

Architectural Design Report





DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
07-Sep-2022	SDAU-047-21



SITE INFORMATION

Address	Strata Plan 6146, Volume 2039, Folio 341 (#122) M
Architect	Baltinas Architecture
Developer	Baltinas
Local Council	Town of Cottesloe
Site Area	549m ²
LPS3 Zoning	Foreshore Centre (Special Control Area 2)
R-Coding	Refer to Foreshore Centre Design Guidelines

PROJECT OVERVIEW

This application seeks the approval for a 6 storey + rooftop mixed-use development. The development comprises of eight residential apartments and ground floor commercial space.

In summary, the proposal consists of:

Basements:

- Residential Parking
- Residential Bike Storage
- Residential Stores

Ground Floor:

- Commercial Tenancy (269m²)
- Entry Lobby
- Building Services

Typical Floors (1-6)

- Residential Apartments
- Residential Stores
- Residential Balconies

Roof:

- Rooftop landscaping and open deck
- Photo Voltaic (PV) Cells
- Skylights

Introduction

1arine Parade, Cottesloe



Executive Summary

Baltinas are excited to make a development application for this landmark site on the West Australian coastline at 122 Marine Parade in Cottesloe.

Much of the built form which the public interact with around the Cottesloe area is tired and in need of revitalisation. We at Baltinas are honored to have the opportunity to design and provide new and improved amenity to the historic site. An exciting facelift to a vibrant, yet relaxed beachside strip.

Sited towards the northern end of the Marine Parade strip in Cottesloe, the lot has panoramic views out to Cottesloe Beach and into the horizon across the Indian Ocean. Cottesloe itself, is a slow paced beachside neighbourhood and hence the development is required to add to this existing fabric. Soft, curved and organic forms define the building. Seamlessly mirroring the movement of sand dunes and water and providing natural moments of coastal flora throughout the structure. The development seeks to integrate with the existing beauty, to harmoniously blend into the site.

At Baltinas we have a history of producing successful developments within landmark sites around the Perth region. Multiple developments within the highly coveted, blue chip Bellevue Terrace and Mount Street in West Perth along with Beaufort Street in Mount Lawley. Our aim is to create spaces with integrity, intelligence and sustainable beauty. Connecting people to their environment is a key motivator and goal, therefore choosing locations that have enriched communities is essential for all Baltinas projects. Each project incorporates simple but key ideas and concepts to help make the life we live more enjoyable and connected whilst ensuring we are nurturing and caring for our future in a sustainable way.

One of the important goals of the proposal is to improve the quality of the community amenity the site provides, whilst also relocating resident parking off the street level and replacing it with community green space. We aim to provide an exceptional high quality, sustainable and unique Architectural design building that is a direct reflection of our unique WA Cottesloe coastline. A unique sculptural building that will stand proudly as a WA designed and made Architecture.

Barry Baltinas (Director







Project Team : Baltinas

Baltinas was created to take its place in the market, developing and creating spaces with integrity, intelligence and sustainable beauty.

Innovative architecture, sophisticated interiors and distinctive design are consistently achieved by a team of forward thinking architects, interior designers and lighting specialists.

Moulded together by passion and skill, our dedicated team respond to the needs of today's buyer by creating developments that encompass individual style and create exciting lifestyle opportunities. We seek out unique spaces within sought after locations for our team to create landmark projects that will provide growth for both the investor and the owner-occupier.

Future Focus

Connecting people to their environment is a key motivator and goal, and therefore choosing locations that have enriched communities is a must for every Baltinas Made project.

Each project incorporates simple but key ideas and concepts to help make the life we live more enjoyable, and efficient whilst ensuring we are nurturing and caring for our future in a sustainable way.

Our Design Philosophy

We find beauty in sculptured forms, expressive structure, timeless materials, and carefully resolved details. We believe good design is the physical expression of sound ideas, imagination and creativity.

Our Mission

To create buildings that enhance the quality of life and contribute positively to the built environment. We strive to add value through innovation. Aligning ourselves with the end users objectives and goals is the key to delivering services that meet the benchmark in quality, schedule and cost objectives.

Baltinas Team

The boutique size firm complements our dedication to carefully conceive and execute projects. We are also proud members of the Australian Institute of Architects.

We find beauty in quiet understated forms, expressive structure, timeless materials, and carefully resolved details. Our designs celebrate light-filled open spaces with a strong connection to the outdoors. Our unapologetic contemporary approach to design combines a love of the new with a respect for the old and attempts to create timeless forms with conceptual clarity.



Baltinas

Select Projects : Baltinas





















Community Benefit

- Extension of the design into the landscaping and greenspace. Improving the streetscape, providing additional seating oppurtunities and increase space for children to play. Sculptural landscaping elements under the existing pine tree encourage the community to occupy the greenspace, offering protection from the elements with views of the ocean
- New commercial/hospitality venue. A new beachside venue which will improve on the amenity of the existing cafe space, with better integrated landscaping as well as increased outdoor and indoor dining space. This promotes the economic wellbeing of the area, rejuvinating an existing cafe location with a new, more efficient and overall better space for business
- Greatly enhanced pedestrian environment through the provision of high quality landscaping to the public realm. The removal of street level parking on the site increases the safety of the space for pedestrians.
- Greater activation along Napier Street, creates an active and safe environment with high levels of passive surveillance

"Community benefit is at the heart of all our projects at Baltinas. We aim to provide better spaces for people to live their lives, whilst supplying a plethora of gains to the local community. The focus must react more broadly and always postively impact all users of the building for both the private and public spaces it may offer."



