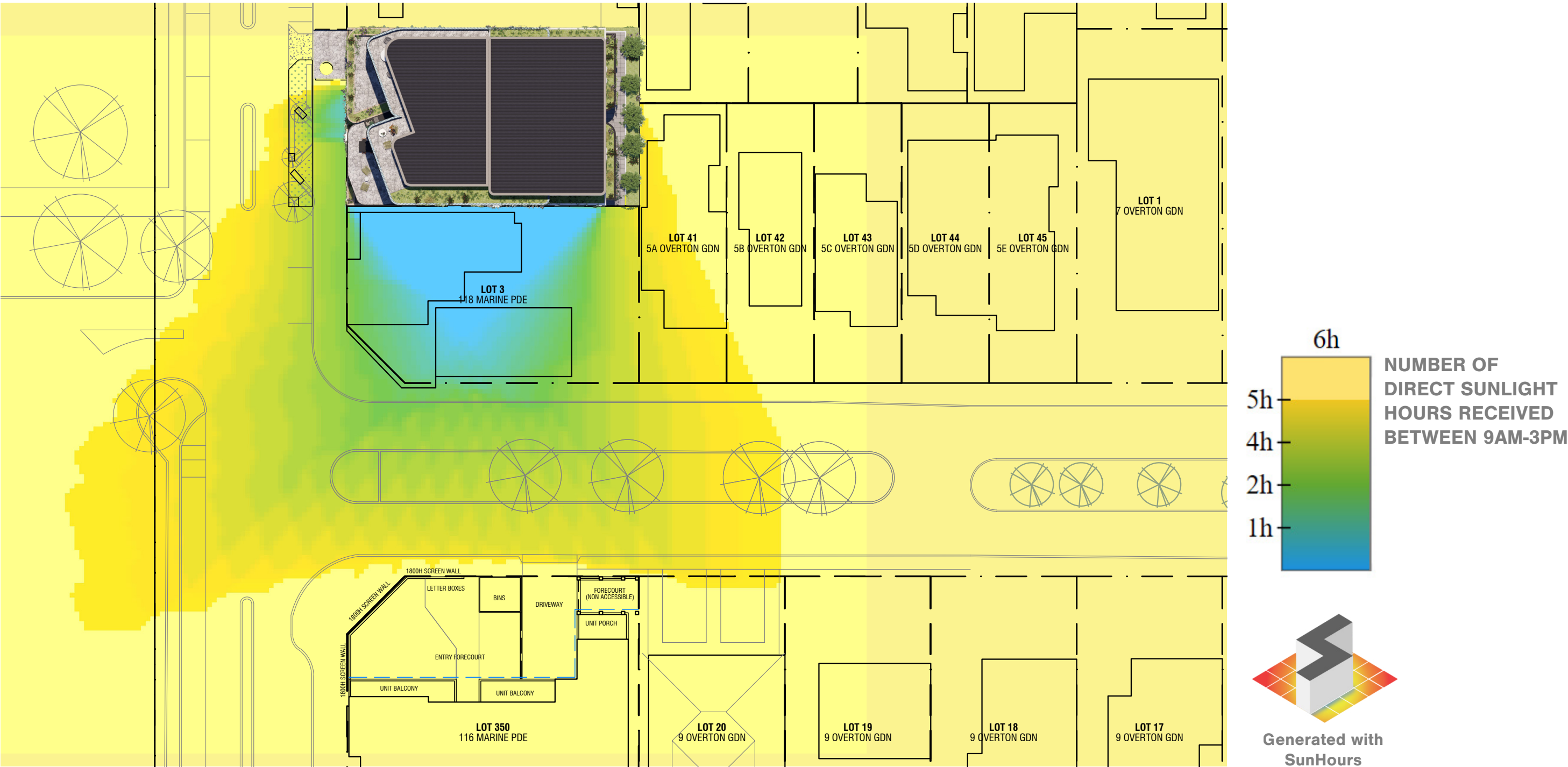
Shadow and solar impact to adjacent properties between 9AM & 3PM, June 21st



PRINCIPLE 3: BUILT FORM & SCALE

SOLAR & DAYLIGHT ACCESS - *CURRENT PROPOSAL*

Shadow and solar impact to adjacent properties between 9AM & 3PM, June 21st



PRINCIPLE 4: FUNCTIONALITY & BUILD QUALITY



CONSIDERATION OF NEIGHBOURING PROPERTIES

The Cottesloe Town Planning Scheme allows for nil setback to the neighbouring properties. The diagram below illustrates a compliant 12m boundary wall against 5a Overton Gardens.

Diagram 2 below demonstrates the 8 storey proposal with 3.5m setback from 5A Overton Gardens, a considerate response to the immediate context. The dashed outline indicates the reduction of the previous 9 storey proposal.

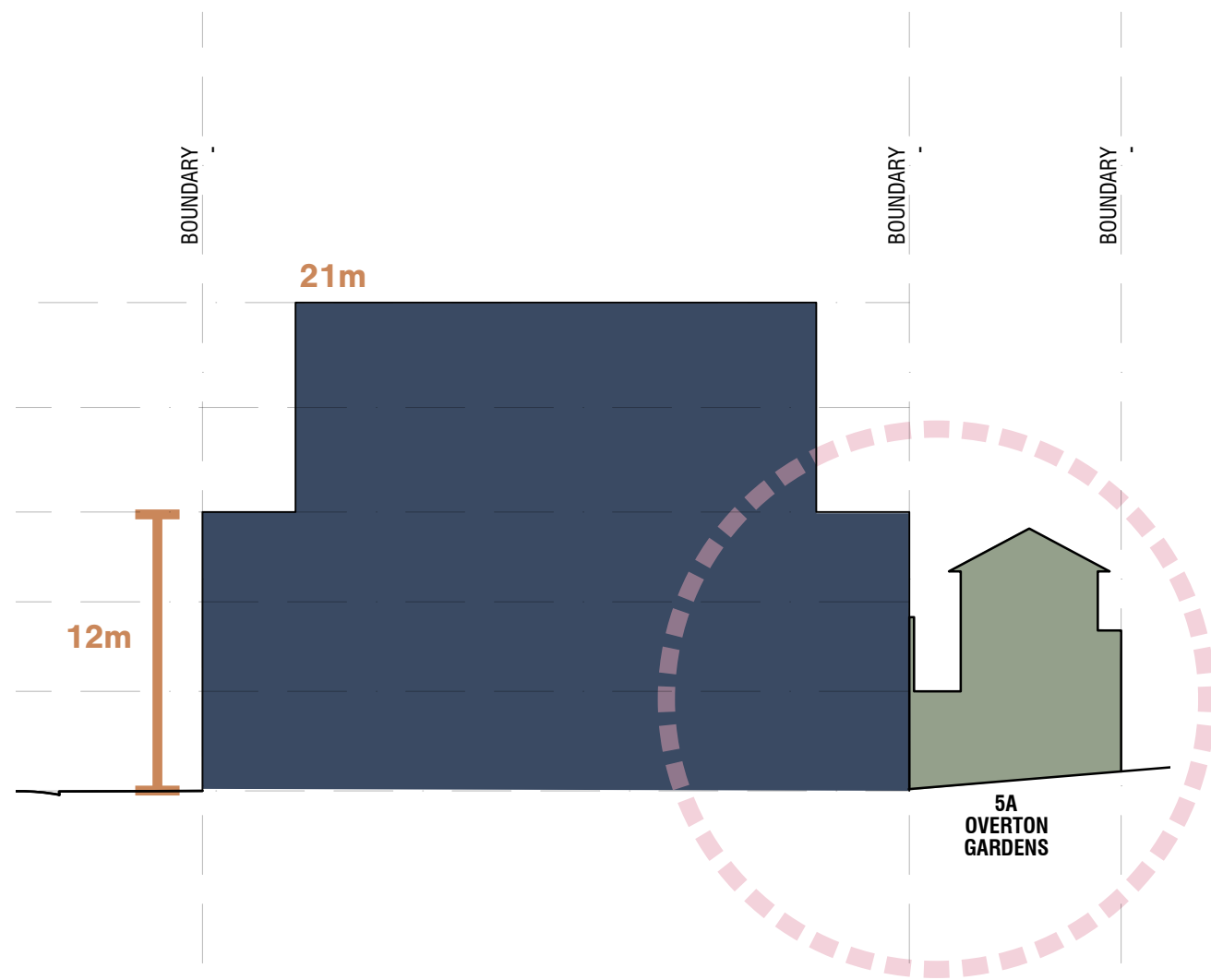


DIAGRAM 1: COMPLIANT SCHEME MASSING
NIL SETBACK TO EASTERN BOUNDARY

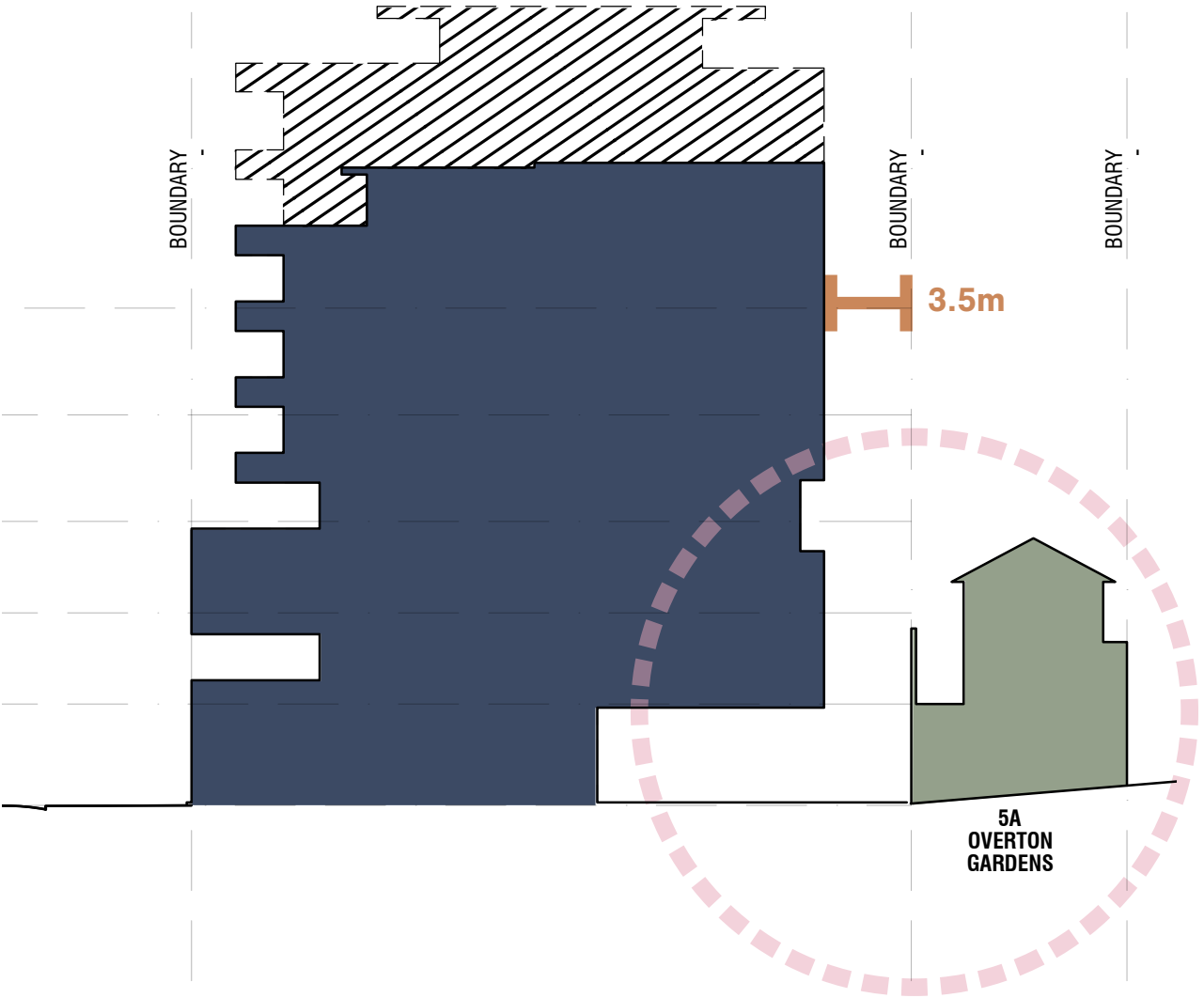


DIAGRAM 2: PROPOSED SCHEME MASSING
3.5m SETBACK TO EASTERN BOUNDARY



PRINCIPLE 5: SUSTAINABILITY



Gary Dempsey Developments has committed to achieving NatHERS 7.5 stars for all apartments.

“The Nationwide House Energy Rating Scheme (NatHERS) provides homes with a star rating out of ten based on an estimate of a home’s potential (heating and cooling) energy use. By providing a ‘measuring tape’ for energy efficiency, NatHERS helps to make Australian homes more comfortable for their inhabitants and help residents to save on energy bills through smarter design choices. Often good design can reduce the amount of energy needed to keep a home comfortable with no or little additional construction cost.

NatHERS is administered by the Department of Industry, Science, Energy and Resources on behalf of the states and territories.”

WATER MANAGEMENT & CONSERVATION

Each apartment will be fitted with water-wise fixtures & appliances exceeding the BCA requirements for WELS star ratings.

All landscaped areas are designed for low-water requirements in keeping the Water Corporation’s Water Wise development criteria. It is proposed that the rooftops are used to collected rainwater for irrigation.

SUSTAINABLE USE OF MATERIALS

Where possible, all material selections will have low embodied energies and low green house gas emissions. This includes:

- Low VOC materials; reduction in PVC & Formaldehyde content;
- Substitute ozone depleting materials (such as insulation & refrigerants) where possible;
- Use low-maintenance materials;
- Local materials where possible to reduce embodied energies.

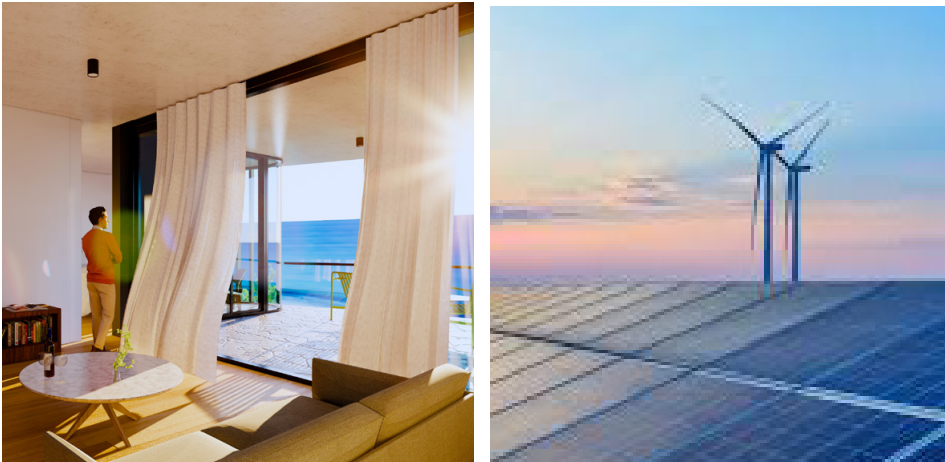
WASTE MANAGEMENT

Waste will be stored in the Bin Store located on the ground floor. The bin store has been designed to accommodate green waste, recycling and general waste and the temporary storage of large bulk items. Green waste will also be re-used on site for the communal garden.

