

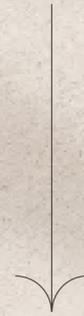
THE VISION FOR INDIANA

DEVELOPMENT PROPOSAL
DECEMBER 2021

fiveight

A company of © Tattarang

We acknowledge the Whadjuk people of the Noongar nation as the Custodians of the land on which the site is located.



We acknowledge and respect their Elders past, present and emerging and respect their enduring culture and their contribution to this city.

This Development Proposal is proudly prepared by Fiveight, on behalf of Tattarang, one of Australia's largest private companies.

The Development Proposal is submitted following an extensive consultation process with the Town of Cottesloe, and its associated Committees, which commenced in 2019. The Development Proposal is consistent with the most recent information presented to the Town of Cottesloe during this consultation process. The Development Proposal is consistent with the Conservation Management Plan that was drafted in consultation with, and endorsed by the Town of Cottesloe in response to the permanent Heritage Listing placed over the site.

The Development Proposal is also consistent with the Design Guidelines prepared for the site, which were drafted in consultation with the Town of Cottesloe in accordance with the direction of the Council, and broadly supported by the Town of Cottesloe's Design Review Panel in August 2021.

Fiveight is an investor and developer in all real estate asset classes across Australia. Our investment philosophy is driven by a focus on owning or creating iconic properties or precincts, seeking strategic investments with a long term horizon, and implementing new ideas in all we do.

Underpinning this strategy is an ability to invest counter-cyclically and selectively partner with like-minded groups. We have an experienced in-house project management team that have delivered numerous major projects and underpin our development capability. We've earned recognition for the restoration and revitalisation of iconic heritage sites.

It is our great pleasure to provide the following Development Proposal which summarises our vision for the next chapter of Indiana. We look forward to the Town of Cottesloe's support to deliver this vision to, and for, the people of Western Australia.



INTRODUCTION

For 65,000 years, Cottesloe and the Mudurup Rocks have been a significant place for the Whadjuk people of the Noongar nation. A deep history and cultural connection to the land and sea continues to bring people together to experience the spiritual connections of the past, present and future; from the Wardong (crow) that bring the spirits back to the land, to the Mudu (yellow tail whiting) that is endemic to the region.

As Perth's young city grew over the 19th and 20th centuries, Cottesloe's importance as a community place has continually evolved.

From the original refreshment stalls and bathing pavilions, the Cottesloe Beach Precinct has been in a constant state of evolution to meet the needs of the growing population.

Of all the changing manifestations of beachside built form, it has been the Indiana Teahouse building that has played such a captivating role in the modern experience for Cottesloe visitors, and directly contributed to its reputation as a modern, beachside community.

Since its opening in 1996, the Indiana Teahouse building has been central to the psyche of local residents and the broader state for its unique architecture and landmark qualities.

This has been acknowledged in the Cottesloe Beach precinct heritage listing by its inclusion as a building which is:

“an iconic landmark in the precinct that is well recognised by the local and wider community as well as international tourists, and is the most recent manifestation of the distinctive tradition of built form in this location on the beachfront”.

Whilst the Indiana Teahouse building has played a pivotal role in representing Cottesloe and Western Australia to the world, it is arguable that the building ever befit its status as a world-class beachside setting.

We believe the Indiana Teahouse site can, and should, play a more meaningful role in the lives of Western Australians.

As the committed custodians of this iconic site, we feel a deep responsibility to reconsider how it can deliver a greater social return and offer a far greater level of amenity for all Cottesloe Beach visitors. We are committed to delivering the next chapter for Indiana in a manner which is consistent with our values and delivers on our promise to create meaningful places that connect.

A NEW CHAPTER FOR INDIANA

A BACKYARD FOR LOCALS AND A FRONT DOOR FOR VISITORS

Standing proud with a front row position, Indiana will be reborn as the jewel in the crown of a renewed Cottesloe foreshore. Its world-class design introduces much-needed spaces and experiences while celebrating its legacy as the focal point for community life and respecting its much-loved heritage.

Offering excellence in accessibility with new public facilities, universal access and welcoming spaces, tourists and locals of all ages and abilities will be attracted back to Cottesloe's beachfront to relax, recharge, socialise and celebrate.



INDIANA PERTH

THE VISION

To revitalise the Indiana site through an environmentally sustainable and commercially viable mixed-use development, delivering landmark buildings and iconic spaces which provide improved public accessibility and quality hospitality experiences for all Cottesloe Beach visitors.

Artist's impression: Indiana from the groyne



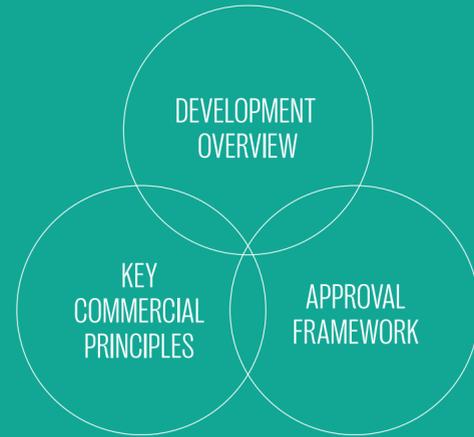
PROPOSAL SUMMARY

This Development Proposal outlines our vision for the next chapter of Indiana. Our vision is expressed through the definition of a detailed **Development Overview**, supported by a set of **Key Commercial Principles** and **Approval Framework**.

In response to the Development Proposal, we request the Town of Cottesloe, in their capacity as the Management Body and Lessor of the subject Reserves, effect a formal resolution that:

1. endorses our proposal for the development of Indiana and the new Boat Shed facilities, consistent with the Development Overview;
2. endorses the Key Commercial Principles;
3. endorses the Approval Framework; and
4. formalises a commitment to commence and expedite tripartite negotiations with Fiveight and the State Government to formally resolve and progress the statutory approvals required to permit the development.

DEVELOPMENT
PROPOSAL



DEVELOPMENT OVERVIEW

Our vision consists of two separate, yet intrinsically linked developments which are designed with a focus on maximising community benefit and providing Cottesloe beach visitors with a level of amenity befitting this iconic location. These developments are:

1. The construction of Boat Shed facilities at a new location south of Indiana; and
2. The development of the Indiana site.



BOAT SHED FACILITIES

Our proposal includes an allowance to fund the design and construction of new Boat Shed facilities at an alternative site location for the benefit and use of the Cottesloe Surf Life Saving Club. This community facility will support the growth of Cottesloe as Western Australia's premium beachside suburb. In doing so, it will:

- resolve existing operational issues for the Cottesloe Surf Life Saving Club by providing a facility which is more geographically suitable, provide more usable and safer at-grade access to the beach, and provide a significantly increased storage capacity to deal with the current and future needs of the Club; and
- resolve for the Town of Cottesloe a long-running deficiency associated with existing community infrastructure supporting the use of the Cottesloe Beach precinct, by providing space for the Indiana Development to provide new publicly accessible toilets, showers (indoor and outdoor) and changing room facilities. In addition to constructing these new facilities, Fiveight commits to their ongoing management (currently managed by the Town of Cottesloe).

The full description of the Boat Shed facilities is outlined on page 28.

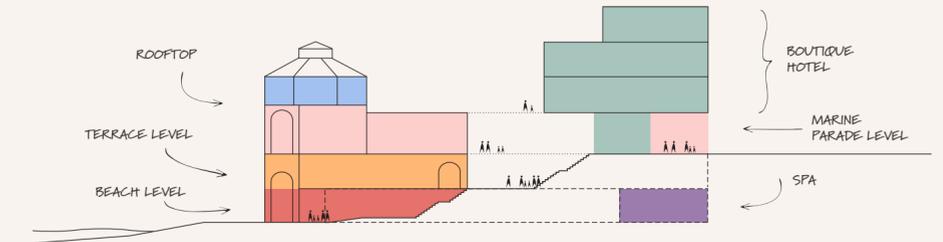
INDIANA DEVELOPMENT

A community focused development centered on a respectful reimagining of the existing building, consistent with the Cottesloe Beach Precinct Heritage Listing and Conservation Management Plan endorsed by the Town of Cottesloe. It delivers an inclusive environment full of diverse experiences, improved amenity and community benefit delivered through great design.

The development achieves a thoughtful mix of commercial and public spaces, carefully positioned throughout the site. The development is respectful to the existing social value attached to the Indiana Teahouse building through the retention of the iconic western façade, whilst delivering a level of commercial and public amenity befitting its world-class setting. The new Indiana will deliver:

- A reimagined Beach Level providing new toilets, showers and changing room facilities;
- A new Terrace Level with casual beach restaurant accessed via a new central Promenade connecting the site with the foreshore masterplan;
- A Marine Parade Level housing a Boutique Hotel lobby, elevated dining and café experience;
- A new 31 room, Boutique Hotel connected to a Rooftop terrace; and
- A subterranean hydrotherapy and day spa wellness experience.

The full description of the development of Indiana is outlined from page 10.



Above: Section of the development depicting the various levels of activation

KEY COMMERCIAL PRINCIPLES APPROVAL FRAMEWORK

The Development Proposal includes a set of Key Commercial Principles which address the fundamental changes between the existing use and our vision. The purpose of the Key Commercial Principles is to present a framework which provides certainty to the Town of Cottesloe that the vision can be delivered without additional liability to the Town of Cottesloe and its rate payers. The Key Commercial Principles are outlined on page 30.

The community's desire for action and certainty is core to our delivery approach and has been addressed through the establishment of an Approvals Framework. These foundational principles set the baseline for a collaborative and iterative approach to resolving the statutory approvals process required to permit the delivery of the vision and the immense community benefit underpinning it. The Approval Framework is outlined on page 32.

DEVELOPMENT OVERVIEW

INDIANA

STRATEGY

A BACKYARD FOR LOCALS AND A FRONT DOOR FOR VISITORS



Acknowledging that Indiana represents an iconic attraction for WA Tourism, as well as a familiar local destination for residents.

1

EMBRACING COMMUNITY

Connected to the wider masterplan and the community of Cottesloe at large

2

TRADITIONS OF THE BEACH

Celebrating the seasonal and diurnal activities of beach life in and around the ocean

Laid back refinement

Embracing Western Australian sensibilities of preferring local & authentic experiences above all

3

OPEN, INVITING & ACCESSIBLE

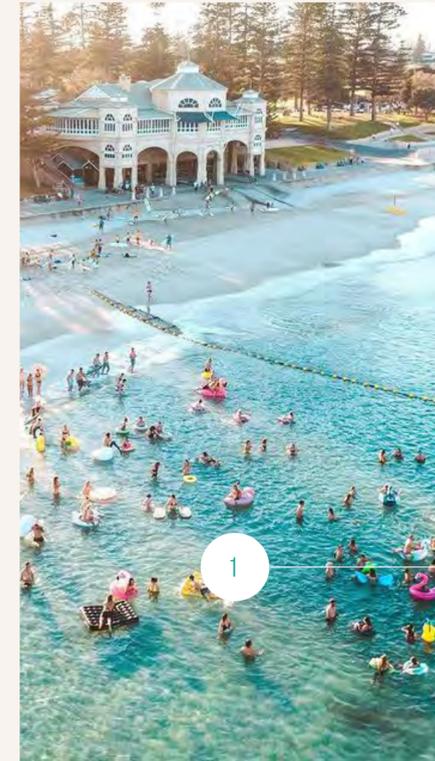
A hospitality environment planned to celebrate views and access to the beach

4

A SUSTAINABLE APPROACH

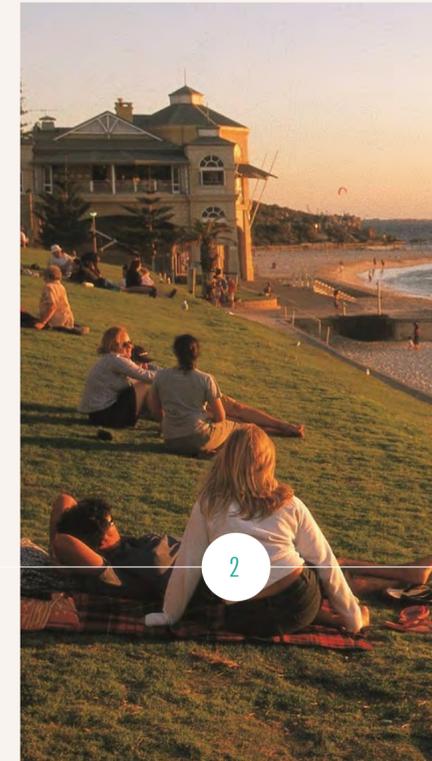
Protecting Indiana's legacy for generations

Providing an economic, social and environmentally sustainable development



1

Credit: @cold_nips



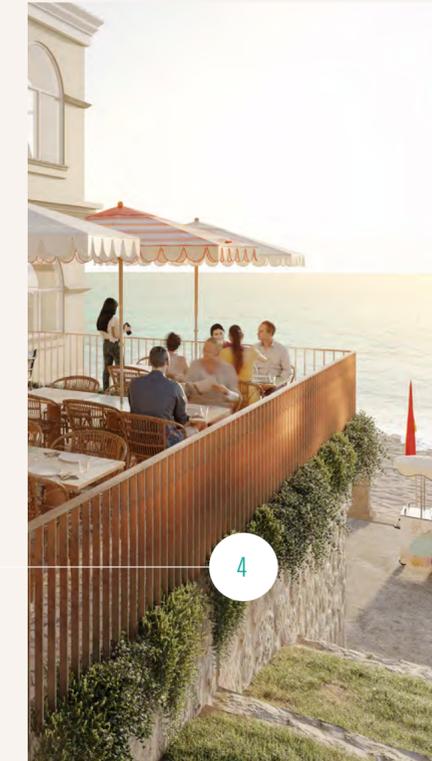
2

Credit: Tourism Western Australia



3

Credit: Watson Bay Hotel



4

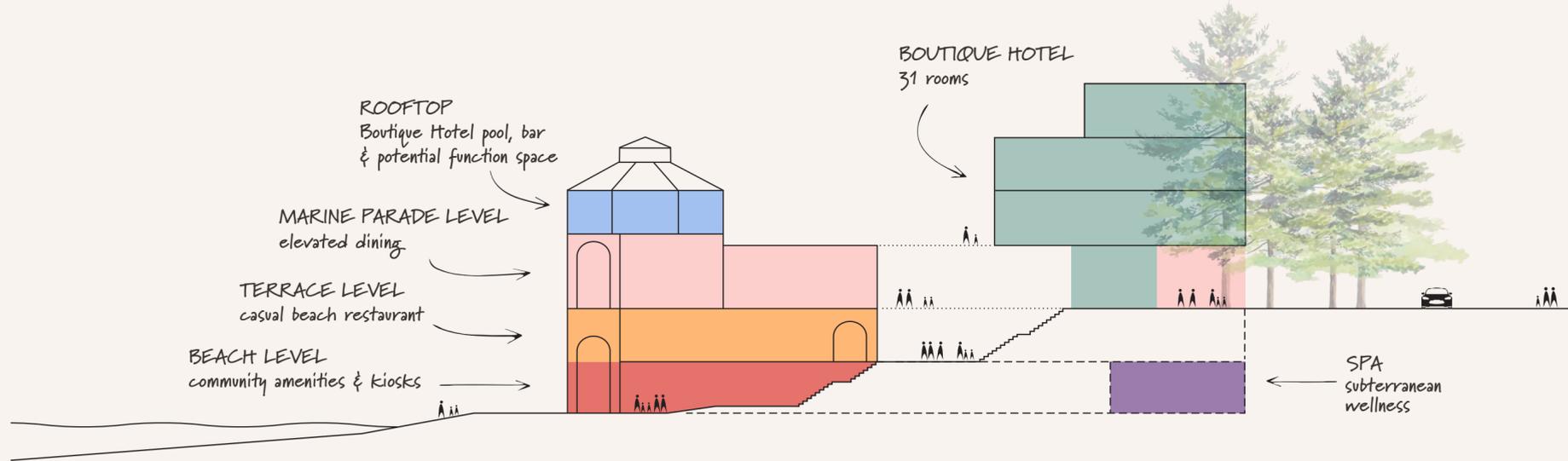
Artist's impression

EXPERIENCE THE NEW INDIANA

The new Indiana is driven by a focus on community and a deep understanding of the role this site plays in the broader Cottesloe Beach precinct.

