

Paul Burnham Architect Pty Ltd

5th September 2012

Mr Ed Drewett
Senior Planning Officer
Town of Cottesloe
109 Broome Street
WA
6011



Dear Mr Drewett

Re: Lot 89 (House No. 31) Eric Street Cottesloe

On behalf of the owners, John & Dale Fisher, I enclose a Planning Application for a new residence at No. 31 Eric Street Cottesloe.

John & Dale Fisher have occupied the property since 1996 and created the vacant rear property subdivision in 2006. A previous Development Approval was granted in 2008 for a new residence on the vacant site, Lot 89. John & Dale Fisher remain in the original adjoining residence at Lot 151 Broome Street.

The proposed new residence is a modest dwelling designed to maximise northern exposure on a small lot. All principal habitable rooms and outdoor living areas benefit from north light with deep winter sun penetration available from high windows throughout the upper floor. The mass of the building is compact and located forward of the rear (southern) boundary to afford maximum solar access to the adjoining property to the south.

The maximum roof height of the dwelling from the centre of the site is 7.0m which is notably lower than the permissible maximum roof height of 8.5m. The maximum roof height, maximum parapet wall height and maximum terrace balustrade height are all within the 7m maximum parapet height of Policy TPSP 005.

SITE PARTICULARS

PROPERTY Lot 89 (House No. 31) Eric Street, Cottesloe / Site area 338m²

ZONING R 30

PROPOSED RESIDENCE

CARPORT SETBACK 2.4m

REAR SETBACKS

	Openings	Length	Height	Setback	Assessment
Wall A (Bed 2)	no major openings	6.2m	3.3m	nil	Performance Criteria
Wall B (L'dry)	no major openings	8.8	3.3	0.8	Performance Criteria
Wall C (Store)	no major openings	2.8	2.7	nil	Performance Criteria
Wall D (1st floor)	no major openings	17.4	5.6	3.1	Acceptable Development

EAST SETBACK

	Openings	Length	Height	Setback	Assessment
Wall A	no major openings	5.4	6.7	nil	Acceptable Development (abuts existing)

WEST SETBACKS

	Openings	Length	Height	Setback	Assessment
Wall A (Store)	no major openings	6.0	2.8	nil	Performance Criteria
Wall B	no major openings	5.8	6.6 (av)	1.2	Acceptable Development
Wall C (Terrace)	major opening	7.7	8	1.7	Performance Criteria

PERFORMANCE CRITERIA SETBACK ASSESSMENT

The rear and western side setbacks require approval under the Performance Criteria of the R Codes:

R Codes 6.3.1 *Buildings setback from boundaries other than street boundaries so as to:*

- provide adequate direct sun and ventilation to the building
- ensure adequate direct sun and ventilation being available to adjoining premises
- provide adequate direct sun to the building and appurtenant open spaces
- assist with protection of access to direct sun for adjoining properties
- assist in ameliorating the impacts of building bulk on adjoining properties; and
- assist in protecting privacy between adjoining properties

The bulk of the proposed building form aligns with both the existing eastern boundary two storey wall and the existing western residence front setback. The development will not adversely effect direct sun or ventilation to either adjoining properties.

PRIVACY

Overlooking of adjoining residences to the east and west is limited to open areas at the front of both residences and the north facing glass balustraded balconies of Lot 29A.

The eastern property, Lot 151 Broome Street, is owned and occupied by the John & Dale Fisher.

OVERSHADOWING

Maximum winter overshadowing of the southern property is 12.9% (90.4m²) of the property.
Neighbouring property zoned R20 which allows 25% maximum shading on 21st June.

Lot 149 Broome Street	700m ²	(45.1 / 45.2 x 15.3 / 15.7)
Permissible Shading	25%	(175m ²)
Actual Shading	12.9%	(90.4m ²)

OPEN SPACE

The proposed development includes 170m² of usable outdoor living areas which is 50% of the site area of 338m²:

Front courtyard	45m ²	North facing
Rear courtyard	15m ²	South facing
First floor Terrace	55m ²	North facing
Roof Terrace	55m ²	North facing

The restrictive criteria of the Acceptable Development provisions of the R Codes require Open Space to be assessed under Performance Criteria:

Sufficient Open Space around buildings

- to complement the building
- to allow attractive streetscapes
- to suit the future needs of residents, having regard to the type and density of the dwelling.

Outdoor living areas

- An outdoor living area capable of use in conjunction with a habitable room of the dwelling, and if possible, open to winter sun.
- An outdoor area that takes best advantage of the northern aspect of the site.

The available outdoor living areas represent an effective provision of Open Space as required under the Performance Criteria of the R Codes.

ASSESSMENT

The proposed residence is designed according to passive solar principals. The volume and siting of the building also permit substantial solar access to the southern neighbour. This is achieved by the low roof line and a reduced front setback for the carport and new residence.

It should be noted that the earlier scheme for the property was granted approval for an enclosed garage and two storey building setback at 2.4m from the northern boundary. Furthermore, the front setback of the building mass is broadly consistent with a setback average between the two adjoining residences;

Existing house Lot 151 Broome Street	2.9m Eric Street setback
Existing house Lot 29A Eric Street	7.5m Street setback
Proposed house Lot 89 Eric Street	4.2m Street setback (to open terraces)
Proposed carport Lot 89 Eric Street	2.4m Street setback

CONCLUSION

The proposed new residence is a modest building designed to take advantage of the northern aspect and outlook. The owners are long term occupants of the property and look forward to a continued enjoyment of the locality.

Please contact me if your require any further information.

