



24 April 2013

Chief Executive Officer
Town of Cottesloe
PO Box 606
COTTESLOE WA 6911



Attention: Mr Ed Drewett, Senior Planning Officer

Dear Sir,

Re: Nos 135 (Lot 15) and 137 (Lots 58 & 59) Curtin Avenue, Cottesloe
Our Ref: 15503

Further to the development application lodged for two single houses at the above mentioned addresses, please find the following comments in relation to setback variations:

No. 135 - Northern Boundary Setbacks

The two proposed homes have been designed to complement each other and minor setback variations to the northern boundary of No.135 have enabled this. The variations to the R Codes are considered in light of the performance criteria as follows:

- Any windows are screened effectively by fencing or are minor openings, to provide privacy to No. 137.
- The orientation of the lots ensures that there is minimal shadow thrown onto the adjoining site, so the property at No. 137 has adequate access to northern sunlight.
- The northern wall incorporates articulation through the use of openings at both ground and first floor levels. Horizontal articulation is also provided due to varying setbacks to the first floor and ground floor, for a stepped effect. These elements will minimise the bulk of the building.

No. 137 – Southern Boundary Setback

A setback variation to the southern ground floor kitchen and family room wall has been identified. The variation occurs due to the length of wall and the openings, however it is considered that there will be no negative impacts on the adjoining site for the following reasons:

- The houses have been designed in consultation and for the same owner, so they compliment each other and there is no neighbour objection.
- The wall is only slightly longer (0.4m) than the 9.0m length restriction for the 1.0m setback and is single storey in height. The additional length will not produce excessive building bulk, as the majority of the wall will be obscured behind a standard dividing fence.
- The windows to the kitchen and living room will not reduce the privacy of the adjoining site, as they will be effectively screened by the dividing fence.

- Clause 6.3.2 A2 i of the R Codes could be applied to the wall, as the homes are being simultaneously constructed. If this is accepted, the setbacks between the buildings are in excess of that which is required under the Acceptable Development provisions.
- The wall is at ground floor level on the southern side of No. 137. Some overshadowing of the adjoining site at No.135 is proposed, however the overshadowing calculations pitch off the first floor wall of the building (not the ground floor wall) and the first floor setback is compliant. Therefore, the reduced setback to the kitchen and living room wall does not increase the proposed shadow.

No. 137 – Northern Boundary Setback

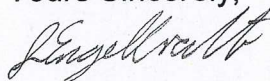
The development of No. 137 will result in a rationalisation of cadastral boundaries, by way of the amalgamation of Lots 58 and 59 into one site. This was shown on the site plan, but unfortunately the floorplan only showed the lot boundary for Lot 58. The inclusion of Lot 59 is now indicated on the floorplan, which has resulted in a general increase in all the northern side setbacks (revised plans enclosed).

A minor side setback variation to the first floor wall remains, however it is considered acceptable in accordance with Performance Criteria, as follows:

- The northern first floor wall variation occurs due to the angle of the northern boundary, which converges towards the rear of the site.
- A variation of 0.44m is proposed, which is considered minor. It only applies to the first floor void area, as the remainder of the wall achieves the 2.2m setback.
- The void is an open part of the structure, with no walls and only one supporting column. As such, building bulk is not considered to be excessive. The building bulk applies to the Bed 1 and enclosed void, and both these spaces comply with the setback requirements.
- The portion of non-compliant void is approximately only 4.0m long, which is not considered to produce excessive building bulk.
- The external void is located on the northern side of the subject site, so will not produce overshadowing of any adjoining sites. The reduced setback will not restrict the neighbour's access to northern sunlight.
- As the void does not contain a floor or windows, there will be no overlooking of the adjoining properties. The privacy of neighbour's is maintained.

On the basis of the above, the proposed variations will be of no consequence in terms of maintaining a desirable level of amenity for adjoining residents and the streetscape. We trust the above will enable the proposal to be progressed favourably by the City. Please contact apg should you have any queries.

Yours Sincerely,



Lisa Engelbrecht
Town Planner

PROPOSED JOSH HUNT RESIDENCE

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No.: 15503-V7-PLANNING

CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR ADDENDA ROOM DIMENSIONS ARE APPROXIMATE. CONCRETE ROOF FRAME USING A TRUSS SCANTLING OR COMPOSITE SYSTEM IN HARDWOOD OR PINE. DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS, PROVISION OF A FRAME SURVEY AND LOCAL COUNCIL APPROVAL. DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE ECA.