Meeting, Exceeding the Vision & **Scheme Objectives**

The development is seeking a height variation under the Design Guidelines for additional height of 2m. The following points outline the justifications for variation to height in relation to our application:

- Award winning architectural design
- Significant community benefit
- Increased public amenity and greenspace
- Improvement of pedestrian wayfinding around the development and connecting through to new cafe space. More defined delineation between vehicle and pedestrian access for a safer community and greenspace.
- Increased economic wellbeing, with increased cafe size and employment oppurtunties.
- More succinct urban connection, whilst achieving more private property stock, yet ultimately more public amenity is also achieved.

"The design proposal seeks to bridge the gap between private owners and the community. Whilst providing new apartment stock to the Cottesloe area, the development seeks to continually engage the community over time and provide value to the Cottesloe community who interact with the streetscape."



"The building texture and materiality, directly manifests the Cottesloe Beach topography. The local sands, harsh limestone and sea shells all combine to create the outer shell of the building. The form reflects movement in nature, creating random undulating form a reflection of the local context, mirroring the movement of sand and water."

- The form seeks inspiration from the pattern of sand and waves at the neighbouring Cottesloe Beach
- Considered planning has ensured that every apartment within the development has access to panoramic ocean views
- The form of the building is scattered with native landscaping, somewhat similar to that of a sand dune. Randomly scattered naturally throughout the building
- The extension of the design into the landscaping, northern greenspace and outdoor cafe dining space. The cohesiveness between building and landscaping express the endeavour for a genuine synthesis between both private and public spaces with a strong connection to site
- The underside of the undulating awning acts as a rolling sand dune, constructed with natural aggregates and falling into the grand bulb like columns which create rhythm on the street level. These smooth, organic structural connections highlight the emphasis of natural form within the building and our commitment to the organic design intent
- Shifting floor plates create a visually appealling effect at street level, similar to that of wind patterns on sand dunes

Built Form

Design WA Compliance

The 10 Principles That Underpin Design WA

Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place

Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Built Form and Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intented future character of he local area.

Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitor and neighbours, providing environments that are comfortable, productive and healthy.

Our response to the 10 Principles

Context and Character

Referencing the existing landscape and vegetation the development reacts to the natural cues from the site, also relocating resident parking off street level, has increased the sites ability to accomodate more outdoor dining. This being a consistent feature of the Cottesloe urban fabric and enhancing these activities are essential to maintaining Cottesloe's identity.

Landscape Quality

The continuation of our design into the neighbouring greenspace highlights our commitment and strong emphasis on engaging with the **community** through landscaping. By reintroducing native species throughout the site and building, we aim to promote biodiversity and restore the damaged ecosystems.

Built Form and Scale

community.

Functionality and Build Quality

Clear, calculated architectural decisions have been made to provide necessary solar and wind protection is such an exposed site. **Durable** materials like sandy aggregrate that reflect the natural landscape have been chosen for their textural and weathering gualities, able to withstand the harsh elements.

Sustainability

harvesting.

Amenity

landscape design.



Lands and H

State Planning Policy 7.3 Residential

Design Codes

Volume 2 - Apartments

Australian Planning

STATE PLANNING POLICY 7.0 **DESIGN OF THE BUILT**

ENVIRONMENT

Massing and height of the development has remained respectful of the Town Planning Scheme. Although an increase in height of 2m, we believe that the additional increases in public amenity and cohesive greenspace design, negates the minor increase in height. Through overshadowing studies we have identified the minimal changes this height impacts the

5 Star Green Star Rating? The use of photovoltaic cells and solar energy

The mixed used development sees an increase in street level commercial space by ___%. This aims to benefit not just the residents of the new building but also the local and visiting **community** to Cottesloe. Providing a mixture of new housing stock, increased cafe dining and employment oppurtunities. Whilst also providing additional greenspace as part of the







Design WA Compliance Cont...

The 10 Principles That Underpin Design WA Cont...

Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Our response to the 10 Principles Cont...

Legibility

The new proposed structure provides a more clear path and curated areenspace for the community. The **circulation** of the street level has been made more clear and safer through the removal of resident parking and replacing that with usable green space. The **golden ratio** has been applied to the planning and dilineation of landscaping. Clear **sightlines** have been established out to the beach and horizon, for greater connection to landscape.

Safety

All external spaces of the development have been designed to encourage passive suveillance. All public spaces are open and easily seen by the street to avoid any antisocial behaviour. Whilst lighting design has also ensured that residents and the public alike will have safe, well-lit pathways when accessing or passing by the property. Additionally a clear delineation between **public and private**.

Community

The community will reap the benefits of the revitalised greenspace at the street level of the development. This space will provide the ability for **social** interaction and physical activity within the Town of Cottesloe. Evidently the benefit exceeds just the residents of the development but transcends down to the public who can interact with the building.

Aesthetics

Logical planning and design cues have be read and reinterpreted in the development of the building. The **visual aesthetic** of the structure speaks directly with that of the sand dunes and the textures and patterns prevalent in these natural landforms.