Yours sincerely



Paul Burnham

enc

cc John & Dale Fisher

- 5 SEP 2012



MH Brown and EP O'Reilly
29A Eric Street
COTTESLOE 6011
27 Oct 2012

Mr Andrew Jackson
Manager Development Services
Town of Cottesloe
109 Broome Street
COTTESLOE 6011

Dear Sir,

Re ref: 5/2012.2507 – Development application #2507, 31 Eric Street, Cottesloe

We have been to view the plans for this new construction and our comments are:

1. We are concerned that the two front balconies are too wide and extend over the existing set back. This will significantly impact on our privacy as we spend a lot of time on our two front balconies.
2. The length of the balconies, together with the lack of screening means that this would also have implications for our privacy.

Both of these issues could be dealt with by decreasing both the width and the length of the two balconies at the front of the proposed development.

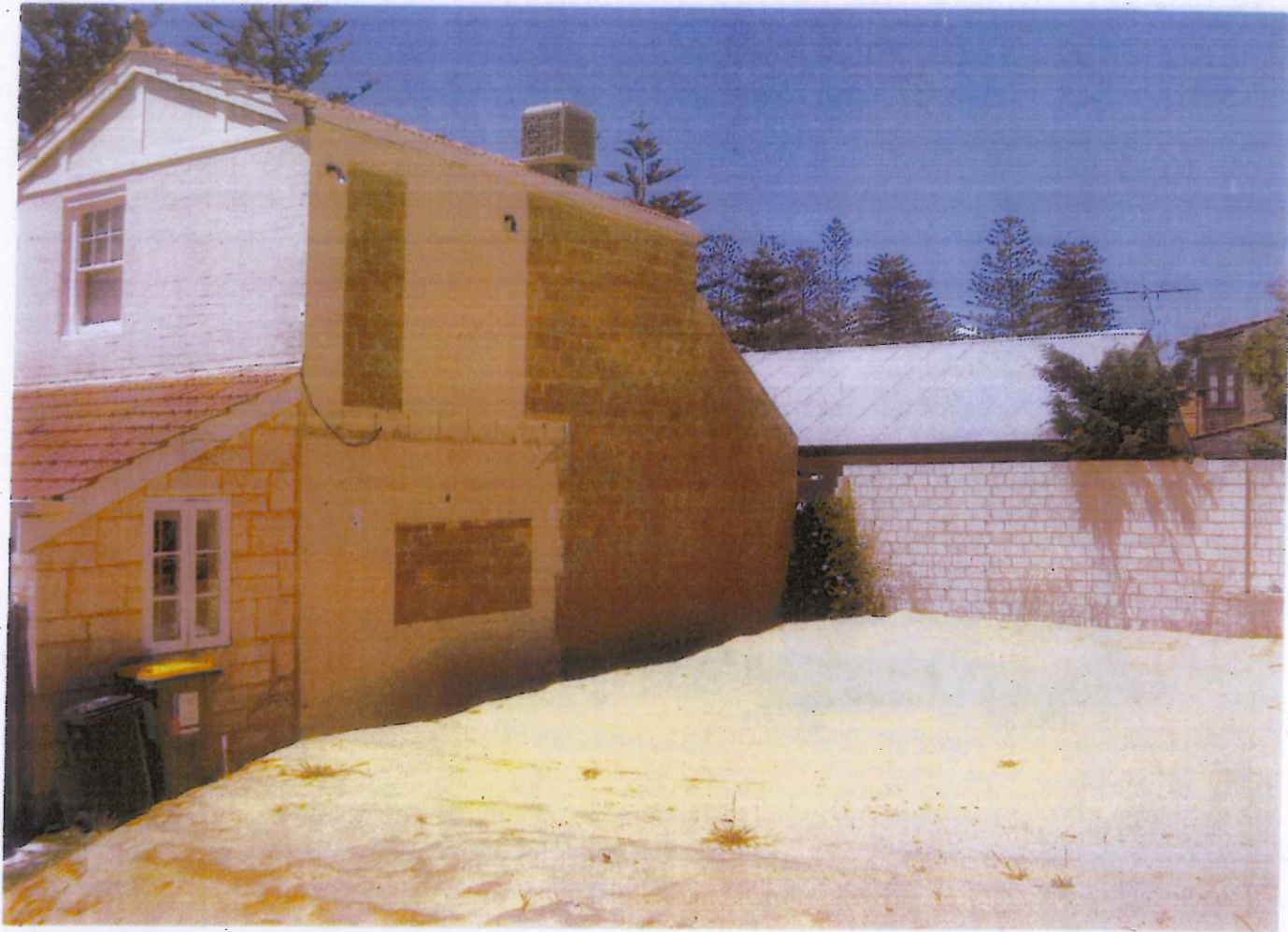
Thank you for the opportunities to comment on the implications of this development to our privacy.