GROUND STOREY PLAN 1:100



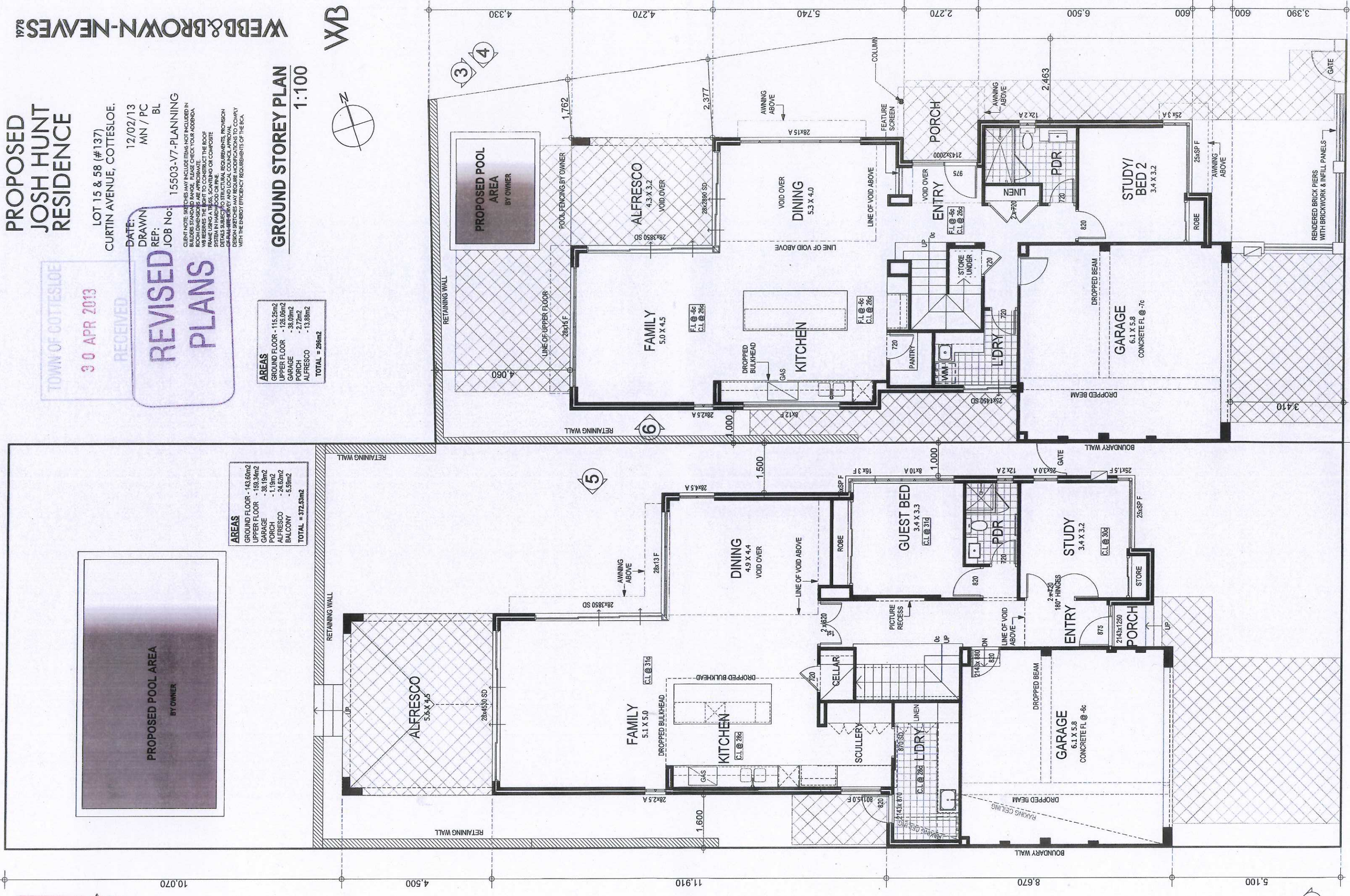
WB

TOWN OF COTTESLOE
30 APR 2013
RECEIVED

REVISED PLANS

AREAS	
GROUND FLOOR	- 115.25m ²
UPPER FLOOR	- 126.06m ²
GARAGE	- 38.09m ²
PORCH	- 2.72m ²
ALFRESCO	- 13.88m ²
TOTAL	= 296m²

AREAS	
GROUND FLOOR	- 143.60m ²
UPPER FLOOR	- 159.34m ²
GARAGE	- 38.19m ²
PORCH	- 1.19m ²
ALFRESCO	- 24.62m ²
BALCONY	- 5.59m ²
TOTAL	= 372.53m²



Document Number
013/9578
TIME

1
2

WEBB & BROWN - NEAVES
1978

PROPOSED JOSH HUNT RESIDENCE

TOWN OF COTTESLOE
30 APR 2013
RECEIVED

WEBB & BROWN-NEAVES 8478

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

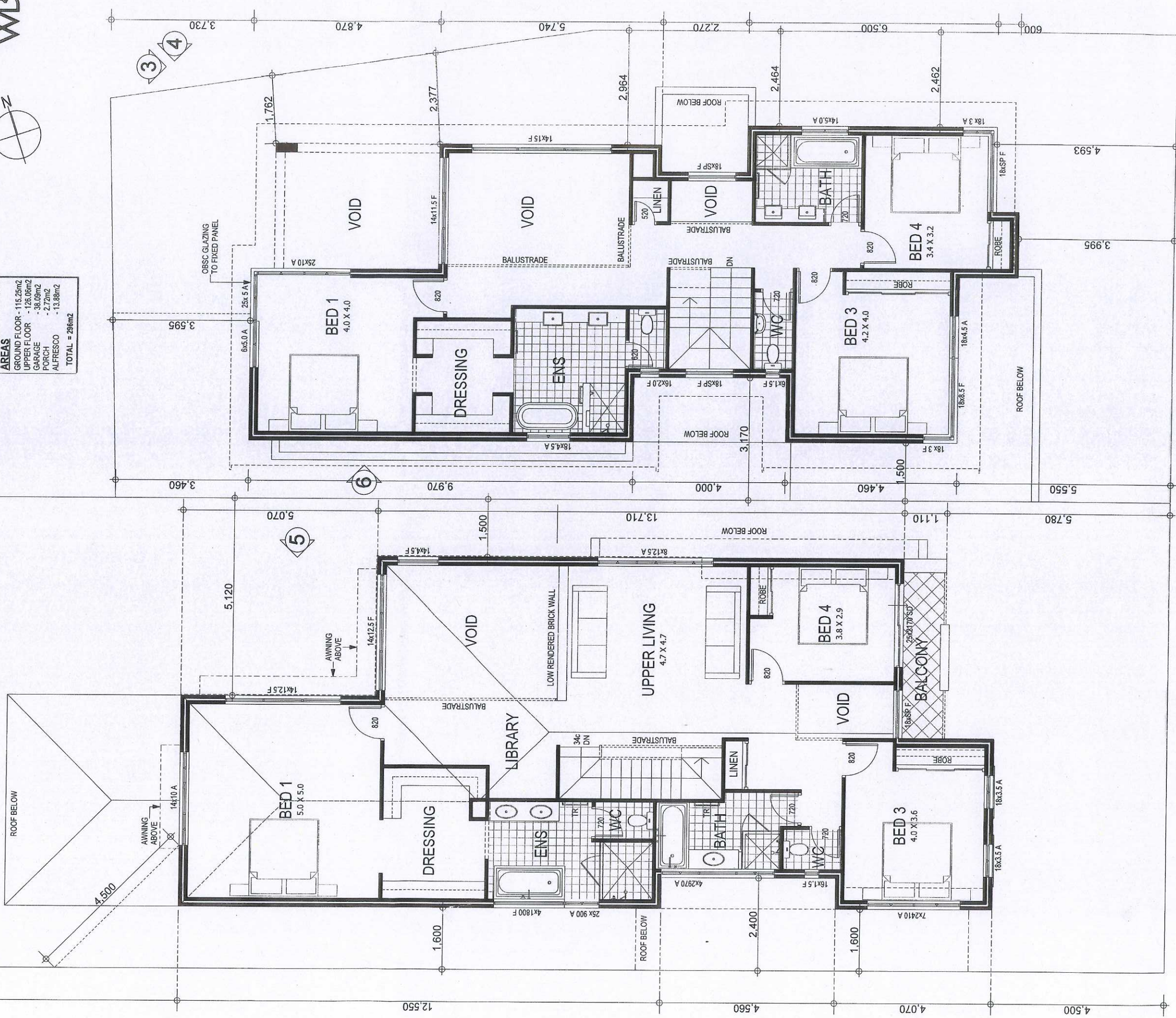
CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR APPROVAL. WE RESERVE THE RIGHT TO CONSTRUCT THE ROOF SYSTEM IN HARDWOOD OR COMPOSITE MATERIALS. ALL DIMENSIONS ARE APPROXIMATE. DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL. DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

