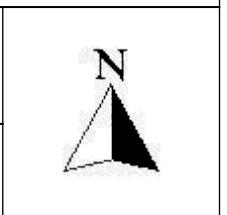


The Town of Cottesloe does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Cottesloe shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Scale 1:605

Thursday, 14  
February 2013



**Attention: Ed Drewett  
Senior Planning Officer  
Town of Cottesloe**

**Date: 20 Dec 2012**

**Re: Alteration and Additions – 45 Napier Street, Cottesloe**

In reply to your email dated and received last 27 July 2012.  
Please note; we have made some considerable changes to the original proposed design in order to satisfy all the comments outlined in the email. We hope the revised design is in keeping with the standards of the Town Planning Scheme and RDC – and therefore meets with the council's recommendation for approval.

Also attached are three (3) copies of the revised drawings.

**Item 1**

The site survey had been updated to show the existing contours at 0.5m intervals.

**Item 2**

As per justification provided previously, with the existing house being at a height of 3.59m there are no possible ways to achieve the upper floor addition that complies with the 6m height restriction of the RCodes.

The height variation is more evident along the east side – for these reason we had sought approval from the adjoining property owners, as evident by the signed statement on the drawings. They have viewed the proposed scope of works and have no objection to council granting an approval.

We believe that this situation is an exceptional case and the proposed variation does not compromise the amenity of the neighbouring areas. Therefore we appease to the council to consider the building's height variation as warranted.

**Item 3**

Refer to attached drawings showing a revised design of the upper floor additions. As per council's suggestion – we now propose to retain the full Front / Northern elevation of the existing house inclusive of the porch. The existing house roof lines are to be retained in order to maintain the heritage significance of the existing building and to support the existing streetscape and the amenity of the neighbouring properties. The upper floor is setback 8736mm from the front boundary.



In addition, we have reduced the height to 2.5m in order to reduce the proposed height variation. The height of 2.4m had been rejected – it is just too low specially considering the minimum height at ground level is 3.59m. The architectural aspects of the overall building will be compromised with such a low height of 2.4m.

#### Item 4

The boundary wall adjacent to the proposed carport is the existing boundary fence and is of a height of 1.8m.

The proposed columns of the carport are located directly adjacent to the boundary fence - however the roof edge (gutter line) is setback 750mm from the boundary. There are no new walls proposed on the boundary.

As per item 2 above, the owners of the adjoining property have viewed the drawings and have no objections to the full extent of the proposed additions.

#### Item 5

The proposed pool pump is fully enclosed which will reduce the noise. Although the enclosure is 1230mm from the boundary – the actual pump will be positioned hard up against the pool house wall which is 2870mm from the boundary.

The property directly opposite has a pool at its rear – this would imply that their pool pump will be located near the same area.

#### Item 6

The retaining wall along the east boundary had been deleted.

The top of paving is approx 300mm from the existing ground level.

Both adjoining property owners have reached an agreement that the boundary wall/fence be up-graded to brickwork.

#### Item 7

The pool area is of RL23.80 which is 300mm higher from the existing ground level.

#### Item 8

The drawings have been revised to ensure a 900mm min setback is achieved from the west side boundary.

Item 9

The drawings have been revised to show the "cone of vision" applied to the new proposed upper floor layout.

The cone of vision from the sitting area overlooks over the adjoining property's carport roof.

The cone of vision from Bedroom 3 has no direct overlooking of active habitable spaces and outdoor living areas of the adjoining properties.

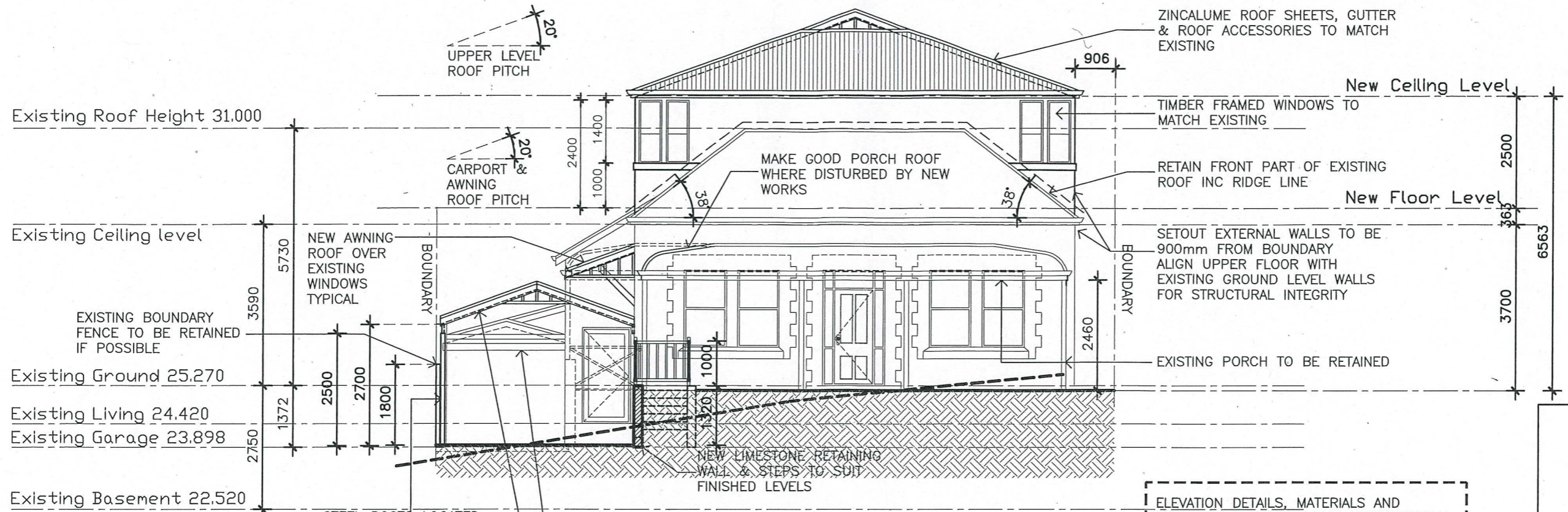
The proposed upper floor addition complies with the Performance Criteria of the R-Codes requirements.

We hope the above and the revised drawings meet with your approval. Should you have any other queries, please do not hesitate to contact me on 0409 880 910.