Yours sincerely,

EP O'Reilly

MH Brown





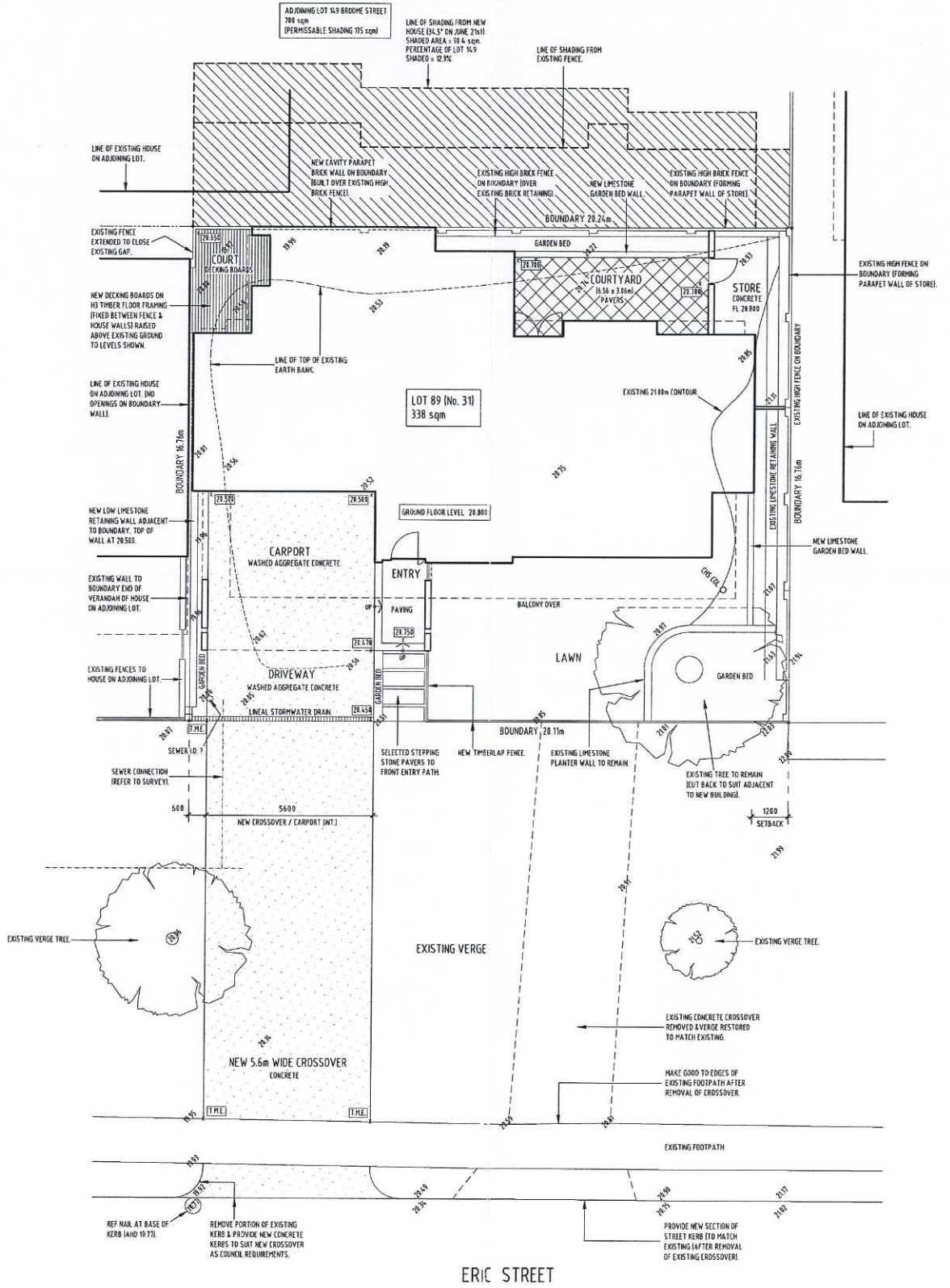


TOWN OF COTTESLOE
 - 5 SEP 2012
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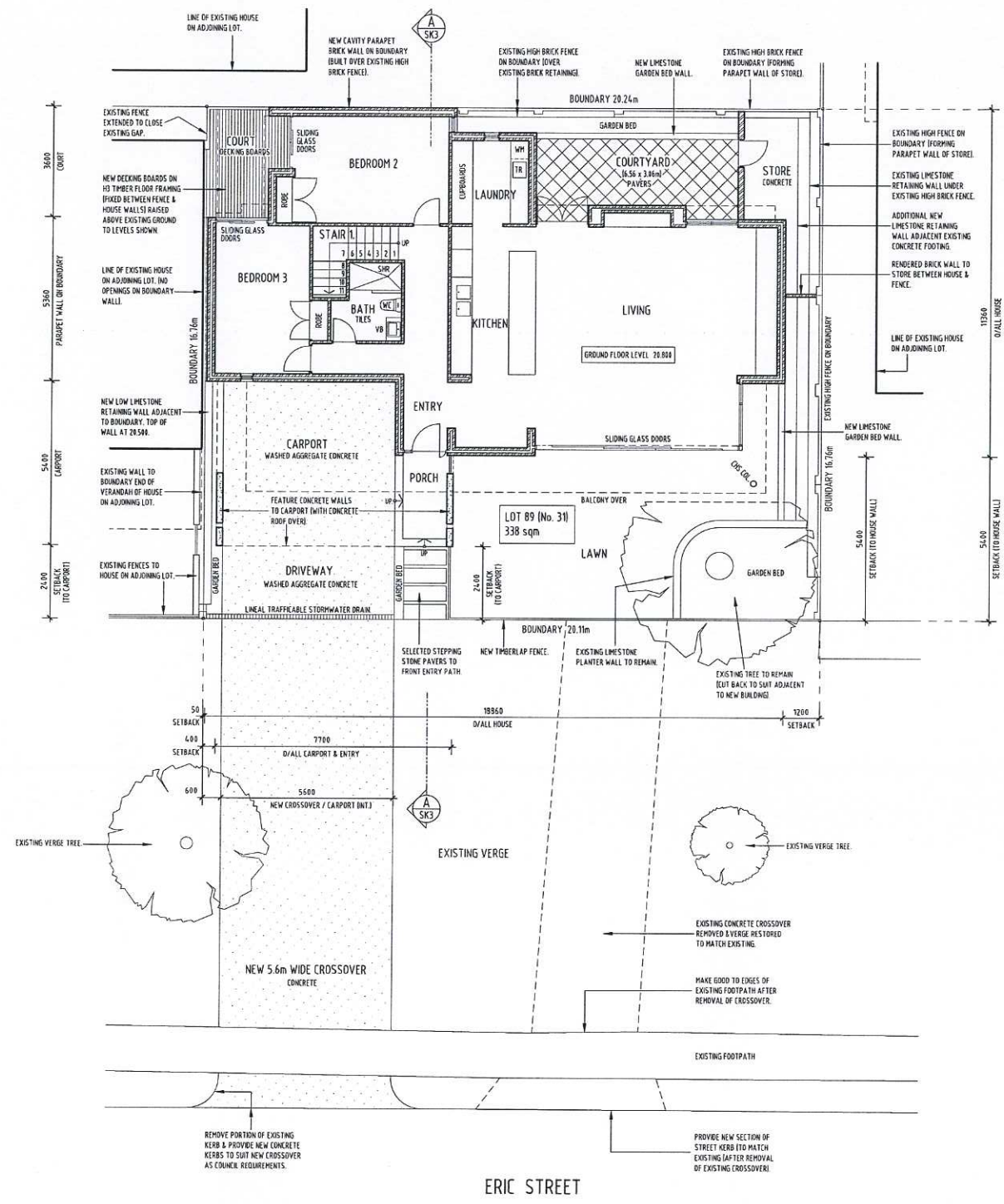
TRIPLED
 D12 / 15828