PUBLIC TRANSPORT

It should be noted that our development is connected to Perth’s public transport network, within 250m of a high frequency bus route on Marine Pde.

NatHERS 8 Stars



Australian Government
**Department of Industry, Science,
Energy and Resources**

PRINCIPLE 6: AMENITY

VISUAL PRIVACY

The balconies to th eastern facade include a mix of transparent balustrade, privacy louvres and screening and planter boxes to provide residents with privacy while maintaining natural light to bedrooms. The adjacent property contains a solid boundary wall varying from 7m - 15m from the ground floor level of 120 Marine Parade, however should this site ever be developed there would be no reason for visual privacy concerns.

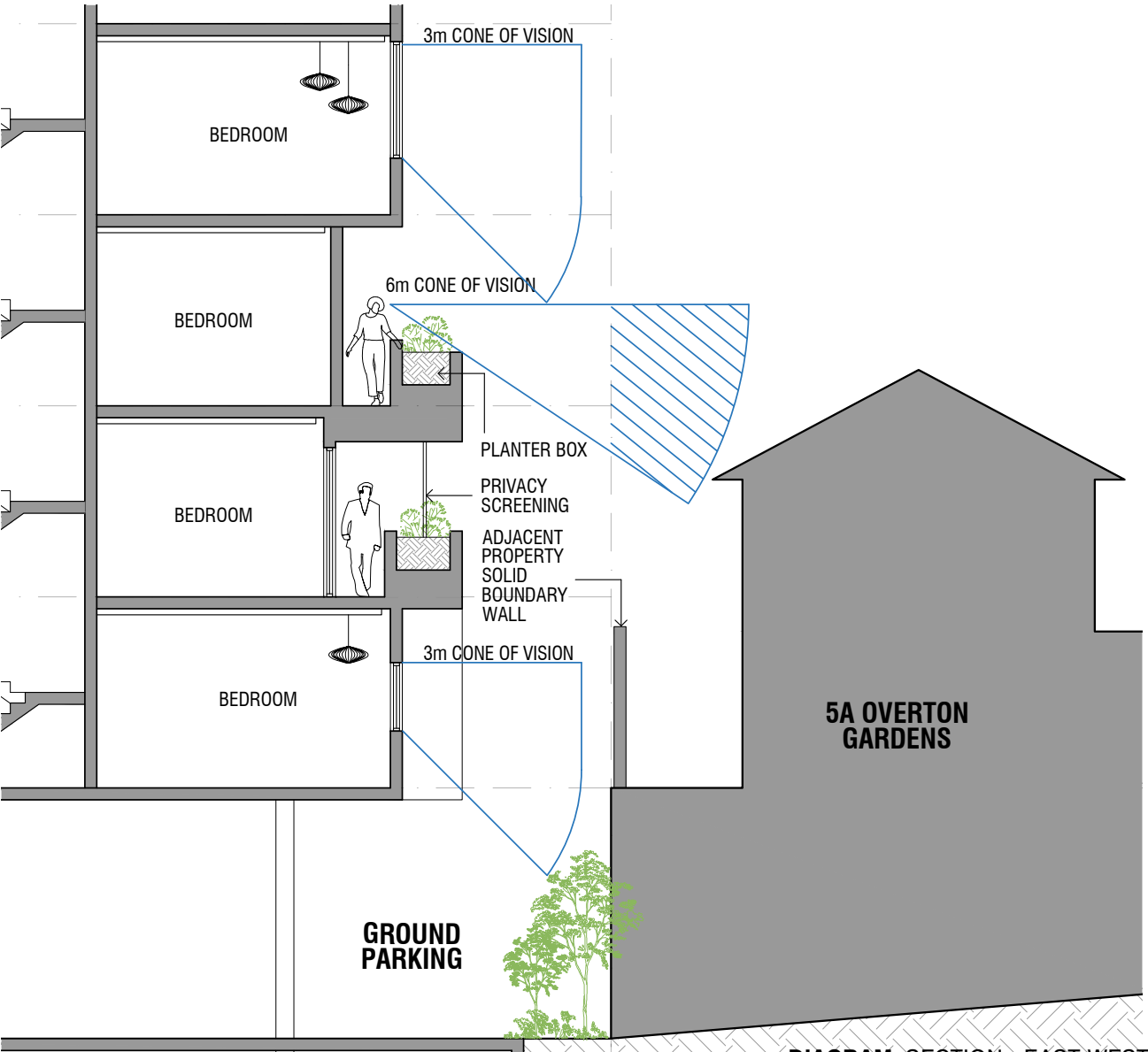


DIAGRAM: SECTION - EAST WEST
GROUND - LEVEL 4



DIAGRAM: ELEVATION EAST
PRIVACY SCREENING

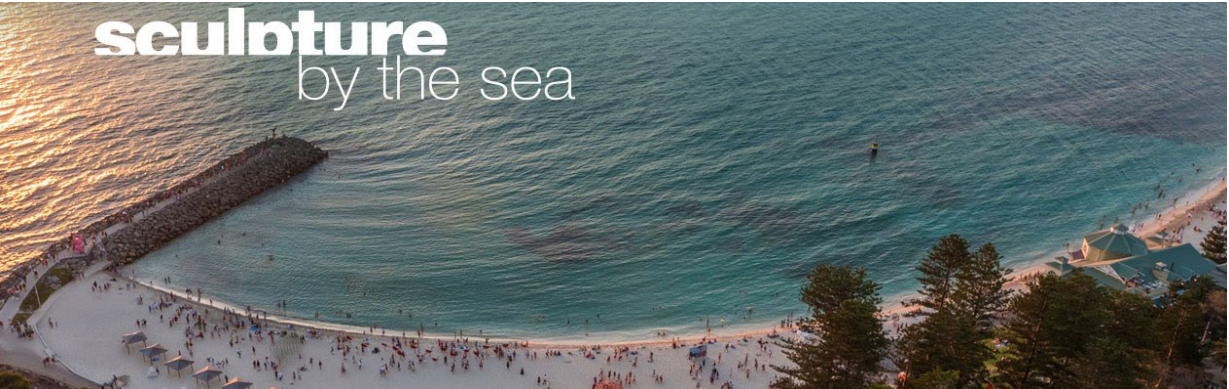
PRINCIPLE 9: COMMUNITY

SCULPTURE BY THE SEA

Established in 2005, Sculpture by the Sea, Cottesloe is a part of the world’s largest free to the public sculpture exhibition by artists from across the world, transforming Cottesloe’s spectacular Beach into a temporary sculpture park for all to enjoy in March each year. Dempsey Developments is committed to celebrating the iconic annual event that is intertwined in to the fabric of Cottesloe. The proposed parklet includes a dedicated plinth for which will be reserved to display a sculpture purchased from the Cottesloe Sculpture by the Sea as provided by Dempsey Developments.

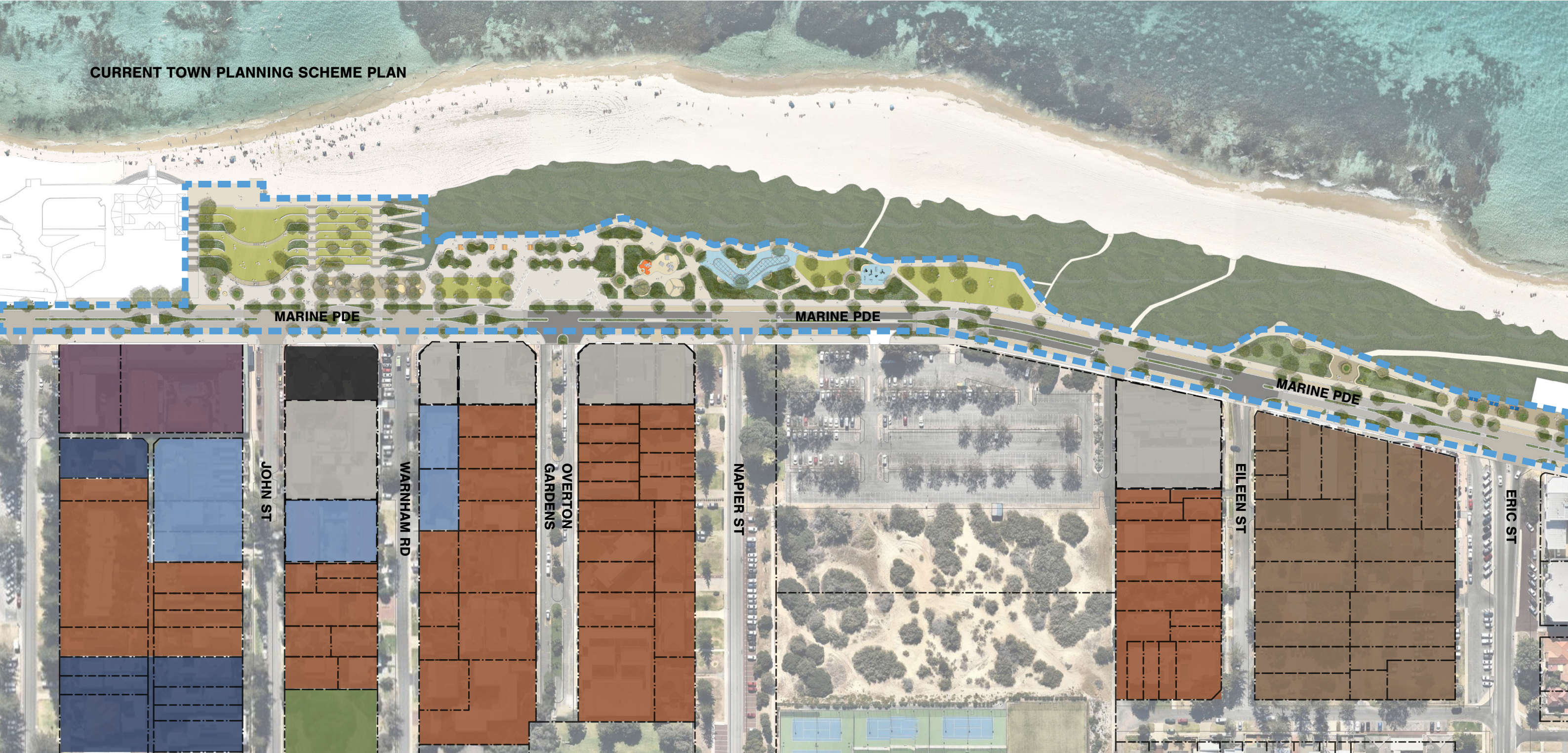
ADDITIONAL BICYCLE BAYS

Additional public bicycle bays have been included in to the parklet proposal for community use which will work symbiotically with the foreshore development and cafe at ground floor.





COTTESLOE TPS STUDY



KLOPPER
& DAVIS
ARCHITECTS

	FORESHORE DEVELOPMENT		R30 - 9m		TPS - 24m
	RESTRICTED		R20 - 9m		TPS - 32m
	HOTEL		R60 - 9m		TPS - 21m

COTTESLOE TPS STUDY

The Cottesloe TPS was investigated in the North-South elevation (Diagram 1) along Marine Parade, outlining the proposed additional height of the 9 storey development. The East-West elevation (Diagram 2) demonstrate how the proposal will be integrated along Overton Gardens, incorporating the potential adoption of the Medium Density framework.

DIAGRAM 1:
NORTH-SOUTH SECTION THROUGH
MARINE PARADE

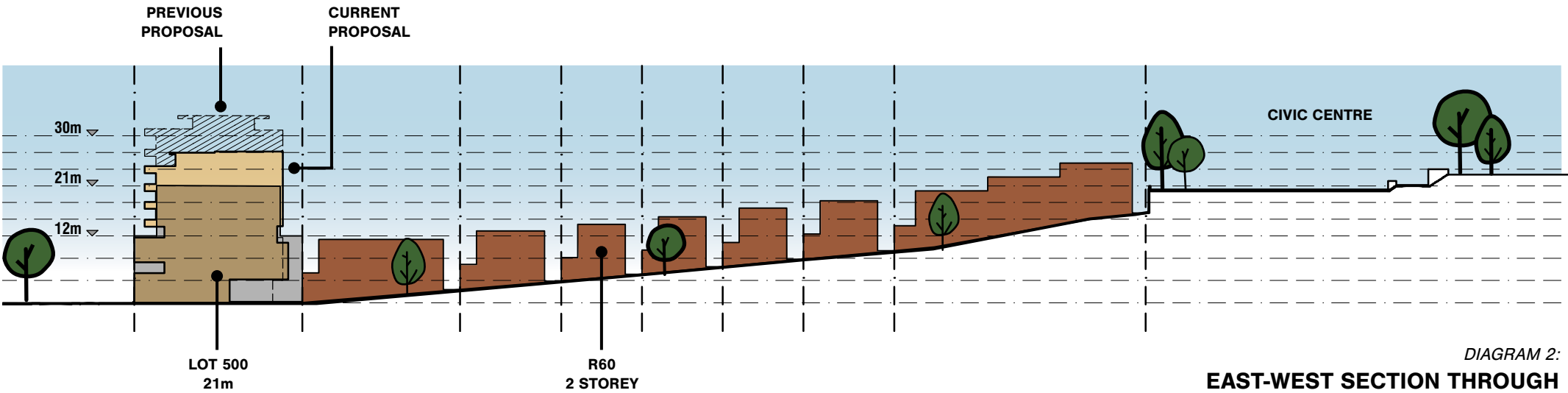
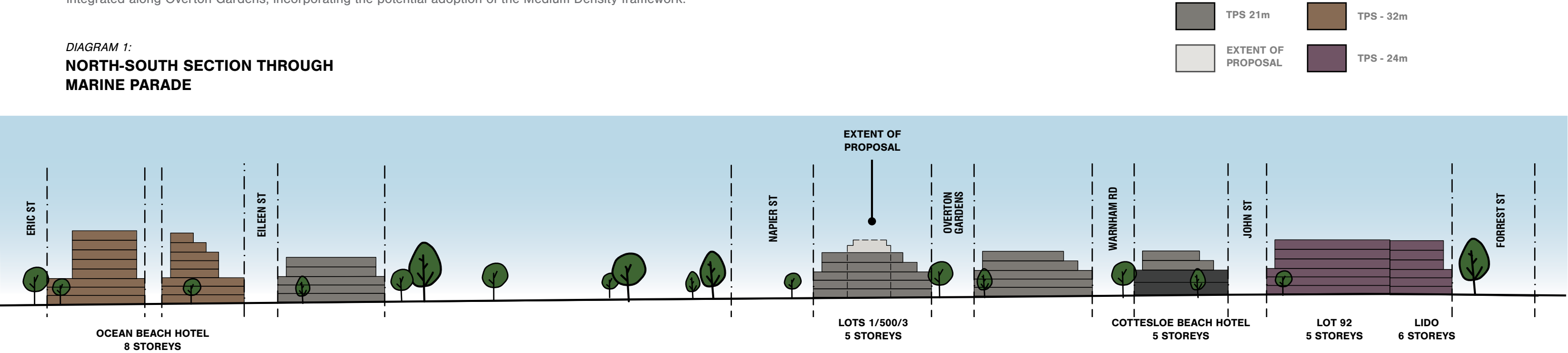


DIAGRAM 2:
EAST-WEST SECTION THROUGH
OVERTON GARDENS

COTTESLOE TPS STUDY

A study of the current Cottesloe Town Planning Scheme was carried out, modeling the maximum allowable envelopes under the current scheme in the vicinity of the subject site.