It achieves an appropriate mix of commercial and public spaces, thoughtfully positioned through detailed consideration of the various limitations and opportunities of the site.

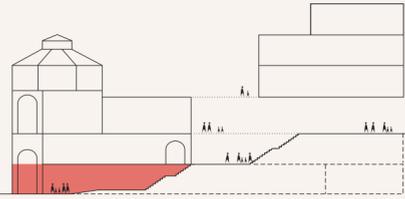
The development is respectful to the existing social value attached to the Indiana Teahouse building through the retention of the iconic western façade, whilst delivering a level of public and commercial amenity befitting its world-class beachside setting. A terraced experience catering for all awaits.



A terraced experience that reintroduces community and pavilion.



BEACH LEVEL



Public toilet, shower and change room facilities including Changing Places facility



Improved public realm amenity including seating, phone charging & locker facilities

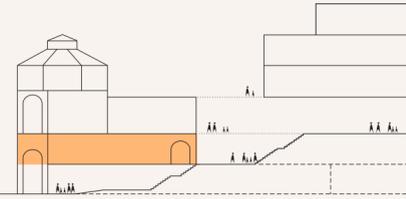


Food and beverage kiosk



Beach equipment hire

TERRACE LEVEL



Casual Beach Restaurant



North and south alfresco terraces

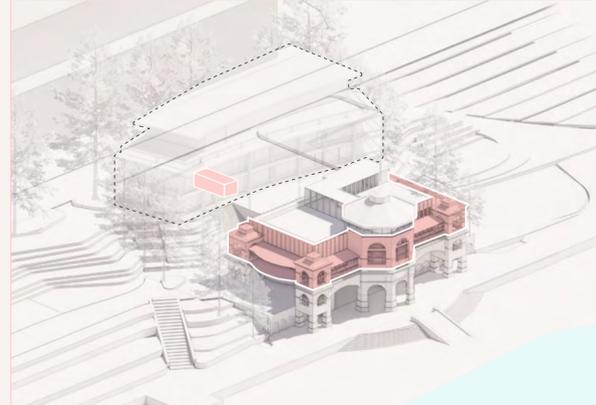
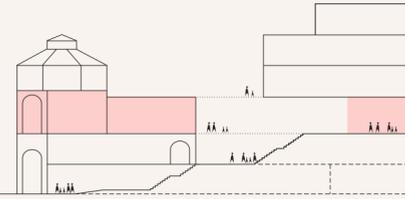


New north/south promenade connection



New public spaces

MARINE PARADE LEVEL



Elevated dining & events



Cafe



Boutique Hotel lobby

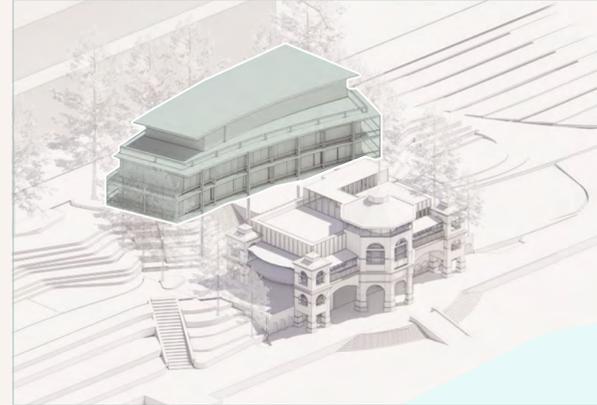
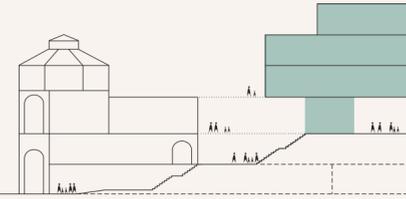


Covered community spaces



New publicly accessible stair and Disability Discrimination Act compliant lift connecting beach and Marine Parade

BOUTIQUE HOTEL



31 rooms



Unrivalled views of the Indiana Ocean

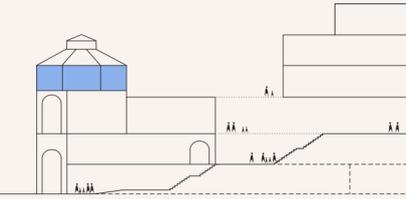


Access to the Rooftop



Access to the Spa

THE ROOFTOP



Guest lounge & bar

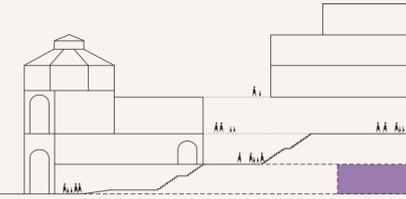


Pool



Potential function space

SPA



Hydrotherapy treatments



Day spa treatment rooms



Steam room, sauna



Publicly accessible

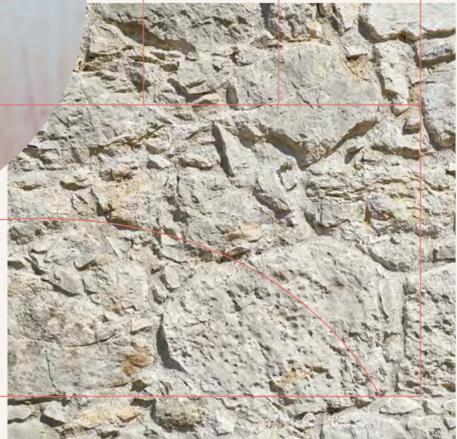
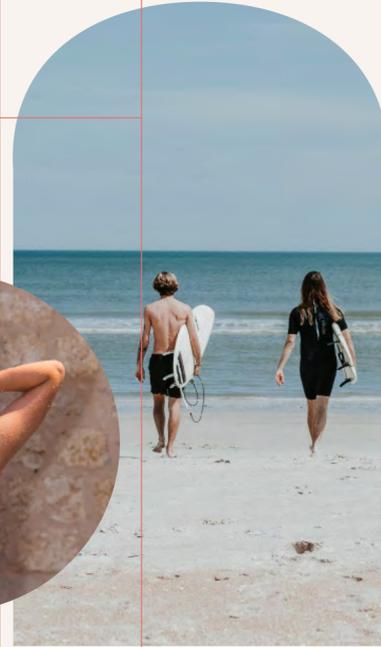
BEACH LEVEL

The 1980s boat storage facility over which the existing Indiana building was constructed is demolished and relocated further south towards the Cottesloe Surf Life Saving Club. In its place, critical community infrastructure is provided for Cottesloe beach visitors. Located adjacent a new central access stair which connects the beach level with Marine Parade, new toilets, showers (indoor and outdoor) and changing rooms are designed with a focus on functionality and safety.

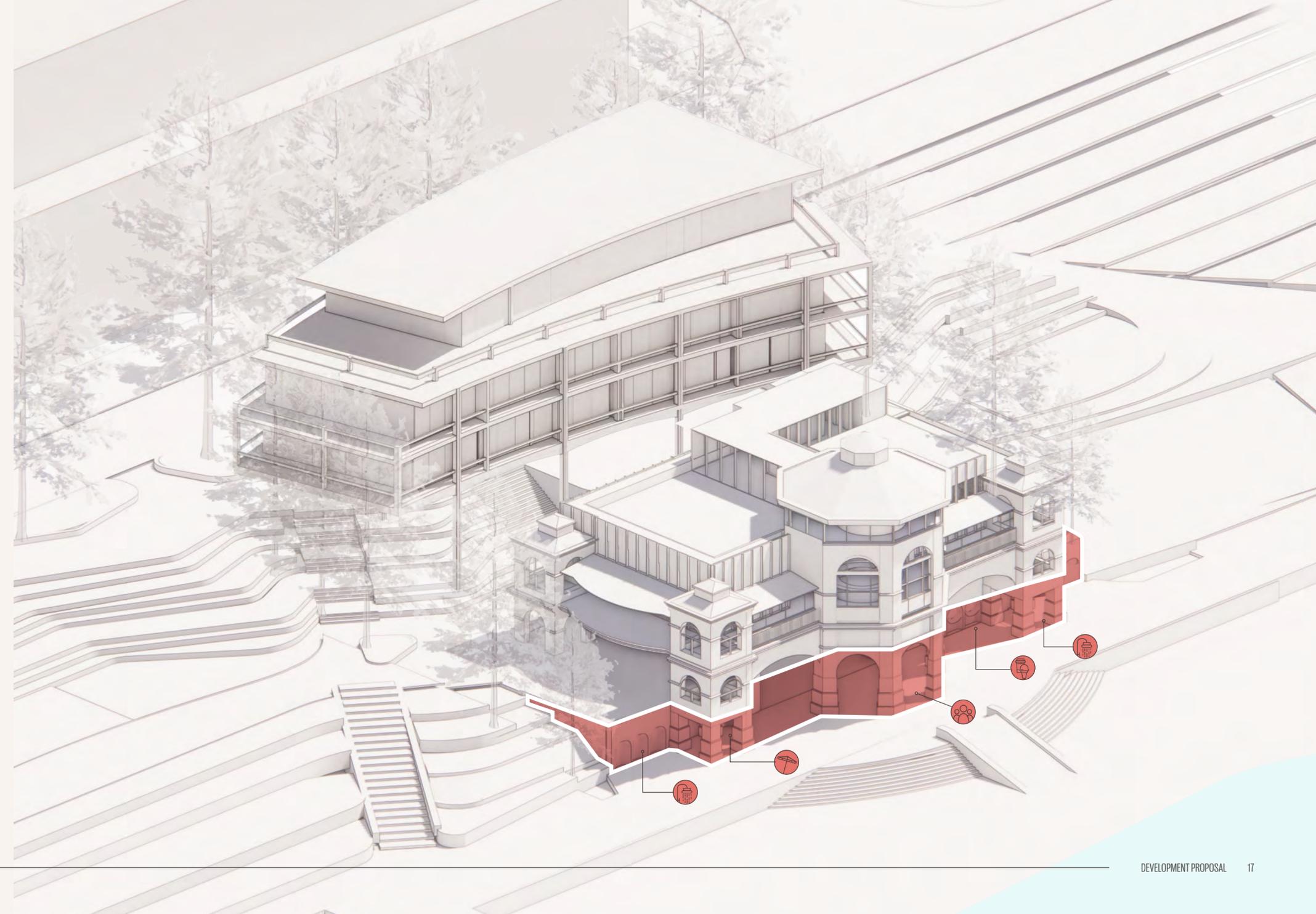
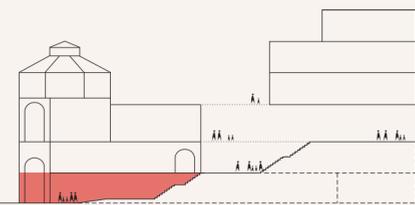
The amenities include a Changing Places facility, which provide suitable facilities for people with complex disabilities, and their carers, who cannot use standard accessible toilets, which will make this the only beachside Changing Places facility between Scarborough and Mandurah. Supplemented by the inclusion of a Disability Discrimination Act compliant public lift providing access from Marine Parade down to the Beach Level, the new Indiana offers more equitable use of this iconic part of Western Australia's coastline.

Additional beach level amenity is intended to include:

- A food and beverage outlet to purchase drinks and snacks off the beach;
- A retail kiosk for hire of beach equipment or the like; and
- Improved public realm amenity to support beach use such as public seating, phone charging & locker facilities.



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TERRACE LEVEL

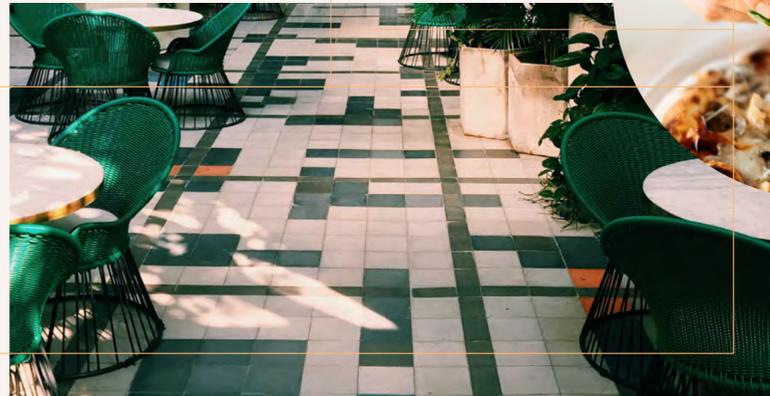
Carefully designed architecture seamlessly resolves the existing level issues on the site through the introduction of a mid-level public promenade on the north-south axis.

The promenade extends and completes the proposed Cottesloe Beach Foreshore Masterplan and integrates the site with the surrounding context by pulling the public realm through the site.

