

'Design panel slams plans for Cott hotel'

A panel of architects and developers has come out strongly against the Multiplex plans for the Cottesloe Beach Hotel, a witness says.

He said Cottesloe council's design advisory panel members spoke strongly against the six-storey hotel Multiplex wants to build behind and above the existing hotel.

They were concerned about height, parking, bulk and shadowing.

The panel was told by experts that the proposal far exceeded the height and building density allowed on the site by the Cottesloe town planning scheme.

It would also create overshadowing problems for adjoining properties and the beach, plus a big shortfall in parking.

The Multiplex application is based on its claim that the hotel's heritage listing would allow Multiplex to exceed the height and density controls that apply to the site under the Cottesloe town planning scheme.

Advisory panel members were told Perth City Council allowed a 20% bonus to developers for preserving heritage facades.

The highest bonus allowed by an appeal tribunal had been 25%, the panel was told by an independent consultant. The Multiplex proposal for the hotel asks for a 163% bonus on the plot ratio.

The town planning scheme allows a maximum of 12m, or three storeys. Multiplex wants to build to 19.7m.

A report by Cottesloe council

chief planner Steve Sullivan said the development would have a detrimental impact on the views and amenity of surrounding properties.

The site is zoned "hotel", which does not permit apartments. The Multiplex application says the new building will be hotel rooms.

The report says that with the closure of the beer garden, the hotel may create greater demand during weekdays.

"The building bulk is substantially greater than that permitted by the scheme," the report says.

It says the increased height would make the new building dominate the beachfront.

It would have an adverse impact on John Street, a side street beside the hotel on Marine Parade.

The south side would be in shade during the winter solstice, and shadow the street until about 11.30am.

Apartments and a pool at 6 John Street would be in shade.

The report says if the existing hotel were built now, it would be need 892 car bays. There are none.

The proposed development would require 205 car bays. The proposal is for 88, with an entrance to an underground carpark off John Street.

Before the design advisory panel met on Tuesday night, Multiplex delivered a letter to each member criticising the staff report, and contacted members by phone.



The proposed six-storey addition to the Cottesloe Hotel.

Multiplex casts shadow over Cottesloe Beach

Shadows on the beach are shaping as a vital part of the argument over the Multiplex Cottesloe Hotel plan to be decided next week by Cottesloe council.

Multiplex has prepared a computer model of how the shadows from its 19.7m tall building would fall.

It used the current beach line, but that line varies widely over a year - in winter the sand is often washed out and early in summer it is washed back to shore making the beach wider.

Multiplex supplied covering notes from an architect declaring: "We are of the opinion that overshadowing in relation to the foreshore and neighbouring properties is of no concern with regard to this development."

But Cottesloe chief planner, Steve Sullivan, said that shade was an issue because it was one of sev-

eral elements which the Cottesloe Town Planning Scheme said must be considered when assessing development in the beachfront zone.

He said: "The council must consider if any shadow falls on the beach and other areas, how much falls, what time of day it falls and if it is important."

"It is my view that any development of private land along beachfront should not overshadow the beach."

An independent analysis done for Cottesloe council using the Multiplex computer model, shows that shadow from the Multiplex Cottesloe Beach building would throw a shadow on to the main beach for about 40 minutes from 6am on the summer solstice.

By 3.20pm the shadow would move east to fall on the pool of the Beach Pines apartment block on

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