Site



Location & Context



- 1 Cottesloe Beach Hotel
- 2 Indiana Tea House
- 3 Cottesloe Beach
- 4 Cottesloe Tennis Club
- 5 Cottesloe Civic Centre6 Ocean Beach Hotel
- 7 IGA
- / IGA
- 8 Cottesloe Station
- 9 The Boat Shed
- 10 Woolworths

- 11 Library
- 12 Police Station
- 13 Cottesloe Oval
- 14 Sea View Golf Club
- 15 Cottesloe Surf Lifesaving Club16 Subiaco (8km NNE)
- 17 Perth CBD (10km NE)
- 18 Claremont (3km NEE)
- 19 Fremantle (7km SW)

Existing Condition

The existing condition of the site features a 3 storey mixed used development, with the "Beaches Cafe" as the ground floor commercial tenancy.

The current building is structurally compromised as a result on concrete cancer. The structure is permanently acrowproped in order to maintain structural integrity and safety for residents. Without these acrowprops the building cannot be safely occupied.

The building could be seen as a danger to residents and even the broader public who visit and dine at the cafe. The site is very much in the need of redevelopment for resident and visitor safety.









Site Character

Natural Character





Built Character









Site History

Indigenous History

Mudurup Rocks is the limestone promontory at the eastern end of the groyne at the Cottesloe main beach. It surrounds the sundial and has beautiful views across the cove and south to Fremantle.

For Aboriginal people Mudurup is a place of special significance and the name means "place of the yellow finned whiting". Noongar stories say this is the traditional haunt of the crow or warrdung. Their stories of Kadjil the Crow man say that when he visited Mudurup, fish such as mullet and salmon would be arriving soon

"Rippling Sands" by Artist Julie Weekes (Walters) [2000]

The art piece depicts an aerial perspective of a sand dune, describing the sand patterns created by the wind. The ridge of the dune can be read by the setting sun bright orange on one side and in shadow on the protected side. Through our building form we aim to abstract sand dune patterns in a similar nature. With a deep indigenous history at Cottesloe, this artwork proves to be a successful cultural and architectural precedent.











The building opens up towards the north, maximising the northern aspect for optimum light. Inviting warmth into the structure during cool winter months, with the balcony depth protecting the inhabitants from the hot sun in summer. The apartments open up to panoramic views of the Indian Ocean.

- 1. Cottesloe Beach Hotel
- 2. Cottesloe Beach Carpark
- 3. Playground
- 4. Beach Access
- 5. Cottesloe Carpark Two



Site Analysis

Local Developments



122 Marine Pde



120 Marine Pde



110-112 Marine Pde



94 Marine Pde

DA LODGED Residential Apartments Restaurant + Cafe Short Stay Accomodation Value = \$75m



Site Zoning





Future Cottesloe



Our Proposal



Marine Parade Experience



Napier Street Experience







Site Landscape Inspiration



Limestone Cliffs + Vegetation





Concept: Contextual Inspiration

The building texture and materiality, directly manifests the Cottesloe Beach topography. The local sands, harsh limestone and sea shells all combine to create the outer shell of the building. The ocean blue topaz coloured glass that sits within the outer shell is a direct reflection of the Indian Ocean that unfolds.

Movement in nature, creating random undulating form a reflection of the everchanging paradigm of life. Bringing together the Earth element of sand, water element of the ocean and the elements of the blue sky with the golden glow of the sun as it washes over these classical elements. Connecting them in an everlasting play of light, form and movement.

Bringing the coastal sand dunes and planting to the building which becomes an extension of the coastal topography. Limestone outcrops encapsulating planting that is interwoven into the form far reaching to the sky a direct reflection of life connected to the earth and water.

Fossilised stone cladding to the ground floor facade that spills into the lobby, framing an enchanted ocean blue topaz stone backlit wall to provide a celebration of the precious coastal elements.









Built Form from Context



Sand dune patterns formed by coastal winds



Limestone outcrops weaved with coastal native vegetation



Sand and shell textures, scattered across the beach









Underwater wave movement and undulations





Civic Centre View 1 - Existing, Upper Tier (Photograph)



Civic Centre View 1 - Existing, Upper Tier (Render)



Civic Centre View 1 - Existing, Upper Tier (No Foliage)



Civic Centre View 1 - Proposed, Upper Tier (No Foliage)



Civic Centre View 1 - Proposed + TPS Envelope, Upper Tier (No Foliage)



Civic Centre View 2 - Existing, Upper Tier (Photograph)



Civic Centre View 2 - Existing, Upper Tier (Render)



Civic Centre View 2 - Existing, Upper Tier (No Foliage)



Civic Centre View 2 - Proposed, Upper Tier (No Foliage)



Civic Centre View 2 - Proposed + TPS Envelope, Upper Tier (No Foliage)


Civic Centre View 3 - Existing, Upper Tier (Photograph)



Civic Centre View 3 - Existing, Upper Tier (Render)



Civic Centre View 3 - Existing, Upper Tier (No Foliage)



Civic Centre View 3 - Proposed, Upper Tier (No Foliage)



Civic Centre View 3 - Proposed + TPS Envelope, Upper Tier (No Foliage)



Civic Centre View 4 - Existing, Upper Tier (Photograph)



Civic Centre View 4 - Existing, Upper Tier (Render)



Civic Centre View 4 - Existing, Upper Tier (No Foliage)



Civic Centre View 4 - Proposed, Upper Tier (No Foliage)



Civic Centre View 4 - Proposed + TPS Envelope, Upper Tier (No Foliage)





Streetscape Sections



Species Selection



Design WA requires **10%** of the site area to be considered a deep soil zone. Due to the nature of the boundary to boundary construction on the site this is impossible to achieve, although additional on structure planting, tree canopy and additional deep soil zones outside the lot boundary has been provided in order to make up for these shortfalls. A3.3.7 applies whereby additional on structure planting with an area of 2 times shortfall of **55m² = 110m²** is now required. 1m deep planting on structure totals **124,64m²** hence more than compensating for this deep soil zone shortfall.