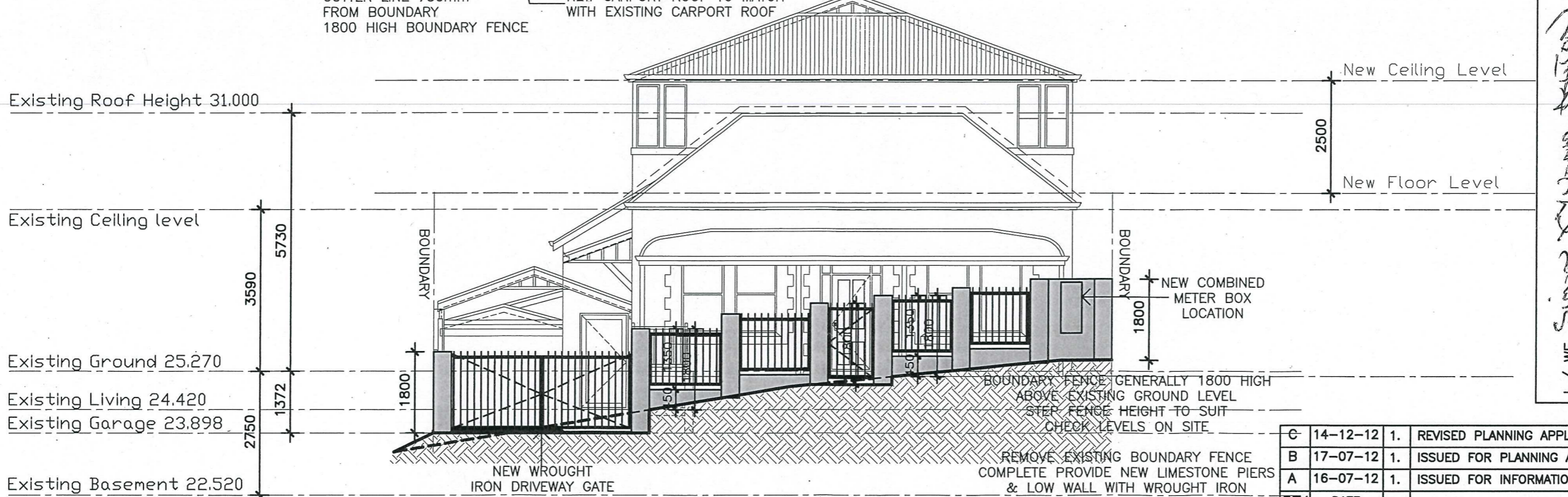
Regards



Nori-Lynn Muñoz  
Architectural Designer



**NORTH ELEVATION**



**NAPIER STREET ELEV - FRONT BOUNDARY FENCE**

TOWN OF COTTESLOE  
 21 DEC 2012  
 RECEIVED

I / WE Simon & Jane Dodds  
 BEING THE OWNERS OF THE ADJOINING PROPERTY  
 AT 47 NAPIER ST  
 CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND ELEVATIONS OF THE  
 PROPOSED ADDITION TO EXISTING DWELLING / NEW POOL HOUSE AND  
 SWIMMING POOL / NEW CARPORT, AND HAVE NO OBJECTIONS TO THE  
 PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
 SIGNED [Signature]  
 DATED 20-12-12

REV	DATE	NO	COMMENTS
C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY

BUILDER TO CHECK ALL DIMENSIONS BEFORE UNDERTAKING ANY WORK. DO NOT SCALE DRAWINGS.

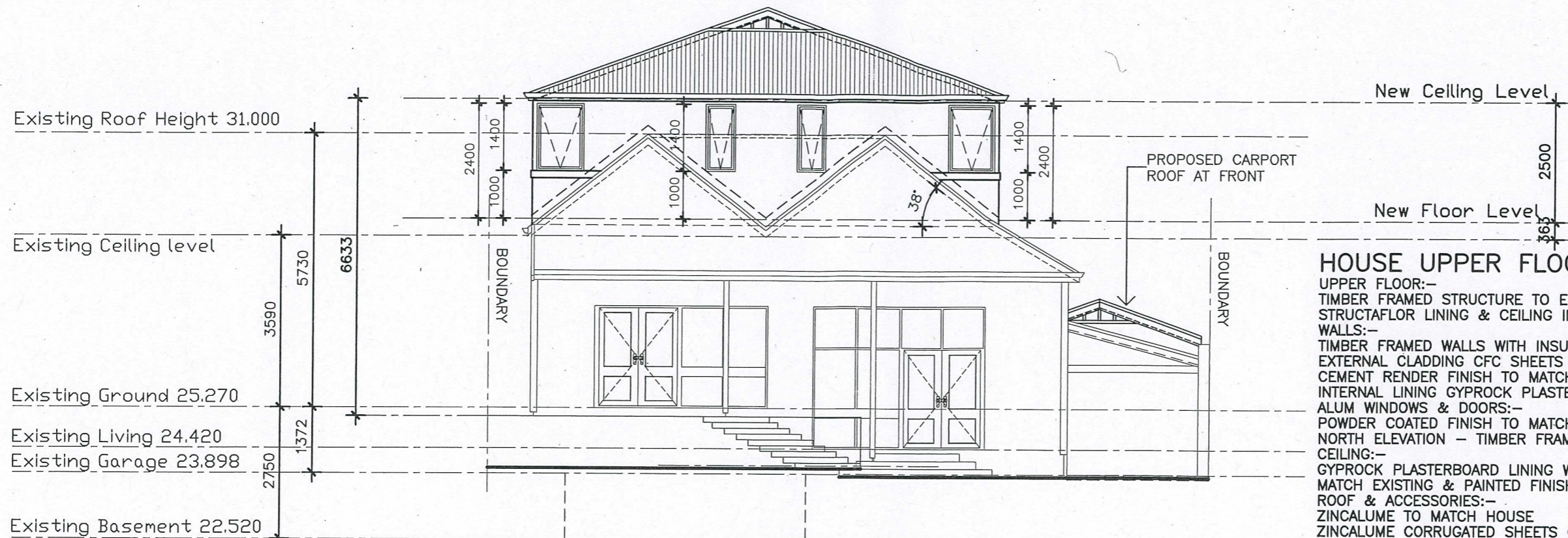
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SCALE	1:100	DATE	JAN '12
JOB No.	<b>120101</b>	DRAWING No.	<b>A05 (C)</b>

FILE NAME: A05\_ELEV.dwg REV DATE: 14 DEC 12

DRAWN BY  
 NL Munoz  
 Mobile No: 0409880910  
 Email : nl27munoz@inet.net.au

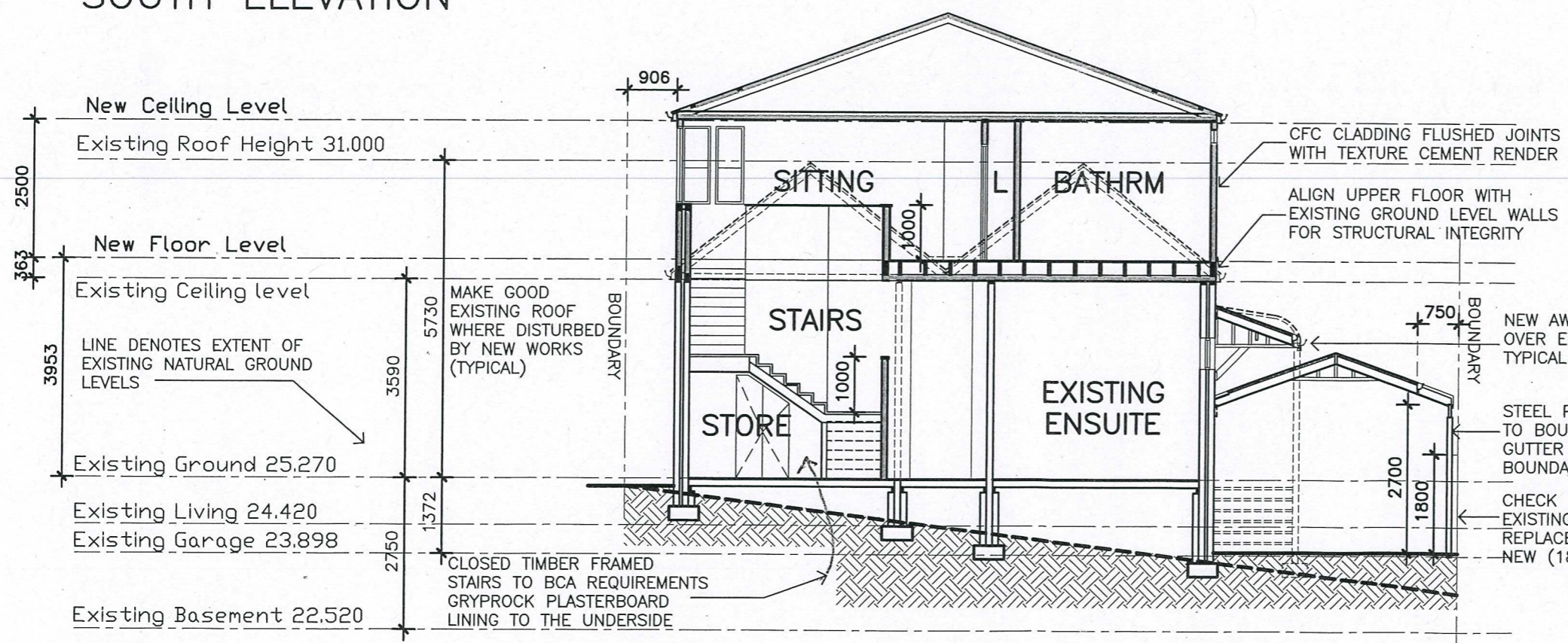
JOB TITLE  
**PROPOSED EXTENSION TO EXISTING DWELLING / NEW SWIMMING POOL AND POOL HOUSE for DE NARDI & DODDS RESIDENCE LOT 53 (NO 45) NAPIER STREET, COTTESLOE**