LEGEND

<div></div>	R60 12m	<div></div>	R30 9m
<div></div>	R-MD 60 15m	<div></div>	R20 9m
<div></div>	R50 12m	<div></div>	RESTRICTED
<div></div>	R40 9m	<div></div>	FORESHORE DEVELOPMENT



COTTESLOE TPS STUDY PROPOSAL

In the study of the Cottesloe TPS the proposal has been introduced in the axonometric diagram below in the context of the existing height controls.

LEGEND

R60 12m

R30 9m

R50 12m

R20 9m

R40 9m

RESTRICTED

FORESHORE DEVELOPMENT



COTTESLOE TPS STUDY

LEGEND

R60 12m

R50 12m

R40 9m

R30 9m

R20 9m

RESTRICTED








FORESHORE DEVELOPMENT



COTTESLOE TPS STUDY PROPOSAL



LEGEND

	R60 12m		R30 9m
	R50 12m		R20 9m
	R40 9m		RESTRICTED
			FORESHORE DEVELOPMENT

COTTESLOE TPS STUDY

VIEW ANALYSIS

VIDEO SIMULATION

Rendered footage of the different development scenarios have been produced in order to demonstrate the outcome of the Marine Parade proposal from the Cottesloe Civic Centre. Videos 1 & 2 are examples of the build out of the Cottesloe TPS (with and without trees), Videos 3 show the TPS with the previous 9 storey proposal along with Lots 1 and 3 matching the 31.4m height. Video 4 shows the current proposal and neighbouring properties at the same 27m height.

Video 2



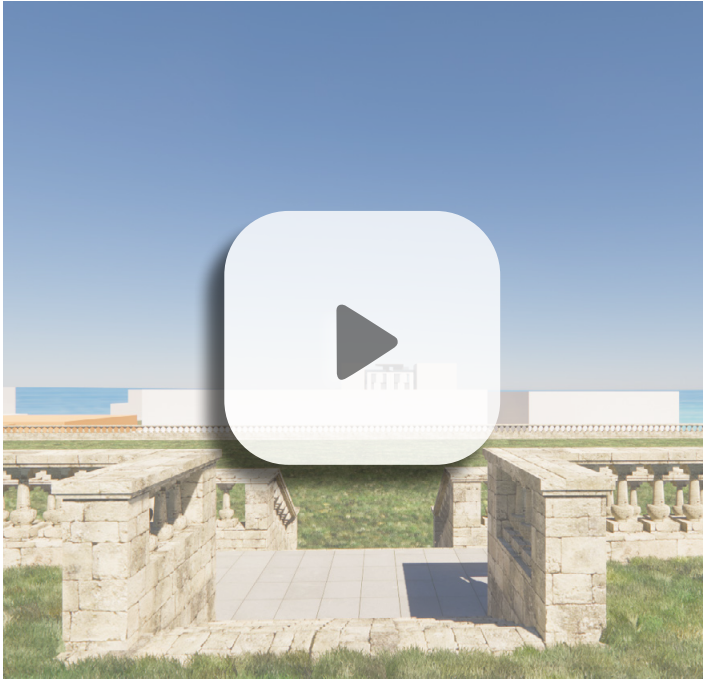
COTTESLOE TPS
VIEW FROM CIVIC CENTRE
SURROUNDING AREA MODELED AS PER
COTTESLOE'S CURRENT TOWN PLANNING SCHEME

Video 3



COTTESLOE TPS
VIEW FROM CIVIC CENTRE (NO TREES)
SURROUNDING AREA MODELED AS PER
COTTESLOE'S CURRENT TOWN PLANNING SCHEME

Video 4



PREVIOUS PROPOSAL
VIEW FROM CIVIC CENTRE (NO TREES)
120 MARINE PDE PROPOSAL WITH PREVIOUS
PROPOSAL OF NEIGHBOURING PROPERTIES AT
SAME HEIGHT

Video 5



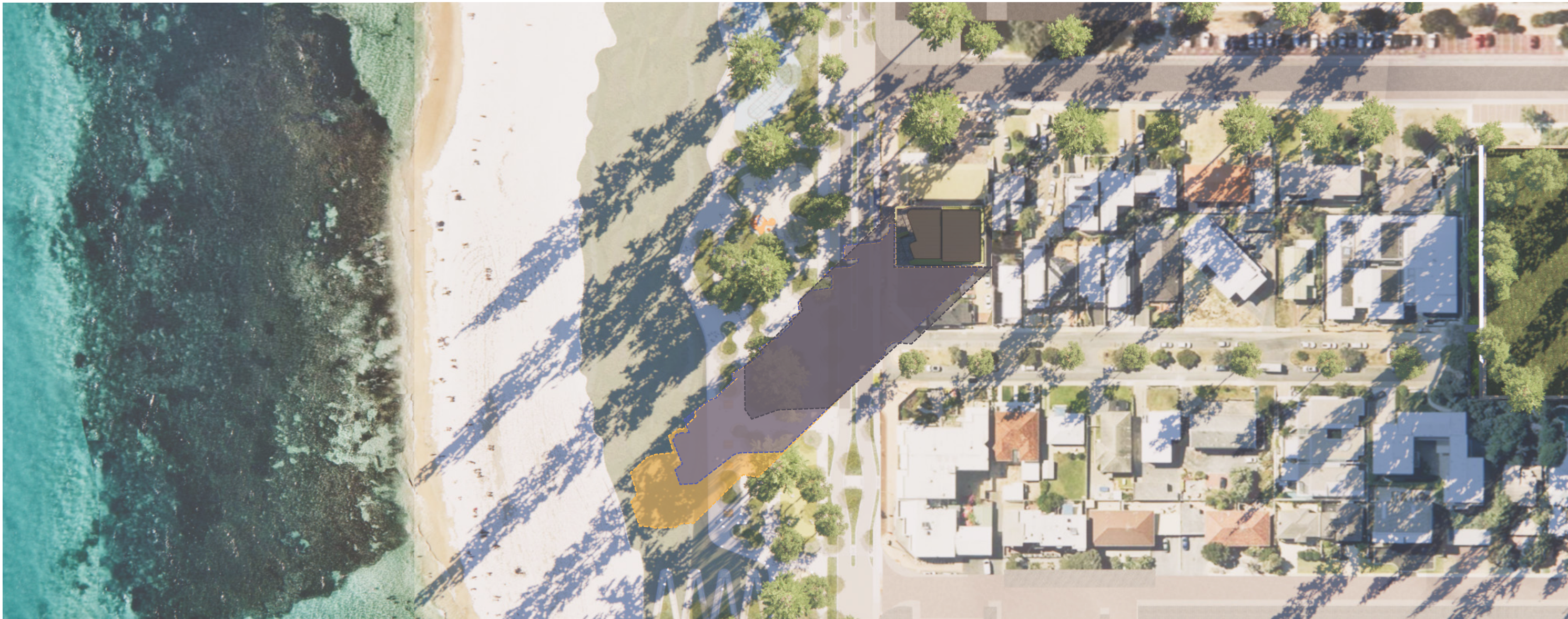
CURRENT PROPOSAL
VIEW FROM CIVIC CENTRE (NO TREES)
120 MARINE PDE PROPOSAL WITH CURRENT
PROPOSAL AND NEIGHBOURING PROPERTIES AT
SAME HEIGHT

COTTESLOE TPS STUDY OVERSHADOWING

WINTER SOLSTICE
21ST JUNE 9AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

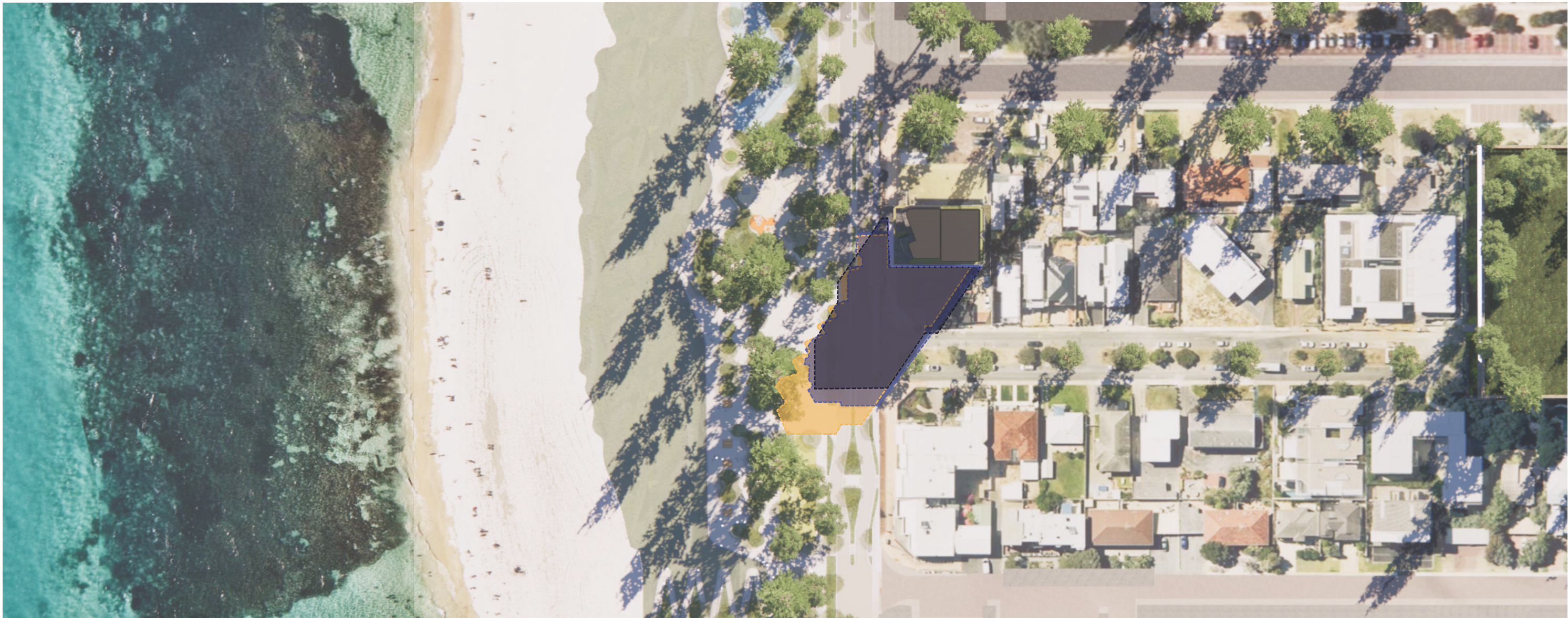


COTTESLOE TPS STUDY OVERSHADOWING

WINTER SOLSTICE
21ST JUNE 10AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

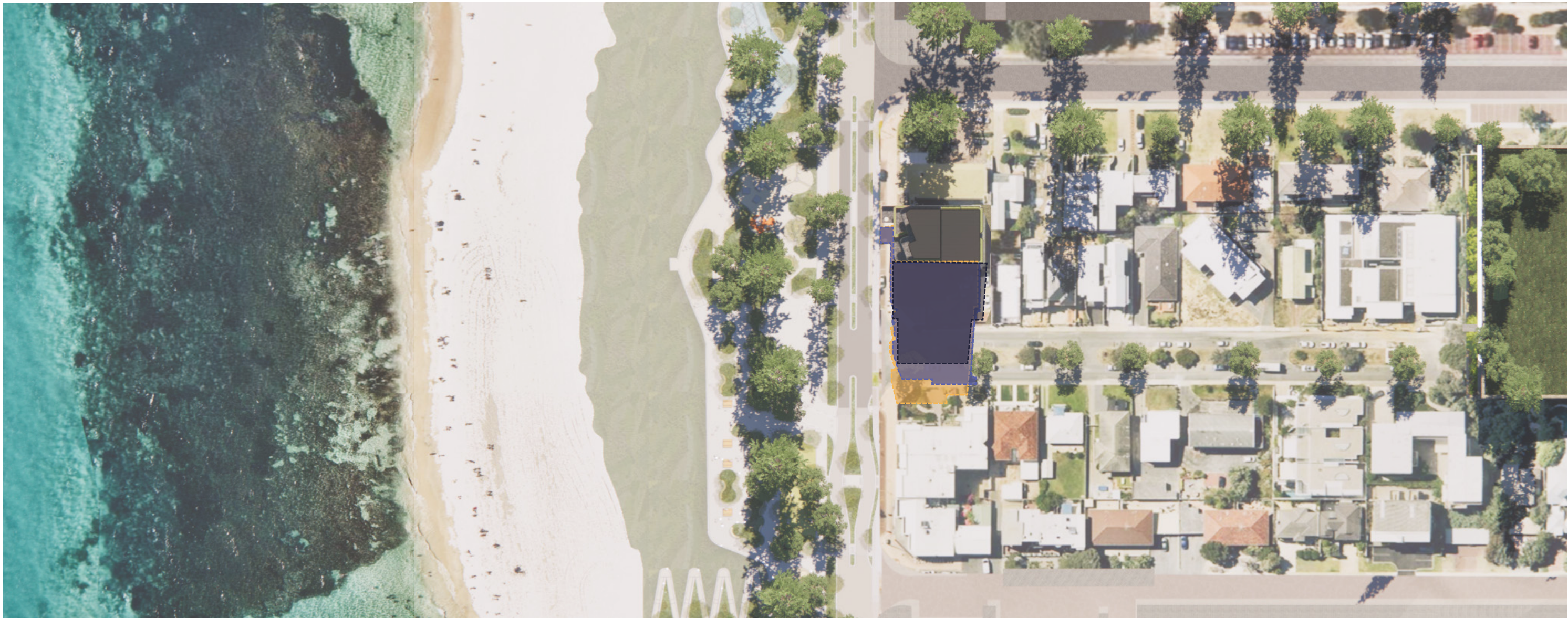


COTTESLOE TPS STUDY OVERSHADOWING

WINTER SOLSTICE
21ST JUNE MIDDAY

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

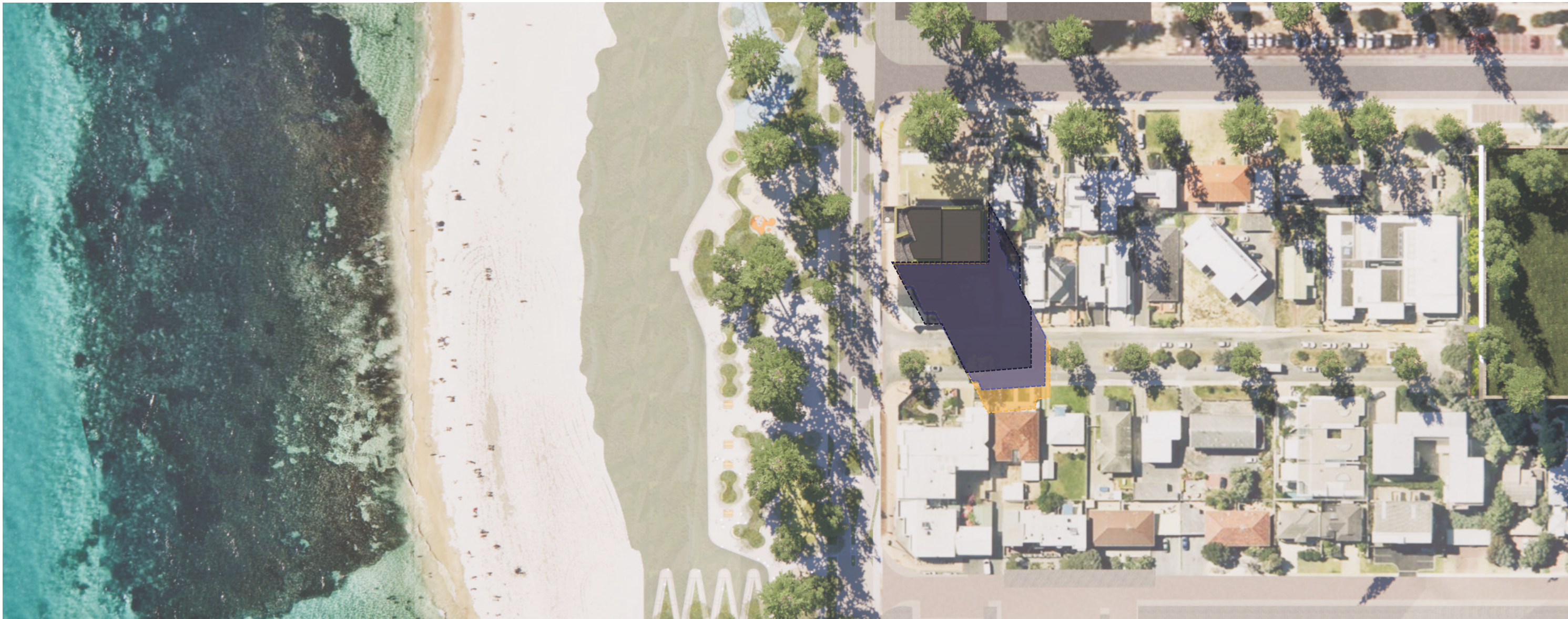


COTTESLOE TPS STUDY OVERSHADOWING

WINTER SOLSTICE
21ST JUNE 2PM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