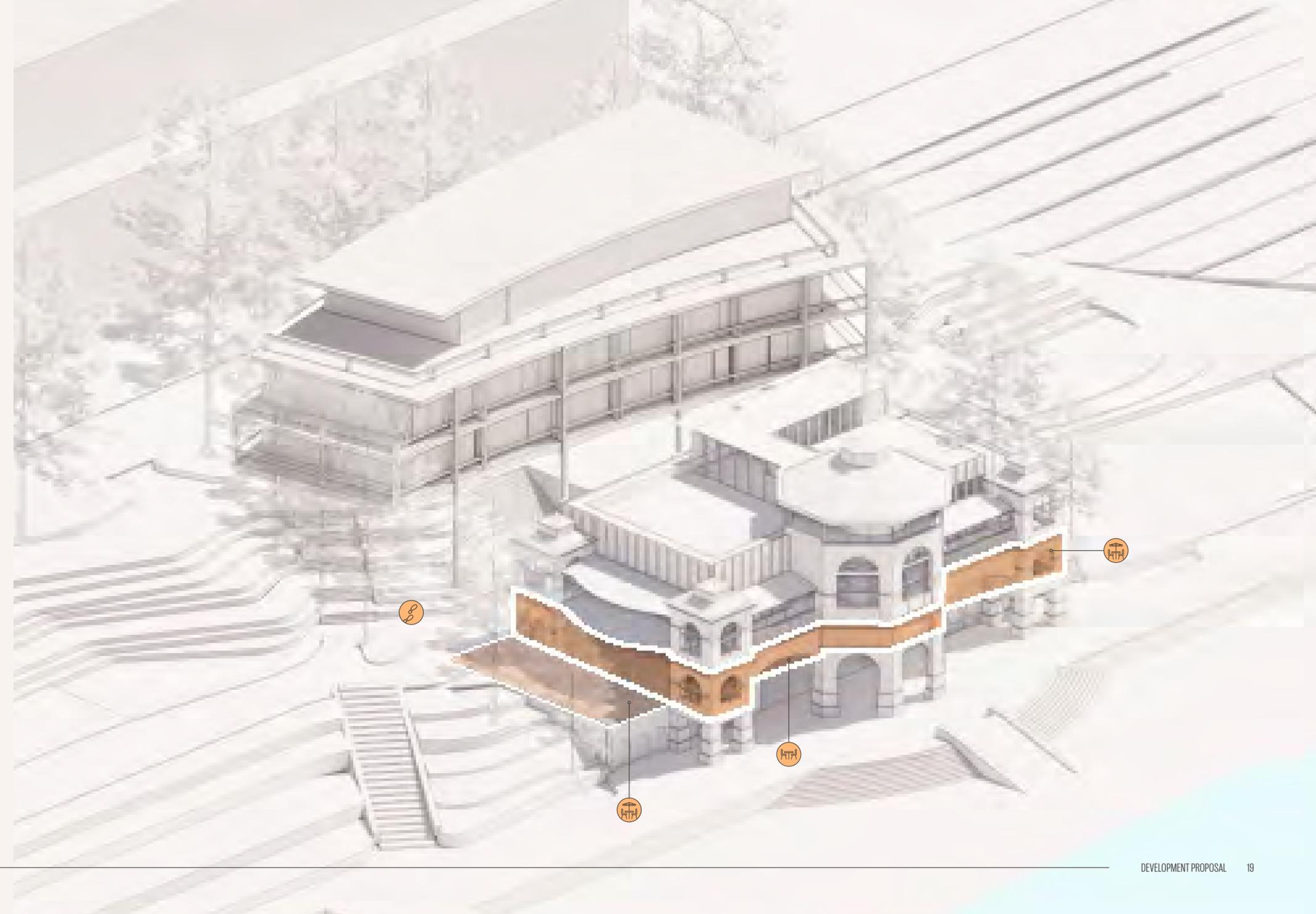
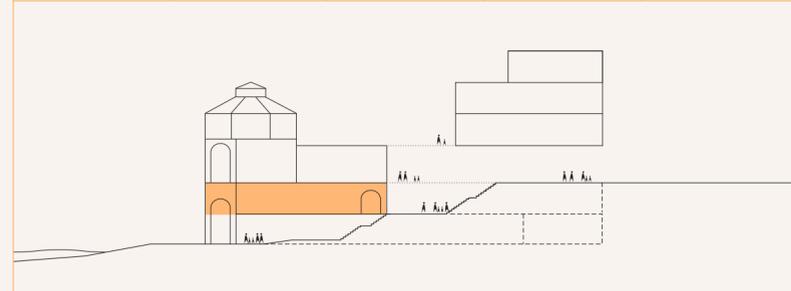
Situated adjacent the promenade is a new food and beverage offering which sits below the existing Indiana Teahouse restaurant level.

The casual Beach Restaurant will provide sweeping ocean views, with indoor and outdoor dining options offered on both the north and south, providing flexible dining experiences to address the prevailing weather conditions.

This is your new family local. Enjoy the best of Cottesloe with a food offering that is uncomplicated, affordable and generous.



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MARINE PARADE LEVEL

To deliver additional community amenity, expansive covered public realm, designed as an extension of the Cottesloe Foreshore Masterplan, is achieved through raising the Boutique Hotel's building mass off the ground. This all-season covered public plaza adorns largely uninterrupted ocean views from Marine Parade and provides an opportunity to support a rich program of public art and cultural events.

Inconspicuously situated within the heritage listed Norfolk Island Pines facing Marine Parade is access to a discrete lobby supporting a 31 room, Boutique Hotel above.

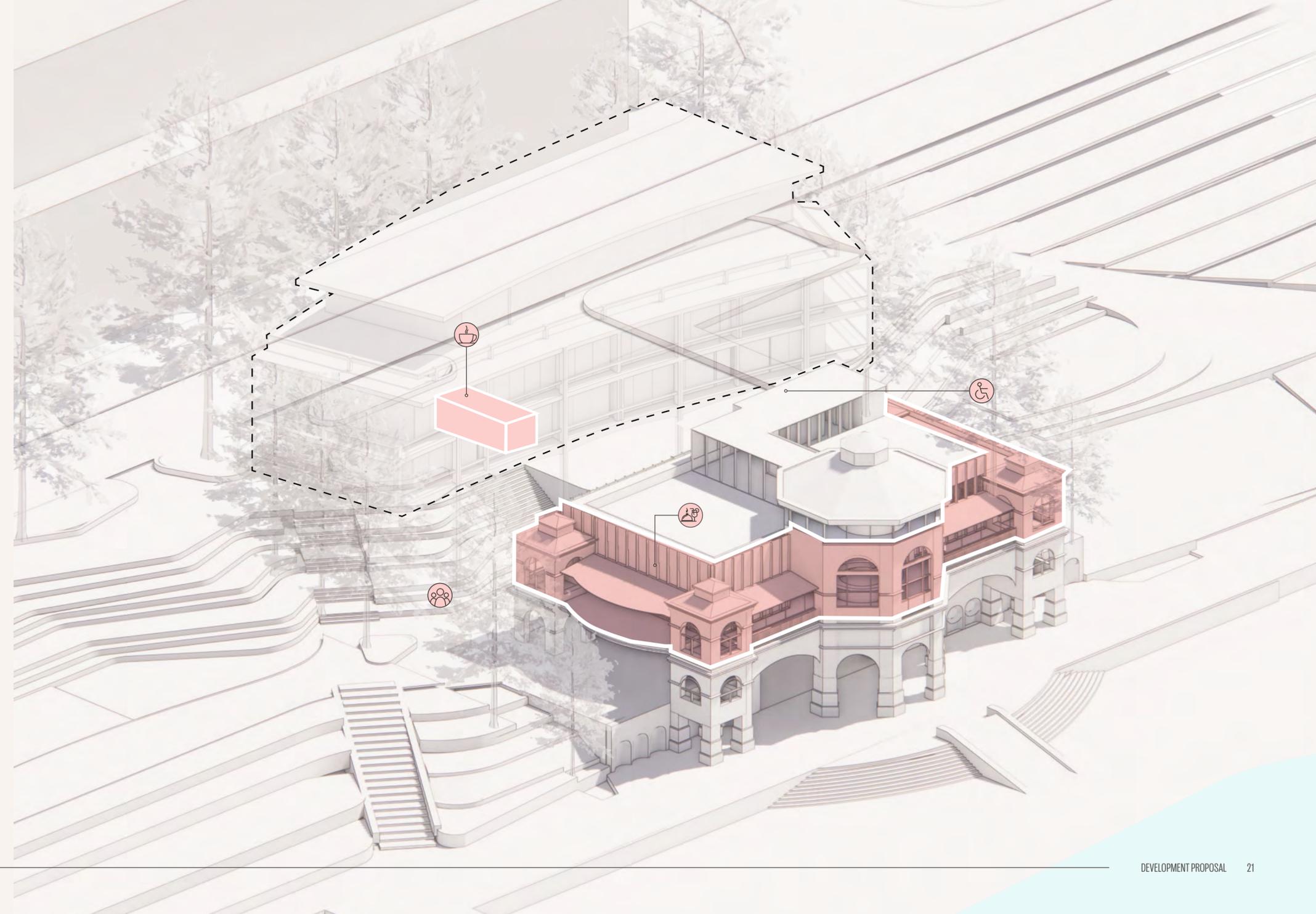
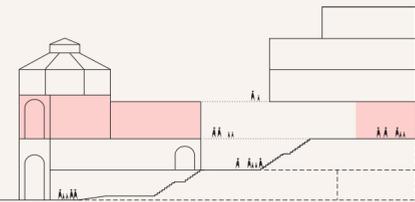
Alongside, a small cafe pod provides an opportunity for visitors to grab a coffee after their morning walk or on their way to work.

Towards the ocean, the adaptive reuse of the existing Teahouse restaurant is accessed via a signature bridge over the Terrace promenade below.

With a polished offering providing spectacular views to the Indian Ocean, guests will indulge in a unique opportunity to enjoy a drink or two at the sunset bar before relaxing into the dining space to delight in a showcase of Western Australia's best seasonal produce.



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BOUTIQUE HOTEL

Anchoring the success of the development as an integrated hospitality environment providing diversity of offer and enabling the delivery of significant community benefits is the 31 room, Boutique Hotel nestled between the iconic Norfolk Island Pines. This is a genuinely unique offering commensurate with the significant contribution Cottesloe has made to the social fabric of Western Australia for over 100 years.

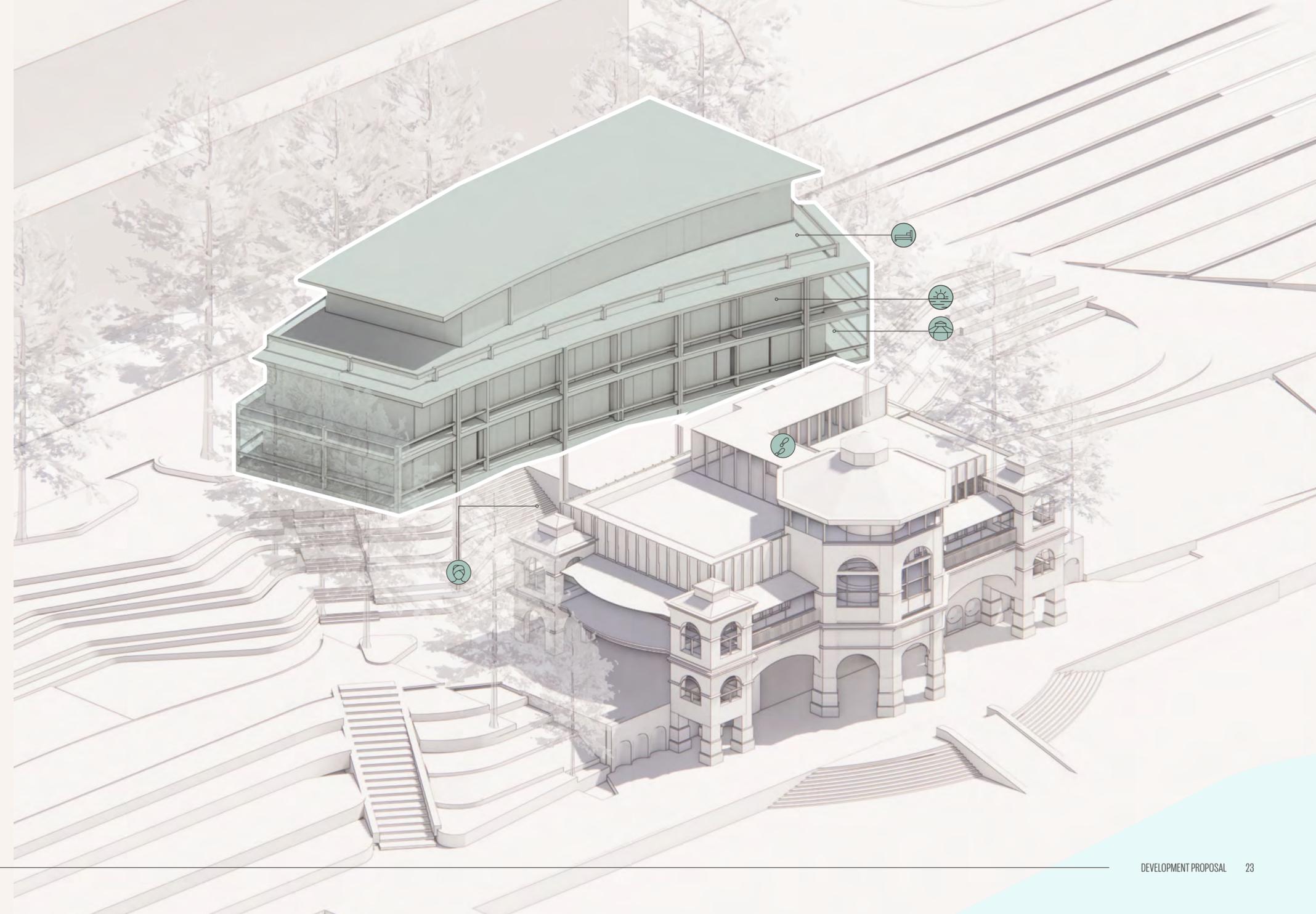
What better way to celebrate Cottesloe's legacy than to provide an opportunity for West Australians and visitors alike to experience the lifestyle for which Cottesloe is renowned.

The Boutique Hotel rooms boast expansive views to the ocean, with direct access to the Rooftop hosting a pool and signature bar, which is created above the Teahouse restaurant, in a nod to the historical roof garden and open-air dance floor of the Centenary Pavilion, the Palais de Danse.

These are the spaces that will engender the memories that shape the future of Cottesloe.



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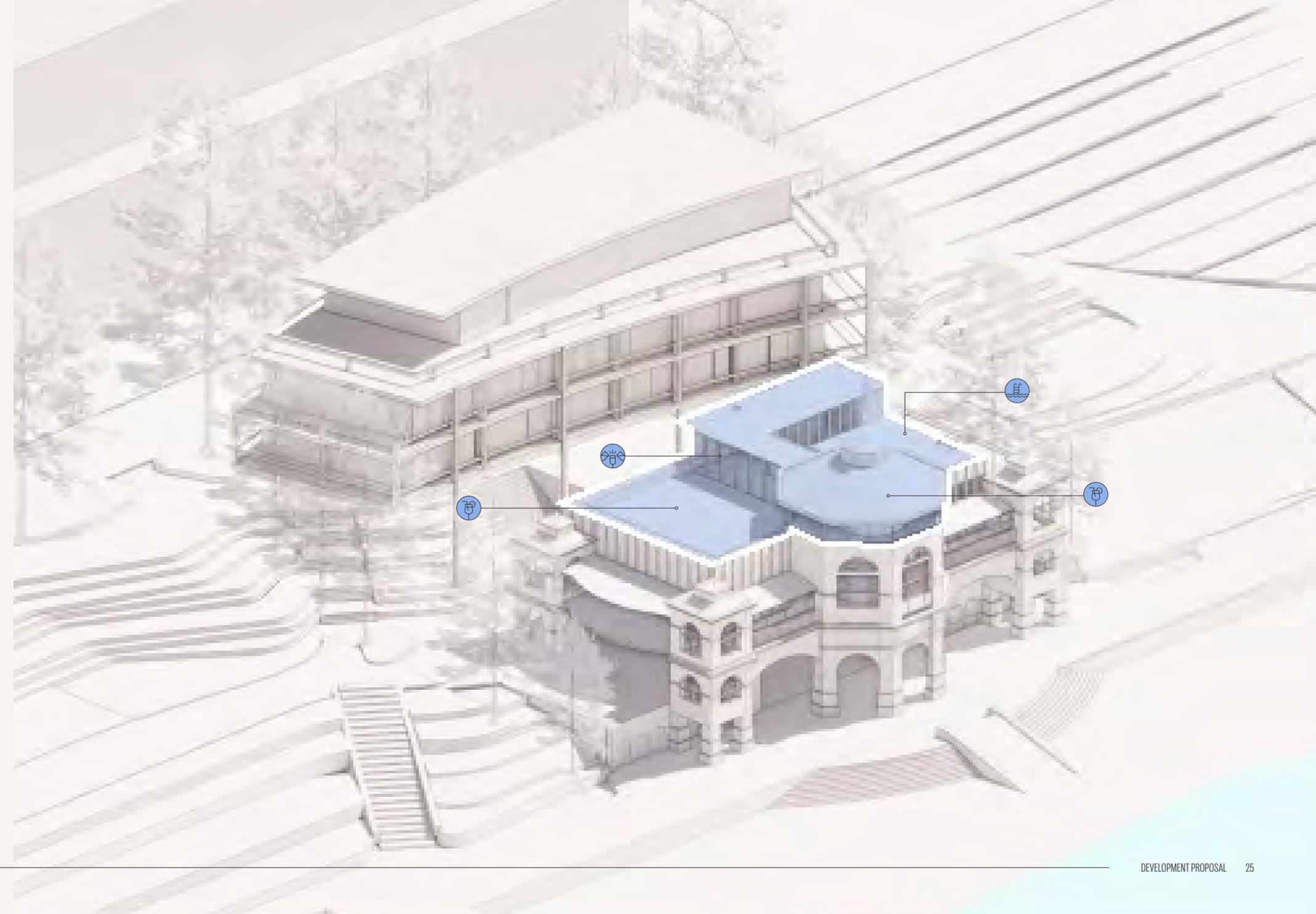
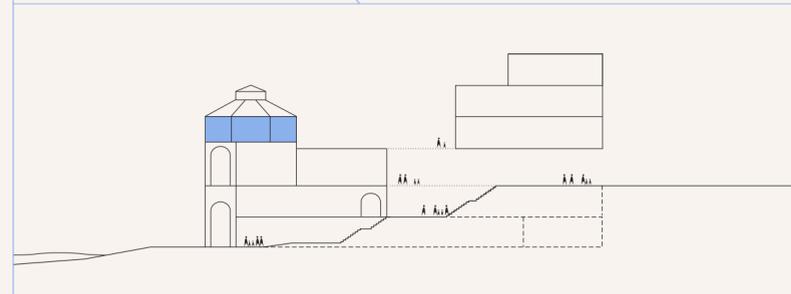
THE ROOFTOP

The Rooftop is a nod to the historical roof garden and open-air dance floor of the historic Centenary Pavilion, the Palais de Danse.