Proposed deep soil area (minimum of 1 m soil depth) = **124.64m**₂ Planting on structure (less than 1 m soil depth) = **10.9m**₂

****Proposed deep root zone (outside lot boundary) = **196.5m**² **38% (212.5m²)** site cover of tree canopy, which is **5.5 times** the required provision of **38.5m**².****

Plant species have been selected to mimic native dune vegetation, they are particularly suitable for the harsh coastal climate to ensure they thrive in the long term for the building. Some species include, coastal daisybush, cousin it, pigface, blue chalksticks, coastal banskia etc...



02

IMAGERY+ THEMING - MATERALITY

Landscape Quality





LANDSCAPE ARCHITECTS

SUITE 4, 414 ROKEBY RD, SUBIACO WA 6008 T: (08) 9358 9566 E: mail@plane.com.au 122 MARINE PARADE PREPARED FOR BALTINAS DECEMBER 2021 C1.04

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02

IMAGERY + THEMING - WALLS + SEATING

Landscape Quality





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02 IMAGERY + THEMING - SCULPTURAL STONEWORK

Landscape Quality







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03

LANDSCAPE CONCEPT - GROUND FLOOR

Landscape Quality



01

02

03

04

05

06

07

08

09

10

11

EXPOSED AGGREGATE CONCRETE PAVING TO MARINE PARADE + NAPIER STREET FRONTAGE, WITH FEATURE SEA SHELL + LOCAL AGGREGATE FINISH

ALFRESCO NOOK WITH INTEGRATED SEATING + GARDEN BED PLANTING TO ACTIVATE MARINE PARADE

RAMPED OPEN TURF AREA TO PROVIDE A FLEXIBLE USE SPACE ENHANCING THE VISUAL CONNECTION TO COTTESLOE BEACH

SAW FINISH SANDSTONE BOULDER WALL WITH FLOATING TIMBER + STEEL BENCH SEAT OVER. BENCH SEAT PROVIDES FOCAL PUBLIC GATHERING POINT + ALFRESCO EXTENSION TO GROUND FLOOR COMMERCIAL TENANCY

CENTRAL SCULPTURAL FEATURE STONE INSTALLATION WITH FLOATING TIMBER + STEEL BENCH SEATING FOR PUBLIC GATHERING + ALFRESCO OPPORTUNITIES FOR GROUND FLOOR COMMERCIAL TENANCY

PROPOSED GARDEN BED PLANTING WITH NATIVE COASTAL PLANTS

RAISED GARDEN BED ISLAND WITH FEATURE UNDULATING CONCRETE WALLS

PORPHYRY COBBLESTONE DRIVE REFERENCING THE COLOUR PALETTE OF COTTESLOE BEACH

GARDEN BED + TREE PLANTING TO CREATE A COMFORTABLE ENCLOSED SPACE

SCULPTURAL CONCRETE BENCH SEATS GARDEN + TURF EDGING PROVIDES A MONOLITHIC EDGE TO PUBLIC SPACE + DELINEATES PRIVATE VEHICLE ENTRY

OPPORTUNITY TO INCORPÓRATE FEATURE COLOURED + GLAZED BRICKWORK THROUGH PEDESTRIAN ENTRY WALK





Landscaping Quality





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LEVEL 1 - LEGEND

05

- 01 PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
- 02 POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (1M DEEP)
- 03 FEATURE POTS WITH NATIVE PLANTING
- 04 PROPOSED TREE IN RAISED PLANTER (1M DEEP)

SCULPTURAL GARDEN WITH DECORATIVE GRAVEL PAVING, ROCK BOULDERS +MATURE PLANTING COLOCATED TO ARCHITECTURAL COLUMNS

Landscaping Quality

Key Questions





LANDSCAPE ARCHITECTS

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LEVEL 2 - LEGEND

01	PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE	
02	POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE & COSY ATMOSPHERE (1M DEEP)	
03	FEATURE POTS WITH NATIVE PLANTING	
04	PROPOSED TREE IN RAISED PLANTER (1 M DEEP)	

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Landscaping Quality





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LEVEL 3 - LEGEND

01	PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
02	POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE A COSY ATMOSPHERE (IM DEEP)
03	FEATURE POTS WITH NATIVE PLANTING
04	PROPOSED TREE IN RAISED PLANTER (1M DEEP)
05	WATERPROOFED MASONRY WALL WITH INTERNAL STEEL PLANTE UNIT, WITH SELF CONTAINED IRRIGATION AND ERAINAGE. MIN. 1200MM DEEP SOIL AREA

2113001 122 MARINE PARADE

Landscaping Quality

Key Questions





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LEVEL 4 - LEGEND

01	PRIVATE BALCONY WITH FEATURE TILE PAVING * LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
02	POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE & COSY ATMOSPHERE (1M DEEP)
03	FEATURE POTS WITH NATIVE PLANTING
04	DECORATIVE LOOSE GRAVEL PAVING