NOTES:
 ● REFER TO SITE SURVEY FOR MORE DETAILED EXISTING SITE INFORMATION
 ● REFER TO GROUND FLOOR PLAN DIMENSIONED SETBACKS OF BUILDING

LEGEND:
 [Hatched] EXISTING AND LEVEL
 [Dotted] NEW AND LEVEL
 [Solid] TO MATCH EXISTING LEVEL



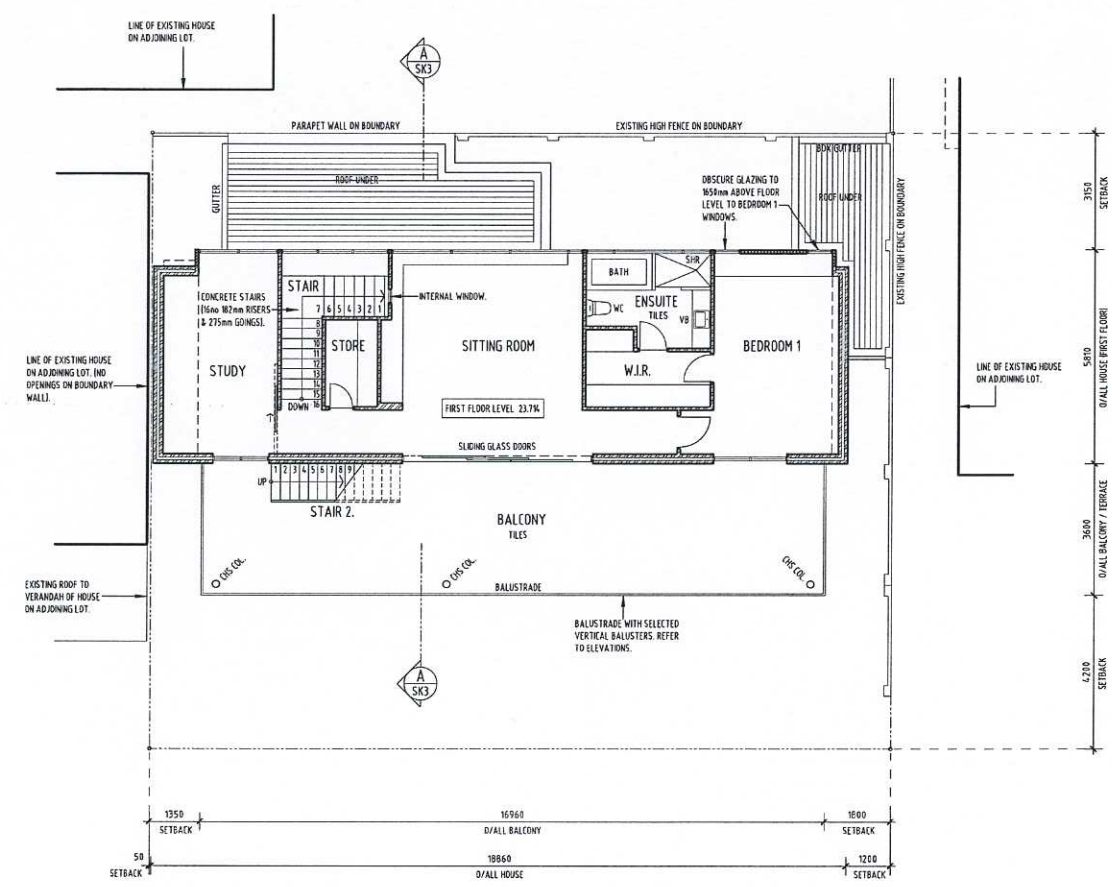
SITE PLAN & SHADING DIAGRAM
 SCALE 1:100