It offers a small bar, pool and lounges for hotel guests and has the potential to cater for special occasion functions.



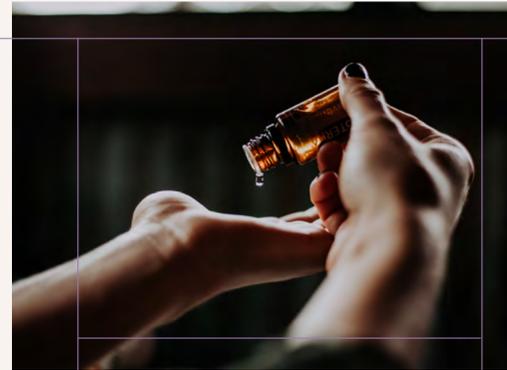
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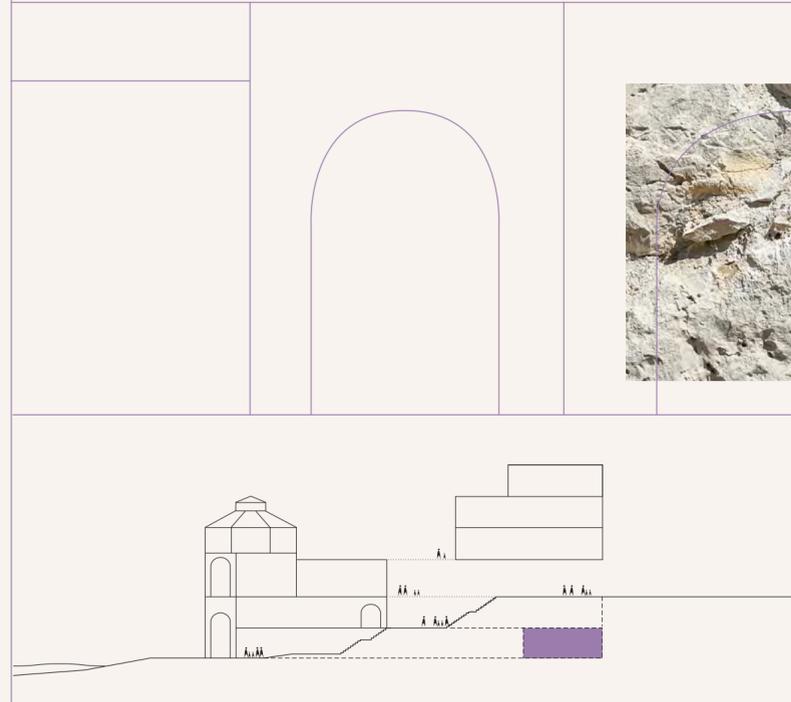
THE SPA

Sunken deep into the basement and clad by natural rock formations lies an opportunity to escape and return to a moment of calmness.

Indulge in a uniquely Western Australian spa and wellness offering with a diverse range of natural hydrotherapy and day spa treatments.



Credits: this spread: Unsplash



HYDROTHERAPY EXPERIENCE

Experience Showers

Rain/ bucket shower, jets, aromatherapy, LED lights

Steam Room

Temperature of approx 42°C

To be used in conjunction with Ice Fountain & shower

Luxury Sauna Room

Temperature of approx 42°C

To be used in conjunction with Ice Fountain & shower

Ice Fountain

Finely shaved ice

Salt Room

Salt therapy, involves breathing in air with tiny salt particles

DAY SPA THERAPY EXPERIENCE

Reception Lounge

Reception desk, lounge, retail displays.

Change Facilities & Lockers

Individual change rooms & WC (gender neutral)

2 Showers (1 x Accessible)

Lockers

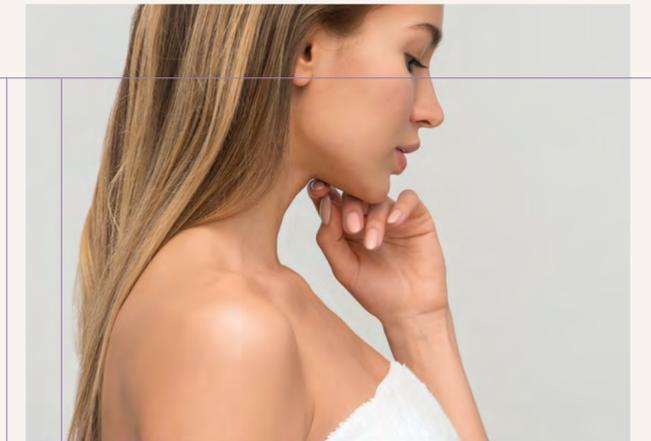
Relaxation Lounges

Located adjacent changing rooms

Lounging before/ after treatment with hospitality

Treatment Rooms

3 x Single, 1 x Couples



DEVELOPMENT OVERVIEW THE BOAT SHED

The new Boat Shed facilities sit within the landscape of the iconic Cottesloe beachfront with views over the Derbal Nara (Indian Ocean) towards Wadjemup (Rottnest Island). The facilities embrace the site's cultural significance and its popularity as a beachside destination through the provision of high-quality public amenity and surf club facilities, which support a critical community service provided by the Cottesloe Surf Life Saving Club (CSLSC).

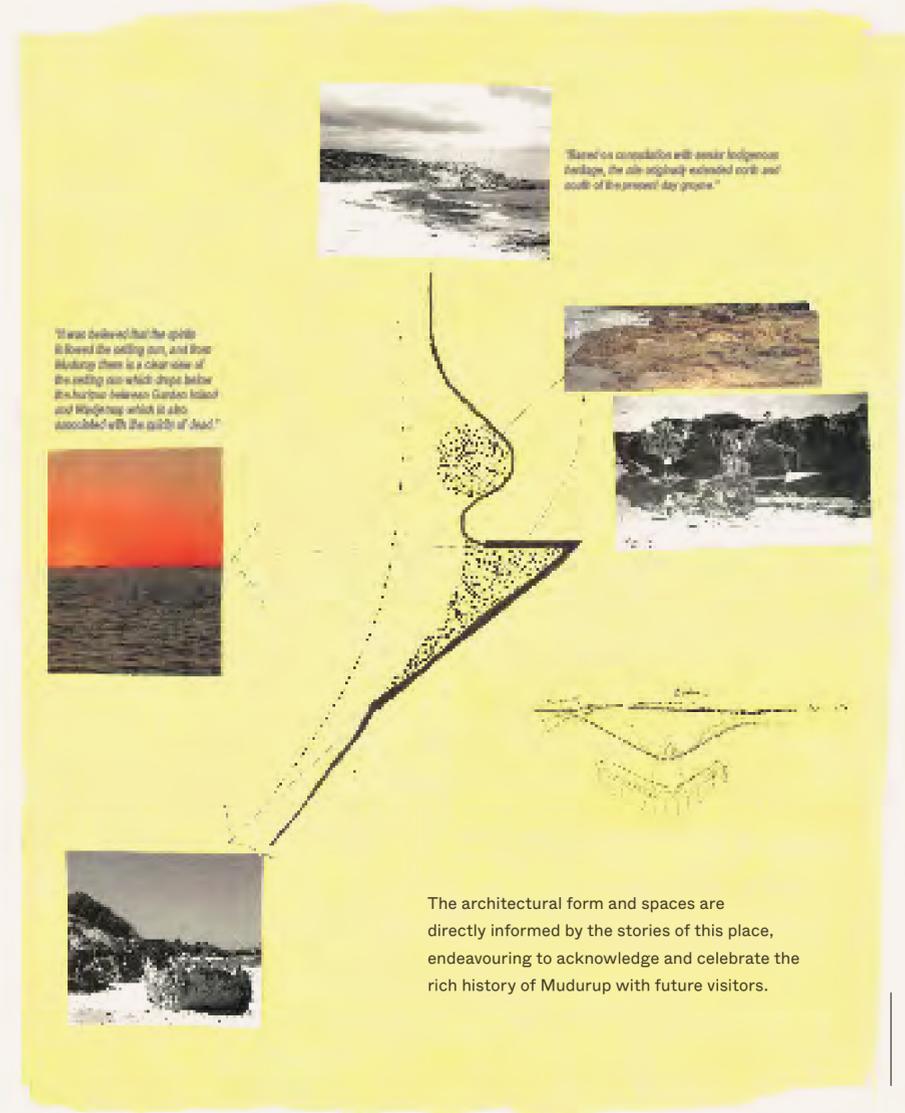
From the early 1900s to now, Cottesloe has been a popular recreational area for locals and tourists alike. Its beautiful, natural setting provides an iconic image to showcase Perth to visitors from around the world and is representative of the distinctive Western Australian way of life. The design of the facility and the public spaces around it celebrates the site's coastal environmental and landscape attributes as well as deeper cultural associations for the Aboriginal community and custodians.

The building embeds itself into the landscape – nestling within the coastal dunes, echoing the character of Mudurup Rocks, the 'place of the yellow-finned whiting.' This is an enduring limestone outcrop and series of caves that originally extended north and south of the current groyne where the new proposed Boat Shed facilities will be located. The development reflects the ecology and geology of this place, a reconstituted dune landscape covering the cave-like building, partly hidden within the coastal dunes. By consciously submerging the building into the dune, the intervention preserves the iconic Cottesloe beachfront and the panoramic view over the Indian Ocean towards Wadjemup on the upper Marine Parade level.

On Marine Parade, the recreational lawn area is preserved for the public under the retained Norfolk Island Pines and Rottnest Island Tea Trees and is enhanced by new plantings to provide additional shade. When visitors approach the site from the east, a path and low retaining wall leads to a lookout point. This is a space to contemplate, aligning itself to the Quad at Wadjemup where an Aboriginal elder had shared the story of Kadjil, the Crowman who escaped imprisonment at the Quad by metamorphosing into a crow who flew back to Mudurup.

As told by Noel Morich of the Yunga Foundation, "when Whadjuk Noongar people passed away, their spirits would follow the setting sun towards Wadjemup." To reflect this, at dusk when the sun is low below the horizon, a silhouette of Wadjemup can be seen from the building lookout point, inviting visitors to learn about this important local story. An additional pedestrian path engages with the landscaped roof of the new building, allowing for visitors to meander through and sit alongside the newly planted endemic species facing the horizon.

On the north of the beach level, a washdown area for the public carves itself into the dunes, where a wall orients visitors towards the remnant limestone outcrop of Mudurup Rocks. The wall provides a lookout point for lifeguards to perch, following which is the second cave-like space that leads to the Boat Sheds. The lifeguard boat and equipment storage areas sit alongside this space and include an approximate 50% increase in capacity compared to the existing facilities at Indiana accommodating the CSLSC's current and future needs. The relocation of the facilities to beach level and better geographical positioning to the CSLSC's headquarters aid safer operations and operational efficiencies.



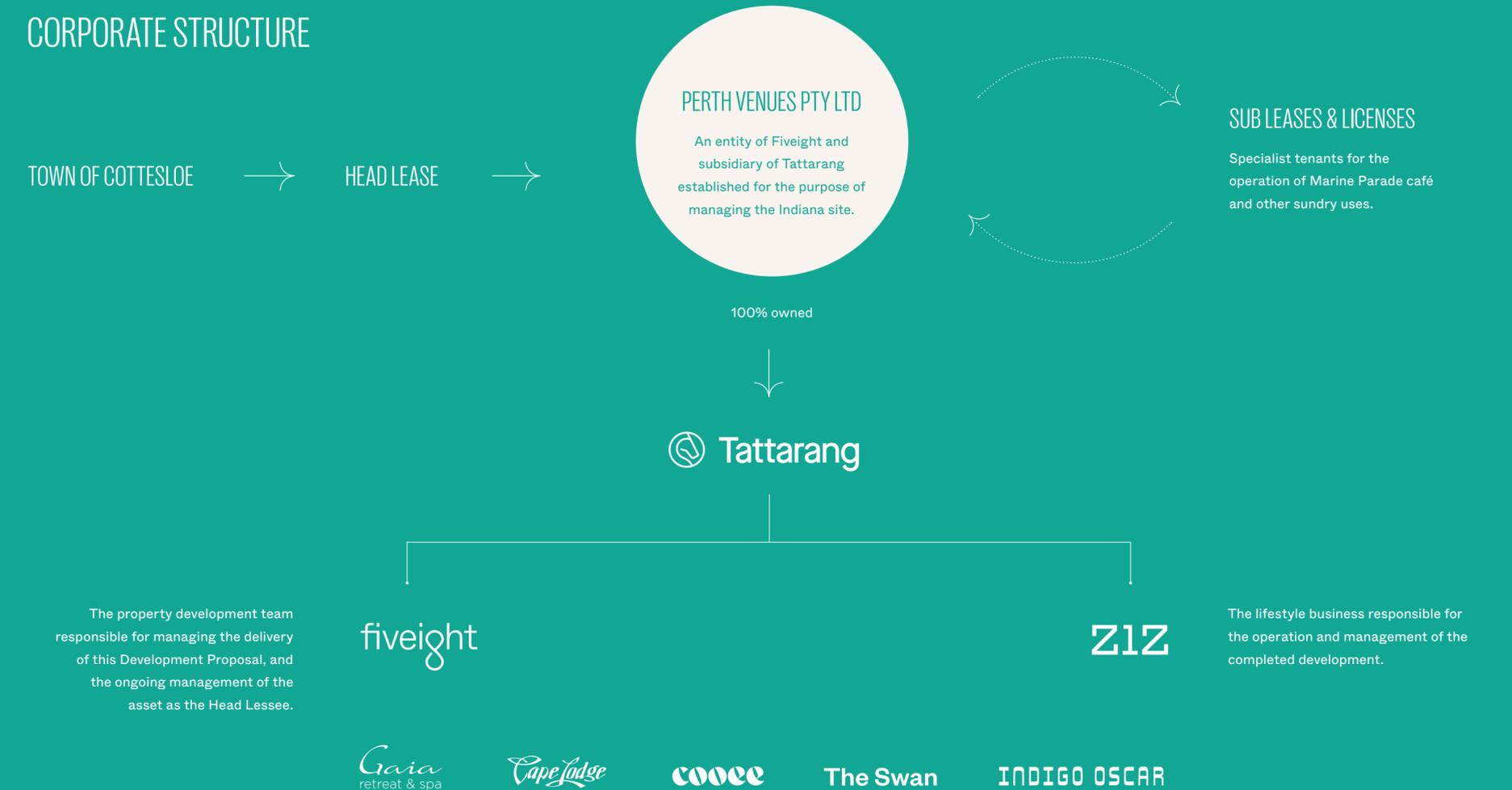
KEY COMMERCIAL PRINCIPLES

Supporting our vision are the following Key Commercial Principles.