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Landscaping Quality

Key Questions





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LEVEL 5 - LEGEND

01	PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE	
02	POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE & COSY ATMOSPHERE (1M DEEP)	
03	FEATURE POTS WITH NATIVE PLANTING	
04	PROPOSED TREE IN RAISED PLANTER (1M DEEP)	
05	DECORATIVE LOOSE GRAVEL PAVING	

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Landscaping Quality

Key Questions





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LEVEL 6 - LEGEND

01	PRIVATE BALCONY WITH FEATURE TILE PAVING + LOOSE FURNITURE TO PROVIDE A FLEXIBLE SPACE
02	POWDERCOATED STEEL PLANTER WITH NATIVE WIND TOLERANT GARDEN BED PLANTING TO CREATE & COSY ATMOSPHERE (1M DEEP)
03	FEATURE POTS WITH NATIVE PLANTING
04	PROPOSED TREE IN RAISED PLANTERS (1M DEEP)
05	DECORATIVE LOOSE GRAVEL PAVING

2113001 122 MARINE PARADE

Landscaping Quality



2113001 122 MARINE PARADE

Key Questions

1. Cont...

ITEM 3.3A - TREE CANOPY & DEEP SOIL AREA

REQUIRED DEEP SOIL AREA: 555Q.M - BASED ON A SITE AREA OF 550 SQ.M

REQUIRED TREE CANOPY AREA: 38.5 SQ.M - BASED ON A SITE AREA OF 550 SQ.M COMPRISING A MINIMUM OF 1 MEDIUM SIZED TREES + SMALL TREES TO SUIT AREA

TABLE 01: DEEP SOI	L AREA REQUIREM	ENTS	
	LOT AREA: 550 SQ.M	MINIMUM REQUIREMENTS	PROJECT PROPOSED AREAS
WAPC DEEP SOIL AREA REQUIREMENTS	>700SQ.M	10% OF DEEP SOIL AREA ON SITE (55 SQ.M) A3.3.7 APPLIES- ADDITIONAL PLANTING ON STRUCTURE WITH AN AREA OF 2 X SHORTFALL OF 55 SQ.M= 110 SQ.M IS REQUIRED.	PROPOSED DEEP ROOT ZONE (INTERNAL TO LOT BDY) © SQ.M PROPOSED DEEP SOIL AREA & DEEP ROOT ZONE (OUTSIDE LOT BOUNDARY) 332.5 SQ.M PROPOSED DEEP SOIL AREA (MIN. 1M DEPTH) 124.64 SQ.M

	DEEP ROOT ZONE - OUTSIDE OF LOT BOUNDARY	DEEP SOIL AREA (1M DEPTH)	PLANTING ON STRUCTURE (LESS THAN 1 M DEPTH)	SUB TOTAL SOFT LANDSCAPE AREA PER
GROUND FLOOR	196.5SQ.M *	-	2	e
LEVEL 01	136 SQ.M*	15.6 SQ.M	6.9 SQ.M	22.5 SQ.M
LEVEL 02		11.4 SQ.M	(2)	11.4 SQ.M
LEVEL 03	-	36 SQ.M	2.3 SQ.M	38.3 SQ.M
LEVEL 04	-	9.2 SQ.M	0.8 SQ.M	10 SQ.M
LEVEL 05	-	9.7 SQ.M	0.9 SQ.M	10.6 SQ.M
LEVEL 06	-	11.8 SQ.M	-	11.8 SQ.M
LEVEL 07 (ROOF TERRACE)	And the second	30.94SQ.M	-	30.94 SQ.M
SUBTOTAL	332.5 SQ.M	124.64 SQ.M	10.9 SQ.M	

* DEEP ROOT ZONE AND DEEP SOIL AREA OUTSIDE OF LOT BOUNDARY IS NOT INLCUDED IN THE SITE CALCULATIONS

THE PROJECT PROPOSES

- + 196.5 SQ.M OF PUBLICLY ACCESSIBLE DEEP ROOT ZONE OUTSIDE OF THE LOT BOUNDARY
- 124.64 SQ.M OF DEEP SOIL AREA PROPOSED ON STRUCTURE WITHIN THE LOT BOUNDARY
- EXCEEDING THE MINIMUM REQUIREMENTS OF DEEP SOIL AREAS ON-SITE



LANDSCAPE ARCHITECTS

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C1.016 REV E

IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR 122 MARINE PARADE AND 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.

ABLE 03:	TREE CANOPY	COVER REQU	IREMENTS	

TABLE OF TREE CANODY COVER REQUIREMENT

	LOT AREA: 550 SQ.M	MINIMUM REQUIREMENTS
WAPC TREE CANOPY REQUIREMENTS	<700 SQ.M	1 MEDIUM TREE AND SMALL TREES TO SU AREA MIN 38.5 SQ.M CANOPY COVER

	SMALL TREES: 4M DIAMETER 12.5 SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 7M DIAMETER 38.5 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: >9M DIAMETER 78.5 SQ.M CANOPY COVER AT MATURITY	CANOPY COVER PER LEVEL (SQ.M CANOPY)
GROUND FLOOR	4 NO *	7 NO *	-	319.5 SQ.M
LEVEL 01	2 NO.			25 SQ.M
LEVEL 02	1 NO.			12.5 SQ.M
LEVEL 03	6 NO.		14 in	75 SQ.M
LEVEL 04	ê,			6
LEVEL 05	4			4
LEVEL 06	1 NO.			12.5 SQ.M
LEVEL 07 (ROOF TERRACE)	5 NO.			87.5 SQ.M
SUB TOTAL(SQ.M CANOPY)	212.5 SQ.M	269.5 SQ.M		532 SQ.M PROPOSED TREE CANOPY COVER