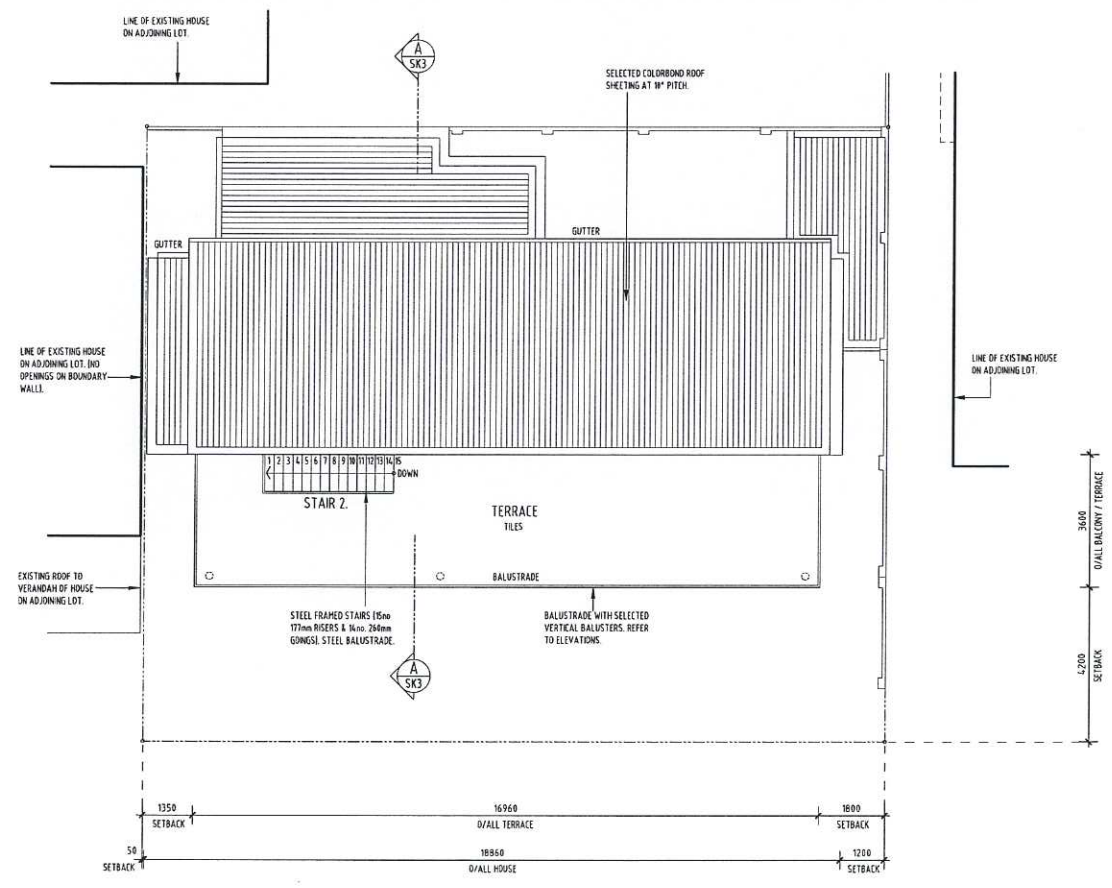
GROUND FLOOR PLAN
SCALE 1:100

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Document Number
D12/15829



FIRST FLOOR PLAN
SCALE 1:100



TERRACE / ROOF PLAN
SCALE 1:100

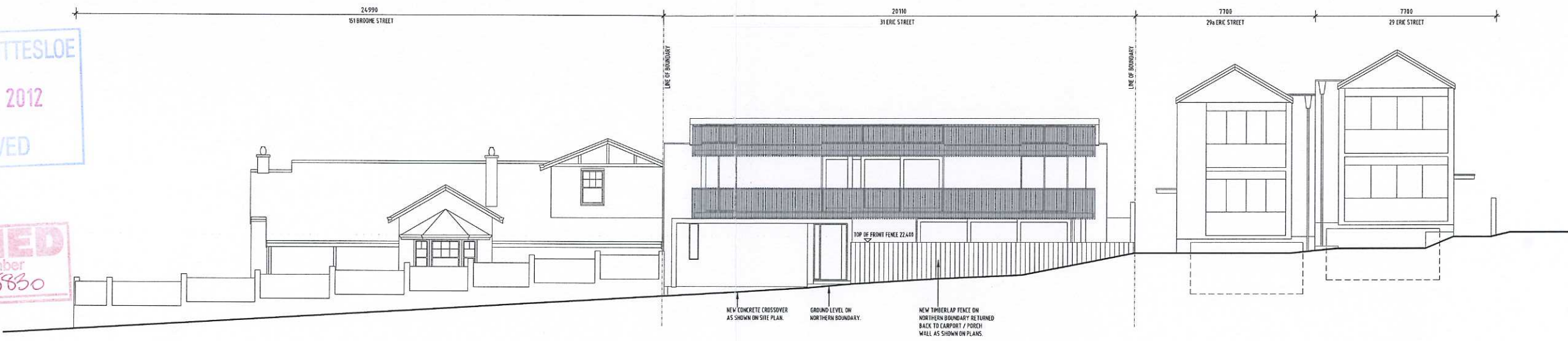


J & D FISHER RESIDENCE
31 ERIC STREET COTTESLOE
PAUL BURNHAM ARCHITECT PTY LTD
September 2012 Scale: 1:100 C:\d\B&P-Plans\043912-A

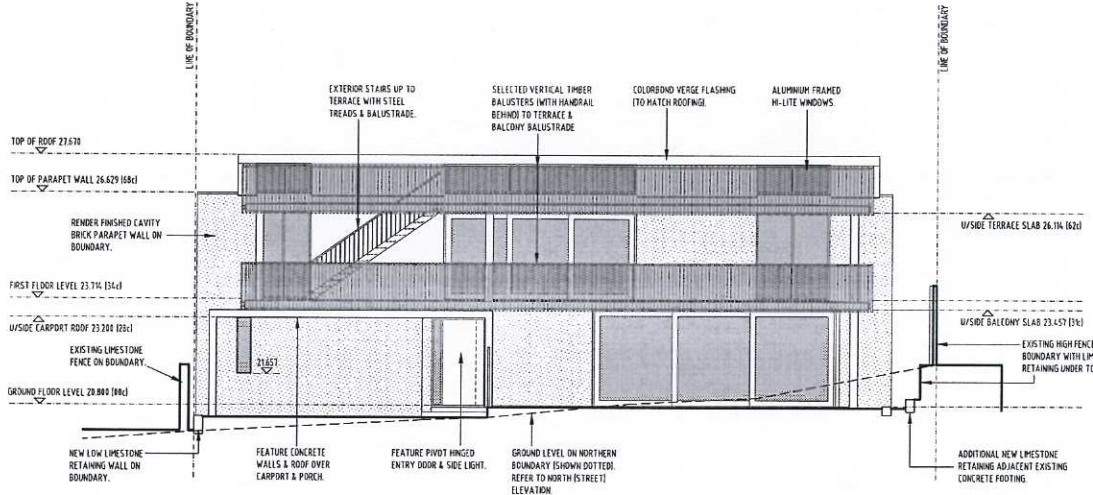
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Rev: A

