

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
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Mixed Use Development

122 Marine Parade, Cottesloe

Development of a Site in the
Vicinity of Heritage Places.

Heritage Impact Statement

Prepared for:

Peakform Investments Pty Ltd

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Griffiths Architects





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Cover: Development render from Marine Parade. Baltinas 2022

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Introduction

This Heritage Impact Statement (HIS) relates to a mixed-use development at 122 Marine Parade, Cottesloe. Amongst other things, the HIS considers the height of the development alongside the approved development at 120 Marine Parade and the potential impacts on *Cottesloe Civic Centre* and *Cottesloe Beach Precinct*, both State Registered Heritage Places.

The current improvements on the land, a deteriorating three storey building, has no heritage value and neither does the adjacent development to the south, which has been approved for redevelopment in a similar manner to this development application. Apart from the *Cottesloe Beach Hotel*, buildings along Marine Parade are generally non-contributory to the setting or in some cases detract from it.

On the land approximately 180m to the east of the development site, at 109 Broome Street, lies *Cottesloe Civic Centre* (Overton Lodge; Cottesloe War Memorial, Town Hall & Civic Centre) (Heritage Place No 0593), one of Cottesloe's many important heritage places. Any identified impact on this place is considered in the HIS.

Although not directly impacting on *Cottesloe Civic Centre*, the proposed development lies within a viewshed of the registered place. The walled and terraced gardens of the *Civic Centre* are amongst its highest heritage values and are an important part of the visual amenity the place offers.

To the west side of Marine Parade lies *Cottesloe Beach Precinct* (Heritage Place No 16637) which is another State Registered Heritage Place, the HIS also takes this place into consideration.

Further south lies the *Cottesloe Beach Hotel* but this is sufficiently removed for it not to be considered for development impacts.

Griffiths Architects conducted a site assessment prior to the preparation of this HIS to assess the impact of the development on *Cottesloe Civic Centre*, views to the place and viewsheds from it and the *Cottesloe Beach Precinct*.

Summary

All values for both places remain unimpaired by the proposal. Ocean views from the *Cottesloe Civic Centre* will always be protected by virtue of the road reserves so that a number of significant ocean views will be retained permanently. Views from the terraces are now obscured by recently complete developments. As a consequence, the height of the development at 122 Marine Parade has no viewshed impacts.

The redevelopment of 122 Marine Parade has a minor positive visual impact on the backdrop to the *Cottesloe Beach Precinct* by improving the appearance of the streetblock in which it is located, set as it is in a streetblock that generally detracts from the presentation. It will sit comfortably with the approved development at 120 Marine Parade to the south of it.



As this impact statement demonstrates, there are no heritage impacts on State Heritage values on either of the State Registered Places arising from the proposed development.

Location

The development is located at 122 Marine Parade, with the *Cottesloe Civic Centre* is to the east. Prior to its purchase by the Town of Cottesloe, the then Overton Lodge grounds extended to Marine Parade and were subsequently subdivided.