* INLCUDES 319.5 SQ.M OF CANOPY COVER OF TREES INSTALLED OUTSIDE OF LOT BOUNDARY, COMPLETED AS PART OF THIS DEVELOPMENT

THE PROJECT PROPOSES

- + 40% SITE COVER OF TREE CANOPY COVER (TREES PROPOSED WITHIN LOT BOUNDARY), EQUATING TO 5.5 TIMES THE REQUIRED PROVISION
- · AN ADDITIONAL 58% SITE COVER OF TREE CANOPY COVER (TREES PROPOSED OUTSITE OF LOT
- BOUNDARY, TO BE COMPLETED AS PART OF THIS DEVELOPMENT



Landscaping Quality

PROJECT PROPOSED AREAS (INCLUDING IT 32 SO.M OF TREE CANOPY COVER COMPRISING: 212.5 SQM CANOPY COVER WITHIN THE LOT BOUNDARY; AND 319.5 CANOPY COVER OUTSIDE OF THE LOT BOUNDARY

2113001 122 MARINE PARADE © TLANT

05 SPP7.3 - LANDSCAPE AREAS







LEVEL 4



DEEP SOIL AREA - MIN. 1M DEPTH DEEP SOIL AREA - LESS THAN 1M DEPTH



DEEP SOIL AREA - MIN. 1M DEPTH



LEVEL 5







DEEP SOIL AREA - MIN. 1M DEPTH

LEVEL 6

LANDSCAPE ARCHITECTS SUITE 4, 414 ROKEBY RD, SUBIACO WA 6008 T: (08) 9358 9566 E: mail@plane.com.au

122 MARINE PARADE PREPARED FOR BALTINAS DECEMBER 2021

C1.017 REV E

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PROPOSED TREE - SMALL ORNAMENTAL TREE



LEVEL 7 (ROOF TERRACE)



DEEP SOIL AREA - MIN. 1M DEPTH DEEP SOIL AREA - LESS THAN 1M DEPTH

04

PROPOSED PLANT PALETTE - TREES

Landscape Quality

SMALL TREES 1-6M



MEDIUM TREES 8-15M





LANDSCAPE ARCHITECTS

SUITE 4, 414 ROKEBY RD. SUBIACO WA 6008 T. (08) 9358 9566 E. mail@plane.com.au

122 MARINE PARADE PREPARED FOR BALTINAS DECEMBER 2021

C1.019





2113001 122 MARINE PARADE © PLANE 04

PROPOSED PLANT PALETTE - TALL, MEDIUM + SMALL SHRUBS

Landscape Quality





LANDSCAPE ARCHITECTS

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122 MARINE PARADE PREPARED FOR BALTINAS

DECEMBER 2021

C1.020

2113001 122 MARINE PARADE Ø PLANE

04

PROPOSED PLANT PALETTE - GROUND COVERS + CREEPERS

Landscape Quality





LANDSCAPE ARCHITECTS

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2113001 122 MARINE PARADE O RANE

()4

PROPOSED PLANT PALETTE - GRASSES / STRAPPY LEAF + FEATURE PLANTS

GRASSES / STRAPPY LEAF



FEATURE PLANTS





LANDSCAPE ARCHITECTS

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122 MARINE PARADE PREPARED FOR BALTINAS DECEMBER 2021

C1.022

Landscape Quality

2113001 122 MARINE PARADE © PLANE



Guideline Scheme - 21 m [5 Storeys]

Proposed Scheme - 23.8m [7 Storeys]

Building Height





- Planning guidelines require no setback for the podium levels, up to 12m in height
- Planning guidelines require 6m street setback and 10m rear setback to tower levels
- Any built form above 12m in height requires a boundary setback of 4m
- Guidelines specify a maximum building height of 21 m for the site



Setbacks

Design WA has minimum requirements for access to sunlight for habitable rooms and private open spaces as measured at mid winter (21 June) when passive heating is most beneficial. It is ideal that dwellings with a northern aspect are maximised, with a minimum of 70% of dwellings having living rooms and private open space that obtain at least two hours of direct sunlight between 9am and 3pm on the 21st of June.

Benefits of Solar Access:

- Significant reductions in energy consumption through good daylighting
- Maximising solar gain in winter and reducing solar gain in summer
- Regular daylight exposure also improves people's sense of wellbeing

Solar Access Table

All apartments have access to minimum of two hours direct sunlight between 9am and 3pm on the 21st of June.

	YES	NO
Residence One	\checkmark	
Residence Two	\checkmark	
Residence Three	\checkmark	
Residence Four	\checkmark	
Residence Five	\checkmark	
Residence Six	\checkmark	
Residence Seven	\checkmark	
Residence Eight	\checkmark	

4.1 SOLAR AND DAYLIGHT ACCESS

ACCEPTABLE OUTCOMES

Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June

	Residence							
	1	2	3	4	5	6	7	8
9am-10am								
10am-11am								
11am-12pm								
12pm-1pm								
1pm-2pm								
2pm-3pm								
OUTCOME 100% of all dwellings receive 2 hours of sunlight				t				

21 JUNE - 0900 TO 21 JUNE - 15:00 HOURS OF SUN





SUN PATH	9AM-10AM	10AM-11AM	11AM-12PM	12PN
Residence 1 (3), 2(4)				
Residence 5 (6, 7)				
Residence 8				













Solar Analysis on Neighbouring Properties

Number of direct sunlight hours between 9am - 3pm





Solar Access

Insitu Concrete Formwork

Insitu Concrete Form Construction

Insitu concrete formwork will be constructed off-site to create the organic concrete aggregate forms. Creating a hardy, material which will ensure the longevity and lifespan of the building in a harsh coastal environment.