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- 5 SEP 2012
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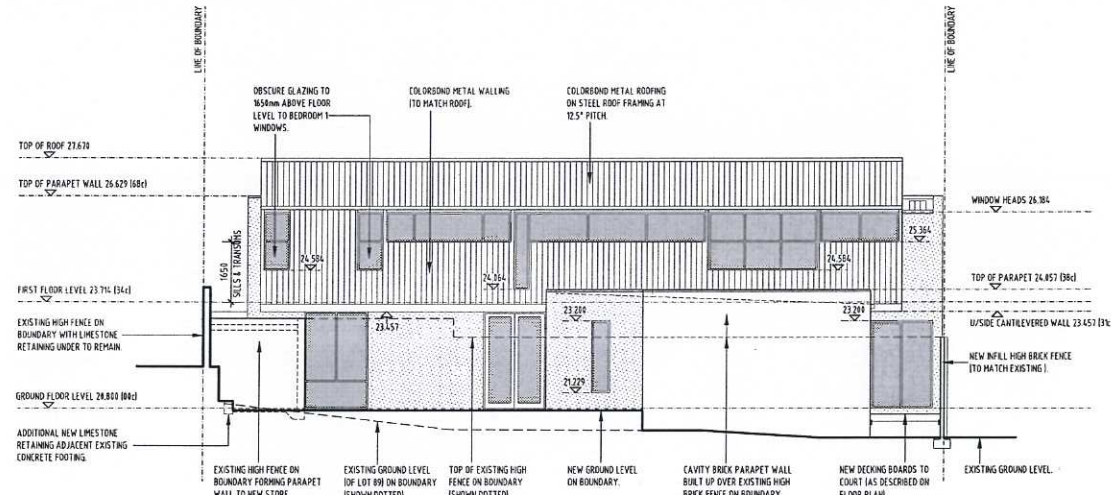
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D12/ 15830



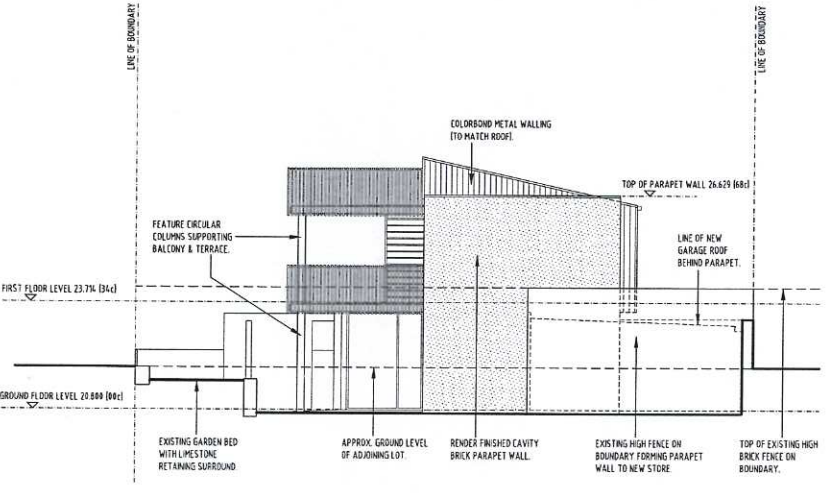
NORTH (STREETSCAPE) ELEVATION
SCALE 1/50