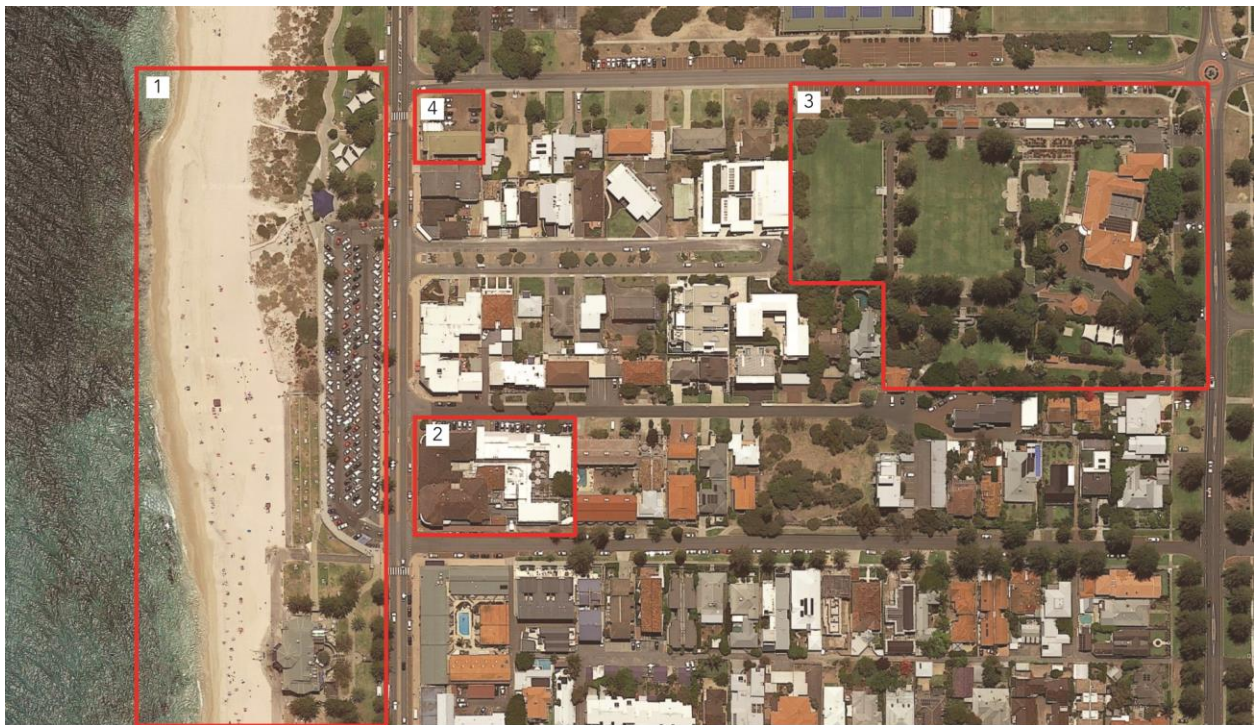


Figure 01: Aerial photograph of location showing curtilage of registered heritage places. 1. Cottesloe Beach Precinct, 2. Cottesloe Beach Hotel, 3. Cottesloe Civic Centre & 4. 122 Marine Parade. Google Maps 2021.

Heritage Listings

Heritage listings concerning *Cottesloe Civic Centre* include the following:

- State Register Heritage Place 0593 Permanent Entry March 1997
- Town of Cottesloe MHI Category 1 September 1995

Heritage listings concerning *Cottesloe Beach Precinct* include the following:

- State Register Heritage Place no 16637 25 June 2019
- Town of Cottesloe MHI Category 23 November 2004



Background

Historic Context

The historic background is based on the heritage assessment text for the *Cottesloe Civic Centre* from the State Heritage Office inHerit website.

In its first form in 1899, the place was a substantial demonstration of the way of life of one of the State's leading politicians. Under the ownership of de Bernales in the Inter-War period, the place became a demonstration of the way of life of a wealthy and flamboyant mining speculator and became a large-scale symbol of his success and wealth.

The place has important associations with a number of eminent persons, including its first owner, the Hon. Mr Justice Pennefather, its second owner, Claude Albo de Bernales, Laurence Gadsdon, the Mayor of Cottesloe who oversaw the purchase of the place by the Town, architects Sir Bernard Evans, Samuel Rosenthal, Harold Boas and John Oldham, and several generations of Cottesloe councillors.

The transformation of Pennefather's original Federation Queen Anne style house, by then known as 'Overton Lodge', into an Inter-War Spanish Mission styled mansion, on a grand scale and to elegant effect, reflected a shift in popular domestic taste.

The original landholding extended to Marine Parade and remained largely undeveloped until after its acquisition by the Town of Cottesloe in 1951. The subject site is on part of the original *Cottesloe Civic Centre* land holding.

A conservation plan was prepared for the place in 1996 by Considine and Griffiths Architects, with Erickson and Taylor historians.

No research has been conducted on the history of the land that is the subject the development application as the existing development has no cultural heritage value.