The organic forms will be segmented into mathematically repeatable elements which enable the construction of steel fabricated moulds. A coding system will identify each of the freeform elements which complete all of the flowing forms to construct an iconic, one of a kind piece of architecture for Cottesloe. 3D printing will prove important to aid the design process for the mould fabrication prior to the insitu concrete pour.



Principle 4 - Functionality + Build Quality

120 Marine Pde, Cottesloe DA Parking + Access Condition

A 4 metre wide easement adjacent to the rear boundary and limited in height to the underside of Level 2, is to be placed on the certificate of title of Lot 500 specifying vehicular access rights for the benefit of the adjoining Lots 1 and 3 Marine Parade;

This diagram demonstrates that the following DA condition can not be achieved with the current approved plans for 120 Marine Pde, Cottesloe. Note the B99 vehicle swept path fails to achieve a sufficient path in order to gain access to the vehicle lift. Hence this design is evidently flawed.

Additionally the only deep soil zones for the property are featured within this rear easement and hence once constructed most of this deep soil zone, required as part of the approval, is lost. To summarise:

Insufficient path for vehicle to access car lift
Loss of deep soil zone



B99 Vehicle Swept Path

Resolving 120 DA Conditions



Principle 4 - Functionality + Build Quality

Functionality + Build Quality

Circulation

Circulation has been minimised and highly considered to improve the amenity for residents and visitors.

Combined Basement Carpark with Ramp Access

We have consolidated both 120 + 122 Marine Pde, Cottesloe parking in order to remove traffic from the pedestrian friendly Marine Parade to the more suitable Napier Street. The introduction of one ramp which proves as the best option for basement access for residents. Increasing pedestrian safety, particularly on Marine Parade as part of the goals for the future Foreshore Development Plan.

Platinum Liveable Housing Design Guidelines

100% of the apartments are designed to meet the Platinum Level of the Liveable Housing Design Guidelines. This ensures that they meet the changing needs of occupants across their lifetime, designing for all occupants including those with disability, aging, temporary injuries and families with young children.






Combined Basement

Combined Basement Carpark with Ramp Access

The consolidation of both basements into one has allowed for a more cohesive, safe and pedestrian first focus for Marine Parade. Removal of all traffic from both 122 and 122 Marine Parade to a single accessway off Napier Street, future proofs the site and works cohesively with the Foreshore Redevelopment Plan.













Water Harvesting

As one of our most precious commodities, rain water is collected from the roof and fed into rainwater harvesting tanks. These water tanks are designed to irrigate the communal gardens and thus save water and reduce overall strata costs to residents whilst also lowering the carbon footprint of the building.

Acoustic + Thermal Glazing Treatment

All apartments are accoustically treated to ensure increased acoustic performance. Double glazing allows residents quieter apartment living. These glazing treatments also significantly reduce the apartments heating, cooling and lighting costs.

Photovoltaic Cells + EV Charging Bays

Photovoltaic panels convert the energy from the suns rays directly into electricity that will power all common areas providing significant cost reductions to residents' strata costs whilst most importantly reducing the buildings impact on the environment. Electric car chargers are preparing for the future of automobile design, a cleaner, greener future.

Building Materials

Materials are designed for longevity, high quality, durable, low maintenance building materials design for a long building life span. A focus of material choices with low embodied energy per occupant.

Green Living

Residents are able to enjoy green living with both communal and balcony gardens. All gardens are automatically irrigated through water harvesting technology. Natural vegetation not only looks good and is great for the environment, its good for the spirit.

Waste Management

Three waste streams for the building, general, co-mingled and food/organic. To ensure no resusable waste is left for landfill.

Solar Access

Design WA has minimum requirements for access to sunlight for habitable rooms and private open spaces as measured at mid winter (21 June) when passive heating is most beneficial. It is ideal that dwellings with a northern aspect are maximised, with a minimum of 70% of dwellings having living rooms and private open space that obtain at least two hours of direct sunlight between 9am and 3pm on the 21st of June. 100% of apartments receive at least two hours of direct sunlight between 9am and 3pm on the 21st of June.

Cross Ventilation

Design WA requires a minimum of 60% of apartments to have access to cross ventilation. We believe that all residents should have

access to the cooling afternoon sea breeze to ventilate each apartment. Hence 100% of apartments have access to cross ventilation.

Sustainability

Design WA requires a minimum of 60% of apartments to have access to cross ventilation. We believe that all residents should have access to the cooling afternoon sea breeze to ventilate each apartment. Hence **100%** of apartments have access to cross ventilation, an essential architectural design element.

Benefits of Cross Ventilation:

- Help to moderate internal temperatures
- Reducing the acculumation of moisture, odours and other gases that can build up during occupied periods
- Creating air movement which improves the comfort for occupant

Cross Ventilation



Natural Ventilation Table

All apartments have access to natural ventilation.