INDIANA	
Permitted Use	Community Purpose, Boutique Hotel, Food and Beverage, Restaurant, Function, Shop (to be aligned with Local Planning Scheme definitions as required)
Rent	To be determined by independent valuation
Term	50 years
Occupancy	<p>Circa 600-700 at maximum occupancy, as follows:</p> <ul style="list-style-type: none"> • 31 Room, Boutique Hotel • Terrace Restaurant – 200pax • Marine Parade Level Restaurant – 250pax • Spa – 20pax • Other (kiosk /café etc) – 85pax
Land Tenure	Final structure by agreement between the Minister for Planning, Town of Cottesloe and Fiveight
Car Parking	<p>Nil public car parking to be provided on site.</p> <p>A cash in lieu payment via a development contribution is proposed. The development contribution shall be calculated as follows:</p> <p>The additional parking demand (based on the additional occupancy densities approved as part of the Development Application) multiplied by the agreed infrastructure rate.</p>
Anticipated Corporate Structure	Refer diagram opposite

NEW BOAT SHED FACILITIES	
Purpose	The design and construction of bespoke Boat Shed storage and ancillary support facilities for dedicated use by the Cottesloe Surf Life Saving Club
Funding	Our proposal includes for 100% funding (and management if desired), of the design and construction of the new Boat Shed facilities
Approvals	To be determined. Our proposal assumes a collaborative approach to resolving all authority approvals with the Town of Cottesloe and other major stakeholders. All costs associated with the approvals process shall form part of the funding allowance
Commercial Arrangements	Our proposal assumes legal access to the facilities for the Cottesloe Surf Life Saving Club will be provided through a direct lease with the Town of Cottesloe on terms consistent with the current arrangements or as otherwise negotiated between the parties. Fiveight do not propose to be a party to any legal or commercial arrangements following the construction of the new facilities.

CORPORATE STRUCTURE



APPROVAL FRAMEWORK

We echo the community's desire for certainty and action in relation to this development. This is core to our delivery approach and has been addressed through the establishment of the following Approvals Framework. These foundational principles set the baseline for a collaborative and iterative approach to resolving the complex statutory approval requirements required to facilitate the development. As part of its response to the Development Proposal, we are seeking the Town of Cottesloe's formal commitment to this framework.



Submission of a consolidated Development Proposal for assessment by the Town of Cottesloe as the body responsible for the Management of the subject Reserves.

Milestone: A formal resolution of support for the Development Proposal and commitment to tripartite negotiations with Fiveight and the State Government to formalise and progress the statutory approvals.

Tripartite discussions between the Town of Cottesloe, State Government and Fiveight to resolve the statutory approvals process for both Indiana and the Boat Shed.

Milestone: A formal agreement which provides a pathway to resolve outcomes across planning, legal and commercial matters.

Ongoing consultation with relevant stakeholders at Local and State Government levels to resolve the proposal particulars and design, in order to submit a Development Application(s).

Milestone: The submission and approval of separate Development Applications for the Boat Shed and Indiana.

Implementation of legal (land tenure) and commercial (lease) processes by the Town of Cottesloe and State Government to permit the development.

Milestone: Finalised land tenure and lease agreements between the Town of Cottesloe, State Government and Fiveight.

Phase 1:
Construction of the Boat Shed

Phase 2:
Construction of the new Indiana

Coming together is a beginning.
Keeping together is progress.
Working together is success.

Henry Ford



Together, ordinary people can achieve extraordinary things.

CONSULTATION PROCESS

The Development Proposal is submitted following an extensive consultation process with the Town of Cottesloe, and its associated Committees, which commenced in 2019. The Development Proposal is consistent with the most recent information presented to the Town of Cottesloe during this consultation process. The Development Proposal is consistent with the Conservation Management Plan that was drafted in consultation with, and endorsed by the Town of Cottesloe in response to the permanent Heritage Listing placed over the site.

The Development Proposal is also consistent with the Design Guidelines prepared for the site, which were established at the direction of the Council, in consultation with the Town of Cottesloe, and broadly supported by the Town of Cottesloe's Design Review Panel in August 2021.



ECONOMIC AND COMMUNITY BENEFITS

COMMUNITY BENEFIT ASSESSMENT

When defining the extent of place-based or community benefits within a project, Fiveight believe community is not limited to the local residential population, it also includes local workers, business owners, students, local visitors and tourists. This is particularly important in a popular tourist destination like Cottesloe beach. Defining community benefit in an urban planning context and what this means for each place or community varies. In the context of a place that is facing significant change and redevelopment, it is necessary to forecast how this change will impact on the use of, and demand for a range of community related infrastructure that is intrinsically linked to shifts in a place's local community and visitor profile. As change occurs, pressures typically increase, pointing to a need to accommodate additional community facilities, spaces and infrastructure.

To identify how the development can positively contribute to establishing Cottesloe as a world-class beachside destination, analysis against the following focus areas has been completed as part of our **Place and Community Benefits Plan**¹:

THE PLACE

Assessment of the physical place and its context

ECONOMICS

Research based study of the economic benefit of the development²

THE PEOPLE

Assessment of the current and projected visitor profile and local population

TRENDS & DRIVERS BEHIND GREAT PLACES

An Assessment of how best practice approach to place can help overcome current and future challenges of the community

STRATEGIC CONTEXT

A review of the relevant Town of Cottesloe and State Government documents and plans which provide strategic context to the Cottesloe Foreshore, Indiana and community needs

BENCHMARKS & ASPIRATIONS

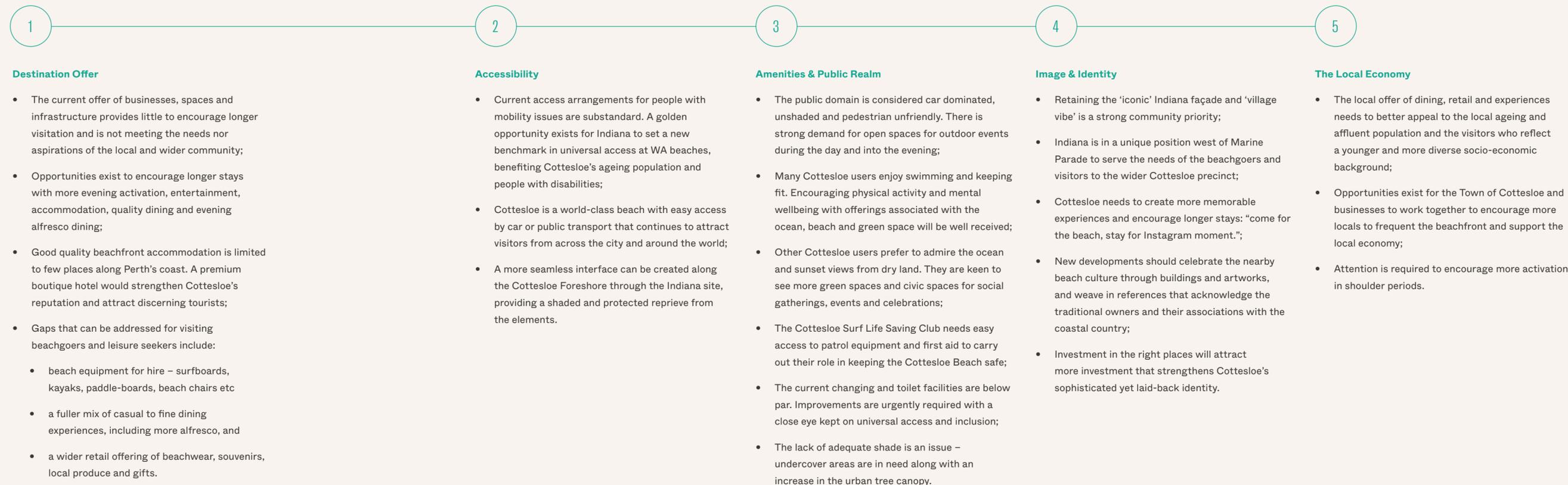
Research based study of the community needs and expectations³

¹ Indiana Needs and Community Benefit Plan, element, November 2021

² Indiana EBA Report, Urbis, August 2020

³ Curtin University Research commissioned by the Town of Cottesloe and Shire of Peppermint Grove, Community Engagement and Value Mapping, November 2019

KEY FINDINGS



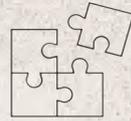
ECONOMIC AND COMMUNITY BENEFITS



Improved access, legibility and safety



New public Toilets, Showers & Changing Room facilities and associated capital and recurrent cost savings for the Town of Cottesloe



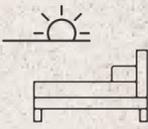
Integrating and completing the Foreshore Masterplan



Retaining & improving a heritage listed building iconic to WA tourism campaigns



Covered public plaza providing opportunities for activation and events



Boutique hotel to strengthen Cottesloe's reputation as a world-class beachside destination

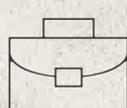
Activating the beach promenade



~\$16.4M value added to WA economy per annum attributable to on-site operations



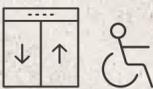
~113 ongoing jobs supported per annum (directly and indirectly)



New Boat Shed facilities to support critical community needs



Universal beach access via publicly accessible Disability Discrimination Act compliant lift & Changing Places facility



Diversity of retail and food & beverage to encourage longer and less seasonal visitation



Investment to support local business & services



THE SITE

Item	Indiana	Boat Shed
Lot / Address / Reserve	Lot 382 (99) Marine Pde, Cottesloe, Crown Reserve No. 44617	Part of Lot 511 – Crown Reserve No. 13718 (which is the broader coastal reserve extending from the Golf Course to the Grant Marine Park, but excluding the groyne, Mudurup Rocks, and the Cottesloe Surf Life Saving Club).
Reserve Purpose	Municipal and Commercial Facilities Ancillary and Beneficial to Beach Front Recreation	Recreation
Current Tenure Arrangements	Reserve vested in the Town of Cottesloe by Management Order and leased to Perth Venues Pty Ltd (an entity of Fiveight and subsidiary of Tattarang)	Reserve vested in the Town of Cottesloe by Management Order
European History	Cottesloe Beach Precinct is a State Registered Heritage Place, with the Indiana Teahouse identified as “an iconic landmark in the precinct” within the Statement of Significance. A Conservation Management Plan has been prepared specifically for the Indiana Teahouse, in close collaboration with the Town of Cottesloe and the Heritage Council of WA. The Statement of Significance also attributes cultural heritage significance to the strong landscaped features of the precinct, including the grassed terraces and open spaces.	
Aboriginal History	The site is adjacent to the Mudurup rocks, part of adjoining land parcel, Crown Land Lot 383	
Other relevant considerations	<ul style="list-style-type: none"> State Planning Policy 2.6 – Coastal Planning WAPC Development Control Policy 5.3 – Use of Land Reserved for Parks, Recreation and Regional Open Space 	



Extent of the Town of Cottesloe's proposed Foreshore Masterplan

Cottesloe Surf Lifesaving Club Mudurup Rocks

TOWN PLANNING FRAMEWORK

Both the Cottesloe Beach Foreshore Precinct and the Indiana site are reserved under the Metropolitan Region Scheme (MRS) for 'Parks and Recreation'. As the land is reserved under the MRS, the Western Australian Planning Commission (WAPC) maintains planning control over land use and development. Notwithstanding, the Town of Cottesloe is an important stakeholder as the management authority over the land, as is the Heritage Council of WA owing to the State heritage significance of the place.

Having regard for the overarching aims of the Town of Cottesloe's Local Planning Scheme No. 3, the contemporary revitalisation of Indiana will deliver:

- A new iconic landmark, contemporary beachfront public recreation facility, consistent with the purpose of the reserve, that serves as a drawcard for people to Perth and Cottesloe more specifically;
- New public showers, toilets and changing facilities, befitting of this iconic location;
- Publicly accessible, Disability Discrimination Act compliant lift access from Marine Parade to the beach, along with a Changing Places facility, to provide suitable facilities for people with complex disabilities and their carers, who cannot use standard accessible toilets;
- Full ongoing funding and management of publicly accessible toilets and showers onsite by Fiveight, delivering a meaningful saving and mitigated operational burden from ratepayers and the Town of Cottesloe;
- Significantly improve public sightlines and access routes through the site:
 - both from Marine Parade to the beach; and
 - north-south along the foreshore and through the centre of the site in a manner which is connected with the proposed Foreshore Masterplan;
- Enhanced contribution to the beach front precinct as a place for the public to dwell via a range of food, beverage and recreation offerings, across all levels of the Indiana building;
- A new public offering in the form of the boutique hotel development, enabling a range of guests the opportunity to enjoy overnight ocean-front stays, catering to locals and visitors from further afield; and
- Provide a contemporary adaptive reuse of the Indiana Teahouse building, as envisaged by the Conservation Management Plan.

COTTESLOE BEACH FORESHORE MASTERPLAN

As the management authority over the land, the Town's Foreshore Masterplan sets the Town of Cottesloe's vision for the revitalisation of the Cottesloe Foreshore.

Whilst the Masterplan is focused on the foreshore north of Indiana, the contemporary revitalisation of Indiana offers the opportunity to establish a bold southern bookend to the Town of Cottesloe's vision for the precinct.

CONTEXT

As the land is reserved for 'Parks and Recreation' under the MRS, there are no specific development controls that apply, such as building height limits or setbacks, as would typically apply to zoned land.

Having regard for the surrounding context, the land on the eastern side of Marine Parade, opposite Indiana, is subject to the Town of Cottesloe's Local Planning Scheme No. 3 and is zoned 'Foreshore Centre'. Immediately opposite the site, at 94 Marine Parade and 2 Forrest Street, the 'Foreshore Centre' zone sets a maximum building height of six storeys, along with the requirement to provide a minimum number of short stay accommodation/hotel rooms as part of a redevelopment.

The contemporary revitalisation of Indiana sits comfortably within this context, both in terms of the scale of built form and land use, as supported by the Town of Cottesloe's Design Review Panel during the review of the Design Principles developed in consultation with the Town of Cottesloe.



HISTORY



1908 Jetty and Rotunda



1918 Miss Donovan's Tea Rooms



1929 Construction of the Centenary Bathing Pavilion built adjacent to the original Indiana Teahouse

Credits: this spread: State Library Western Australia



1960 **1963**



1994 Indiana Tea Rooms



NOW

The Cottesloe Beach Precinct has been in a constant state of evolution since the colonisation of Whadjuk Noongar lands and waters by British government, with the first reference to the current suburb of Cottesloe originating through the subdivision of Crown land in 1896.