TOWN OF COTTESLOE  
21 DEC 2012  
RECEIVED



**HOUSE UPPER FLOOR EXTENSION:-**  
**UPPER FLOOR:-**  
 TIMBER FRAMED STRUCTURE TO ENGINEER'S DETAILS WITH STRUCTAFLOL LINING & CEILING INSULATION FOR ACOUSTIC WALLS:-  
 TIMBER FRAMED WALLS WITH INSULATION  
 EXTERNAL CLADDING CFC SHEETS WITH FLUSH JOINTS & TEXTURE CEMENT RENDER FINISH TO MATCH EXISTING  
 INTERNAL LINING GYPROCK PLASTERBOARD & PAINT FINISH  
**ALUM WINDOWS & DOORS:-**  
 POWDER COATED FINISH TO MATCH EXISTING HOUSE  
**NORTH ELEVATION - TIMBER FRAME TO MATCH**  
**CEILING:-**  
 GYPROCK PLASTERBOARD LINING WITH INSULATION & CORNICE TO MATCH EXISTING & PAINTED FINISH  
**ROOF & ACCESSORIES:-**  
 ZINCALUME TO MATCH HOUSE  
 ZINCALUME CORRUGATED SHEETS @ 20 DEG PITCH

**SOUTH ELEVATION**



I / WE SIMON & VERA HARTON  
 BEING THE OWNERS OF THE ADJOINING PROPERTY  
 AT 47 NAPIER ST  
 CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING DWELLING / NEW POOL HOUSE AND SWIMMING POOL / NEW CARPORT, AND HAVE NO OBJECTIONS TO THE PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
 SIGNED [Signature]  
 DATED 20-12-12

**SECTION AA**

REV	DATE	NO	COMMENTS
C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY

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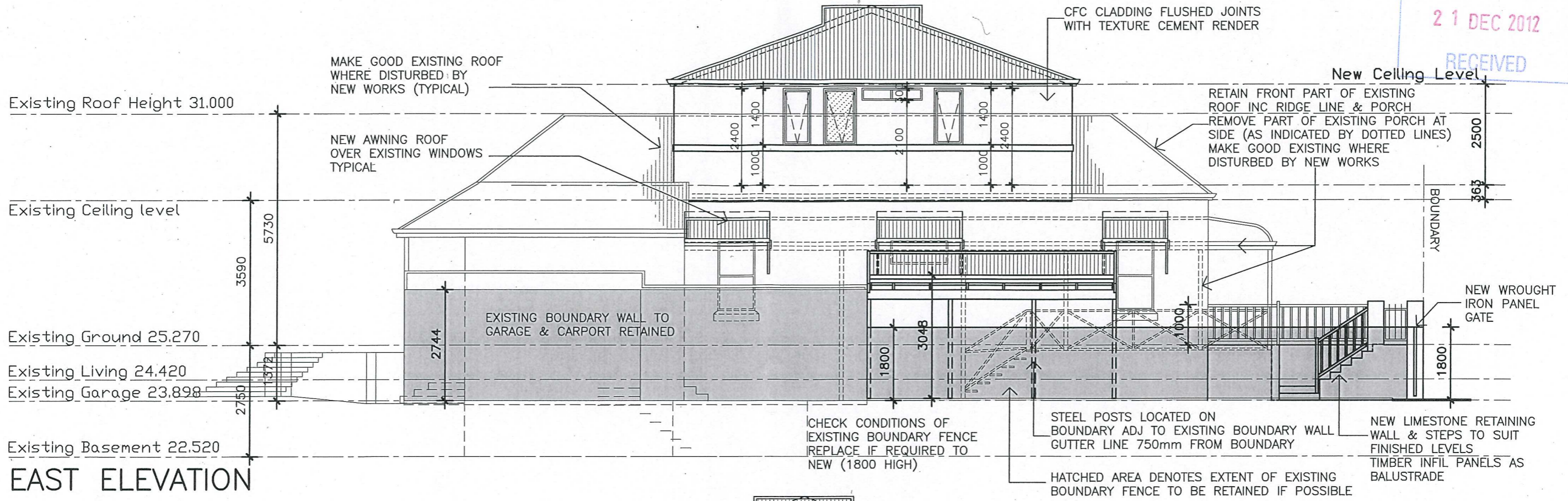
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 NL Munoz  
 Mobile No: 0409880910  
 Email : nl27munoz@inet.net.au

JOB TITLE  
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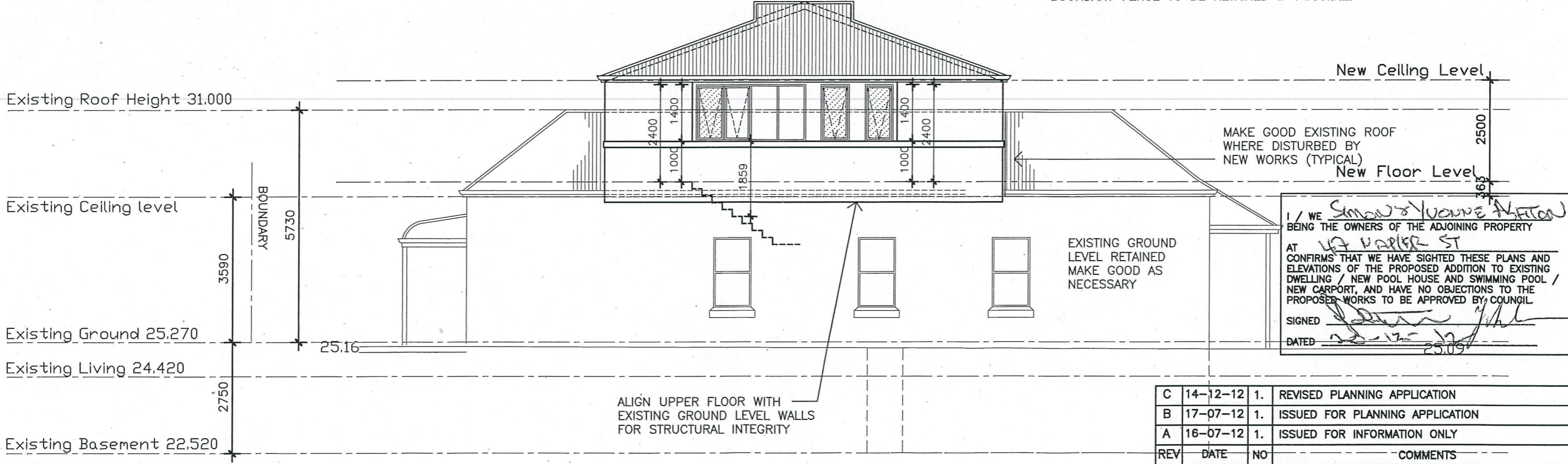
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**ELEVATION & SECTION**  
 SCALE 1:100 DATE JAN '12  
 JOB No. 120101 DRAWING No. A07 (C)