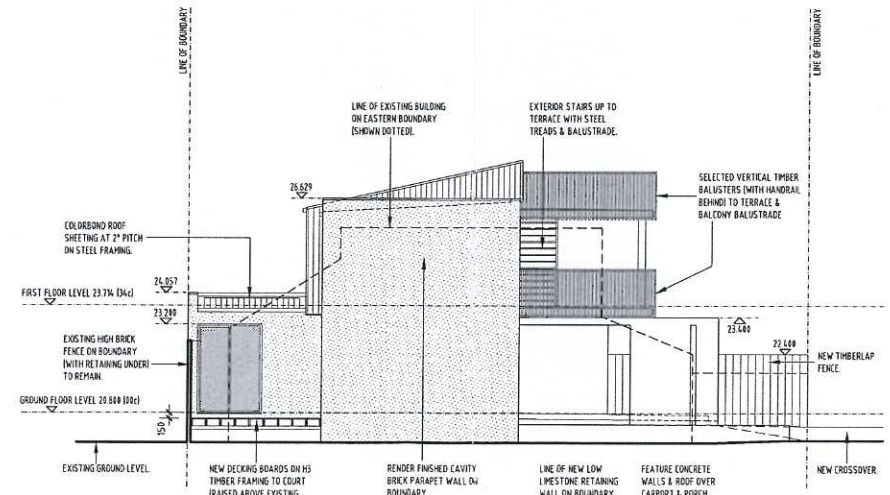
NORTH (HOUSE) ELEVATION
SCALE 1/50



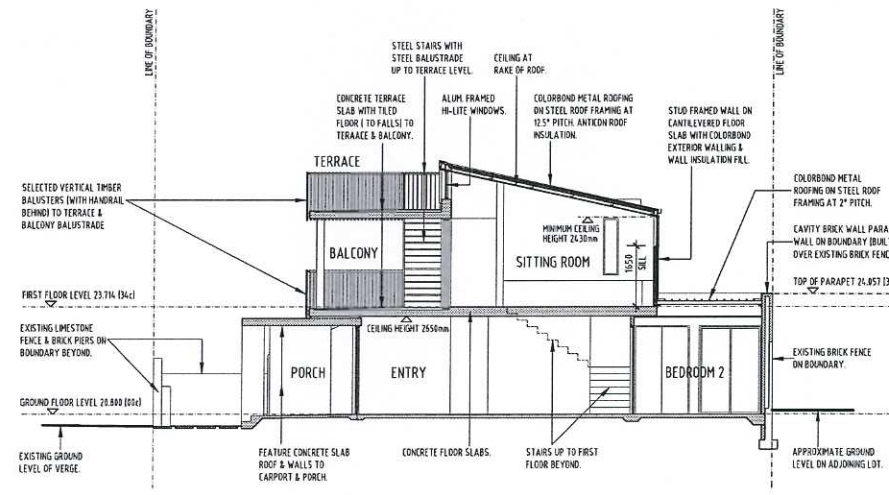
SOUTH ELEVATION
SCALE 1/50



WEST ELEVATION
SCALE 1/50



EAST ELEVATION
SCALE 1/50



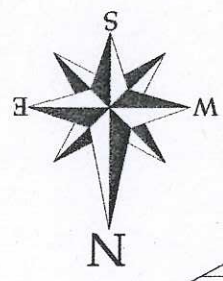
SECTION A-A
SCALE 1/50

NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

SOIL DESCRIPTION
 Sand
 Light Grass Cover

NOTE: LOT MISCLOSE (0.001 m)

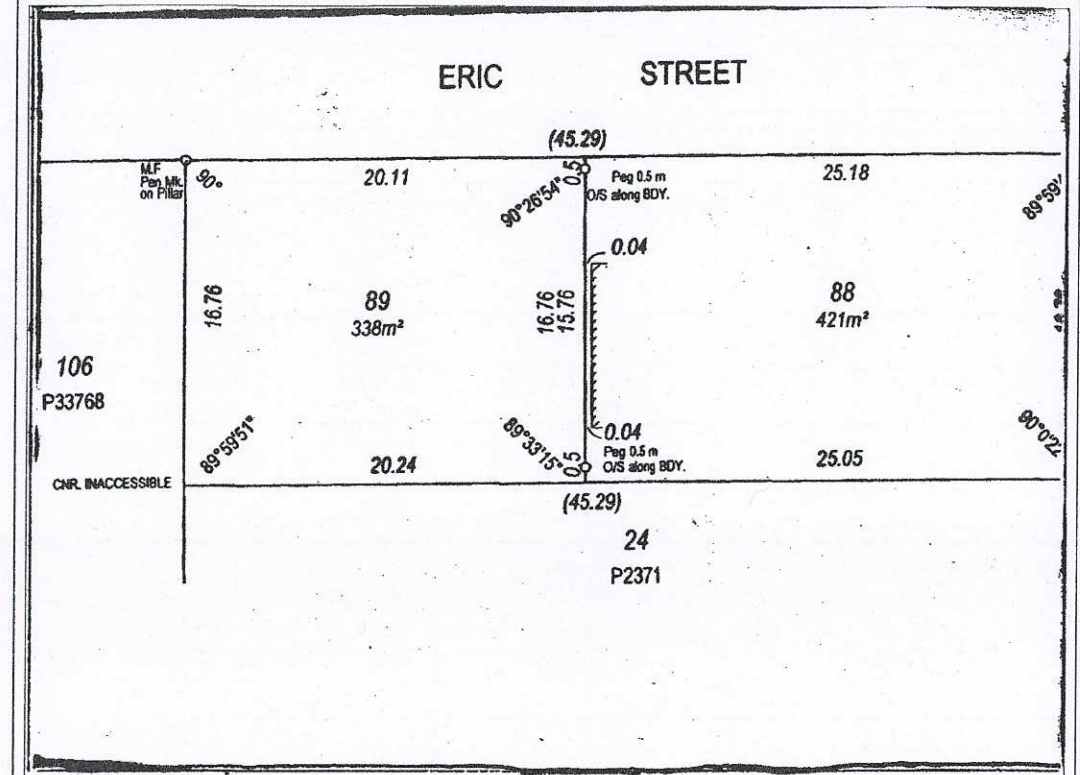
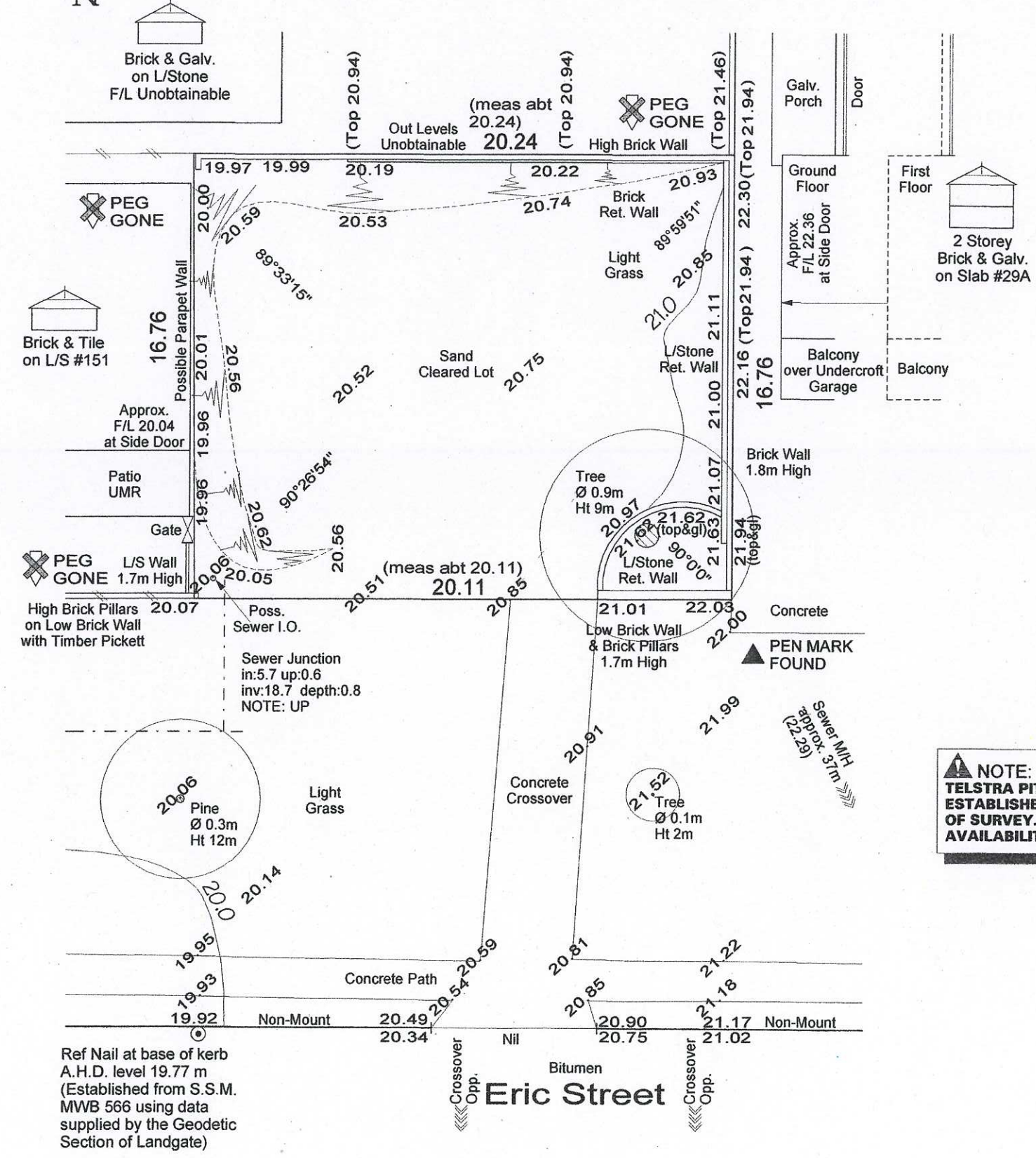
CLIENT: **Fisher**
 MAP REF. 400-14/40
 COASTAL YES
 (Scaled from StreetSmart Directory) OLD AREA
 #31 Eric Street
 Suburb: Cottesloe
 Loc. Auth. TOWN OF COTTESLOE
 D. Plan 55079 Volume 2711 Folio 90
 Location Check Title