The historic background is based on the heritage assessment text for the *Cottesloe Beach Precinct* from the State Heritage Office inHerit website:

With the successful promotion and establishment of *Cottesloe Beach Precinct* as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort, with associated guesthouses, hotels, tearooms, brothels, and other recreational facilities mainly concentrated along Marine Terrace.

The development of *Cottesloe Beach Precinct* reflects the increasing popularity of beach swimming in the early decades of the twentieth century. The remnant and replacement amenities provided at *Cottesloe Beach Precinct* illustrate changes in beach usage in Western Australia throughout the twentieth through to the twenty first century.

Cottesloe Beach Hotel was built in 1905 to a style typical of its day and was later re-styled to its present Art Deco style in 1937, and it's one of the few early buildings left in the precinct to extend over much of the life of the popular beach.

The distinctive limestone walls which create the terraces to the north and south of the former pavilion were built by the Cottesloe Council using the labour of the unemployed during the depression years of the



1930s. Rate payers who had fallen behind in their rates could also pay off their debt by working for the council.

The Cottesloe Surf and Life Saving Club, the first of its type in Western Australia, was formed in 1909 and Cottesloe was subsequently the site of the first beach patrols in the state.

Cottesloe Beach Precinct is associated with a number of organisations and individuals, including the Cottesloe Road Board (now Town of Cottesloe) which developed the beach and subsequently provided recreational amenities, often in association with the Public Works Department and private architectural firms and Sergeant John Smith, who established Royal Life Saving techniques in an organised form in Western Australia.

Cottesloe Beach was and remains the state's premier beach.

Development at 122 Marine Parade

The sewer plan of 1953 was drawn not long after the Cottesloe council's acquisition of the *Cottesloe Civic Centre*. It shows the subject lot as being sewered but undeveloped, with lots drawn up and only one house in front of the *Cottesloe Civic Centre*, halfway along Overton Gardens.

Aerial photography indicates the site was vacant in 1953 and the 1961 aerial photograph indicates that the site was still vacant. The 1965 aerial photograph indicates that the existing three storey development was completed as well as a number of further developments on Napier Street to the east and Marine Parade due south of the development site.

Physical Evidence

The existing building on the subject site comprises a single floor of commercial space and garages and then two floors of flats over the commercial use, stretching east along Napier Street. The building has no architectural merit or historic importance. There is an awning out to the property line on the north side of the café.

The current improvements are in very poor structural condition.

There is a wide verge on Napier Street with plantings of Norfolk Island Pines, and this space is used informally for hospitality for the café on the 122 Marine Parade site. In contrast, the Marine Parade setting simply comprises hard paving and parallel parking.

The adjoining lot to the south of the development detracts from the presentation of the east side of Marine Parade and the approved development at 120 Marine Parade will positively impact on the setting. Further, the proposed development will compliment this part of the setting.



Statement of Significance

To assist in assessing heritage impacts, the significance of *Cottesloe Civic Centre* and *Cottesloe Beach Precinct* needs to be understood and this is summarised in the statements of significance for each place.

Cottesloe Civic Centre, a substantial two-storey, Inter-War Spanish Mission style house of rendered stone, brick and concrete with a tiled roof, a single-storey brick and tile hall, a single-storey brick and tile dwelling and substantial walled gardens, has cultural heritage significance for the following reasons:

the place has great importance to the broad community for its aesthetic characteristics as a well composed set of places in a grand, walled, garden setting and for the aesthetically pleasing character of the whole experience;

the place contributes significantly to Cottesloe due to its strategic location and landmark qualities which make a significant contribution to the townscape of Cottesloe and as a significant component of an important precinct containing several other important heritage places;

the place has importance for its associations with a past lifestyle and its very strong association with its most important and charismatic owner, Claude de Bernales, as a symbol of the second mining boom which saved Western Australia from the severest hardships of the Great Depression when his mines employed a significant number of people. Its associations with the Hon. Mr Justice Pennefather; Laurence Gadsdon, the Mayor of Cottesloe; architects Sir Bernard Evans, Samuel Rosenthal, Harold Boas and John Oldham; and several generations of the Cottesloe Councillors are also of importance;