FILE NAME: A07\_ELEV&SECT REV DATE: 14 DEC 12

TOWN OF COTTESLOE  
21 DEC 2012  
RECEIVED



**EAST ELEVATION**



**WEST ELEVATION**

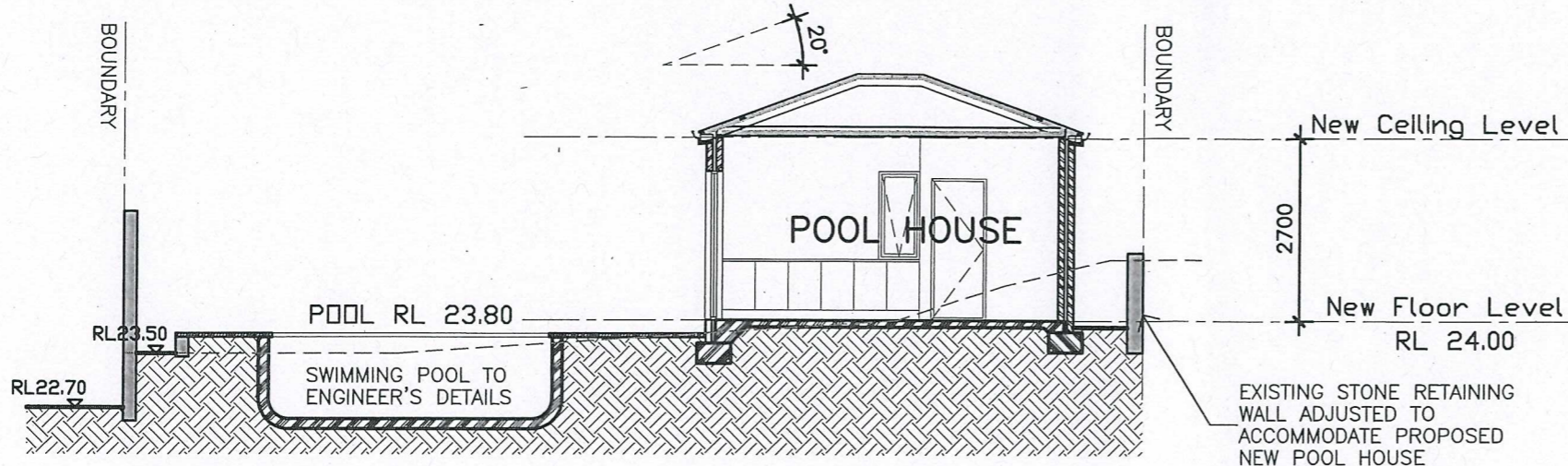
I / WE *Simon & Yvonne Nelson*  
BEING THE OWNERS OF THE ADJOINING PROPERTY  
AT *147 NAPIER ST*  
CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND  
ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING  
DWELLING / NEW POOL HOUSE AND SWIMMING POOL /  
NEW CARPORT, AND HAVE NO OBJECTIONS TO THE  
PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
SIGNED *[Signature]*  
DATED *22/12/12*

REV	DATE	NO	COMMENTS
C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY

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DO NOT SCALE DRAWINGS.

DRAWN BY NL Munoz Mobile No: 0409880910 Email : nl27munoz@inet.net.au	JOB TITLE <b>PROPOSED EXTENSION TO EXISTING DWELLING / NEW SWIMMING POOL AND POOL HOUSE for DE NARDI &amp; DODDS RESIDENCE LOT 53 (NO 45) NAPIER STREET, COTTESLOE</b>	DRAWING TITLE <b>ELEVATIONS</b>	
		SCALE 1:100	DATE JAN '12
		JOB No. <b>120101</b>	DRAWING No. <b>A08 (C)</b>
		FILE NAME: A08_ELEV	REV DATE: 14 DEC 12

TOWN OF COTTESLOE  
 21 DEC 2012  
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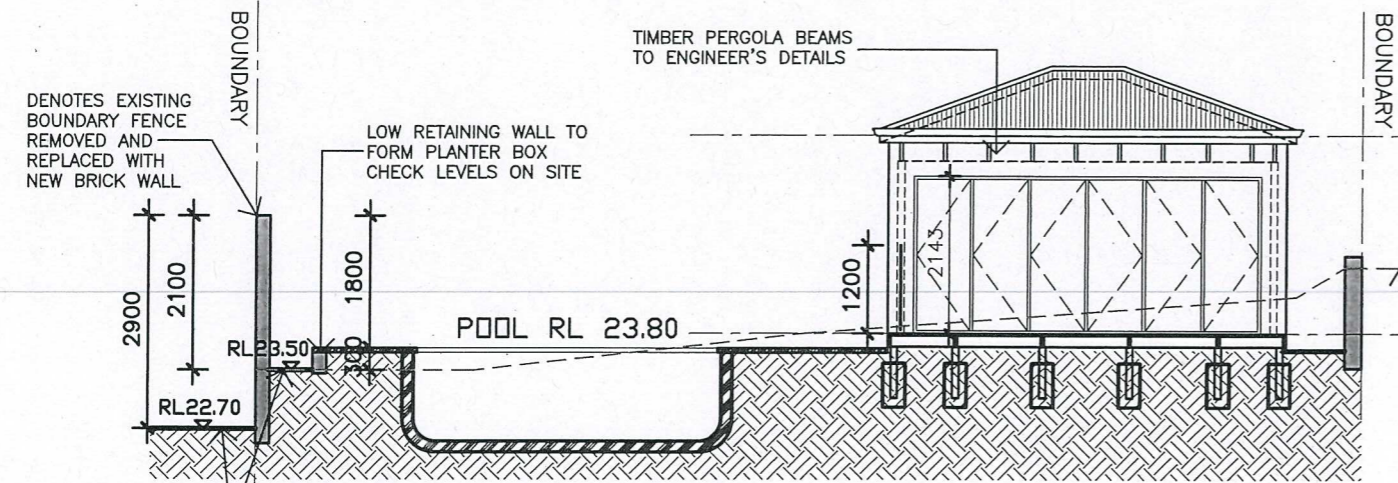


SECTION

**POOL HOUSE EXTERNAL FINISHES:-**

- WALLS:- CAVITY BRICK WALL WITH SAND CEMENT RENDER AND PAINT FINISH TO MATCH EXISTING HOUSE
- ALUM WINDOWS & DOORS:- POWDER COATED FINISH TO MATCH EXISTING HOUSE
- TIMBER BEAMS & POSTS:- TO PERGOLA WITH PAINT FINISH
- POOL FENCE AND GATE:- FRAMELESS CLEAR GLASS PANELS TO BCA REQUIREMENTS
- ROOF & ACCESSORIES:- ZINCALUME TO MATCH HOUSE
- ROOF PITCH & DETAILS TO MATCH HOUSE
- DECKING:- TIMBER REEDED DECKING
- PAVING:- TO BE CONFIRM

EXISTING STONE RETAINING WALL ADJUSTED TO ACCOMMODATE PROPOSED NEW POOL HOUSE  
 CHECK AND CONFIRM LEVELS ON SITE



NORTH ELEVATION

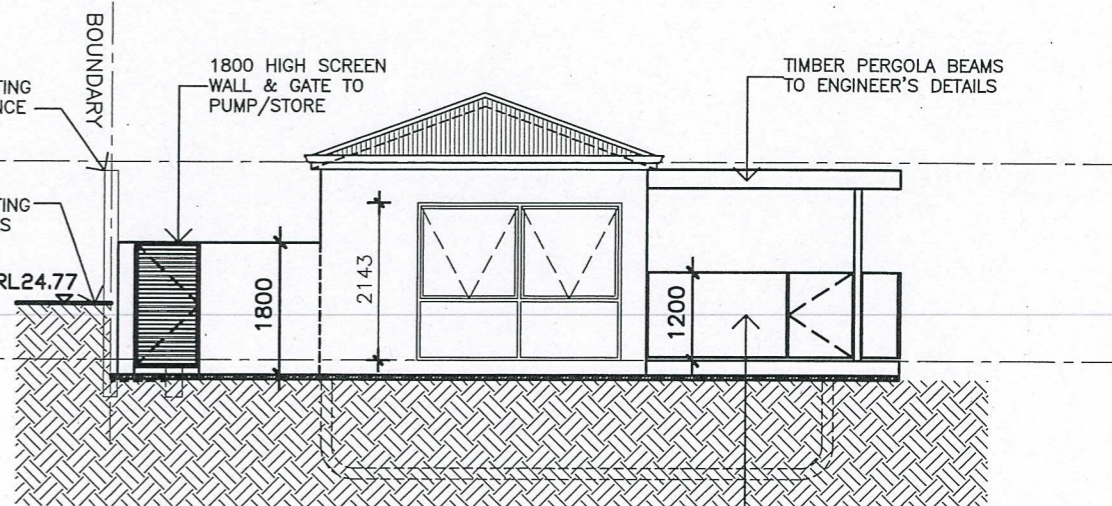
DENOTES EXISTING BOUNDARY FENCE REMOVED AND REPLACED WITH NEW BRICK WALL

DENOTES EXISTING GROUND LEVELS

LOW RETAINING WALL TO FORM PLANTER BOX  
 CHECK LEVELS ON SITE

TIMBER PERGOLA BEAMS TO ENGINEER'S DETAILS

DENOTES EXTENT OF EXISTING NATURAL GROUND LEVEL



EAST ELEVATION

1800 HIGH SCREEN WALL & GATE TO PUMP/STORE

DENOTES EXTENT OF POOL FENCE AND GATE TO BCA REQUIREMENTS

I / WE SIMON & JONNE ABTTON  
 BEING THE OWNERS OF THE ADJOINING PROPERTY  
 AT 47 NAPIER ST  
 CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING DWELLING / NEW POOL HOUSE AND SWIMMING POOL / NEW CARPORT, AND HAVE NO OBJECTIONS TO THE PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
 SIGNED [Signature]  
 DATED 20-12-12