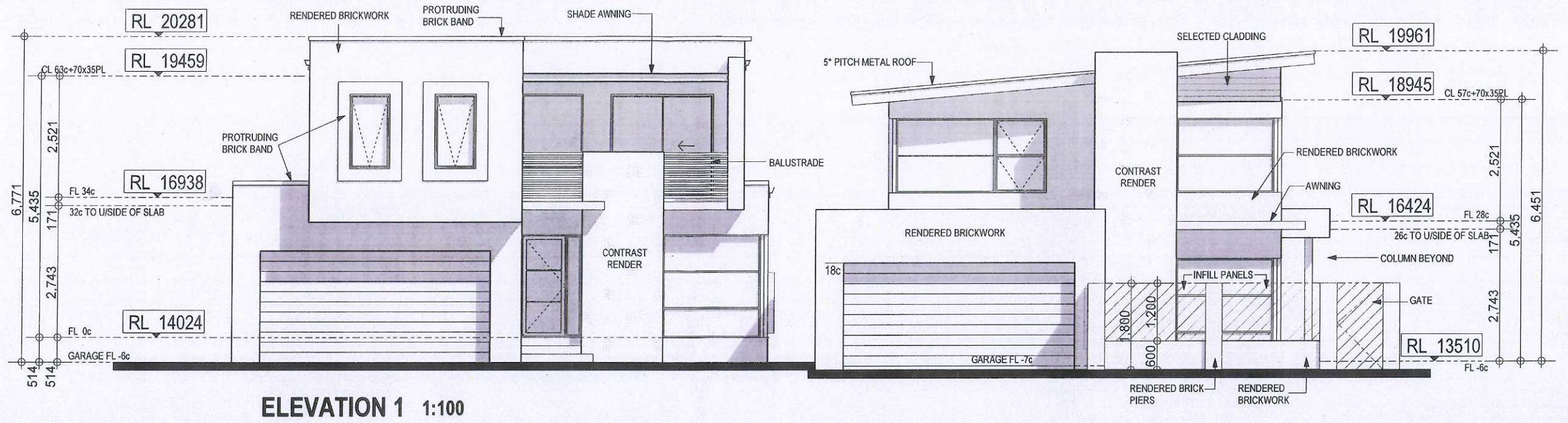
UPPER STOREY PLAN 1:100



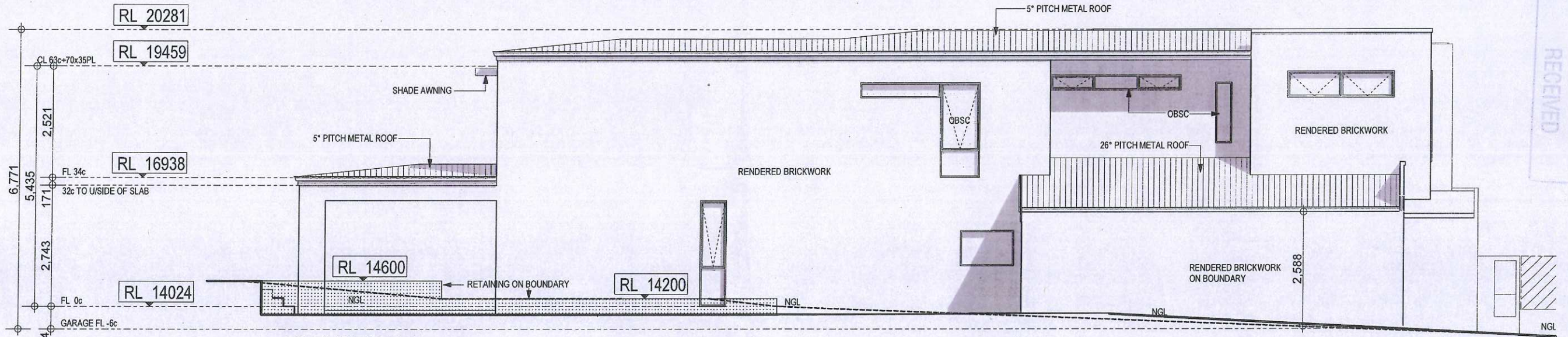
AREAS	
GROUND FLOOR	- 115.25m ²
UPPER FLOOR	- 126.05m ²
GARAGE	- 38.09m ²
PORCH	- 2.72m ²
ALFRESCO	- 13.88m ²
TOTAL	= 296m²

AREAS	
GROUND FLOOR	- 143.60m ²
UPPER FLOOR	- 169.34m ²
GARAGE	- 38.19m ²
PORCH	- 1.19m ²
ALFRESCO	- 24.62m ²
BALCONY	- 5.99m ²
TOTAL	= 372.93m²