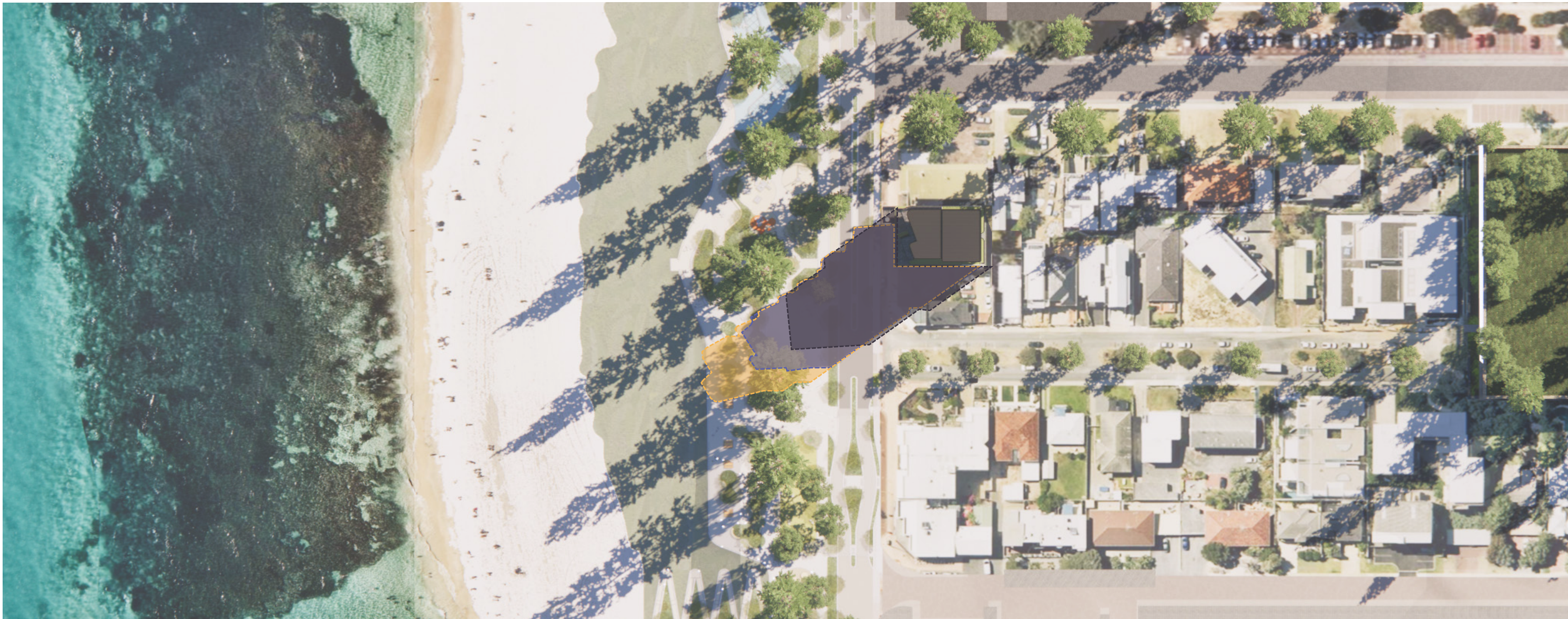


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND AUGUST 9AM

EXTENT OF SHADOWS

- 5 STOREY
21m 
- PREVIOUSLY
PROPOSED 
- CURRENT
PROPOSAL 

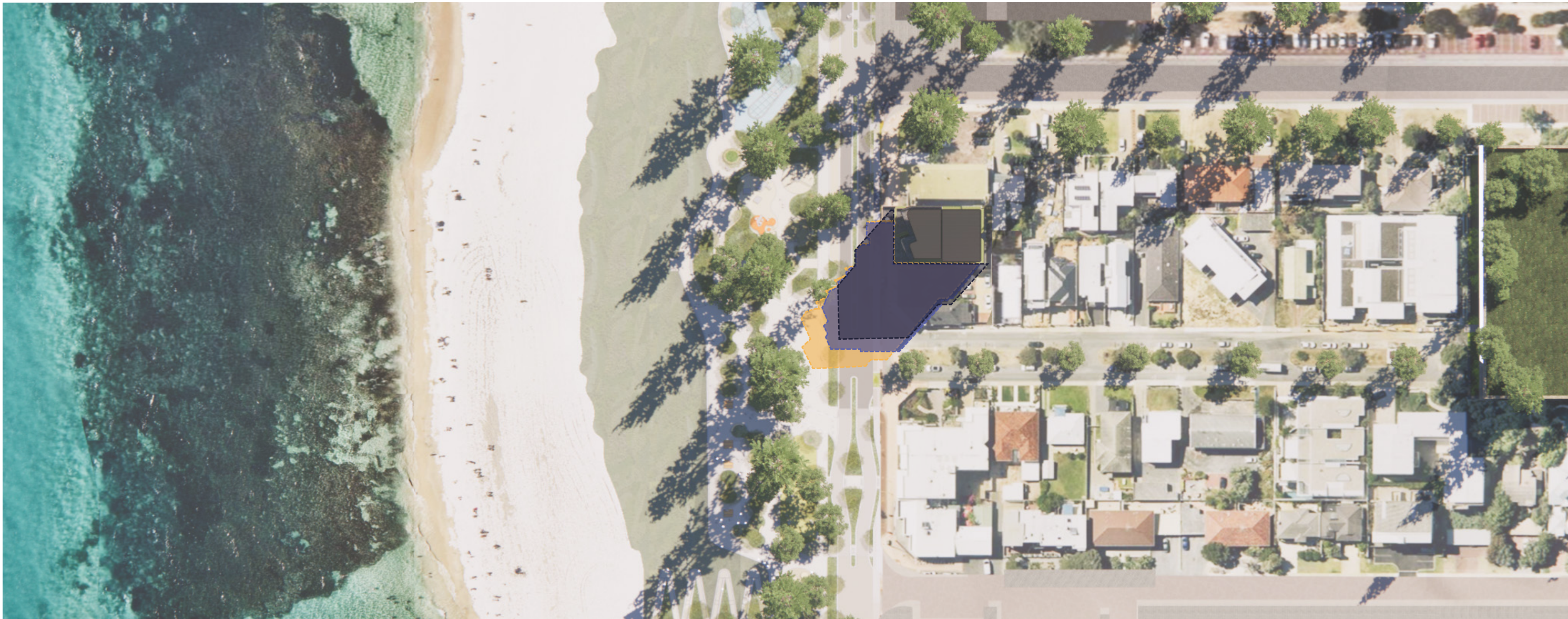


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND AUGUST 10AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