C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY
REV	DATE	NO	COMMENTS

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DRAWN BY  
 NL Munoz  
 Mobile No: 0409880910  
 Email : nl27munoz@inet.net.au

JOB TITLE  
**PROPOSED EXTENSION TO EXISTING DWELLING / NEW SWIMMING POOL AND POOL HOUSE for DE NARDI & DODDS RESIDENCE LOT 53 (NO 45) NAPIER STREET, COTTESLOE**

DRAWING TITLE <b>POOL HOUSE - ELEV &amp; SECT</b>			
SCALE	1:100	DATE	JAN '12
JOB No.	120101	DRAWING No.	A09 (C)

FILE NAME: A08\_ELEV      REV DATE: 14 DEC 12



Cottesloe 03.02.2013

Mr. Andrew Jackson Manager Development Services  
Mr. Ed Drewett Town Planner

Town of Cottesloe  
109 Broome St.  
Cottesloe W.A. 6011

Sirs,

Regarding Development Application - #2466, 45 Napier St. Cottesloe:

1. I object on the strongest possible terms to any concession regarding extension of the west façade 1<sup>st</sup> floor addition.  
The west façade must be set back no less than 1.5m FROM THE BOUNDARY LINE.
2. I object to any concession for the wall and ridge height.
3. I object to the south facing upper bedroom window #3 (S.W) overlooking our backyard. It should be 1.6m above floor level, obscured glass or screened.

Note, as discussed with Mr. Ed Drewett, I am extremely concerned regarding the 0.905 dimension bdy/west façade, shown on the plan. I have very good reasons to believe it should be more like 0.800, or possibly less.

Regards,

O.L. Westerlund *O.L. W.*  
43 Napier St.  
COTTESLOE W.A. 6011





**SCOPE OF WORKS:-**  
 REMOVE PART OF EXISTING ROOF  
 REMOVE EXISTING FRONT BOUNDARY FENCE & WALLS COMPLETE

REMOVE EXISTING METER AND RELOCATE TO FRONT BOUNDARY WALL

CONVERT EXISTING BEDROOM TO NEW LAUNDRY & STAIRS

NEW FRONT BOUNDARY FENCE & GATES  
 WIDEN EXISTING DRIVEWAY

NEW UPPER FLOOR ADDITIONS  
 NEW AWNING ROOFS TO EXISTING WINDOWS (EAST ELEVATION)  
 NEW SWIMMING POOL AND POOL HOUSE  
 NEW CARPORT

SHADED AREA DENOTES EXTENT OF UPPER FLOOR ADDITIONS

52  
 JWB & TILE HOUSE  
 F.L.26.31

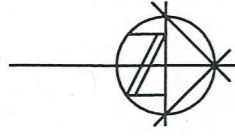
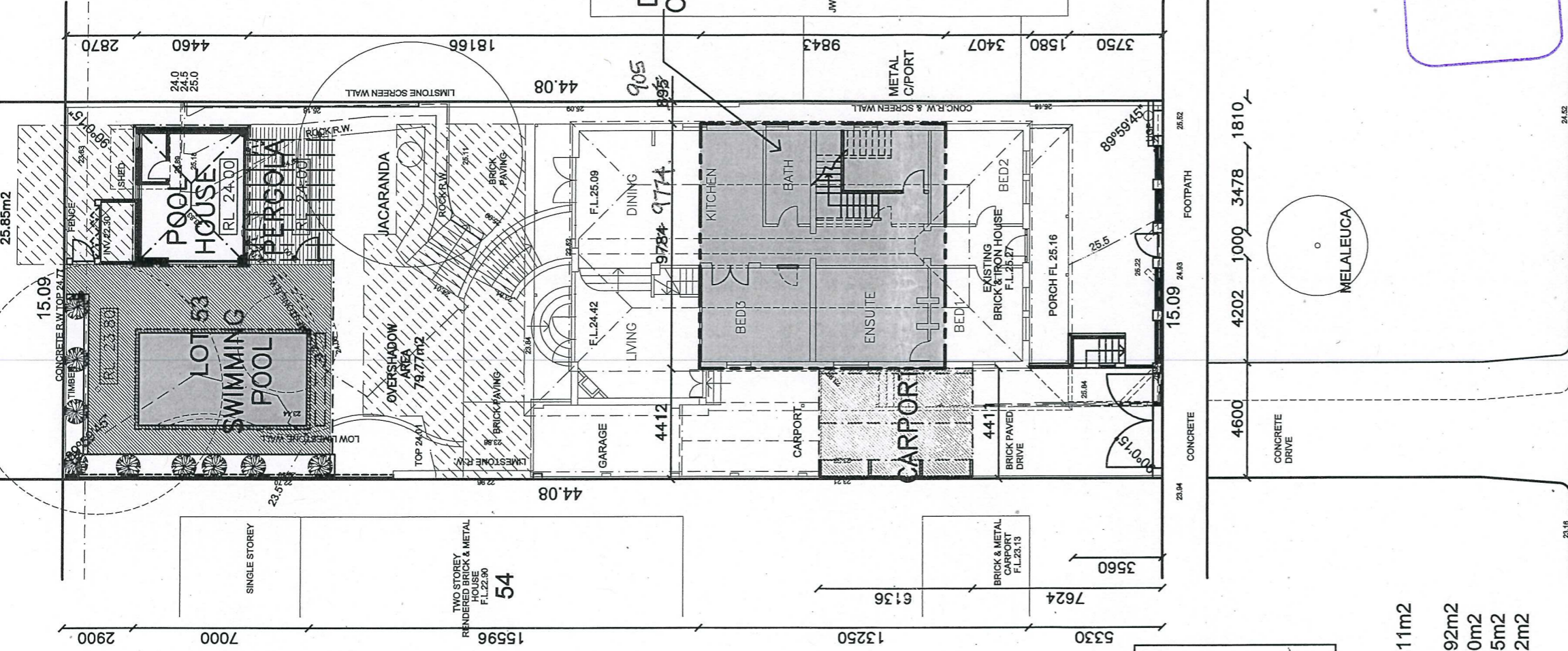
15596  
 TWO STOREY RENDERED BRICK & METAL HOUSE  
 F.L.22.90  
 54

I / WE SIMON & MELANIE MUNOZ BEING THE OWNERS OF THE ADJOINING PROPERTY AT 47 NAPIER ST CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING DWELLING / NEW POOL HOUSE AND SWIMMING POOL / NEW CARPORT, AND HAVE NO OBJECTIONS TO THE PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
 SIGNED [Signature]  
 DATED 20/12/12

**AREA CALCULATIONS:-**

- SITE = 665.11m2
- EXISTING GROUND FLOOR = 187.92m2
- EXISTING BASEMENT = 54.40m2
- EXISTING GARAGE & CARPORT = 32.35m2
- EXISTING PORCH = 23.12m2
- NEW UPPER FLOOR EXTENSION = 93.61m2
- NEW POOL HOUSE = 24.35m2
- NEW CARPORT = 22.46