ELEVATION 1 1:100



ELEVATION 2 1:100



ELEVATION 3 1:100

TOWN OF COTTESLOE
30 APR 2013
RECEIVED

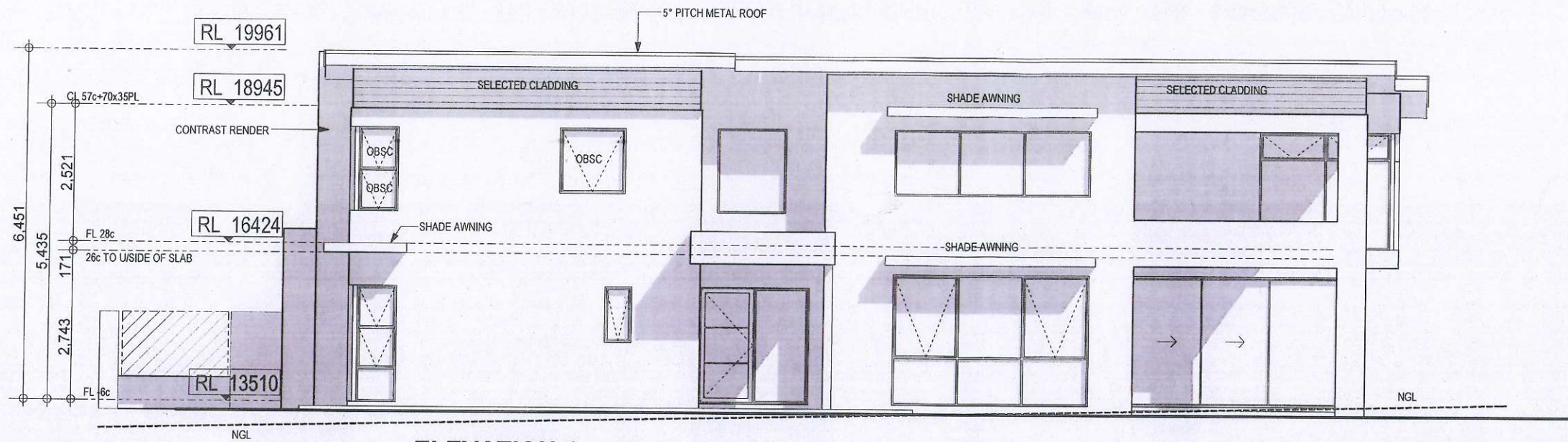
CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR ADDRESS. ROOM DIMENSIONS ARE APPROXIMATE. WE RESERVE THE RIGHT TO CONSTRUCT THE ROOF SYSTEM IN HARDWOOD, CONCRETE OR COMPOSITE. DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL. DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.
DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