the buildings and grounds demonstrate artistic achievement manifest in the principal characteristics of the Inter-War Spanish Mission style of architecture, with vestiges of the earlier concepts by Pennefather, where the overall aesthetic impact is considerably more important than the sum of the individual components;

the place has a high degree of social value and, since its adaptation in 1950 to a civic centre, has continued to fulfil an important social role in the local and State community;

the place is a strong presence in the context of Cottesloe and contributes significantly to the community's sense of continuity and place;

the place is representative of the Inter-War Spanish Mission style and is important in Western Australia for its large-scale use of the style and its comparative scarcity; and,

the place is representative of a large-scale culturally modified landscape of a type and order that is unusual in Western Australia.

The statement does not deal with the surrounding development or draw any conclusions about the relative contribution of the context to significance, nor does it discuss viewsheds.

Cottesloe Beach Precinct, the stretch of coastline on the west side of Marine Parade, running between Napier Street in the north and Jarrad Street in the south comprising the beach, groyne, pylon, tea rooms, change rooms, Norfolk Island pines, landscaping and wading pools and adjacent Cottesloe Reef extending into the Indian Ocean, has cultural heritage significance for the following reasons:



the place is a popular recreational area for locals and interstate tourists alike, has achieved widespread renown as an iconic beach, and is a prominent image used in the identification and portrayal of a distinctive Western Australian way of life;

the strong landscaped features, including the mature Norfolk Island Pines and open spaces, coupled with distinctive buildings and other built elements, collectively form a cultural environment that contributes to the community's sense of place;

the place's physical development reflects the increasing popularity of beach swimming in the early decades of the early 20th century, with remnant and replacement amenities illustrating changes in beach usage throughout the century;

following the place's successful promotion and establishment as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort;

Cottesloe Reef has educational and research values, providing school groups, universities and the general public the opportunity to observe the diversity of the reef ecosystem; and,

the place was the site of the first beach patrols in Western Australia following the formation of the Cottesloe Surf and Life Saving Club in 1909.

Conservation Policy

In 1996, Considine and Griffiths Architects (Project 96104) undertook a conservation plan for the *Cottesloe Civic Centre*. The plan was an early conservation plan and does not deal with the setting of the place in its context, other than in relation to its presentation from Broome Street. There is no conservation policy for the *Cottesloe Beach Precinct*.

Proposals

A) Demolition

All improvements will be demolished on the subject land.

B) Construction

Setting

The context of the development along Marine Parade in the length of the *Cottesloe Beach Precinct* comprises 1960s and early 1970s low rise mixed use and commercial developments to the south starting from Napier Street, to Overton Gardens and between Overton Gardens and Warnham Road, 1980s apartments, and for the whole of the Warnham Street to John Street block, *Cottesloe Beach Hotel*. From John Street to Forrest Street is single storey residential and commercial, terminating with the remains of an old cinema, Il Lido. The remainder of the *Cottesloe Beach Precinct* is backed by the Sea View Gold Club. To the north of the site across Napier Street, there is a Town of Cottesloe public car park.



Present buildings to the south of the development site make no contribution to the presentation of Marine Parade. *Cottesloe Beach Hotel* apart, the buildings contribute in the whole of the east side of the Marine parade strip opposite the *Cottesloe Beach Precinct* contribute little to the precinct and some buildings detracting from it.

Development

The development application provides for the construction of two levels of basement parking and stores, accessed via stairs, elevators and a car lift. The ground floor contains commercial space towards the Marine Parade elevation, a lobby for the apartments above, along with bin stores and other amenities. The basement parking and storage, along with the amenities on the ground floor service six upper floors of apartments, there is also a rooftop terrace accessible by a central stairway. The height of the development is equal to that of the approved development at 120 Marine Parade immediately to its south.

The design adopts a slender contemporary form presenting its narrowest dimension to Marine Parade and the Civic Centre.