The first refreshment stalls and bathing pavilions appeared on Cottesloe Beach in 1898, at which time the suburb become renown as a seaside resort which attracted a prestigious reputation.

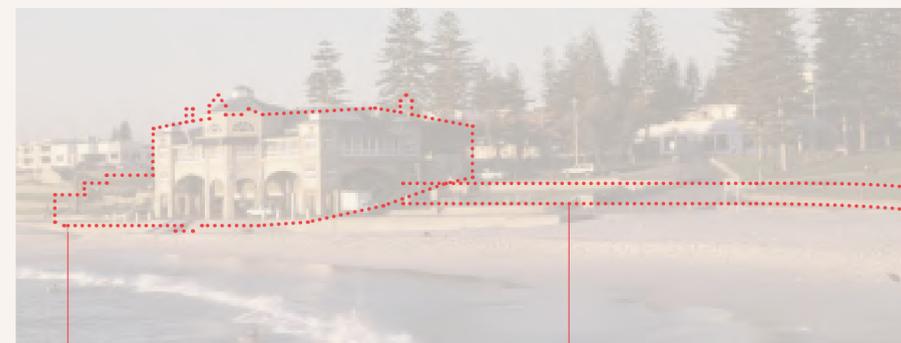
The early 1900's saw the construction of Cottesloe's first jetty (1904), which was subsequently destroyed in storms and replaced by a jetty with promenade and rotunda in 1908.

By the following year, the first permanent refreshment rooms were opened, followed by the original Miss Donovan's Indiana Teahouse in 1913.

During the remainder of the 1900's to present day, numerous structures were built and destroyed to meet the changing needs of the community, including:

- 1929:** Construction of the Centenary Bathing Pavilion built adjacent to the original Indiana Teahouse
- 1934:** Construction of the landscaped terraces, stone retaining walls and promenade
- 1935:** Construction of a shark proof enclosure commenced but was destroyed during a storm the following year. The only remaining artifact is the iconic listed pylon
- 1952:** Demolition of the jetty and rotunda structure
- 1958:** The Centenary Pavilion upper level was enclosed

- 1960:** Construction of the present day groyne built at the Mudurup Rocks
- 1963:** Concrete walkway and wading pool constructed
- 1982:** Demolition of the Centenary Bathing Pavilion
- 1983:** Construction of a single storey domed roof bathing pavilion housing male and female changerooms, kiosk and Boat Shed
- 1994-1996:** Demolition of the domed roof and construction of the existing Indiana Teahouse
- 2007:** Partial demolition of the wading pool



■ Building Profile of Centenary Pavilion 1929-1982

■ Profile of Cottesloe Boardwalk





Credits this page: State Library Western Australia

- The Vision** ———
- Site Boundary** - - - - -
- 1909 - 1934
 - 1929 - 1934
 - 1929 - 1982
 - 1908 - 1952
 - 1963 - 1979

Location of historical buildings (overlaid) are indicative and based on historical images.

This image is based on the proposed Cottesloe Foreshore Masterplan.



UNDERSTANDING THE HISTORICAL SIGNIFICANCE OF INDIANA

The Cottesloe Beach Precinct is a State Registered Heritage Place, with the Indiana Teahouse identified within the Statement of Significance as “an iconic landmark in the precinct that is well recognised by the local and wider community as well as international tourists, and is the most recent manifestation of the distinctive tradition of built form in this location on the beachfront”.

To ensure a proactive approach to the responsible management of the site, a site specific Conservation Management Plan (CMP) was prepared by Fiveight, in close collaboration with the Town of Cottesloe and Heritage Council of WA. The CMP was prepared in accordance with the requirements set out in the Department of Planning, Lands and Heritage (DPLH), ‘An Information Guide to Conservation Management Plans (2013)’. The CMP was endorsed by the Town of Cottesloe on 27 April 2021 and subsequently lodged with the Heritage Council WA.

Fundamental to the CMP is the process of establishing elements of significance in accordance with DPLH Guidelines, informed by thorough research and consideration of the Heritage Listing. The levels of significance for the Indiana building established by this process are outlined in Figures 1 and 2 opposite.

In response to the defined elements of significance, the CMP outlines 82 Policies which establish a guiding framework for the conservation and retention of the cultural significance of the Indiana Teahouse within the Cottesloe Beach Precinct. Importantly, Policy 18 (Section 7.2.1) outlines three options for future development on the site. Those options are:

- a) conserving the existing building
- b) partially retaining it; or**
- c) full demolition provided any replacement is of equal landmark quality

As highlighted in this proposal, Fiveight propose to redevelop the site consistent with future development option b, which will see the iconic western façade of the building retained.



Credit this page: State Library Western Australia

SIGNIFICANCE LEGEND

- **AREAS OF INTRUSIVE ITEMS (N/A)**
Intrusive items are those, which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.
- **AREAS OF EXCEPTIONAL SIGNIFICANCE (N/A)**
Items of exceptional significance would warrant inclusion on any register of heritage places: conservation is essential. The ranking is within a national context.
- **AREAS OF CONSIDERABLE SIGNIFICANCE**
Items of considerable significance would warrant inclusion on local and state register of places of significance. Fabric that is of considerable significance has a high sensitivity to change and conservation is essential.
- **AREAS OF SOME SIGNIFICANCE**
Items of some significance are at the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places or the City's local heritage list. These areas are important in terms of the place, and should be conserved if the place is to retain its meaning and significance; conservation is recommended but adaptation to suit modern requirements is acceptable if undertaken in a sensitive manner that considers the buildings cultural heritage value holistically.
- **AREAS OF LITTLE SIGNIFICANCE**
Items of Little Significance means that the zone or elements neither contributes nor detracts from the significance of the place. Sensitivity to change is low. Items of little significance tend to be non-original and their value to the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive reuse; conservation is optional.

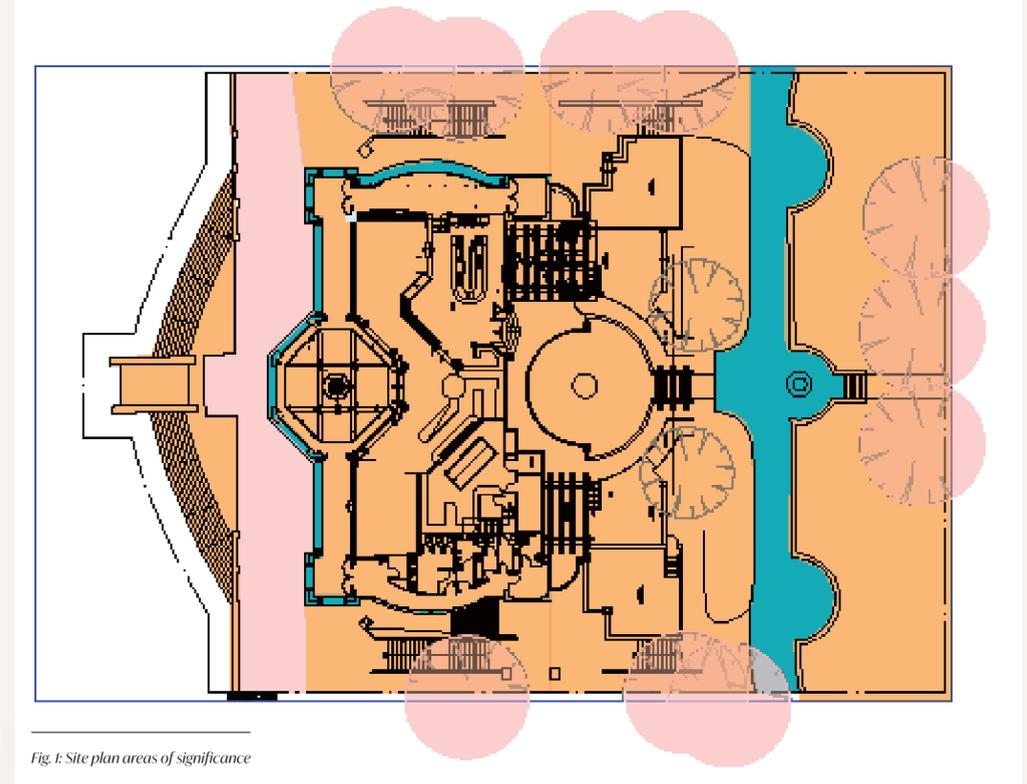


Fig. 1: Site plan areas of significance

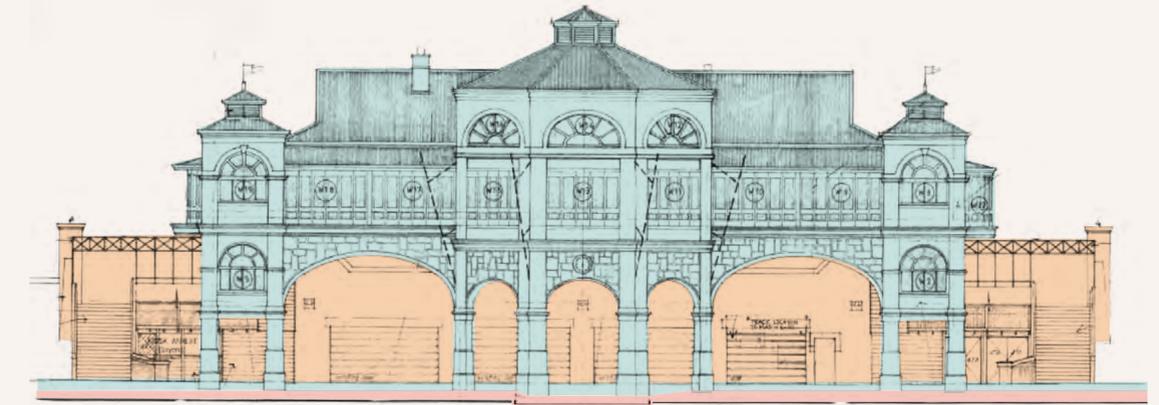


Fig. 2: Western Elevation areas of significance

DESIGN APPROACH

Design principles have been informed by the character, qualities and context of the Cottesloe Foreshore and the Indiana site.



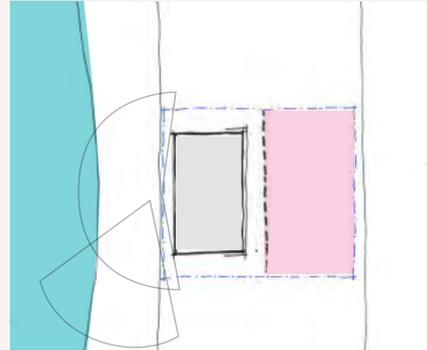
This approach will ensure a sensitive and considered outcome.

DESIGN APPROACH DESIGN PRINCIPLES

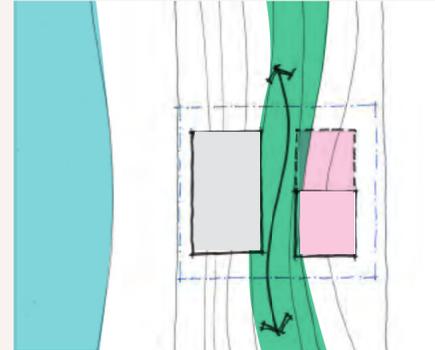
The following site specific design principles, developed in consultation with the Town of Cottesloe presented to, and supported by the Town of Cottesloe's Design Review Panel the Town of Cottesloe's Design Review Panel, have been informed by the character, qualities and context of the Cottesloe Foreshore and the Indiana site.

The design principles establish key priorities for the site, defining bulk and scale, site footprints, public realm opportunities and key sightlines and connections. The design principles consider both the current and future aspirations for the foreshore and are aligned with the Cottesloe Foreshore Masterplan.

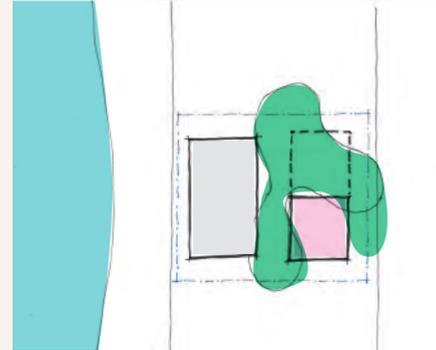
The application of these principles throughout the design process has ensured a sensitive and considered outcome.



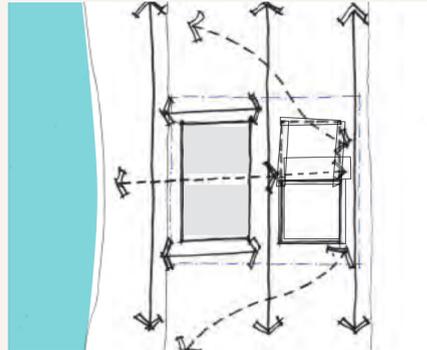
RETAIN AND CELEBRATE INDIANA



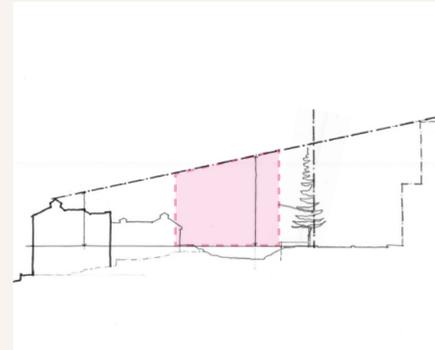
INTEGRATE WITH MASTERPLAN



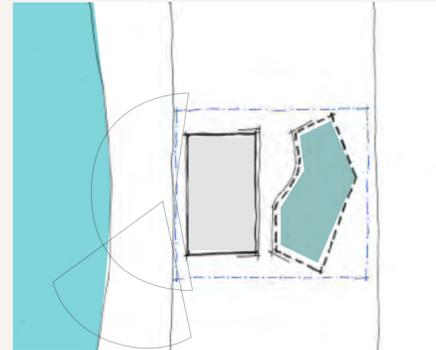
PROVIDE A GENEROUS AND ACCESSIBLE PUBLIC REALM



ENHANCE KEY CONNECTIONS AND VISTAS



ENSURE APPROPRIATE BULK AND SCALE



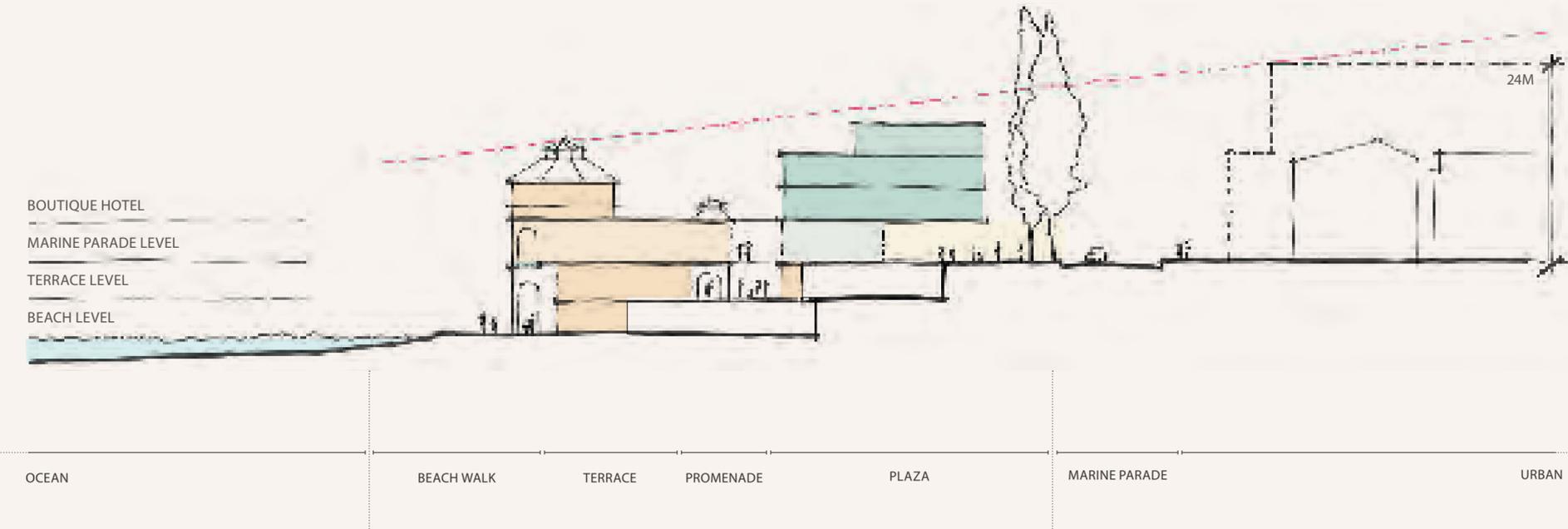
PROVIDE A SENSITIVE AND COMPLEMENTARY DESIGN OUTCOME

DESIGN APPROACH A TERRACED EXPERIENCE

The building mass has been thoughtfully arranged to 'step' down towards the ocean, replicating the existing Cottesloe Terraces and the natural topography of the sand dunes. The new boutique hotel building is separate from Indiana and the existing Norfolk Island pine trees, with a bulk and scale less than the permissible planning envelopes on the eastern side of Marine Parade.