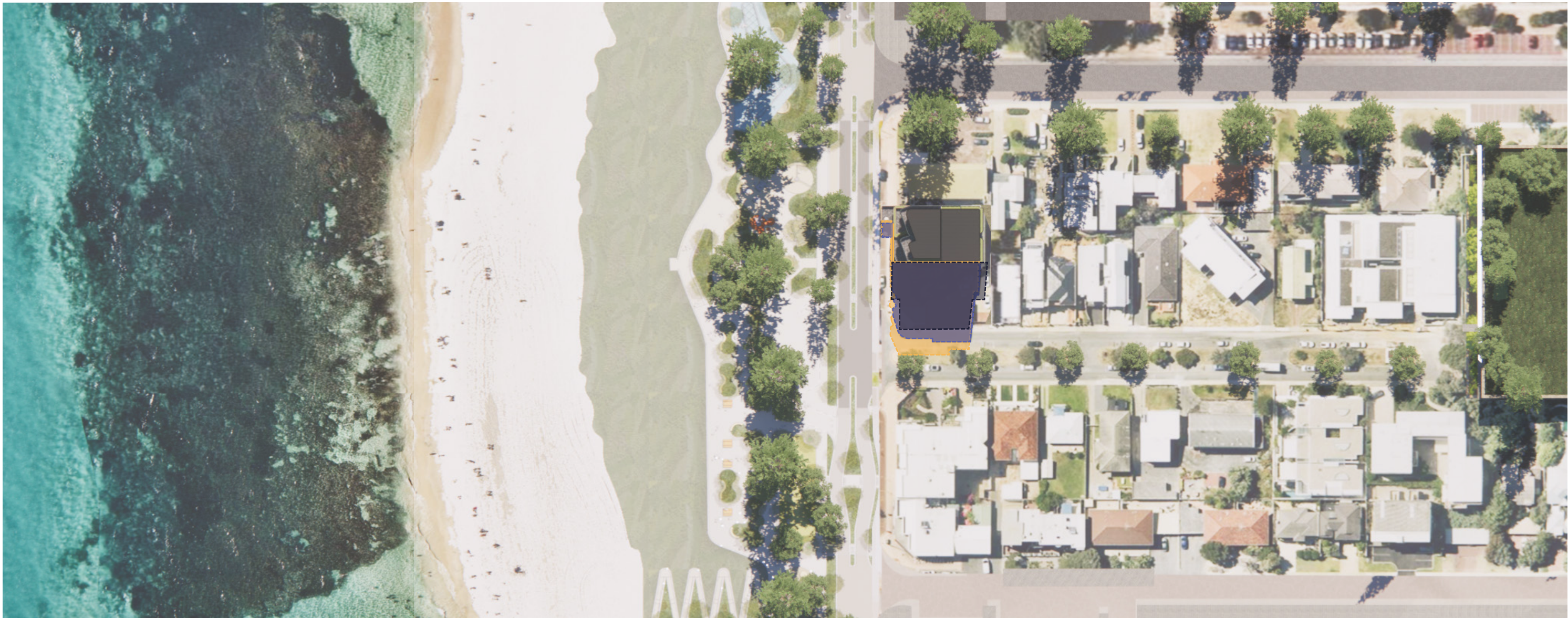


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND AUGUST MIDDAY

EXTENT OF SHADOWS

- 5 STOREY
21m 
- PREVIOUSLY
PROPOSED 
- CURRENT
PROPOSAL 

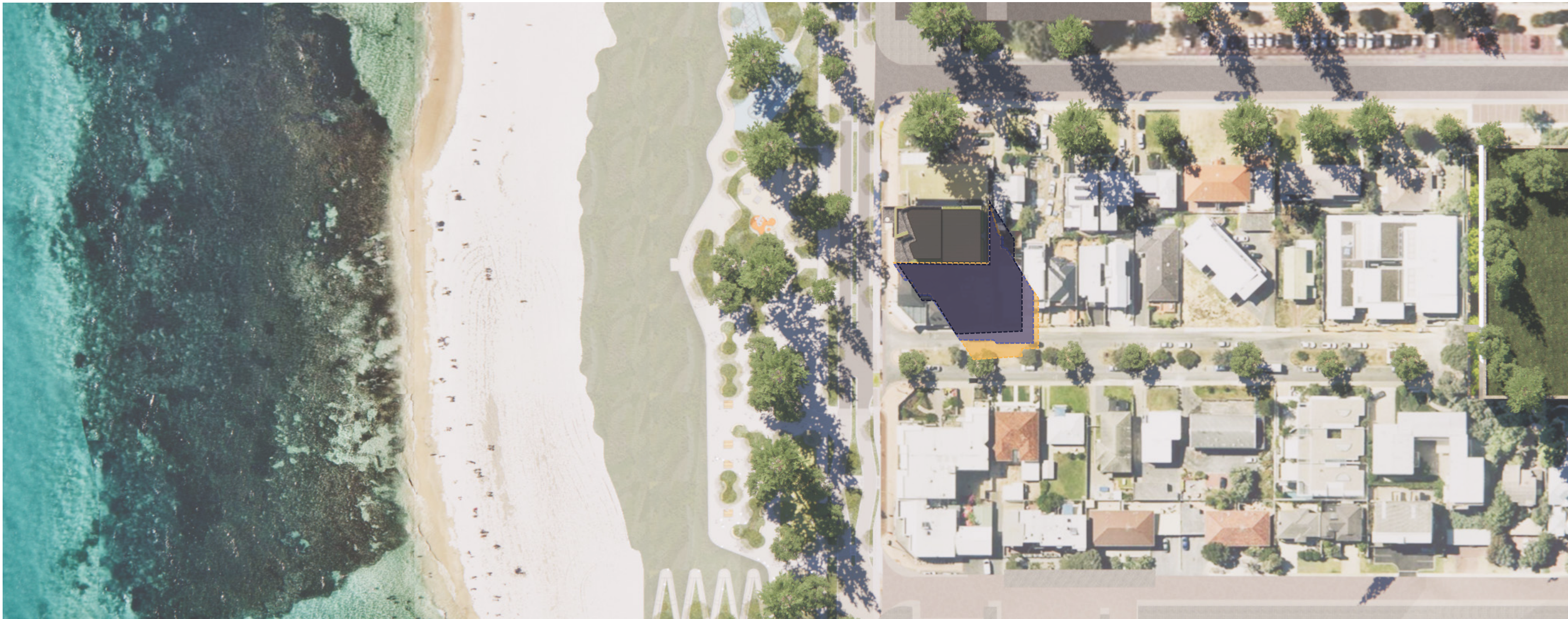


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND AUGUST 2PM

EXTENT OF SHADOWS

- 5 STOREY
21m 
- PREVIOUSLY
PROPOSED 
- CURRENT
PROPOSAL 

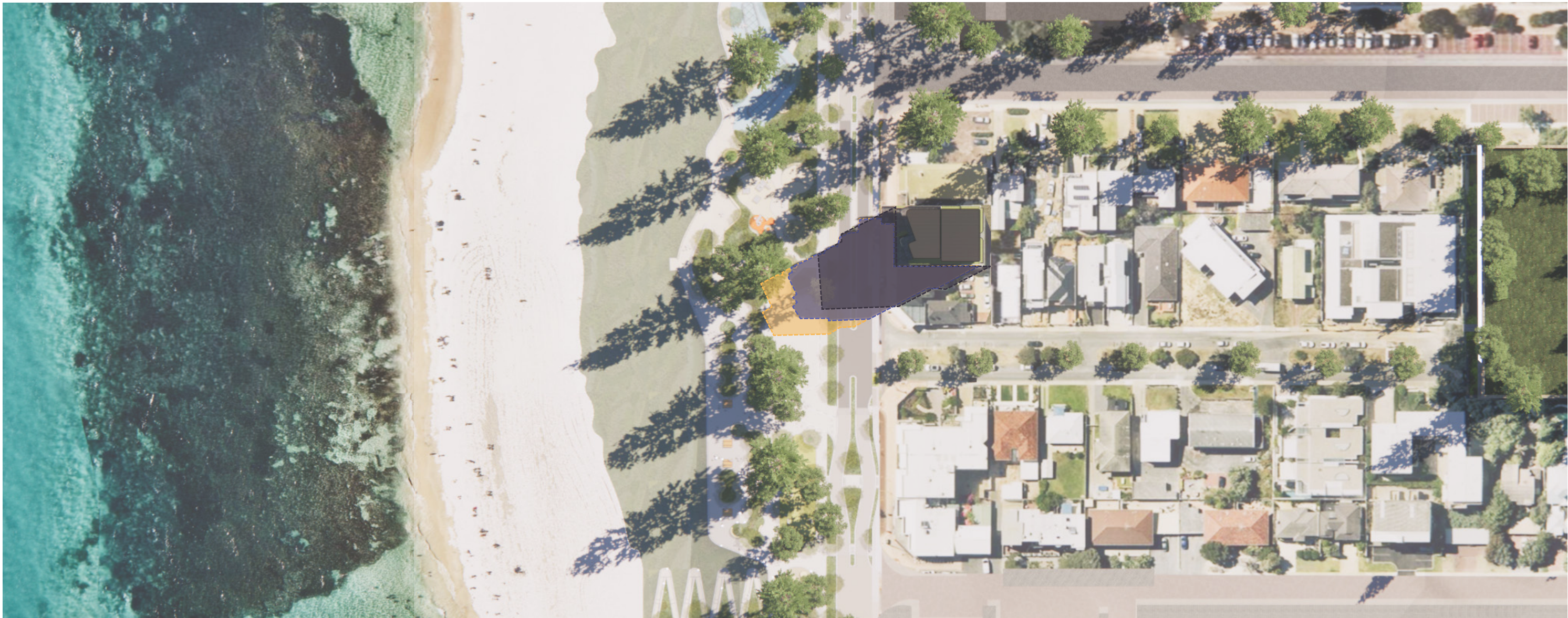


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND SEPTEMBER 9AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

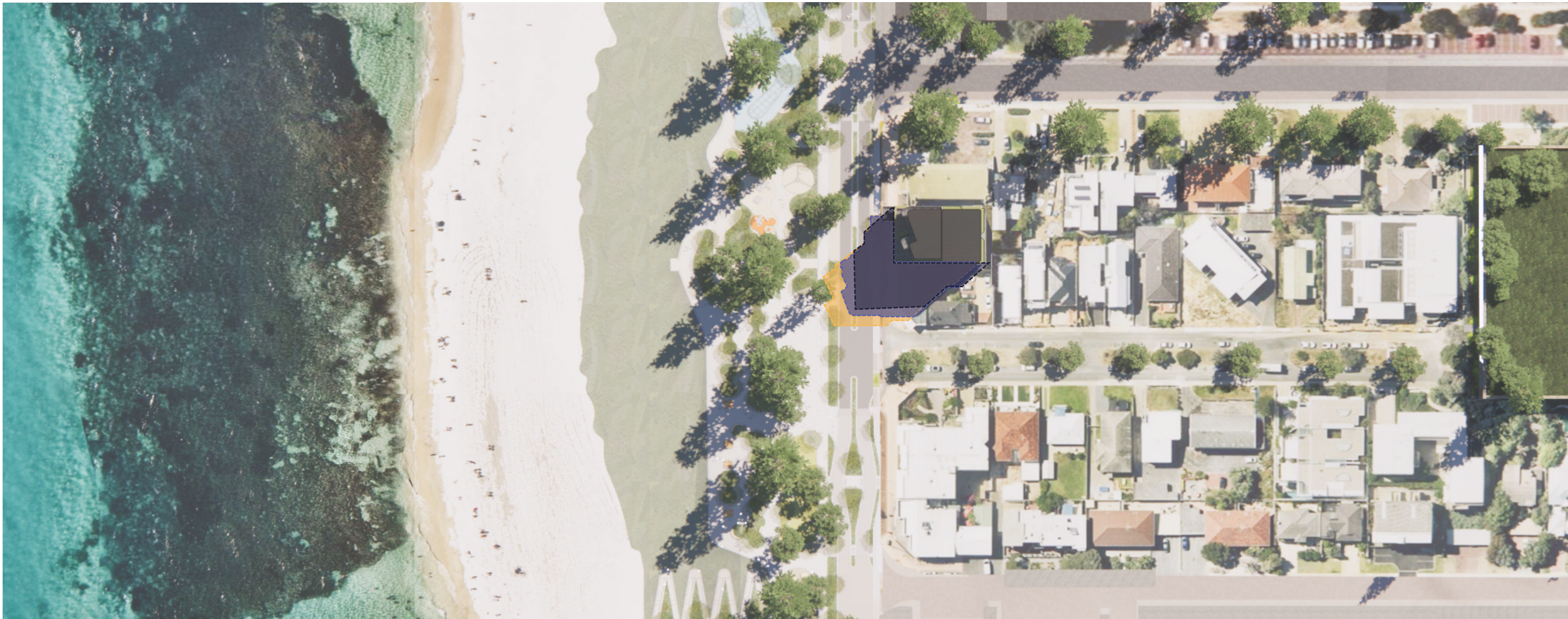


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND SEPTEMBER 10AM

EXTENT OF SHADOWS


- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL



COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND SEPTEMBER MIDDAY

EXTENT OF SHADOWS

- 5 STOREY
21m 
- PREVIOUSLY
PROPOSED 
- CURRENT
PROPOSAL 

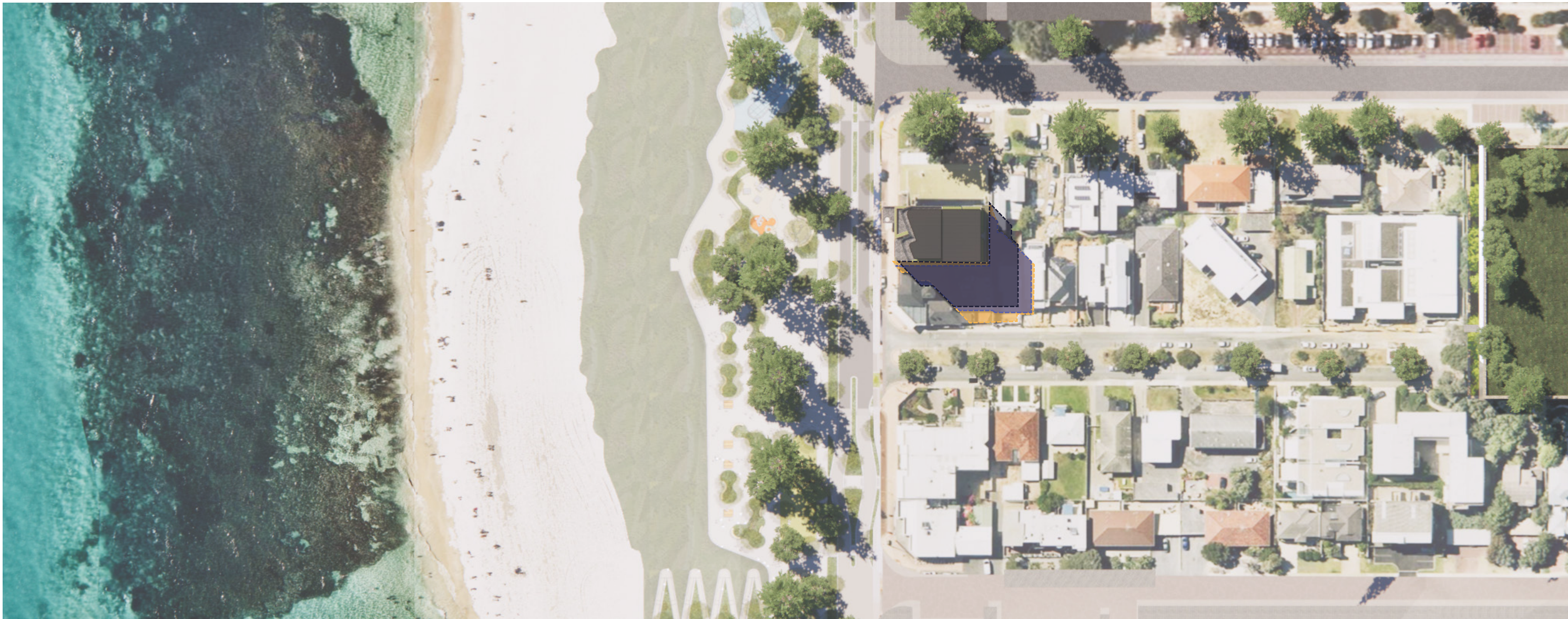


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND SEPTEMBER 2PM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL



COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND OCTOBER 9AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

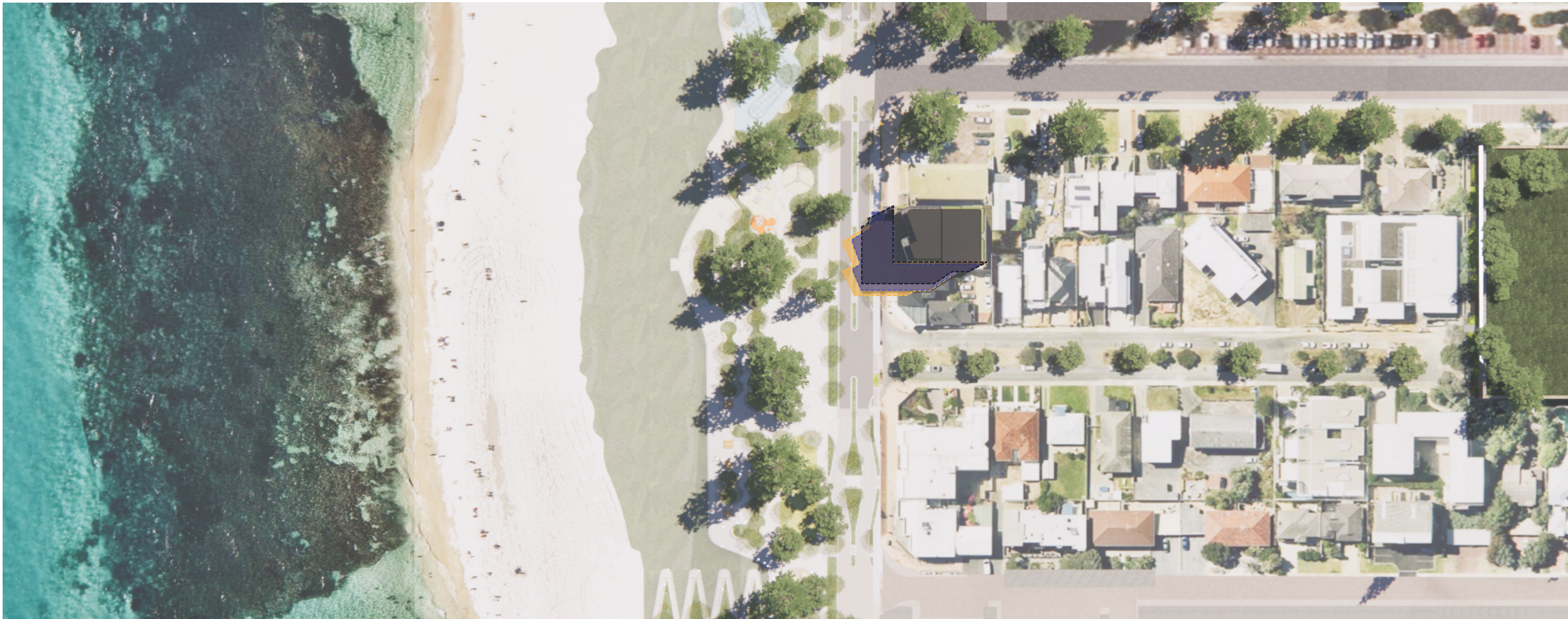


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND OCTOBER 10AM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL

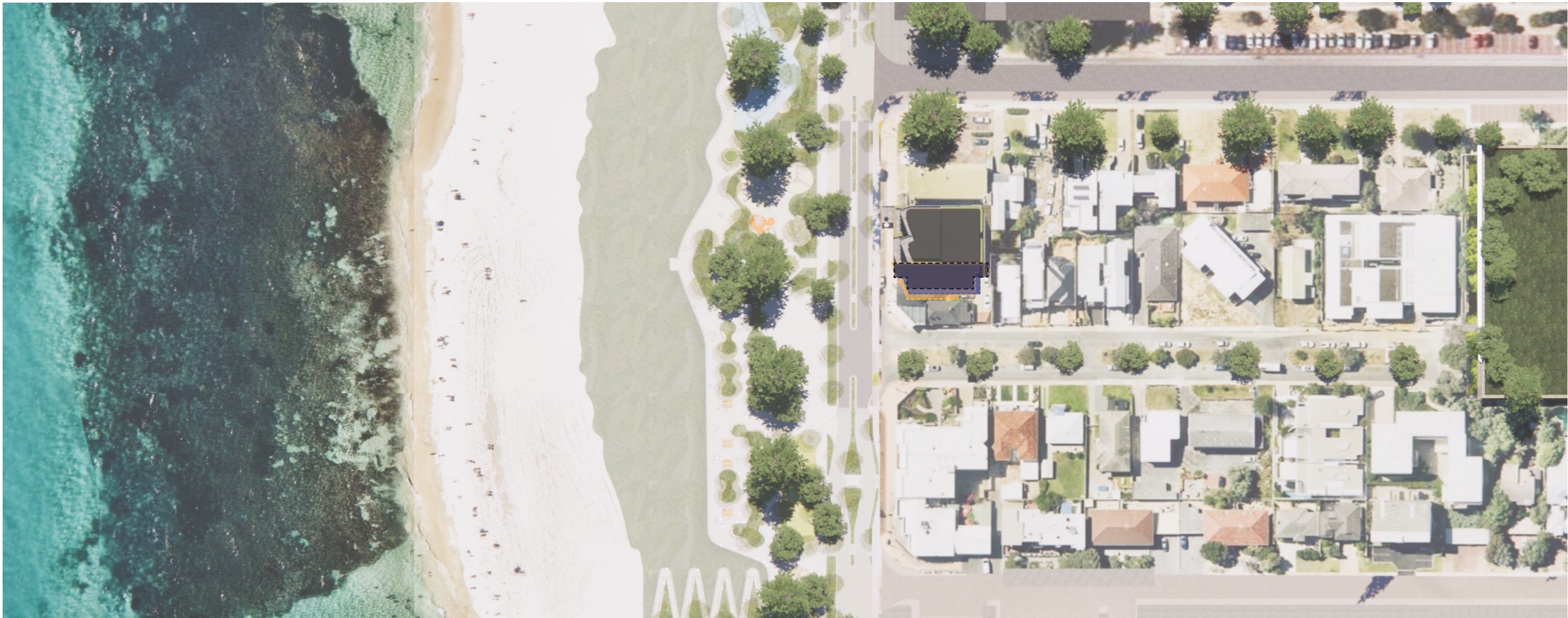


COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND OCTOBER MIDDAY

EXTENT OF SHADOWS

- 5 STOREY
21m 
- PREVIOUSLY
PROPOSED 
- CURRENT
PROPOSAL 



COTTESLOE TPS STUDY OVERSHADOWING

SPRING
22ND OCTOBER 2PM

EXTENT OF SHADOWS

- 5 STOREY
21m
- PREVIOUSLY
PROPOSED
- CURRENT
PROPOSAL



COTTESLOE TPS STUDY OVERSHADOWING

VIDEO SIMULATION

Rendered footage of the overshadowing of the proposal has been created in the setting of the *existing* surrounding site conditions and current tree heights at various times of the year between 10am - 2pm as per the SDAU guidelines.