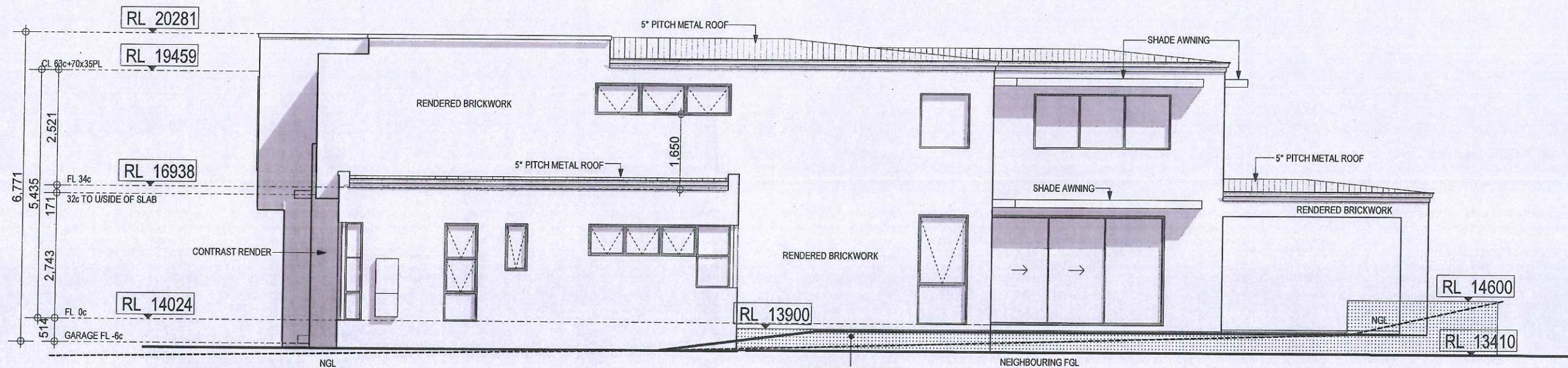
PROPOSED
JOSH HUNT
RESIDENCE



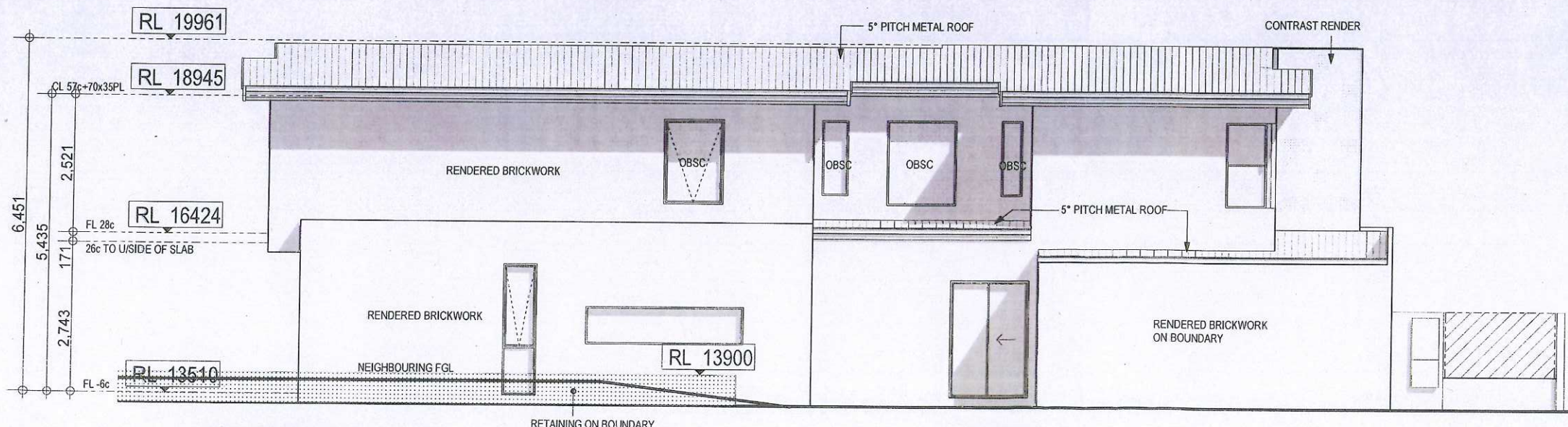
WEBB & BROWN-NEAVES 1978



ELEVATION 4 1:100



ELEVATION 5 1:100



ELEVATION 6 1:100

TOWN OF COTTESLOE
30 APR 2013
RECEIVED

PROPOSED
JOSH HUNT
RESIDENCE

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDING SPECIFICATIONS. DIMENSIONS ARE APPROXIMATE. WE RESERVE THE RIGHT TO CONSTRUCT THE ROOF FRAME USING A TRUSS, SCANTLING OR COMPOSITE SYSTEM IN HARDWOOD OR PINE. RESUBMITTALS, REVISIONS OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVALS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

WB

WEBB & BROWN-NEAVES 1978

NOTE :

EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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

All Sewer details plotted from information supplied by Water Corporation.

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

Ref Nail at edge of road A.H.D. level 13.28m (Established from S.S.M. Melville 46 using data supplied by the Geodetic Section of Landgate)

Curtin Avenue
Bitumen

Non Mt. No Kerb
Concrete

Bitumen Gravel Crossover

Bitumen Gravel Crossover

Bitumen Gravel Crossover

**BUILDING SITE INSPECTION REPORT
SERVICE AND CONTOUR SKETCH**

MSD REF
400-14/37

Client **Hunt**
Date **21/01/2008**
Lot No. **15, 58, 59**
Suburb **Cottesloe**
Plan **224**
D. Plan **27919**

House No. **137**
Street **Curtin Avenue**
Shire **TOWN OF COTTESLOE**
C/T Vol. **2191, 2191**
Fol **59, 60**

Road Descr.	Bitumen
Kerbing	Non-Mount
Condition	GOOD
Footpath	Concrete
Condition	GOOD
Soil	Sand / L/Stone(Poss)
Drainage	Good
Vegetation	Light Grass Cover

Services: Gas	Telstra Yes
Alinta Gas Map Indicates Gas In Area	Check Your Lot call 131358
Water Yes	Sewer Yes
Electricity U/Ground	
Coastal Zone	YES
(Scaled from StreetSmart Directory Only)	
Fencing and other improvements	AS SHOWN
Special Features	AS SHOWN

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

219 ONSLOW ROAD, SHENTON PARK, 6008.
Ph (08)9381 6211 Fax (08)9382 2503
Email perth@cottage.com.au
www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
184849	21/01/2008	1:200	C. Wells