At the Marine Parade level, a generous and sheltered public realm is created by lifting the building mass off the ground and extending the landscape terraces into the site. This creates amenity and visual connections to Indiana and the beach beyond.

Access, legibility and wayfinding to Indiana is improved, with new connections from Marine Parade. Integrated landscape terraces are designed to seamlessly connect the built form with the foreshore, with Disability Discrimination Act compliant access provided via a dedicated public lift servicing the Beach, Promenade, and Marine Parade levels.



DESIGN APPROACH

RESPECTING THE HERITAGE OF INDIANA

The design response is aligned with future development option b of the Conservation Management Plan, which sees the iconic western façade of the existing Indiana building retained and revitalised. Recognising the cultural heritage significance of the place, the new, contemporary alterations have been carefully considered to complement the rhythm of the existing building.

The iconic Indiana beach promenade, façade, towers, and archways are retained, with the building fabric sensitively adapted to suit the new compatible uses. Windows, balconies, and new levels are carefully incorporated into the existing building, enhancing usability, functionality, and amenity. New and improved public connections through the building allow people to engage with the heritage of Indiana in a new way.

The new elements are recognisable but complementary to the original building, ensuring the instantly recognisable Cottesloe and Western Australian landmark is enhanced and preserved for generations.

Credit: State Library Western Australia

TEXISTING



DESIGN APPROACH REVITALISING THE EXISTING BUILDING

The existing Indiana is being adapted to suit contemporary requirements. The design provides new, contemporary alterations that are clearly visible but sympathetic to the existing building.

Levels within and around the existing building are adapted and rationalised, providing integrated and functional connections between the beach, landscape terraces and Marine Parade.

The design breathes a new lease of life into the northern and southern façades, with new terraces and balconies connecting to the adjacent limestone terraces. Balconies and outdoor verandas provide views and activation to the beach and water.

Food and beverage facilities are integrated into the building fabric, providing a diverse and accessible range of choice for visitors to the beach. A variety of outdoor terraces, balconies and spaces provide opportunities for protection from the wind and sun depending on the prevailing conditions.

New public changerooms, showers and toilets are incorporated into the limestone terraces on the beach level.

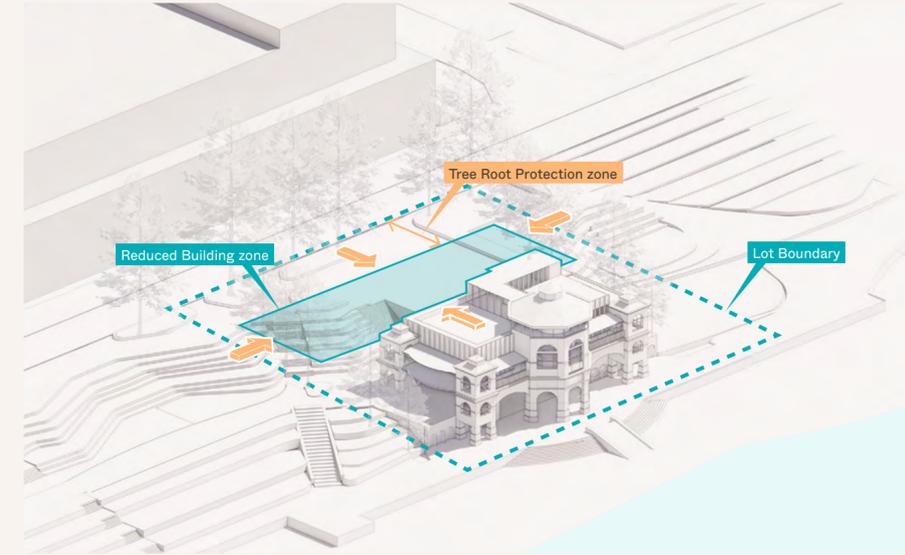
The balanced approach to the design results in a revitalised Indiana precinct that retains and enhances the special qualities and characteristics of the place.



Artist's impression: From the beach looking east up towards the iconic façade



Artist's impression: From across Marine Parade looking toward the Boutique Hotel and beach



DESIGN APPROACH TREE PROTECTION

The new building footprint has been carefully considered to ensure survival of the existing Norfolk Island pine trees located on and adjacent to the site. The building footprints are setback to accommodate the tree protection zones, and an arborist will guide the protection requirements for the trees during the detailed design and construction phases of the project.

The retention of the existing trees provides significant amenity for the place, with the hospitality and boutique hotel venues designed to take advantage of the natural qualities and benefit provided by the trees.

DESIGN APPROACH APPROPRIATE BULK AND SCALE

The bulk and scale of the new building has been carefully considered from all angles and has been sensitively designed to minimise visual impacts on the iconic Indiana beach frontage.

The scale of the development has been holistically considered in both the current context and the future heights of permissible development on the eastern side of Marine Parade.

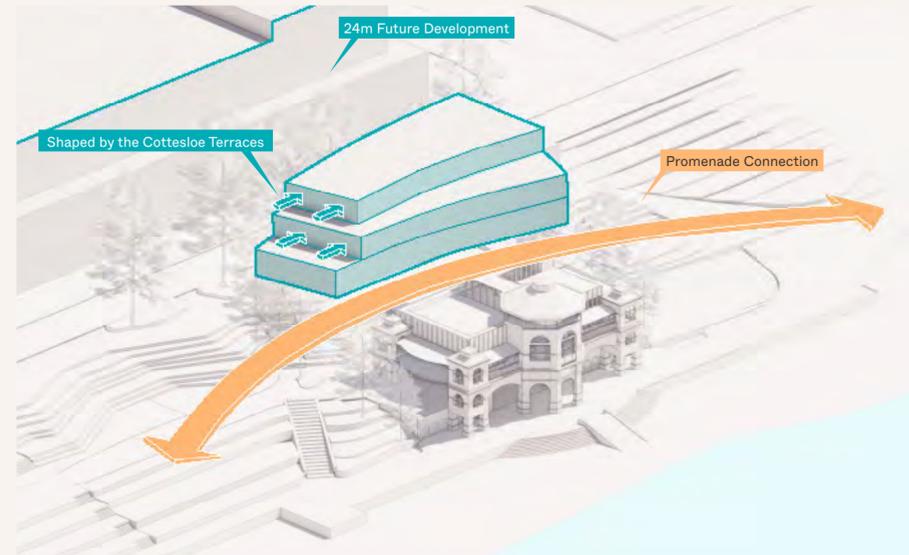
The shape and scale of the new building is modest, with the boutique hotel designed to nestle into the surrounding heritage Norfolk Island trees. Generous setbacks to Marine Parade provide open public spaces, amenity, and visual connections.

The existing Indiana and the new boutique hotel building have been designed to complement each other. The hotel is set back from the existing building, allowing the prominent beach frontage of the existing Indiana to be celebrated. The upper levels of the hotel are shaped and stepped away from the north and west site boundaries, minimising visual impacts of the development to the beach.

Services are consolidated into a shared basement eliminating the need for a 'back' to the buildings. The height of the new building is reduced by incorporating on-floor services and the selection of appropriate plant and equipment.

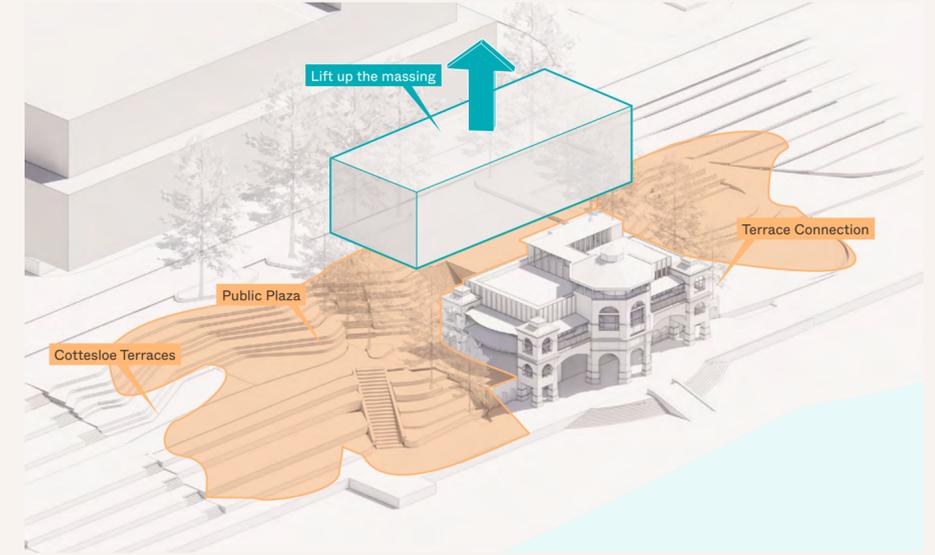


Artist's impression: View of Indiana from the groyne



Artist's impression: Through the promenade heading south

Artist's impression: View north-west to the ocean from the promenade, creating new public spaces and connections



DESIGN APPROACH INTEGRATED LANDSCAPE & NEW PUBLIC SPACES

The landscape of Cottesloe is distinctive, characterised by the beach, limestone and grass terraces and promenades. The design approach for the project is to continue to celebrate these qualities of Cottesloe, with a landscape that is complementary to the existing conditions and the proposed foreshore masterplan. A series of new and generous public spaces are created to seamlessly integrate with the surrounding landscape. Existing Norfolk Island pines are incorporated and celebrated within the design, providing shade and amenity. Seating, raised terraces and lawn areas offer amenity for all users and visitors to the place.

The public spaces are arranged to provide protection from the afternoon south-westerly breeze, whilst also maximising northern orientation and views to the ocean. The promenades are designed to provide step-free access into the new and existing building levels.

At the Marine Parade level, the new building has been 'lifted up', providing a new public space underneath with views to Indiana and the ocean beyond. This new generous public realm offers weather protection and shelter for visitors to the beach.

This approach is restoring an old tradition; the popular Cottesloe Boardwalk was a historical structure on the beach that used to offer similar amenity.

DESIGN APPROACH

TIMELESS MATERIALS

A simple palette of classic and timeless materials has been selected. The material selections are informed by the Cottesloe context and are appropriate for the place. Surface finishes and textures have been carefully considered throughout the design.

The exterior of the new boutique hotel building is made from high-quality, textured concrete, with warmth provided through timber framing, glazing and copper furnishings. The interiors will adopt simple, elegant selections that seamlessly connect to the architecture.

The materiality on the existing Indiana façade will be revitalised as part of the project. The contemporary alterations to the existing building are cohesively imagined, with copper cladding, framing and details providing a continuity across the new elements. The landscape terraces are made from limestone and provide continuity with the adjacent foreshore.

The simple, elegant materials are durable and robust and able to withstand the maritime environment. They are naturally weathering, minimising ongoing maintenance requirements.



Artist's impression: View of Indiana from the groyne



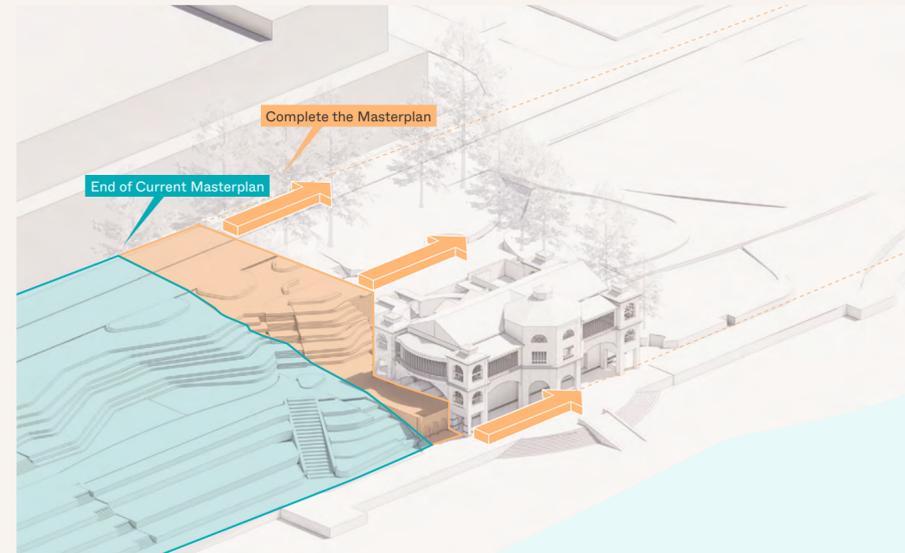
Artist's impression: The terrace level ocean views, with the Rooftop above

DESIGN APPROACH COMPLETING THE MASTERPLAN

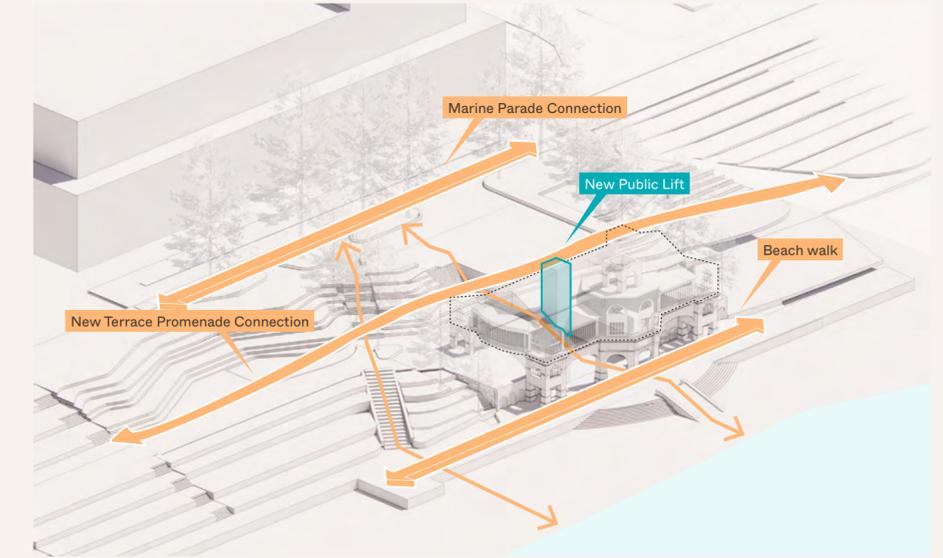
The current Cottesloe Foreshore masterplan stops at the northern boundary of the Indiana site. This development will extend the masterplan to the south, providing seamless connections with the broader beach precinct across the site.