Video 6



21ST JUNE
10am - 2pm

Video 7



22ND AUGUST
10am - 2pm

Video 8



22ND SEPTEMBER
10am - 2pm

Video 9



22ND OCTOBER
10am - 2pm



APPENDIX A - AREA SCHEDULE

LOT 500 - MARINE PDE, COTTESLOE

AREA SCHEDULE

REV I
ISSUED 23/03/21



									3 BED												4 BED			STORES & PARKING					TOTALS											
	COMM.		A1			A2			D1			D2			D3			D4			D5			D6			D7			E1			STORE	BIKES		VEHICLE PARKING				
FLOOR	COMM. FACILITIES (EXTERNAL)		#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	#	INTERNAL AREA	BALC.	TOTAL	RESIDENT BIKES	VISITOR BIKES	CAR BAYS	VISITOR CARS	APTS	STRATA	SFP 7.3
		STRATA																																						
BASEMENT 2																																4	12		13					
BASEMENT 1																																4	12		14					
GROUND		100																																8	6			100	100	
1			1	109	30	1	60	9	1	186	32																				2						3	355	366	
2												1	183	34	1	186	37														2						2	369	380	
3																	1	165	41	1	170	49								1							2	165	170	
4																					1	157	28	1	163	28				1							2	320	330	
5																					1	157	28	1	163	28				1							2	320	330	
6																					1	157	28	1	163	28											2	320	330	
7																													1	290	69							1	290	299
TOTALS	0	100	1	109	30	1	60	9	1	186	32	1	183	34	1	186	37	1	165	41	1	170	49	3	471	84	3	489	84	1	290	69	15	24	8	33	0	14	2239	2303
NO. APTS			1			1			1			1			1			1			3			3			1			15	32		33							
																											SITE AREA					561								
																											PLOT RATIO								3.99			4.11		





APPENDIX B

ARCHITECTURAL DRAWINGS

ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION



GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

STAGE:

DEVELOPMENT APPLICATION

SURVEY PLAN

PROJECT: MARINE PARADE RESIDENCES

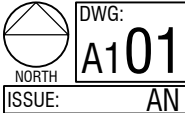
CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

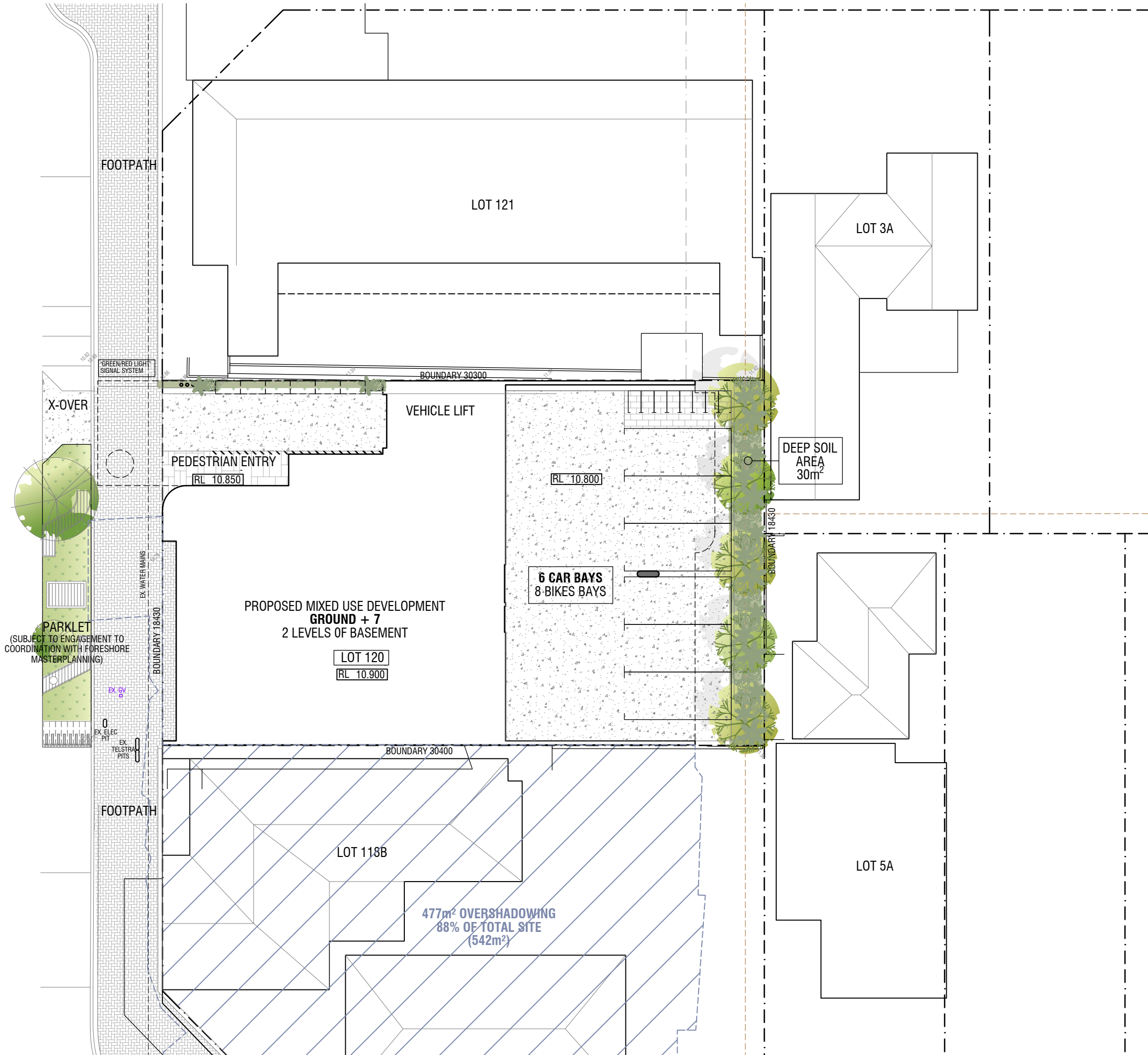
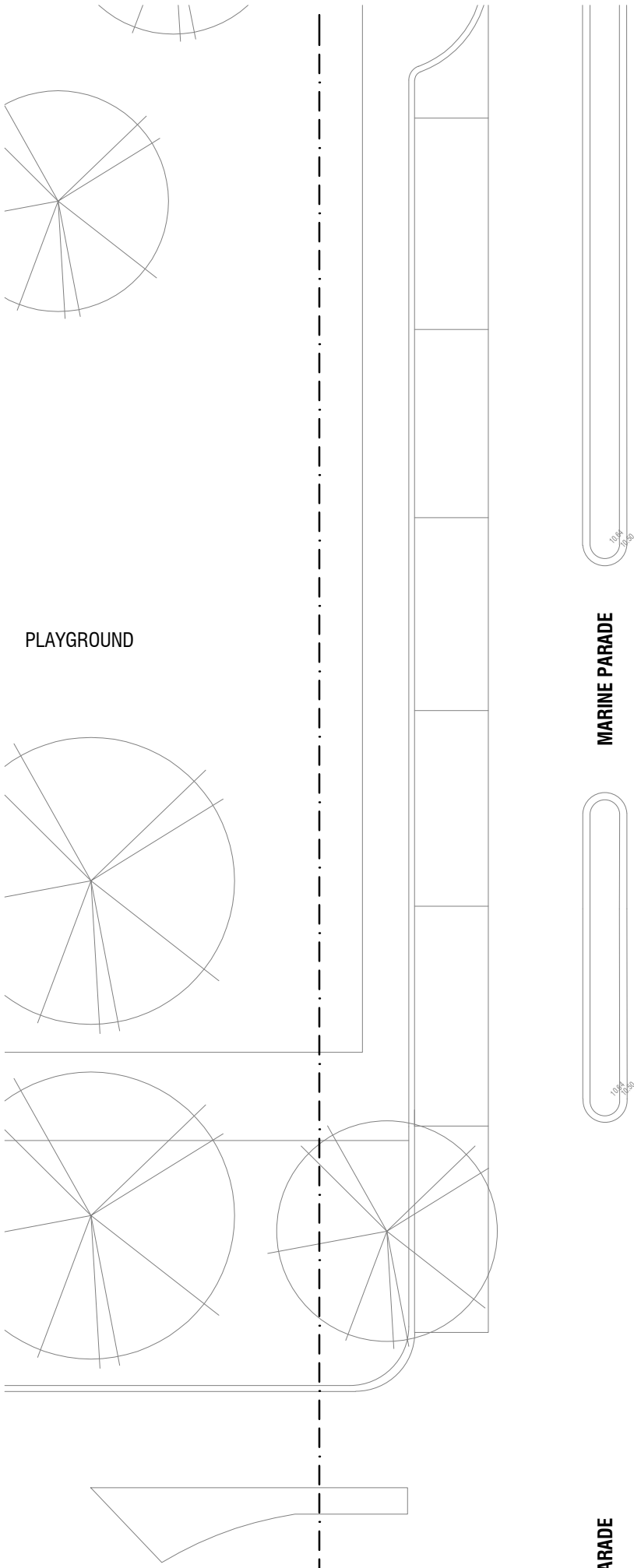
JOB#:

1:200
1902



Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

- GENERAL NOTES:
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 - COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 - REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
 - TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au

DWG:

SITE PLAN

PROJECT:

MARINE PARADE RESIDENCES

CLIENT:

MARINE PARADE CLIENT GROUP

ADDRESS:

120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200

1902

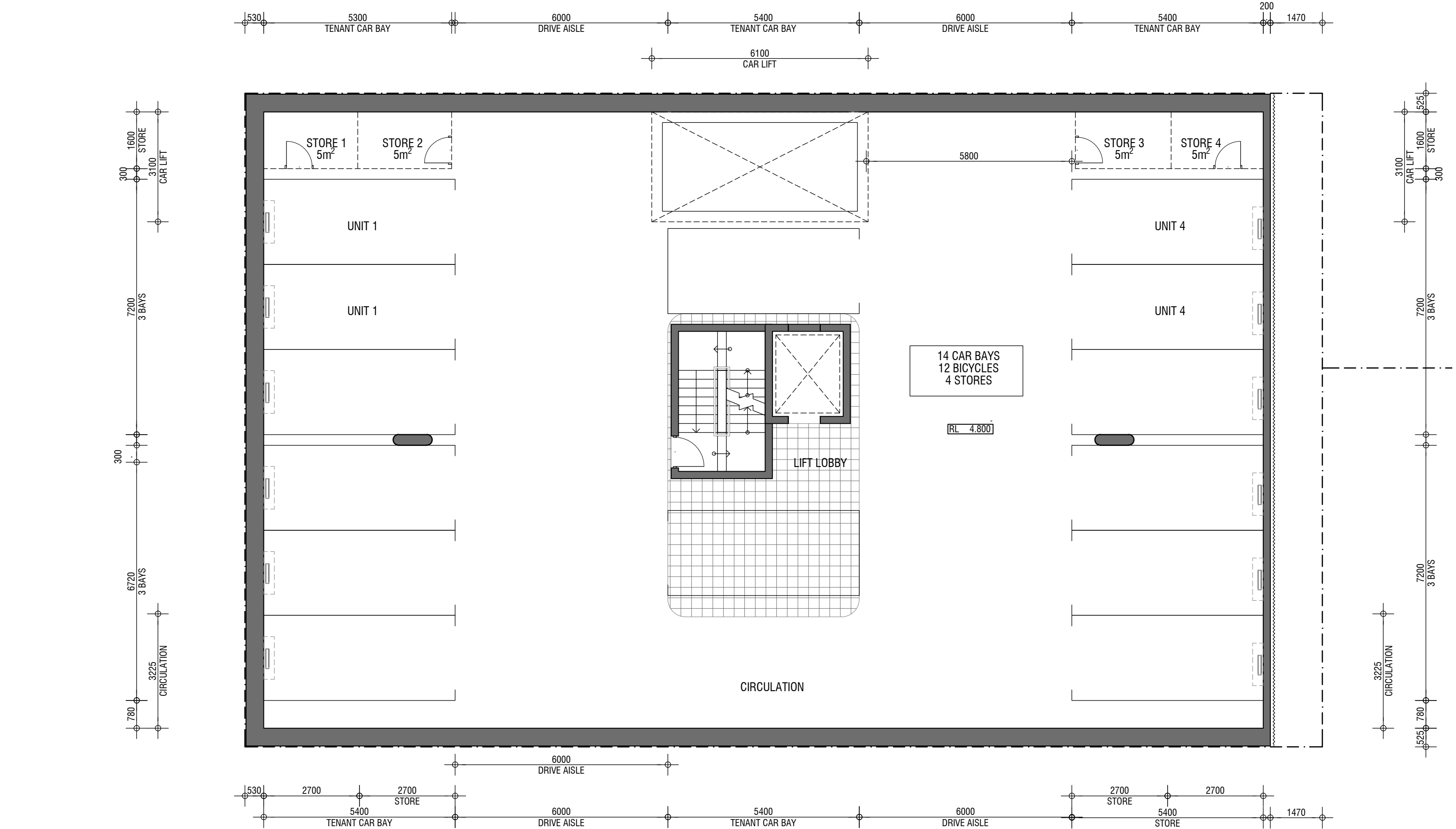


DWG:

A102

ISSUE:

AN



ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS
ARCHITECTS**

- GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
 5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