**REVISED PLANS**



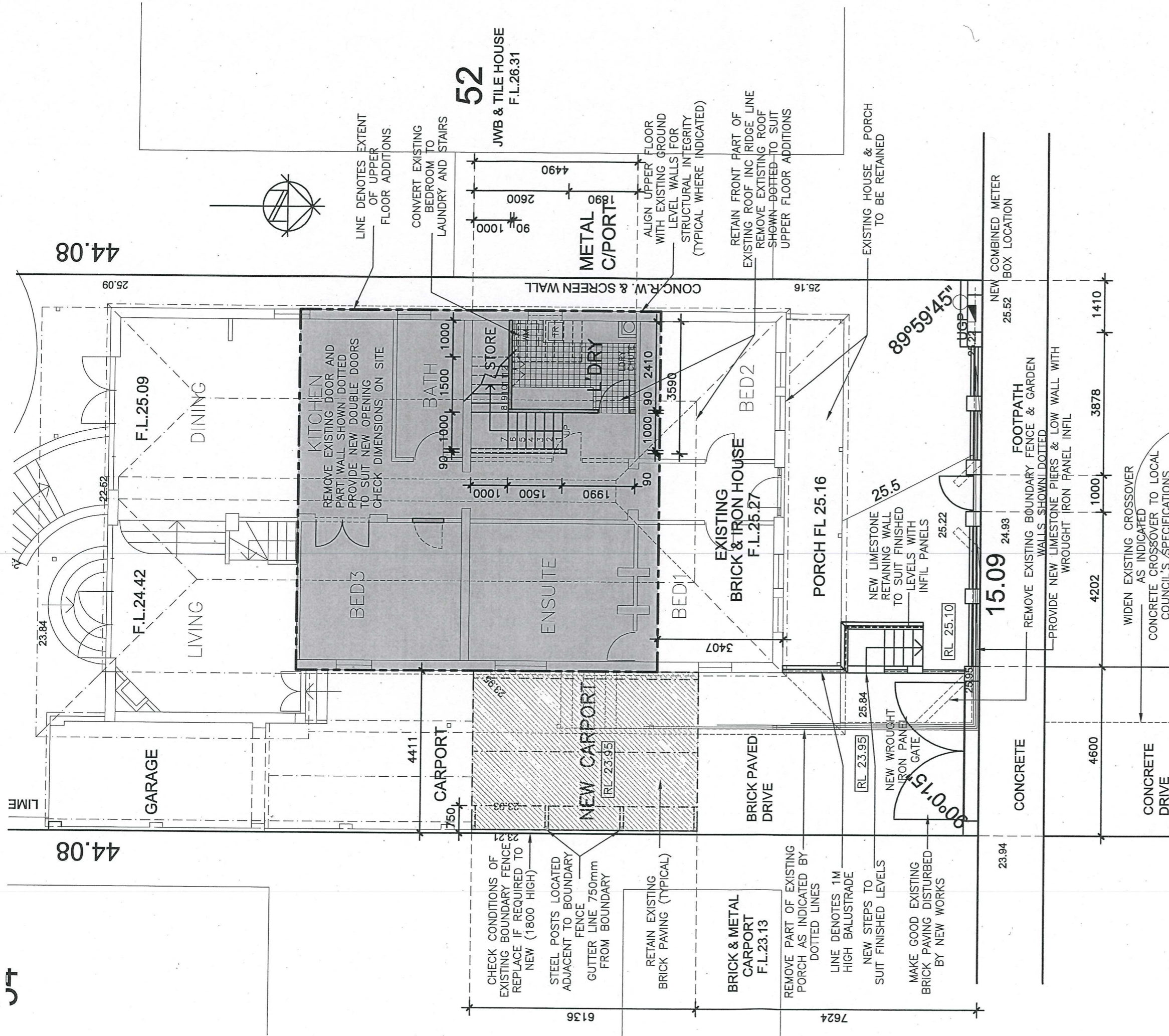
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B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY
REV	DATE	NO	COMMENTS
BUILDER TO CHECK ALL DIMENSIONS BEFORE UNDERTAKING ANY WORK. DO NOT SCALE DRAWINGS.			

DRAWN BY NL Munoz Mobile No: 0409880910 Email : nl27munoz@linet.net.au	JOB TITLE <b>PROPOSED EXTENSION TO EXISTING DWELLING / NEW SWIMMING POOL AND POOL HOUSE for DE NARDI &amp; DODDS RESIDENCE LOT 53 (NO 45) NAPIER STREET, COTTESLOE</b>		
	DRAWING TITLE <b>SITE PLAN</b>		
SCALE 1:200	DATE APR '12		
JOB No. 120101	DRAWING No. A01 (C)		

FILE NAME: A01\_SITE.dwg REV DATE: 14 DEC 12

TOWN OF COTTESLOE  
 21 DEC 2012  
 RECEIVED





I / WE SIMON & MUNEZ MUNOZ  
 BEING THE OWNERS OF THE ADJOINING PROPERTY  
 AT LOT 53 NAPIER ST  
 CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND  
 ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING  
 DWELLING / NEW POOL HOUSE AND SWIMMING POOL /  
 NEW CARPORT, AND HAVE NO OBJECTIONS TO THE  
 PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
 SIGNED [Signature]  
 DATED 20-12-12

DRAWN BY  
 NL Munoz  
 Mobile No: 0409880910  
 Email : n127munoz@iinet.net.au

MELALEUCA  
 TOWN OF COTTESLOE  
 21 DEC 2012  
 RECEIVED

JOB TITLE  
**PROPOSED EXTENSION TO EXISTING DWELLING  
 / NEW SWIMMING POOL AND POOL HOUSE for  
 DE NARDI & DODDS RESIDENCE  
 LOT 53 (NO 45) NAPIER STREET, COTTESLOE**

REV	DATE	NO	COMMENTS
C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION
A	16-07-12	1.	ISSUED FOR INFORMATION ONLY

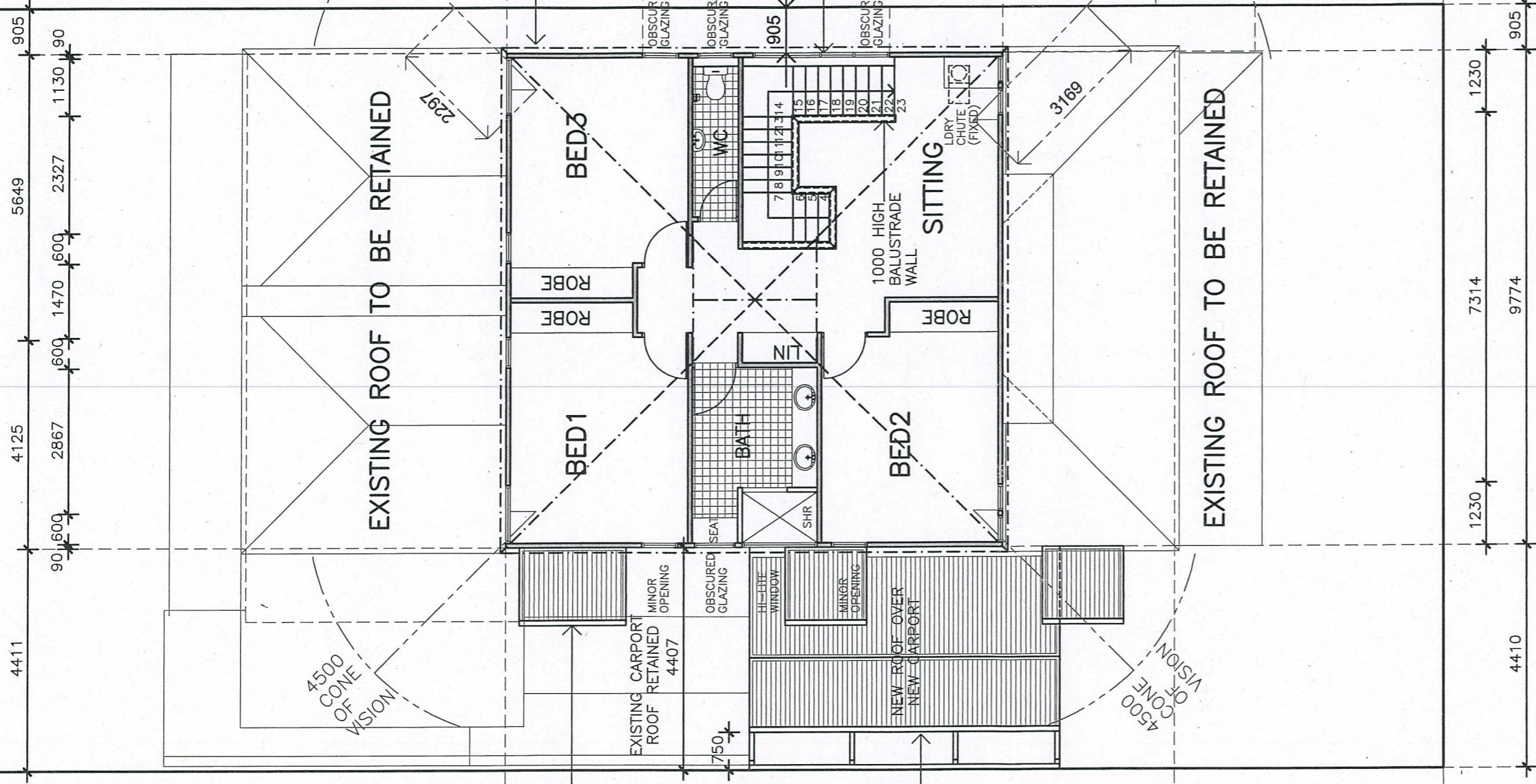
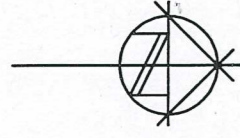
BUILDER TO CHECK ALL DIMENSIONS BEFORE UNDERTAKING ANY WORK.  
 DO NOT SCALE DRAWINGS.