The extension of the Masterplan will enable connections to the wider community, improve sightlines and amenity for all beach users and visitors. This development has been designed to complement the existing designs for the foreshore that have been developed by the Town of Cottesloe.

Importantly, Indiana will provide several active community benefits and services that will help realise the vision of the masterplan. These facilities include new toilets, changerooms, showers, stairs, a Disability Discrimination Act compliant lift and new hospitality venues.



Artist's impression: Looking south through the promenade, Boutique Hotel to the left and Indiana to the right



DESIGN APPROACH IMPROVING CONNECTIONS

New and improved connections bring a new level of accessibility, functionality, and safety to the precinct. Designed to complement the Masterplan, the new connections will improve sightlines, activation, and amenity.

A key feature of the design is the creation of a new public promenade through the centre of the site, connecting north with south. The promenade is flanked by an extension of the Cottesloe terraces and the creation of an informal amphitheatre space between the two buildings.

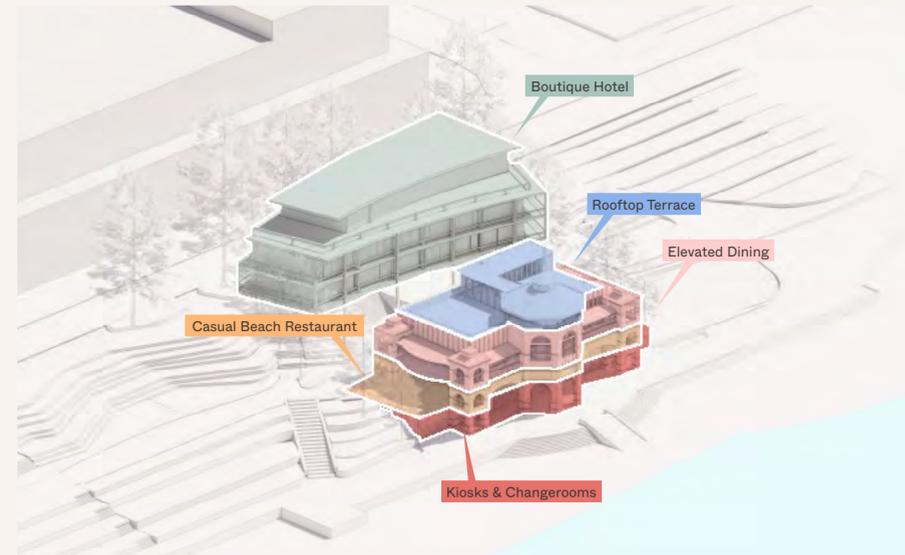
Two new public stairs link Marine Parade with the beach, and a dedicated public lift within Indiana provides universal access across the various levels on site. At the Marine Parade level, the building is setback from the road, creating a generous public boulevard flanked by the existing Norfolk Island pine trees. On the beach level, the existing walk is improved, with new stair and lift connections provided through the building.

DESIGN APPROACH A DESTINATION FOR ALL

A diverse range of venues is provided as part of the development, from beach-front kiosks to elevated dining. The outcome is a holistic and integrated hospitality environment that offers something for everyone.

At beach level, revitalised changerooms, showers and toilets are complemented by kiosks, seamlessly integrated into the terraces and existing building. These venues will be ideal for sandy feet and a quick ice cream. The mid-level promenade hosts the casual beach club, spilling out onto alfresco landscape terraces that take advantage of the postcard views across the foreshore and ocean.

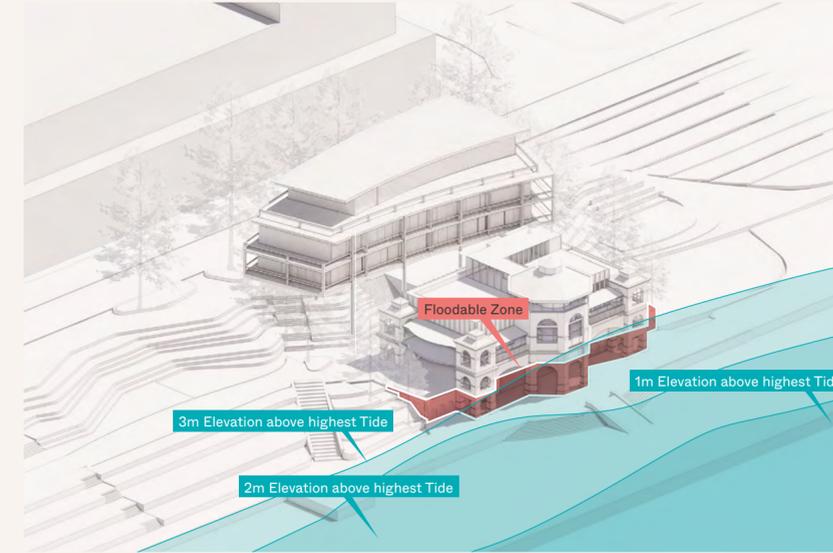
The Marine Parade level has a café and generous public realm, an ideal place for people to dwell. The boutique hotel, restaurant and spa entrances are discretely located off Marine Parade, providing access to the upper levels of the building.



Artist's impression. The Terrace level with casual dining overlooking the beach



Artist's impression. The Beach level with changerooms, showers, toilets and kiosks



DESIGN APPROACH DESIGNED FOR THE FUTURE

The project has been designed with the future in mind, with redundancy and protection from coastal hazards and sea-level rises considered in the design process. The beach level kiosk and retail outlet are part of a 'floodable zone' to allow for potential ocean inundation events.

The basement is physically isolated and separated from this floodable zone. Critical building infrastructure is located on the mid-level promenade and Marine Parade promenade levels, minimising the potential impacts of tides and severe weather events into the future.

DESIGN APPROACH DISCRETE AND EFFICIENT SERVICES

The building is highly visible from all sides and so an efficient and discrete servicing strategy has been implemented. Building services are in a common basement over two levels, with access and logistics carefully considered as part of the design.

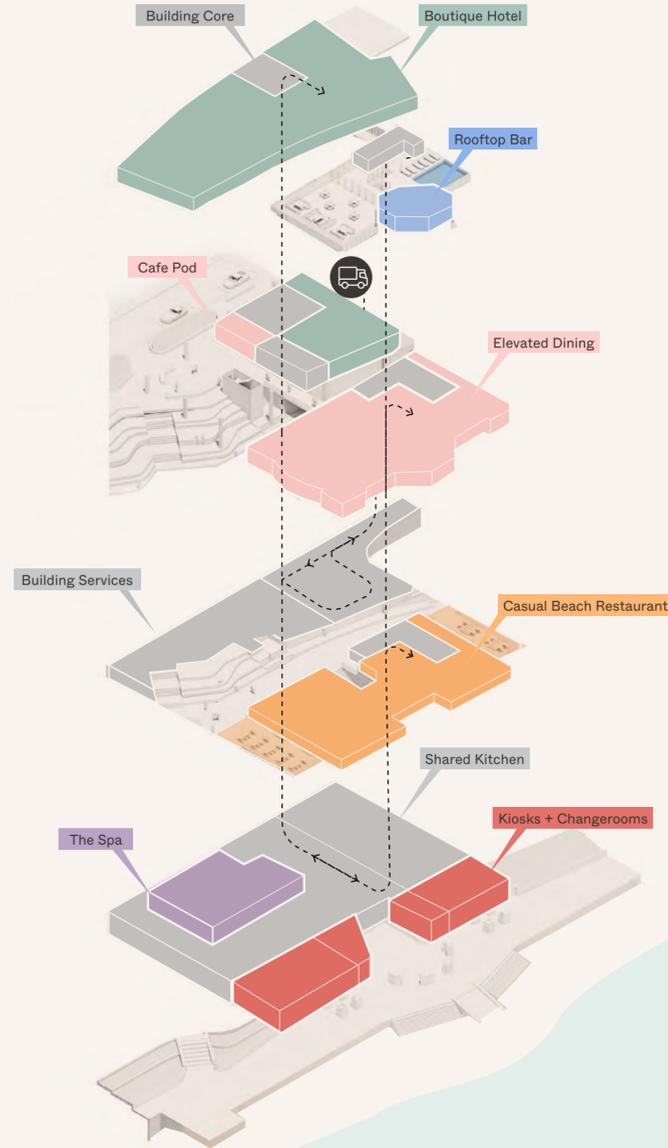
Within the basement, a consolidated prep kitchen, housekeeping and back of house zones provide functional and efficient service access to the hospitality venues via a dedicated goods lift in each building. Plant rooms, deliveries and waste are all hidden from view in the shared basement, with a vehicle lift providing access to the basement for larger deliveries, waste, services, or pickups.

By consolidating the services in a common basement, plantrooms, equipment and services are also hidden from external view. Air conditioners, intakes and exhausts have been carefully integrated into the building fabric, with systems selected to minimise visual and environmental impacts.

Co-locating the services in the basement also allows energy efficient and sustainable strategies to be applied, such as passive heat exchange technology.



Artist's impression: Discrete services in a common basement over two levels, under Terrace Level



Artist's impression: Marine Parade Level facing the beach, with Boutique Hotel elevated to nestle within the Norfolk Island Pines



DESIGN APPROACH SUSTAINABILITY

A holistic approach to sustainability is being adopted across the development. The development is an asset that will be built to last, so investment and design decisions that require longer return on investment timeframes are able to be implemented.

Examples include the incorporation of service technology such as heat exchangers with bores located on site, implementation of smart technology to monitor energy, water and resource usage, the selection of efficient and effective services and fixtures, and the specification of high-quality materials including glazing, shading and façade elements.

THE TEAM BEHIND THE DEVELOPMENT



OUR VISION

We are passionate about building a world class real estate investment and development organisation. Founded in 2020, Fiveight is an organisation driven, like the rest of Tattarang, to be of relevance globally as a future-focused investor and developer.

Custodians of meaningful places

Within every asset, every project we develop, own or sell, we acknowledge and respect the land, and create places of meaning to our residents, tenants, employees and customers. We always acknowledge the importance of being a respectful custodian of the land upon which our projects sit.

Curators of design excellence

We collaborate with leading consultants, artists, designers and architects to ensure our projects leave an indelible impression on all.

Unapologetic focus on leaving a positive impact

We operate in truth to our values and culture in seeking to make the world a better place. We drive this change by challenging the way our industry delivers projects whether this be with respect to sustainability, social and economic outcomes.

KEY PROJECTS

The Swan (Old Swan Brewery) one of Perth's most iconic sites, located on the banks of the Swan River. The site stands today as a mixed-use precinct with residential apartments and commercial floor space for offices and restaurants.

190 St George's Terrace on St George's Terrace adjoining the heritage Cloisters building in Perth's CBD.

East Perth Power Station (Koomba Kalark) in partnership with Australian Capital Equity, Fiveight was named preferred proponent in April 2020 to progress revitalisation of the 8.5 hectare East Perth Power Station precinct.

Forrest Hall 2 designed by Kerry Hill Architects - hotel, scholar's accommodation, office and restaurant in Crawley.

Ningaloo Lighthouse Resort creating a new icon for WA. Designed by internationally renowned Kerry Hill Architects, the project will be carefully designed to respond sensitively to the area's unique landscape and retain the semi-remote visitor experience.

OUR VALUES ARE AT THE CORE OF EVERYTHING WE DO.

Humility

Be vulnerable, take risks to trust others.

Courage and Determination

NEGU – we never ever give up.

Empowerment

Go to your leader for advice, not permission.

Enthusiasm

Be the most positive person in the room.

Family

Support each other, always be kind.

Frugality

Think of ways we can do things better, faster, cheaper, safer.

Generating Ideas

Always be on the lookout for breakthroughs.

Integrity

Do what you say you're going to do.

Safety

Look out for your mates and yourself.

Stretch Targets

Always be uncomfortable with your level of challenge.



Z1Z

Z1Z is a national operator of unique, premier tourism and hospitality offerings.

With further development projects in the pipeline and an eye on additional growth through acquisitions Z1Z aims to deliver sustainable and societal focused operations across a range of initiatives:

- Eliminating single use plastics through operations and educate suppliers to minimise plastic production, use and waste.
- Highlighting marine ecology concerns and sourcing of sustainable fish stock through our entire F&B operations.
- Diving deeply into exploring supply chains with a view to highlighting concerns around modern slavery and working with suppliers who are committed to doing the right thing in this space.
- Working to increase Indigenous Business procurement and employment of first nations peoples.
- Committing to supporting community organisations through sponsorships and partnerships in the areas in which we operate.

KEY PROJECTS

Cooee is an iconic destination that honours the Western Australian landscape on which it sits. From early morning coffee enthusiasts to the long lunch brigade and the late-night cocktail drinkers - we invite guests to share our riverside haven all day long.

Indigo Oscar is a tearoom turned tropical dining room and bar. A cheeky shelter from the swell, delivering Latin flavours, sunshine-fuelled cocktails and cool tunes.

Gaia Retreat & Spa, our intimate retreat - nestled in breathtaking Bundjalung Country, has established itself as one of Australia's most awarded boutique lifestyle wellness retreats, offering guests complete freedom of choice and flexibility to tailor and personalise their experience.

Cape Lodge is a private country house hotel with its own vineyard. Set on 40 acres of expansive lawns and gardens in the heart of the Margaret River Wine Country the property also boasts an award winning restaurant sitting over a private lake.



Woods Bagot spans design, research, data, and performance to create People Architecture, where the values of end users and the values of design are one and the same. We place human experience at the centre of our design process in order to deliver engaging, future-oriented projects that respond to the way people actually use space.

Working across architecture, consulting, interior design, master planning and urban design disciplines, we understand our clients' functional, operational and cultural needs, drawing on our research and experience to create solutions that work for owners and end-users while also contributing to the wider society. Through this approach, we create projects with holistic design responses that consider the user experience in a meaningful way.

The Woods Bagot Perth studio is located in the heritage listed 'Palace Hotel' building on the traditional country of the Whadjuk Noongar people.



TRCB's projects range from school campuses to retail spaces, and from historic theatres to regional transport infrastructure. Whatever the project type, their work is about creating enduring places that contribute to civic and community life. TRCB are recognised leaders in the design and delivery of education, hospitality and retail, civic and transport infrastructure projects. Whatever the type, it's important that their projects make social, environmental and economic sense.

Good relationships are at the heart of what we do. Our studio culture has been developed over 25 years of practice. During that time, we've built long-standing partnerships with clients and collaborators over many years to deliver projects that stand the test of time. They invest time to understand the ambitions of their clients and stakeholders, the needs of user groups and the conditions of the context so that architectural solutions are practical, flexible and open to the future.



INDIANA PERTH

fiveight

A company of  Tattarang