BASEMENT 2 PLAN

STAGE:

DEVELOPMENT APPLICATION

PROJECT:

MARINE PARADE RESIDENCES

CLIENT:

MARINE PARADE CLIENT GROUP

ADDRESS:

120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:100

1902



NORTH

ISSUE:

AN

DWG:

A103

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

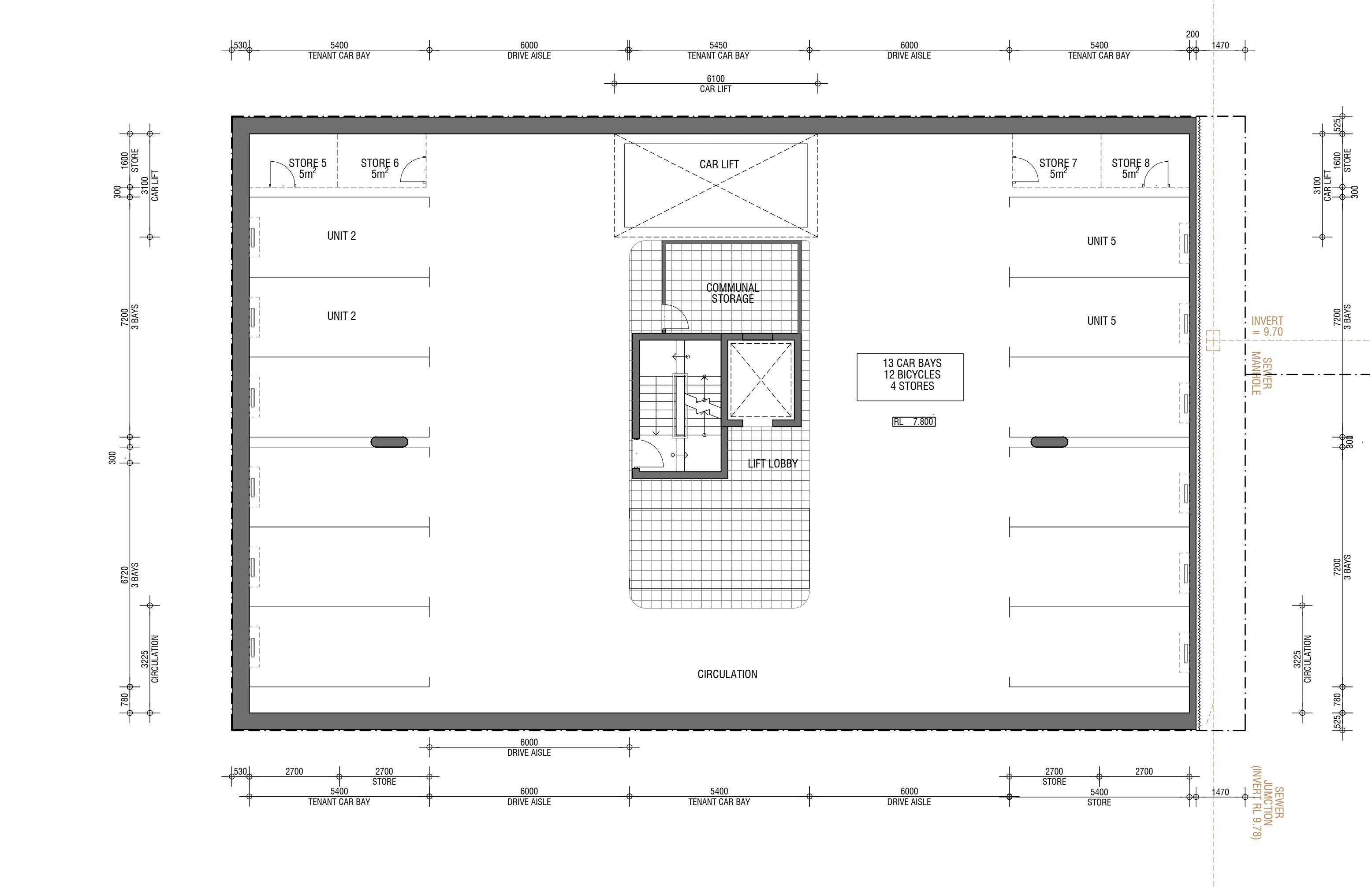
Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION

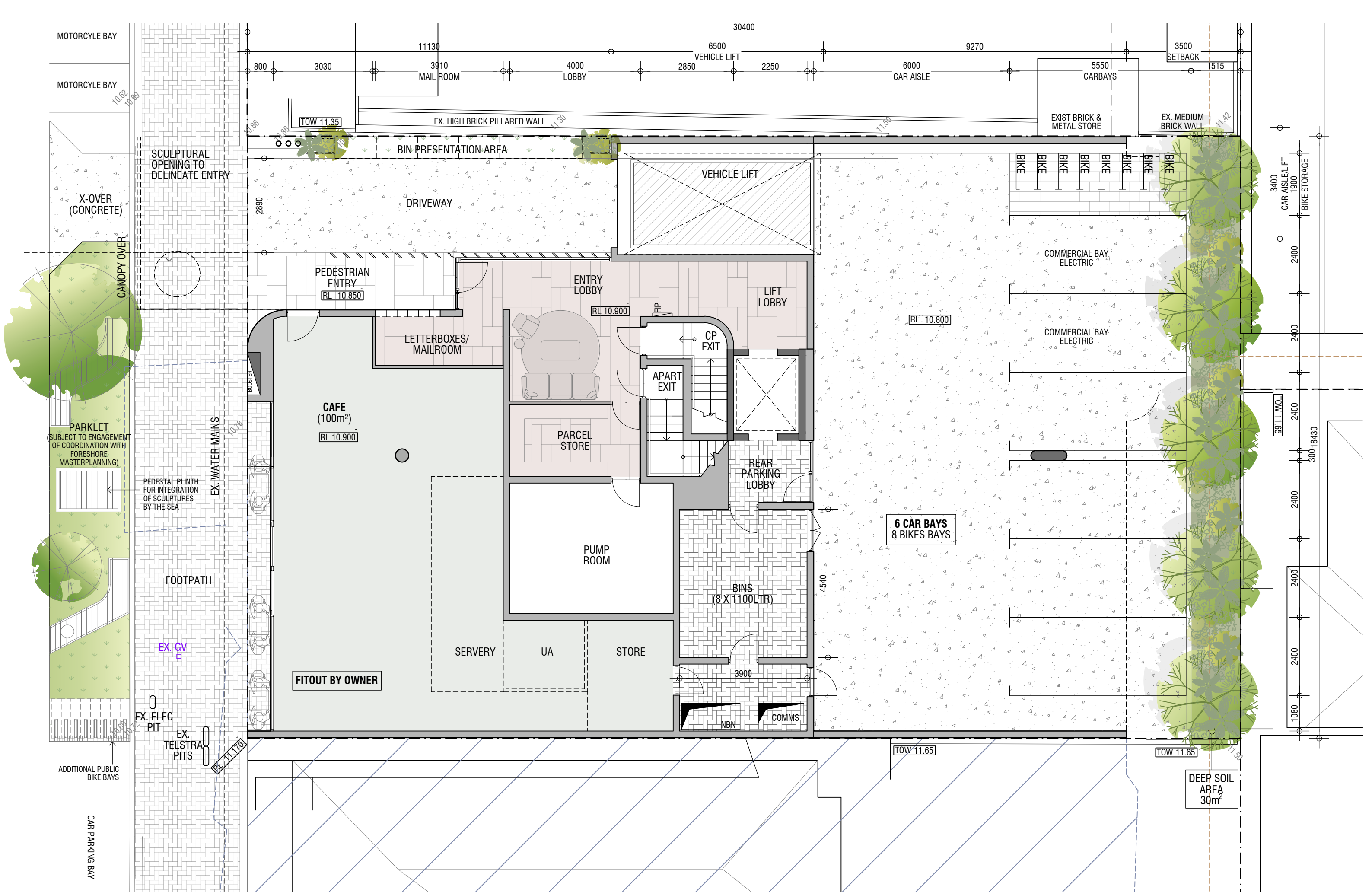
KLOPPER & DAVIS
ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG: BASEMENT 1 PLAN
STAGE: DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES
CLIENT: MARINE PARADE CLIENT GROUP
ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE: 1:100
JOB#: 1902
DWG: A104
ISSUE: AN



ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS
ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG:

GROUND FLOOR PLAN

STAGE:

DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

1:100

JOB#:

1902



ISSUE:

DWG: A105
AN

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

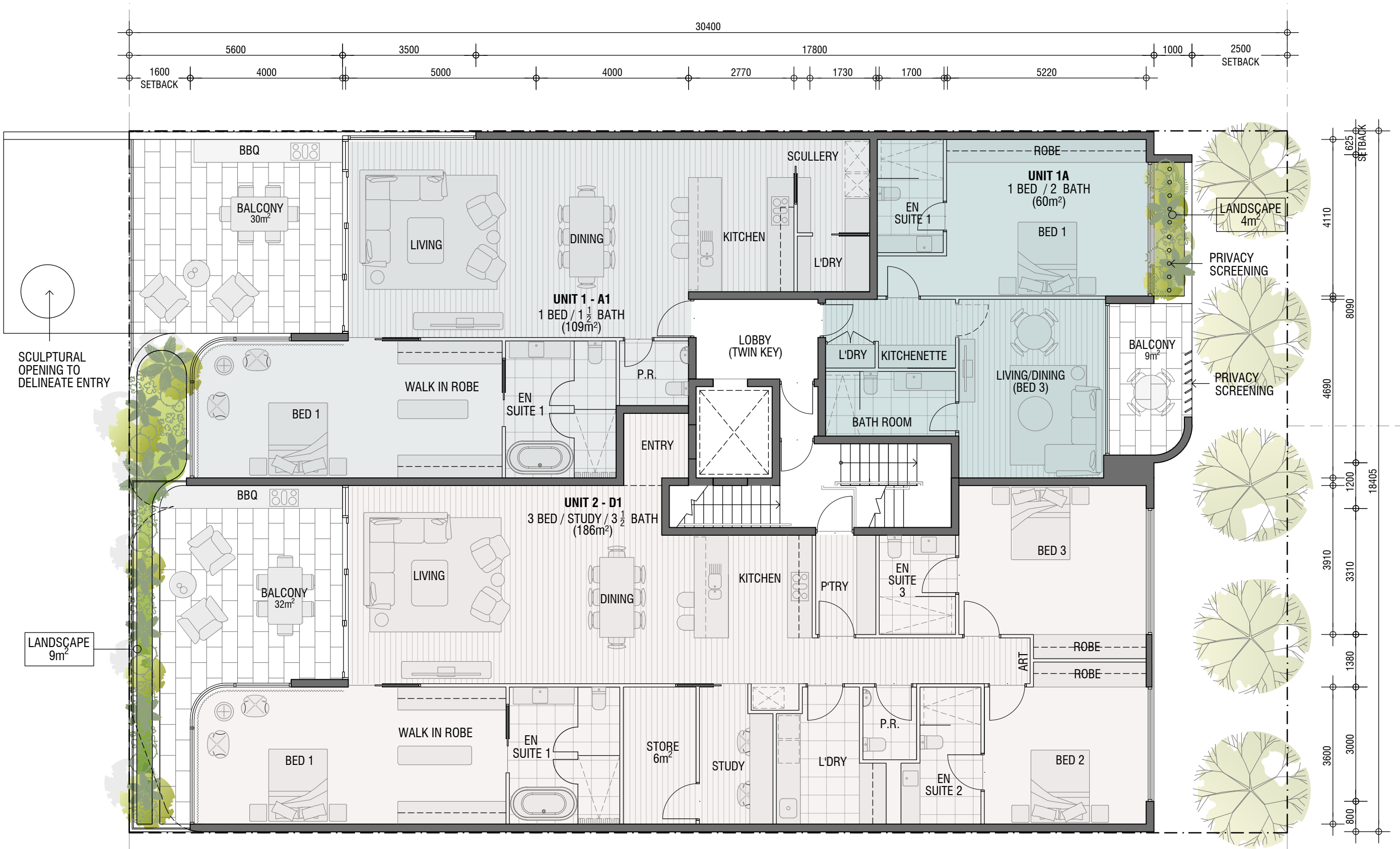
Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY	AI	27-11-20	DEVELOPMENT APPLICATION

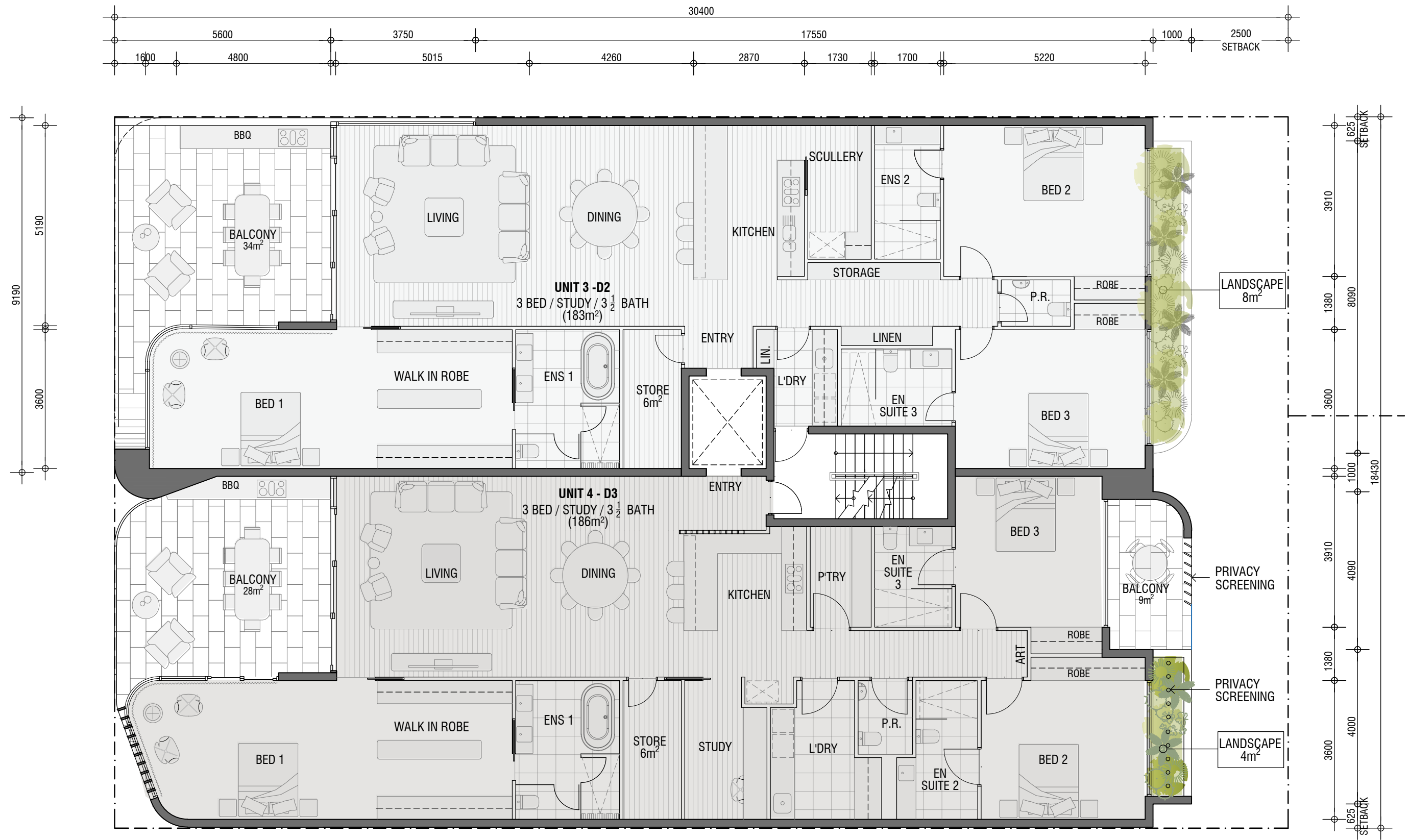
KLOPPER & DAVIS ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG: FIRST FLOOR PLAN
STAGE: DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES
CLIENT: MARINE PARADE CLIENT GROUP
ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE: 1:100
JOB#: 1902
DWG: A106
ISSUE: AN