WB

PROPOSED SITE PLAN
1:200

WEBB & BROWN-NEAVES 1978

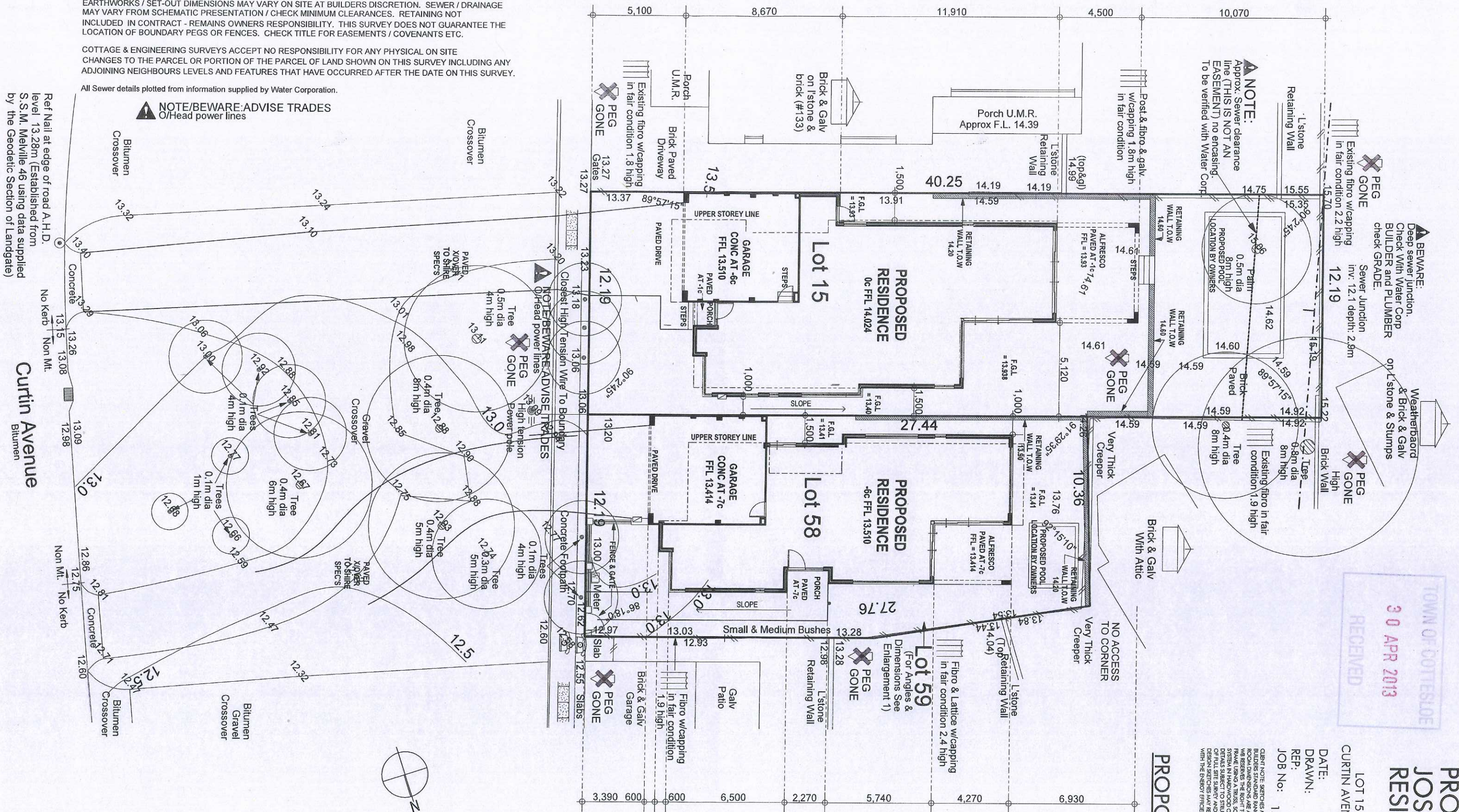
**PROPOSED
JOSH HUNT
RESIDENCE**

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No.: 15503-V7-PLANNING

CLIENT NOTE: SERVICES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR ADDRESS. ROOM DIMENSIONS ARE APPROXIMATE. WE RESERVE THE RIGHT TO CONSTRUCT THE ROOF SYSTEM IN HARDWOOD OR COMPOSITE. DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL. DESIGN SERVICES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

TOWN OF COTTESLOE
30 APR 2013
RECEIVED



NOTE:
Approx. Sewer clearance line (THIS IS NOT AN EASEMENT) no encasing. To be verified with Water Corp.

BEWARE:
Deep sewer junction. Check with Water Corp BUILDER and PLUMBER on L Stone & Stumps

BEWARE:
Weatherboard & Brick & Galv on L Stone & Stumps

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

NOTE/BEWARE: ADVISE TRADES
Of/Head power lines

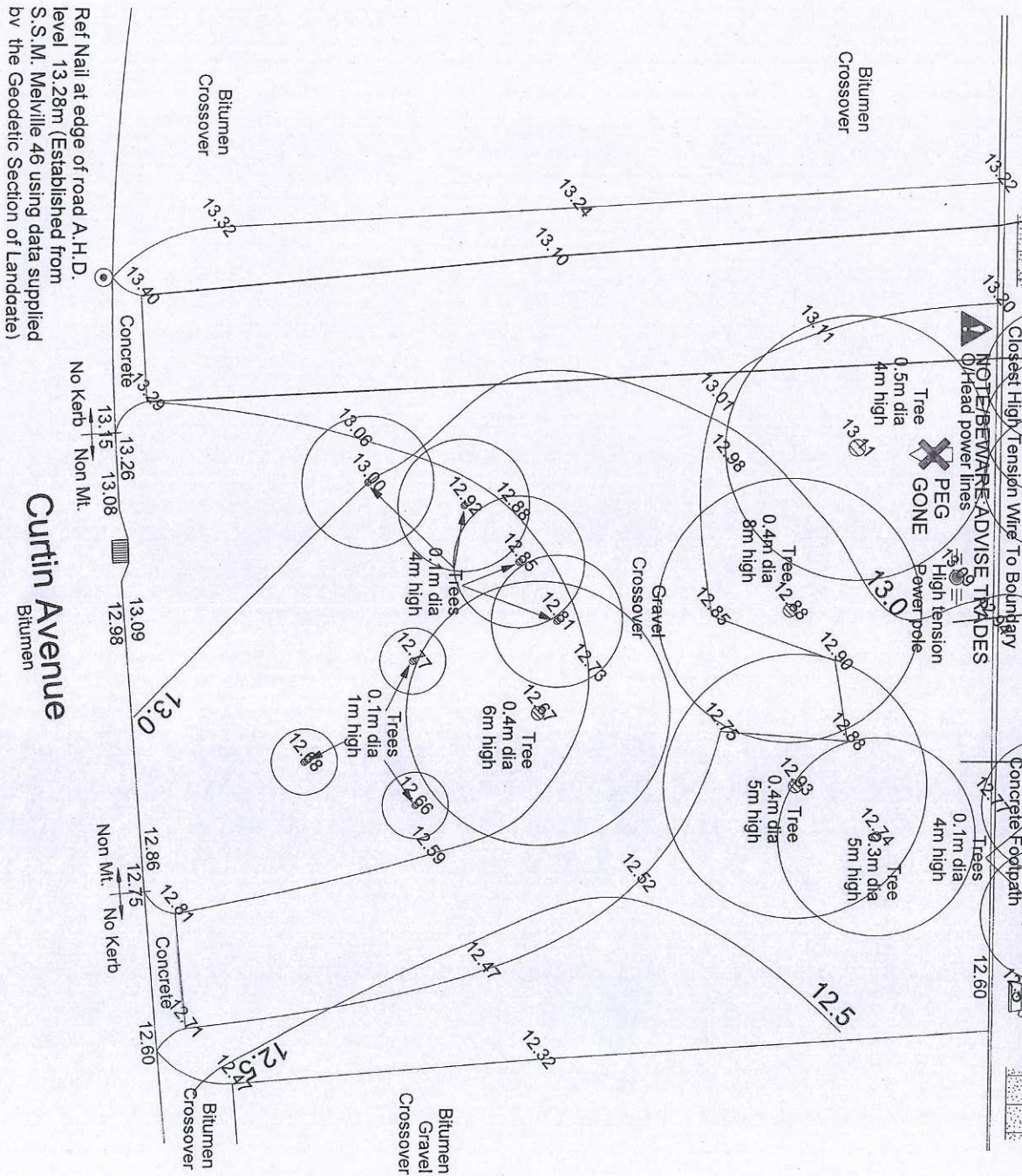
NOTE :

EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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

All Sewer details plotted from information supplied by Water Corporation.