Existing developments in Overton Gardens and Napier Street have had some impact on the view shed from the *Cottesloe Civic Centre*. Sections produced in the development application provide the TPS section profile, the profile of the approved development at 120 Marine Parade, and the proposed development at 122 Marine Parade. These sections demonstrate the visual impact of the development from the *Cottesloe Civic Centre* and *Cottesloe Beach*.

Views back to the *Cottesloe Civic Centre* are not impacted from Marine Parade along the road axes.

From the *Cottesloe Beach Precinct*, all buildings have a visual impact on the look eastwards, but *Cottesloe Beach Hotel* is the only building that has architectural merit and is an integral part of the beach experience.

An elevation of the strip between Eric and John streets shows the entire context, with approved development and TPS height limits for the five street blocks, indicating how the development at 122 Marine Parade fits into the whole context and transitions between TPS height limits to the south and the Cottesloe Car Park Redevelopment Plan from 2021.



Impacts and Mitigation

In reviewing the Statement of Significance for *Cottesloe Civic Centre*, impacts might be measured.

A review of the values and examination of the possible impacts as follows:

Heritage Values	Potential Impact Analysis	Degree and Intensity of Impacts and Mitigation
The place has great importance to the broad community for its aesthetic characteristics as a well composed set of places in a grand, walled, garden setting and for the aesthetically pleasing character of the whole experience.	The walled setting is visible from Napier Street, Overton Gardens, Warnham Road, de Bernales Walk and Broome Street. The wall can only be glimpsed from Marine Parade along the east west street axes.	There is no impact from the proposed development on this value and no mitigation is required.
The place contributes significantly to Cottesloe due to its strategic location and landmark qualities which make a significant contribution to the townscape of Cottesloe and as a significant component of an important precinct containing several other important heritage places.	The landmark qualities are available as noted above and the heritage places referred to are not adjacent to the proposed development.	There is no impact from the proposed development on this value and no mitigation is required.
The place has importance for its associations with a past lifestyle and its very strong association with its most important and charismatic owner, Claude de Bernales, as a symbol of the second mining boom which saved Western Australia from the severest hardships of the Great Depression when his mines employed a significant number of people. Its associations with the Hon. Mr Justice Pennefather; Laurence Gadsdon, the Mayor of Cottesloe; architects Sir Bernard Evans, Samuel Rosenthal, Harold Boas and John Oldham; and several generations of the Cottesloe Councillors are also of importance.	No impact	No mitigation required
The buildings and grounds demonstrate artistic achievement manifest in the principal characteristics of the Inter-War Spanish Mission style of architecture, with vestiges of the earlier concepts by Pennefather, where the overall aesthetic impact is considerably more important	Most of this value relates to what is experienced within the site and the perimeter walling. There is no impact on this value.	No impact and no mitigation required



than the sum of the individual components.

The place has a high degree of social value and, since its adaptation in 1950 to a civic centre, has continued to fulfil an important social role in the local and State community

The value remains unimpaired by the proposed works

No impact and no mitigation required

The place is a strong presence in the context of Cottesloe and contributes significantly to the community's sense of continuity and place

Applying the same analysis used against the first two values, the same conclusions must be reached.

No impact and no mitigation required

The place is representative of the Inter-War Spanish Mission style and is important in Western Australia for its large-scale use of the style and its comparative scarcity

The proposal lies outside a capacity to impact on the value.

No impact and no mitigation required

The place is representative of a large-scale culturally modified landscape of a type and order that is unusual in Western Australia

The proposal lies outside a capacity to impact on the value.

No impact and no mitigation required

In reviewing the Statement of Significance for *Cottesloe Beach Precinct*, impacts might be measured. A review of the values and examination of the possible impacts as follows:

Heritage values	Potential Impact Analysis	Heritage Impact Statement - Degree + Intensity of Impact
The place is a popular recreational area for locals and interstate tourists alike, has achieved widespread renown as an iconic beach, and is a prominent image used in the identification and portrayal of a distinctive Western Australian way of life.	There is nothing in the proposal that would impact on this value	No impact and no mitigation required.
The strong landscaped features, including the mature Norfolk Island Pines and open spaces, coupled with distinctive buildings and other built elements, collectively form a cultural environment that contributes to the community's sense of place.	The characteristics identified in this value will not be impacted.	No impact and no mitigation required