	YES	NO
Residence One	\checkmark	
Residence Two	\checkmark	
Residence Three	\checkmark	
Residence Four	\checkmark	
Residence Five	\checkmark	
Residence Six	\checkmark	
Residence Seven	\checkmark	
Residence Eight	\checkmark	



Typical Floor Plan Level 1-2

Typical Floor Plan Level 3

Improved commercial Space

The 269m² commercial space and improved green space provides great amenity to both private owners and visitors to the Cottesloe cafe strip.

Private Open Space + Balconies

Each apartment has access to an apartment that exceeds the requirements as set out by Design WA (2.4m depth).

Storage

All apartments have access to a $4m^2$ secure storage room. Majority of these will be located within the basements levels of the building.

Overshadowing

Please refer to pages 77-85 for overshadowing diagrams







Summer Solstice

21 st of December









Summer Solstice 21 st of December













Winter Solstice

21 st of June



Winter Solstice

21 st of June







Spring 21 st of September



Spring 21 st of September



August "Shoulder" 21 st of August









August "Shoulder"

21 st of August



October "Shoulder"

21 st of October







October "Shoulder"

21 st of October

Public vs Private

Streetscape

Activation of the streetscape is achieved through full-height glazing to both Marine Parade and Napier Street. This aims to engage the streetscape and open the building out towards the street.

Pedestrian Access + Entries

Pedestrian accessways have been identified by the different choice of paver and floor surface. The extension of the town's paver into the greenspace act as a subtle suggestion for the public to engage with the space. Additionally, the increase in grassed area will promote acitivity along the Napier Street frontage.

Wayfinding + Signage

An essential element of the architecture is succinct and clear wayfinding. As part of the detailed design process, we design this in depth, to achieve the most successful and clear wayfinding for both residents and the public.

Canopy Design

An extensive exploration of the potential for the awning has been explored. An undulating canopy replicates the movement of waves in the water, featuring shallow sand dune planting above. Providing protection to occupants of the street level and ground floor commercial space, whilst introducing local native species.



Public Greenspace



Passive Surveillance + Security

Safety + Security

Safety and security of both the residents and public is at the forefront of all Baltinas designs and developments. Passive surveillance is a important design technique which maximises natural observation of the public realm to minimise crime and anti-social behaviour.

The transparent and open frontage of the ground level commercial allows clear observation of the street. Additionally, the use of glazing for balustrades to ensure clear vision out towards the street from all residential apartments. Clear observation out towards the street is important, although you must ensure residents maintain a level of privacy whilst achieving this. The height at which the glazing begins above slab level decreases as you move onto higher levels of the development. This ensures privacy for residents is achieved from people from street level. Street sight lines have been identified and the height of this glass blastrade calculated, to ensure visual privacy for apartments.

Adequate external lighting will be designed to provide safety for residents and public at night. The lighting design will ensure there exists no dark, poor lit areas around and within the development. Good lighting design is another important element of establishing good passive surviellance.

FOB access into private areas of the building, including the lobby space to maximise this element of safety for residents.



Principle 9 - Community

Community Benefits

Landmark Development Increased community greenspace





Greater indoor + outdoor cafe space Additional bicycle parking bays





New beachside cafe Extensive andscape design

Increased site safety features

Additional beachside housing stock



Principle 10 - Aesthetics

Materiality + Aesthetics

Soft, curved and organic forms define the building. Seamlessly mirroring the movement of sand dunes and water, providing natural moments of coastal flora throughout the structure. The development seeks to integrate with the existing beauty, to harmoniously blend into the site. The aesthetics aim to keep with the Town of Cottesloe's Design Guidlines through the considered use of materials, colours and refined detailing.

The scultural form is morphed with a dune coloured aggregate referencing the textures that make up the Cottesloe sand. This is then contrasted with the ocean blue glazing which provide expansive views out to the horizon. The selection of this palette seems the natural choice for this prominent beachside site. Not only is it important to make reference visually within the architecture, we must engage with the tactile experience. Rough aggregates are used and encouraged to be felt, reminiscient of the tactile experience of visiting the beach. Local shells and limestone are scattered throughout the concrete as aggregate to engage in this important tactile experience.

Finally, the inclusion of extensive planting is synonymous with the coastal dune landscape. Native coastal plants are scattered throughout the building, not only to satisfy Design WA's "Deep Soil Planting" requirements but rather to enhance the autheticity of the coastal sand dune experience.



































- Apartments are oriented to maximise the northern aspect, whilst maintaining ideal views out towards the ocean.
- A clear connection to site through materiality that reflects the limestone formations along the Cottesloe coastline. A dune palette with shell like aggregate is used to reference the location of the site
- Unique, organic floor plate forms which mirror the dunal patterns which naturally occur on the coastal landscape
- Greenspace and streetscape activation to engage members of the community and provide amenity to the public. A commitment to provide benefits to not only property owners yet the public who interact with the streetscape
- Landscaping provides reference to the golden ratio, which has been used to explain the forms of seashells that naturally form in the ocean environment
- Great cross ventilated design, ensuring all apartments can passively cool with the afternoon sea breeze
- 38% site cover of tree canopy cover (trees proposed within lot boundary), equating to 5.5 times the required provision. Further, an additional 58% site cover of tree canopy cover (trees proposed outside of lot boundary, to be completed as part of the development)
- Removal of street level parking for increased community safety. Car access for the property has been clearly dilineated.

Design Excellence