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG: SECOND FLOOR PLAN
STAGE: DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES
CLIENT: MARINE PARADE CLIENT GROUP
ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE: 1:100
JOB#: 1902
DWG: A107
ISSUE: AN



ISSUE NUMBER	AN	18-03-21	SDAU Issue	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY	AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

GENERAL NOTES:
 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
 5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

THIRD FLOOR PLAN

STAGE:

DEVELOPMENT APPLICATION

PROJECT: **MARINE PARADE RESIDENCES**

CLIENT: **MARINE PARADE CLIENT GROUP**

ADDRESS: **120 MARINE PARADE, COTTESLOE**

SCALE:

JOB#:

1:100

1902

DWG: **A108**
 NORTH
 ISSUE: **AN**

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG: **FOURTH FLOOR PLAN**
STAGE: **DEVELOPMENT APPLICATION**

PROJECT: **MARINE PARADE RESIDENCES**
CLIENT: **MARINE PARADE CLIENT GROUP**
ADDRESS: **120 MARINE PARADE, COTTESLOE**

SCALE: **1:100**
JOB#: **1902**
DWG: **A109**
ISSUE: **AN**



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG: **FIFTH FLOOR PLAN**
STAGE: **DEVELOPMENT APPLICATION**

PROJECT: **MARINE PARADE RESIDENCES**
CLIENT: **MARINE PARADE CLIENT GROUP**
ADDRESS: **120 MARINE PARADE, COTTESLOE**

SCALE: **1:100**
JOB#: **1902**
DWG: **A110**
ISSUE: **AN**

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS: Ph: 08 9381 4731 Fax: 08 9381 4758 Email: mail@kada.com.au Mobile: 0405 567 545 Mobile: 0419 044 756 Post: PO BOX 301, SUBIACO 6904 Address: 270 York St SUBIACO 6008 WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS
ARCHITECTS**

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

DWG:

SIXTH FLOOR PLAN

PROJECT: MARINE PARADE RESIDENCES

SCALE:

STAGE:

DEVELOPMENT APPLICATION

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

JOB#:

1:100
1902

DWG: A111
NORTH
ISSUE: AN

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

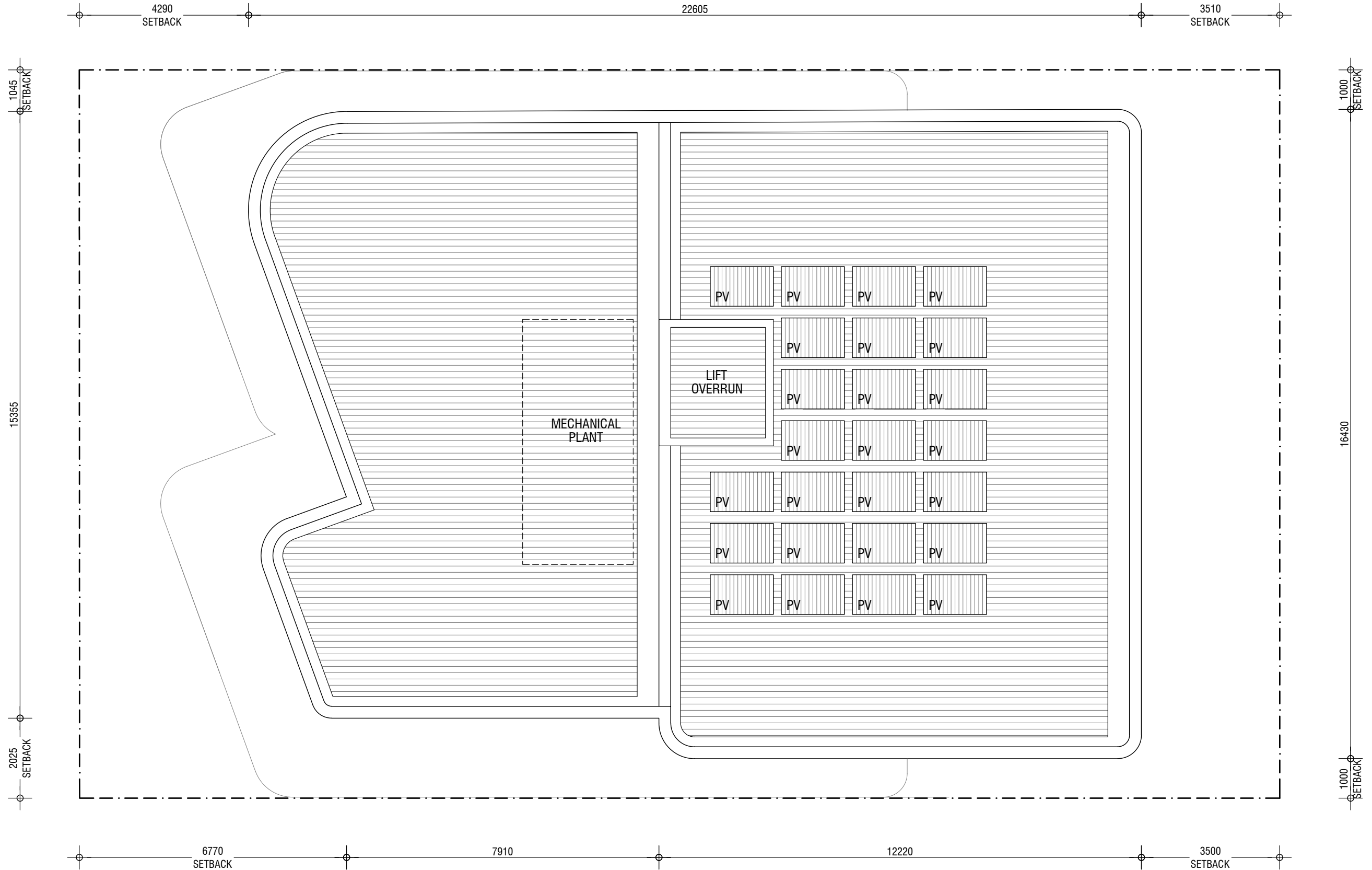
Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS
ARCHITECTS**

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

STAGE:

DEVELOPMENT APPLICATION

ROOF PLAN

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:100
1902



DWG: A113
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



AG: POWDERCOAT FINISH ALUMINIUM FRAMED GLAZING.
GB: FRAMELESS GLASS BALUSTRADE.
GS: GLASS SLIDING SCREENING.
T1: CERAMIC TILE - BLUE/GREEN.
T2: TILE - SANDSTONE.
J1: TIMBER LOUVRE.
AL: ALUMINIUM LOUVRE.
C01: OFF FORM CONCRETE. ROLL ON TEXTURE COAT ON CONCRETE - WHITE.
C02: OFF FORM CONCRETE. ROLL ON TEXTURE COAT ON CONCRETE - CHARCOAL.
FC: FIBRE CEMENT SHEET. PAINT FINISH.
CF: PRESSED COLORBOND FLASHING/CAPPING.
PS: PRIVACY SCREENING

ISSUE NUMBER	AN	18-03-21	SDAU Issue	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY	AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS**
ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

STAGE:

DEVELOPMENT APPLICATION

WEST ELEVATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200

1902

NORTH
ISSUE:

DWG:
A201
AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS
ARCHITECTS**

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

NORTH ELEVATION

STAGE:

DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200
1902

DWG: A202
NORTH
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



AG: POWDERCOAT FINISH ALUMINIUM FRAMED GLAZING.
GB: FRAMELESS GLASS BALUSTRADE.
GS: GLASS SLIDING SCREENING.
T1: CERAMIC TILE - BLUE/GREEN.
T2: TILE - SANDSTONE.
J1: TIMBER LOUVRE.
AL: ALUMINIUM LOUVRE.
C01: OFF FORM CONCRETE. ROLL ON TEXTURE COAT ON CONCRETE - WHITE.
C02: OFF FORM CONCRETE. ROLL ON TEXTURE COAT ON CONCRETE - CHARCOAL.
FC: FIBRE CEMENT SHEET. PAINT FINISH.
CF: PRESSED COLORBOND FLASHING/CAPPING.
PS: PRIVACY SCREENING

ISSUE NUMBER	AN	18-03-21	SDAU Issue	ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY		AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY		AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS**
ARCHITECTS

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

STAGE:

DEVELOPMENT APPLICATION

EAST ELEVATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200

1902



DWG: A203
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY	AI	27-11-20	DEVELOPMENT APPLICATION

**KLOPPER
& DAVIS
ARCHITECTS**

GENERAL NOTES:
1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
5. TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

SOUTH ELEVATION

STAGE:

DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200
1902

DWG: A204
NORTH
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AM	11-03-21	CLIENT REVIEW - 8 STOREY	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AL	09-03-21	CLIENT REVIEW - 8 STOREY	AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS ARCHITECTS

- GENERAL NOTES:
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 - COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 - REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
 - TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

EAST-WEST SECTION

STAGE:

DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200

1902

DWG: A301
NORTH
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

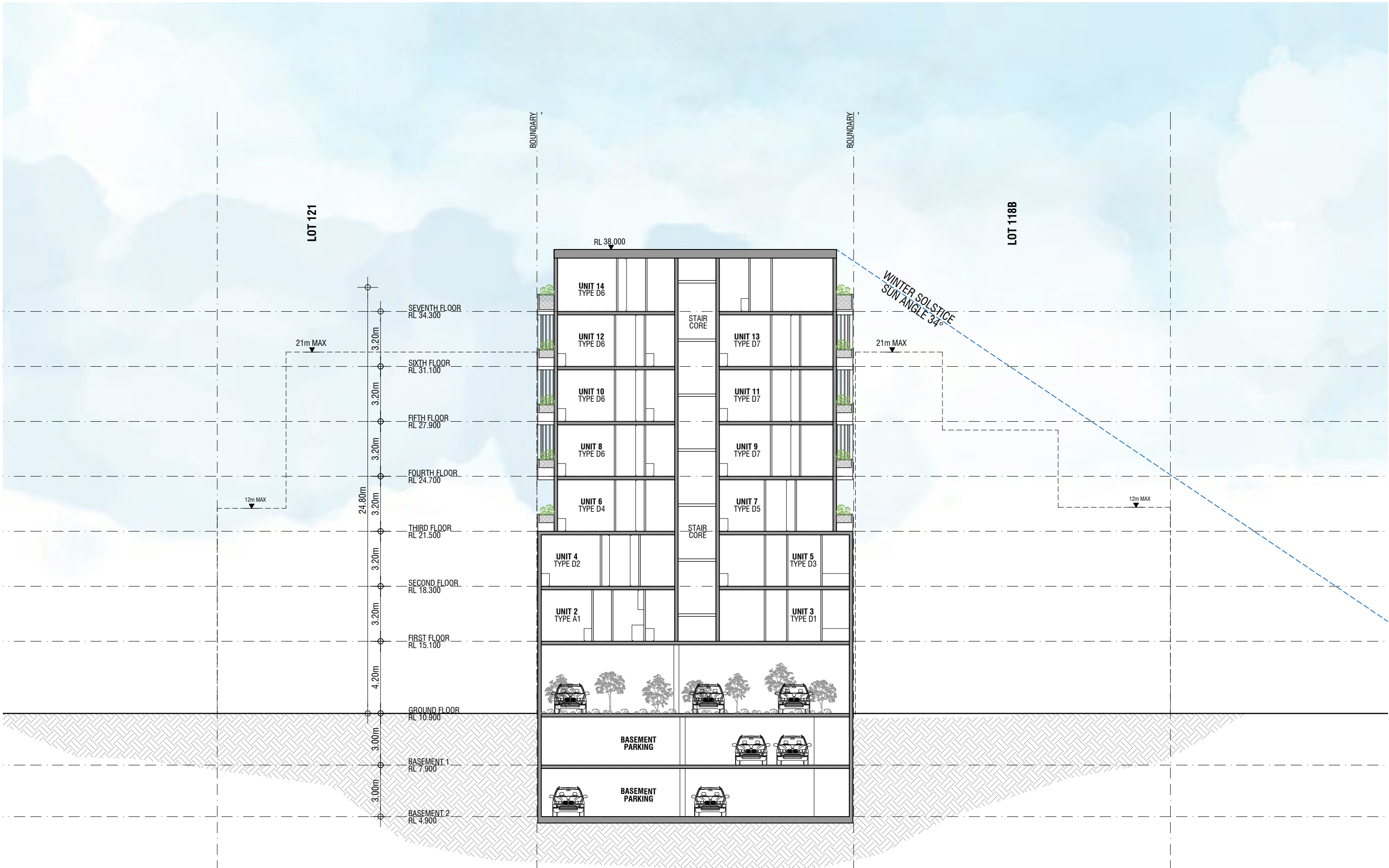
Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au



ISSUE NUMBER	AN	18-03-21	SDAU Issue
	AM	11-03-21	CLIENT REVIEW - 8 STOREY
	AL	09-03-21	CLIENT REVIEW - 8 STOREY
ISSUE NUMBER	AK	02-03-21	DESIGN STUDY - 8 STOREY
	AJ	25-02-21	REVISED DEVELOPMENT APPLICATION
	AI	27-11-20	DEVELOPMENT APPLICATION

KLOPPER & DAVIS
ARCHITECTS

- GENERAL NOTES:
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 - COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS.
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 - REFER TO INTERIOR DRAWINGS FOR PLUMBING SETOUTS.
 - TILE UNDER ALL CABINETWORK U.O.N. DIMENSIONS ARE FROM FFL

© THIS DRAWING AND DESIGNS SHOWN ARE THE COPYRIGHT OF KLOPPER & DAVIS ARCHITECTS:

DWG:

NORTH-SOUTH SECTION

STAGE:

DEVELOPMENT APPLICATION

PROJECT: MARINE PARADE RESIDENCES

CLIENT: MARINE PARADE CLIENT GROUP

ADDRESS: 120 MARINE PARADE, COTTESLOE

SCALE:

JOB#:

1:200

1902

DWG: A302
NORTH
ISSUE: AN

Ph: 08 9381 4731

Fax: 08 9381 4758

Email: mail@kada.com.au

Mobile: 0405 567 545

Mobile: 0419 044 756

Post: PO BOX 301, SUBIACO 6904

Address: 270 York St SUBIACO 6008

WEB: www.kada.com.au