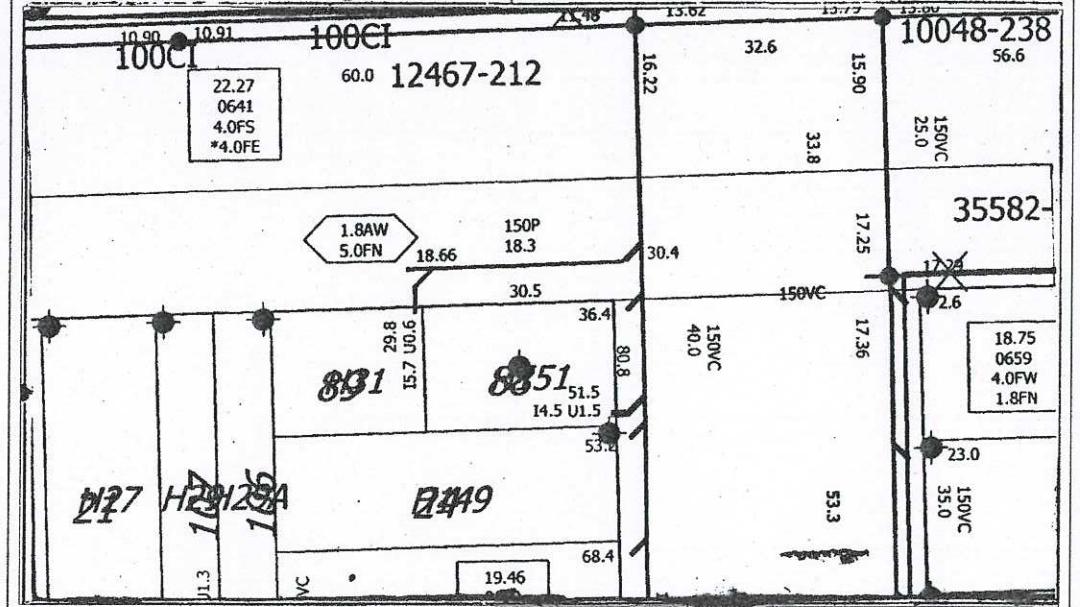
- 5 SEP 2012

15827

NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.



Elec. ϕ U/Ground Water Yes Sewer Yes
 Gas Alinta Gas Map Indicates Gas In Area Phone Yes (To be Est.) Footpath Concrete
 Road Bitumen Kerb Non-Mount / Nil Drainage Good



NOTE: TELSTRA PIT STILL TO BE ESTABLISHED AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA

Scale 1:200
 Date: 05 Jun 12

NOTE: All Sewer details plotted from information supplied by Water Corporation. **NOTE/BEWARE: ADVISE TRADES** Head power lines

COTTAGE & ENGINEERING SURVEYS
 Licensed Surveyors © J/No: 283857 Drawn: B. Mikaric
 87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING CHECK TITLE FOR EASEMENTS / COVENANTS ETC.