DRAWING TITLE	
<b>GROUND FLOOR LEVEL &amp; CARPORT</b>	
SCALE	1:100
JOB No.	<b>120101</b>
DATE	APR '12
DRAWING No.	<b>A03 (C)</b>

TWO STOREY  
RENDERED BRICK  
& METAL HOUSE  
F.L.22.90

54

52  
JWB & TILE HOUSE  
F.L.26.31



I / WE *De Nardi & Dodds*  
BEING THE OWNERS OF THE ADJOINING PROPERTY  
AT *47 NAPIER ST*  
CONFIRMS THAT WE HAVE SIGHTED THESE PLANS AND  
ELEVATIONS OF THE PROPOSED ADDITION TO EXISTING  
DWELLING / NEW POOL HOUSE AND SWIMMING POOL /  
NEW CARPORT, AND HAVE NO OBJECTIONS TO THE  
PROPOSED WORKS TO BE APPROVED BY COUNCIL.  
SIGNED *De Nardi & Dodds*  
DATED *20 Dec 2012*

TOWN OF COTTESLOE  
21 DEC 2012  
RECEIVED

C	14-12-12	1.	REVISED PLANNING APPLICATION
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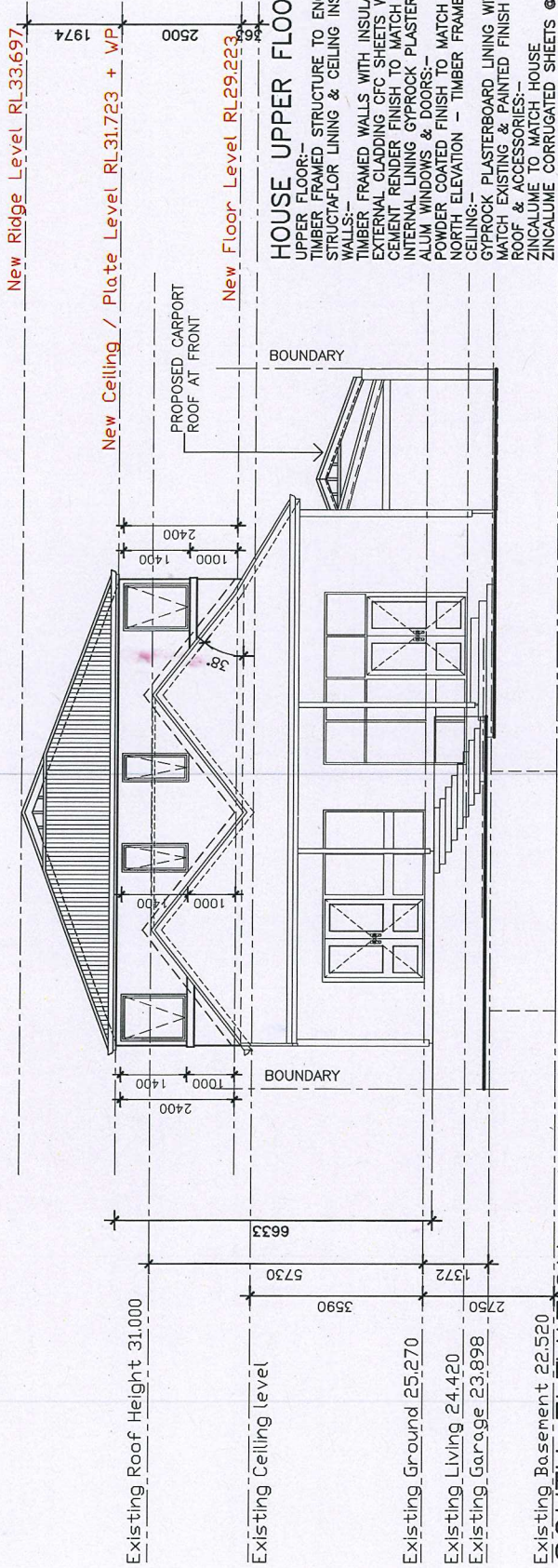
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JOB TITLE  
**FIRST FLOOR LEVEL**

PROPOSED EXTENSION TO EXISTING DWELLING  
/ NEW SWIMMING POOL AND POOL HOUSE for  
DE NARDI & DODDS RESIDENCE  
LOT 53 (NO 45) NAPIER STREET, COTTESLOE

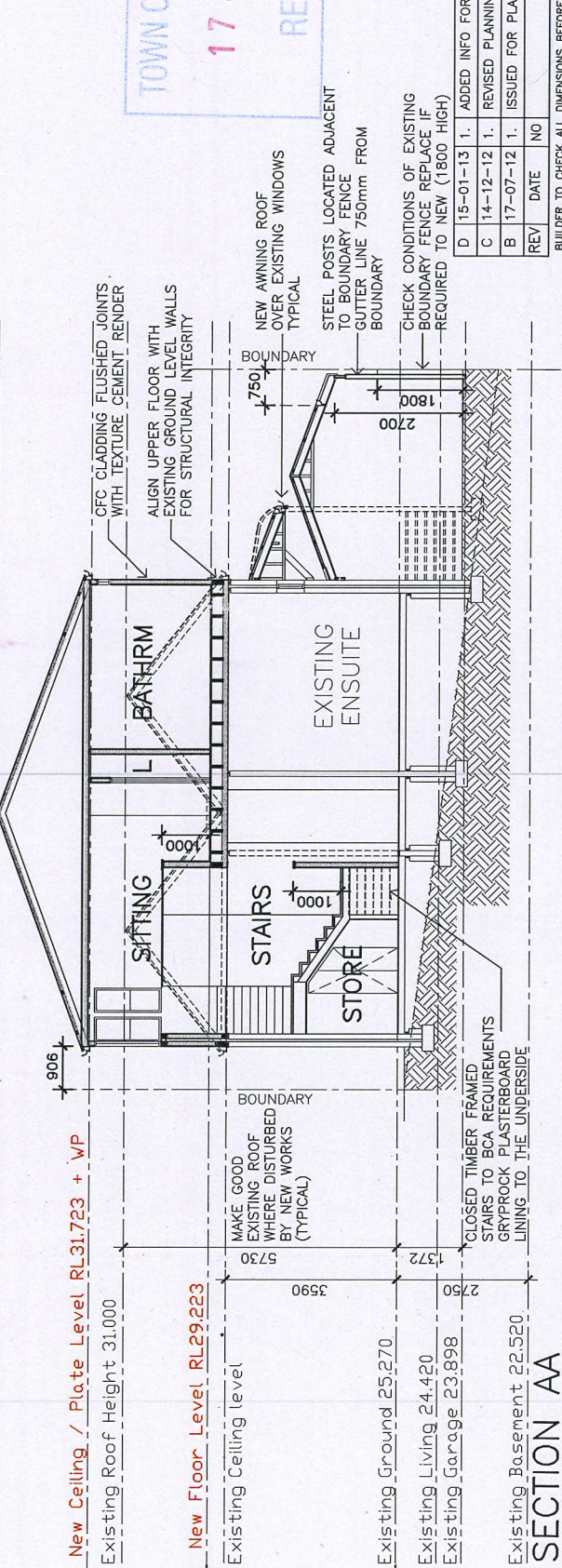
NL Munoz  
Mobile No: 0409880910  
Email : nl27munoz@inet.net.au

SCALE 1:100 DATE APR '12  
JOB No. 120101 DRAWING A04 (C)  
No.