NOTE/BEWARE: ADVISE TRADES
O/Head power lines



Ref Nail at edge of road A.H.D. level 13.28m (Established from S.S.M. Melville 46 using data supplied by the Geodetic Section of Landdate)

Curtin Avenue

TOWN OF COTTESLOE
30 APR 2013
RECEIVED

PROPOSED
JOSH HUNT
RESIDENCE

LOT 15 & 58 #137
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR APPROVAL. ROOM DIMENSIONS ARE APPROXIMATE. THE CLIENT AGREES TO CONSTRUCT THE ROOF AND WALLS AND TO OBTAIN ALL NECESSARY PERMITS AND ON-COMPOSITE DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION OF ALL SITE SURVEY AND LOCAL COUNCIL APPROVAL. DESIGN SERVICES MAY REQUIRE ADDITIONAL TO COMPLY WITH THE BEST PRACTICE REQUIREMENTS OF THE BCA.

SUN SHADOW PLAN
1:200

WB

WEBB & BROWN-NEAVES 1978

SHADOW CAST
- 12.00 NOON
- 21st JUNE
- SUN ANGLE 34°
SHADOW AREA
= 152.16 m²
30% OVERSHADOWING TO NEIGHBOURING PROPERTY. NEIGHBOURS CONSULTATION WILL BE REQUIRED

NOTE:
Approx. Sewer clearance line (THIS IS NOT AN EASEMENT) no encasing. To be verified with Water Corp.

BEWARE:
Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
Sewer Junction Inv. 12.1 depth: 2.9m

Weatherboard & Brick & Galv on L Stone & Stumps

COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors

219 ONSLOW ROAD, SHENTON PARK, 6008.
Ph (08)9381 6211 Fax (08)9382 2503
Email perth@cottage.com.au
www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
184849	21/01/2008	1:200	C. Wells

Services: Gas	Telstra Yes
Alinta Gas Map Indicates Gas In Area	Water Yes
Check Your Lotcall 131358	Sewer Yes
Electricity U/Ground	
Coastal Zone	YES
(Scaled from StreetSmart Directory Only)	
Fencing and other improvements	AS SHOWN
Special Features	AS SHOWN

Road Descr.	Bitumen
Kerbing	Non-Mount
Condition	GOOD
Footpath	Concrete
Condition	GOOD
Soil	Sand / L/Stone(Poss)
Drainage	Good
Vegetation	Light Grass Cover

BUILDING SITE INSPECTION REPORT	MSD REF
SERVICE AND CONTOUR SKETCH	400-14/37
Client	Hunt
Date	21/01/2008
Lot No.	15,58,59
Suburb	Cottesloe
Plan	224
D.Plan	27919
House No.	137
Street	Curtin Avenue
Shire	TOWN OF COTTESLOE
C/T Vol.	2191,2191
Fol	59,60

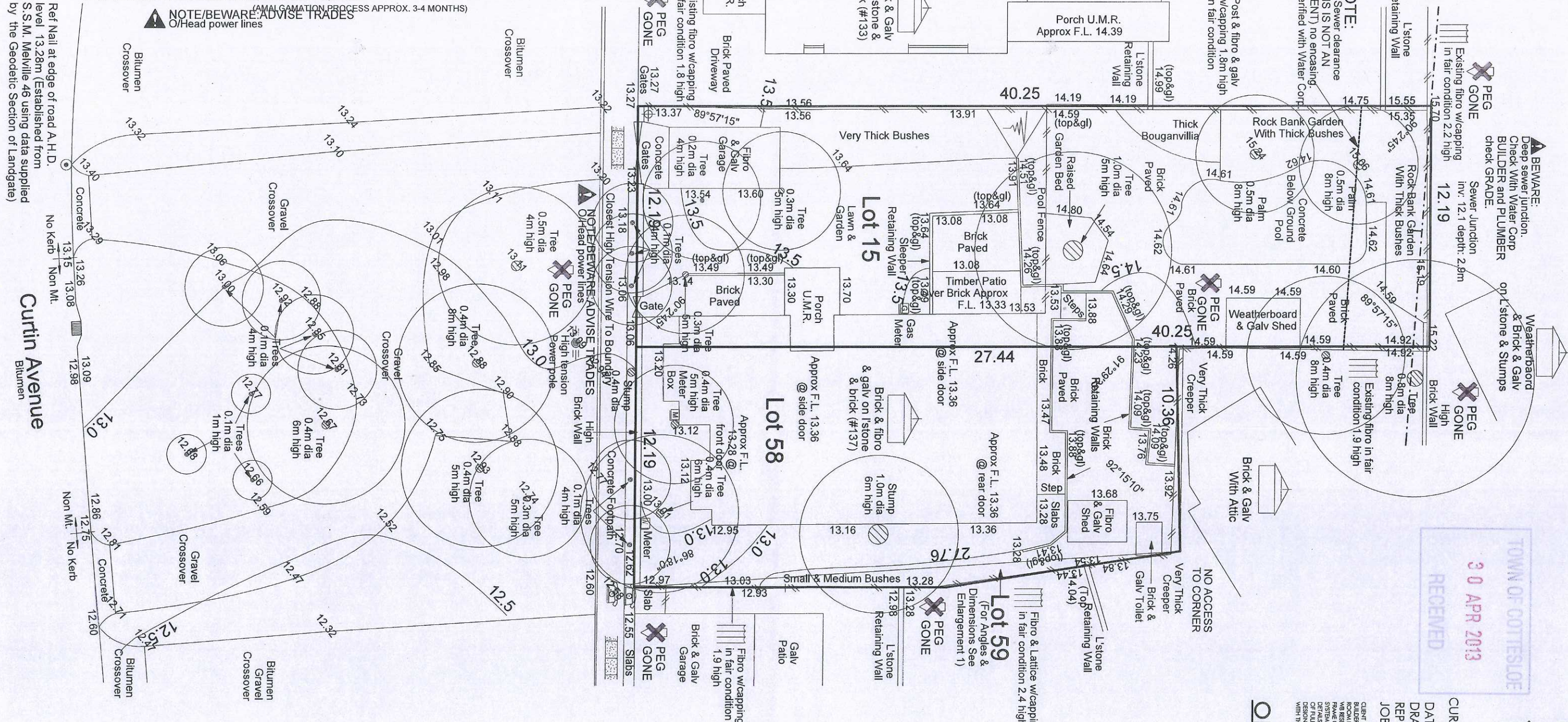
NOTE :

EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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

BEWARE COULD DELAY BUILDING LICENSE (AMAL GAMATION PROCESS APPROX. 3-4 MONTHS)

NOTE/BEWARE: ADVISE TRADES
O/Head power lines



TOWN OF COTTESLOE
30 APR 2013
RECEIVED

**PROPOSED
JOSH HUNT
RESIDENCE**

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

ORIGINAL SITE PLAN
1:200

WEBB & BROWN-NEAVES 1978

**COTTAGE & ENGINEERING
SURVEYS**

Licensed Surveyors
219 ONSLOW ROAD, SHENTON PARK, 6008.
Ph (08)9381 6211 Fax (08)9382 2503
Email perth@cottage.com.au
www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
184849	21/01/2008	1:200	C. Wells

BUILDING SITE INSPECTION REPORT SERVICE AND CONTOUR SKETCH		MSD REF 400-14/37
Client	Hunt	
Date	21/01/2008	House No. 137
Lot No.	15, 58, 59	Area 491m ² Street Curtin Avenue
Suburb	Cottesloe	Shire TOWN OF COTTESLOE
Plan	224	C/T Vol. 2191, 2191 Fol 59, 60
D. Plan	27919	

Road Descr.	Bitumen
Kerbing	Non-Mount
Condition	GOOD
Footpath	Concrete
Condition	GOOD
Soil	Sand / L/Stone(Poss)
Drainage	Good
Vegetation	Light Grass Cover

Services: Gas	Telstra Yes
Alinta Gas Map	Indicates Gas In Area
Check Your Lot call 131358	
Water Yes	Sewer Yes
Electricity U/Ground	
Coastal Zone	YES
(Scaled from StreetSmart Directory Only)	
Fencing and other improvements	AS SHOWN
Special Features	AS SHOWN

PROPOSED JOSH HUNT RESIDENCE

1978
WEBB & BROWN-NEVES

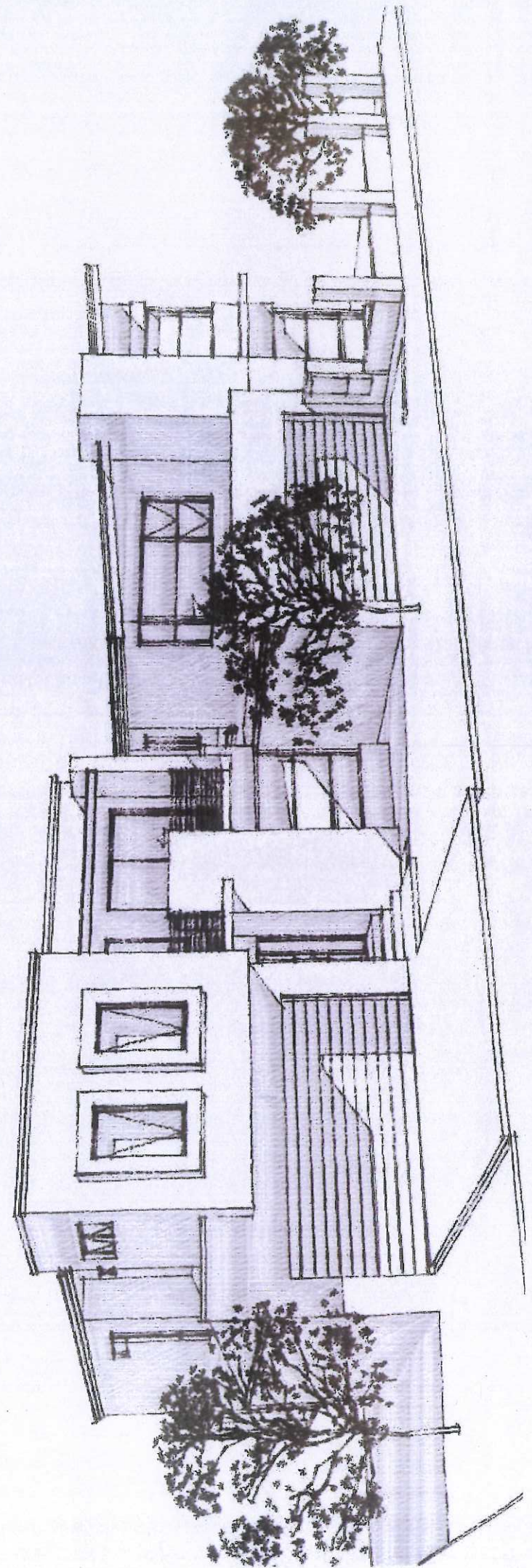
WB

LOT 15 & 58 (#137)
CURTIN AVENUE, COTTESLOE.

DATE: 12/02/13
DRAWN: MN / PC
REP: BL
JOB No: 15503-V7-PLANNING

CLIENT NOTE: SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN
BUILDER'S STANDARD RANGE. PLEASE CHECK YOUR ADDRESS.
ROOM DIMENSIONS ARE APPROXIMATE.
WE RESERVE THE RIGHT TO CONSTRUCT THE ROOF
SYSTEM IN ALUMINUM, STEEL, CONCRETE OR COMPOSITE
DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION
OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL.
DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY
WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

TOWN OF COTTESLOE
30 APR 2013
RECEIVED



SKETCH PERSPECTIVES

NOT TO SCALE