The place's physical development reflects the increasing popularity of beach swimming in the early decades of the early 20th century, with remnant and replacement amenities illustrating changes in beach usage throughout the century.	The current development can be seen as part of this continuum of development of the backdrop to the precinct.	No impact and no mitigation required.
Following the place's successful promotion and establishment as Western Australia's premier recreational resort in the early 1900s, the beach strongly influenced the early development of Cottesloe as a holiday resort.	This historic value will not be directly impacted on it, though indirectly the new development will contribute to the quality of the physical environment of the beach front	Neutral impact
Cottesloe Reef has educational and research values, providing school groups, universities and the general public the opportunity to observe the diversity of the reef ecosystem.	There is no work that would impact on this value.	No impact
The place was the site of the first beach patrols in Western Australia following the formation of the Cottesloe Surf and Life Saving Club in 1909.	This is a historic value and there is no work that will impact on the value.	No impact

All values for both places remain unimpaired by the proposal. Ocean views from the *Cottesloe Civic Centre* will always be protected by virtue of the road reserves so that a number of significant ocean views will be retained permanently. The reduction in height of the proposed development has ensured that views from the grounds of the *Cottesloe Civic Centre* will not be further impacted.

The redevelopment of 122 Marine Parade has a minor positive visual impact on the backdrop to the *Cottesloe Beach Precinct* by improving the appearance of the streetblock in which it is located.

Conclusion

All values for both places remain unimpaired by the proposal. Ocean views from the *Cottesloe Civic Centre* will always be protected by virtue of the road reserves so that a number of significant ocean views will be retained permanently. Views from the terraces are now obscured by recently complete developments. As a consequence, the height of the development at 122 Marine Parade has no viewshed impacts.

The redevelopment of 122 Marine Parade has a minor positive visual impact on the backdrop to the *Cottesloe Beach Precinct* by improving the appearance of the streetblock in which it is located, set as it is in a streetblock that generally detracts from the presentation. It will sit comfortably with the approved development at 120 Marine Parade to the south of it.



As this impact statement demonstrates, there are no heritage impacts on State Heritage values on either of the State Registered Places arising from the proposed development.

References

Heritage Assessment, *Cottesloe Civic Centre* (Overton Lodge; Cottesloe War Memorial, Town Hall & Civic Centre) (Heritage Place No 0593), Permanent Entry 9 May 1997.

Heritage Assessment, *Cottesloe Beach Precinct* (Heritage Place No 16637), 3 November 2005 17.

Considine and Griffiths Architects with Erickson and Taylor Historians, *Cottesloe Civic Centre* Conservation Plan, 1996.

Mixed Use Development, Development Application Set, Baltinas July 2022



Photographs



Photograph 01: Upper Terrace lawn *Cottesloe Civic Centre* north end as existing. *Griffiths Architects, October 2021.*



Photograph 02: Middle Terrace lawn *Cottesloe Civic Centre* north end as existing. *Griffiths Architects, October 2021.*



Photograph 03: Lower Terrace lawn *Cottesloe Civic Centre* north end as existing with house completed in 2021 blocking views to the sea. *Griffiths Architects, October 2021.*



Photograph 04: Vista along Napier Street looking towards the sea. *Griffiths Architects, October 2021.*



Photograph 05: Vista along Napier Street looking towards the sea, with the development visible. *Griffiths Architects, October 2021.*



Photograph 06: North side of the development site. *Griffiths Architects, October 2021.*



Photograph 07: Development site context. 120 Marin Parade has approval to develop. *Griffiths Architects, October 2021.*



Photograph 08: Development site to the right and the view up Napier Street towards the *Cottesloe Civic Centre*. *Griffiths Architects October 2021.*



Photograph 09: Development site in context with its immediate neighbours looking south-east. *Griffiths Architects, October 2021.*



Photograph 10: Image looking north-east towards the development site in its immediate context *Griffiths Architects, October 2021.*