**SOUTH ELEVATION**

New Ridge Level RL33,697



**SECTION AA**

**HOUSE UPPER FLOOR EXTENSION:--**

UPPER FLOOR:--  
 TIMBER FRAMED STRUCTURE TO ENGINEER'S DETAILS WITH STRUCTAFLOR LINING & CEILING INSULATION FOR ACOUSTIC WALLS:--  
 TIMBER FRAMED WALLS WITH INSULATION  
 EXTERNAL CLADDING CFC SHEETS WITH FLUSH JOINTS & TEXTURE CEMENT RENDER FINISH TO MATCH EXISTING  
 INTERNAL LINING GYPROCK PLASTERBOARD & PAINT FINISH  
 ALUM WINDOWS & DOORS:--  
 POWDER COATED FINISH TO MATCH EXISTING HOUSE  
 NORTH ELEVATION - TIMBER FRAME TO MATCH  
 CEILING:--  
 GYPROCK PLASTERBOARD LINING WITH INSULATION & CORNICE TO MATCH EXISTING & PAINTED FINISH  
 ROOF & ACCESSORIES:--  
 ZINCALUME TO MATCH HOUSE  
 ZINCALUME CORRUGATED SHEETS @ 20 DEG PITCH

TOWN OF COTTESLOE  
 17 JAN 2013  
 RECEIVED

REV	DATE	NO	COMMENTS
D	15-01-13	1.	ADDED INFO FOR PLANNING APPROVAL
C	14-12-12	1.	REVISED PLANNING APPLICATION
B	17-07-12	1.	ISSUED FOR PLANNING APPLICATION

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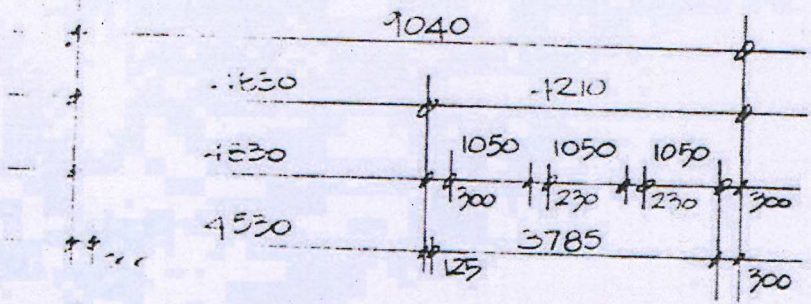
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<b>ELEVATION &amp; SECTION</b>	
SCALE	1:100
DATE	JAN '13
JOB No.	120101
DRAWING No.	A07 (D)
FILE NAME:	A07_ELEV&SECT
REV DATE:	16 JAN 13

DRAWN BY: NL Munoz  
 Mobile No: 0409880910  
 Email: n127munoz@inet.net.au

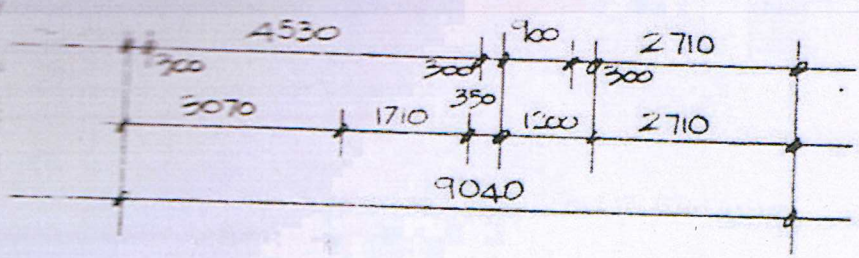
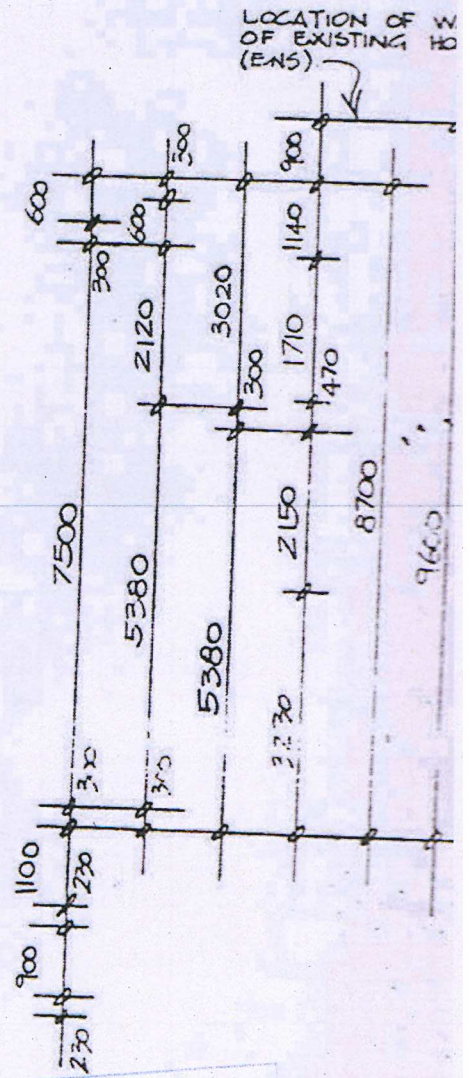
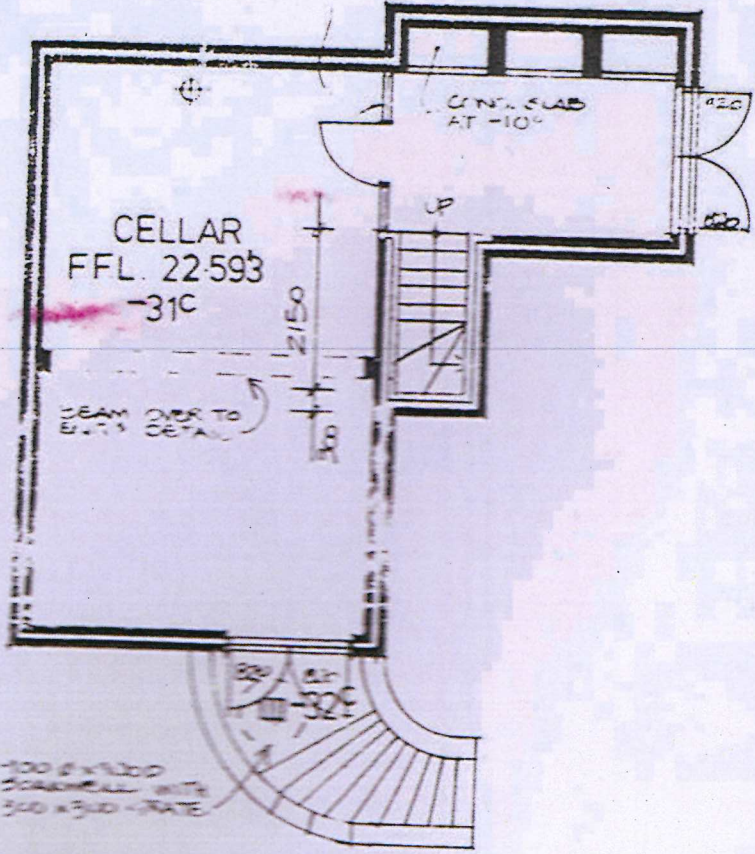
JOB TITLE: PROPOSED EXTENSION TO EXISTING DWELLING / NEW SWIMMING POOL AND POOL HOUSE for DE NARDI & DODDS RESIDENCE LOT 53 (NO 45) NAPIER STREET, COTTESLOE







INSERT FRAMED GLAZED DOOR AND SIDE LIGHTS



TOWN OF COTTESLOE  
 17 JAN 2013  
 RECEIVED



