





Development Services Section

Town of Cottesloe

109 Broome Street

Cottesloe 6011

Dear Sir/Madam

***RE: Application for Planning Approval***

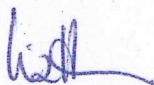
Please find enclosed our Application for Planning Approval for a second storey extension at 226B Broome Street.

Enclosed in this application are the following documents:

1. Completed application for Planning Approval form
2. R-code variation requests for 2 variations
3. Survey site inspection report
4. Allowable overshadowing report
5. 2x A1 copies of the plans
6. 1x A3 copy of the plans

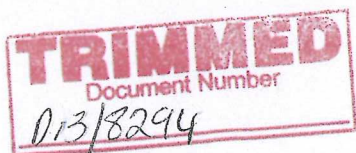
Should you need any further documentation, please do not hesitate to contact me on 0409685323 or Colin Criddle our design draftsman on 94473678.

Kind regards



Liz Harris

16 April 2013







Attention: Planning Department

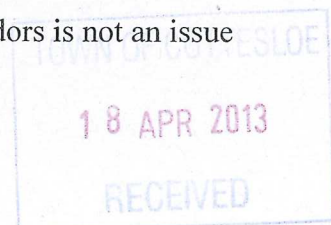
**R-CODE VARIATIONS FOR HARRIS AND MURPHY  
HOUSE 226B BROOME STREET COTTESLOE**

**R20 ZONING**

- The original existing residence was built in the 1950s and has had some alterations and additions in approximately 1980 which has resulted in the existing home being situated on a small subdivided lot of approx 255 m<sup>2</sup>, with an existing front setback of 3370m and side setbacks of 1330m to the south and 5000m to the north. As a result of the 1980s additions, the existing building is non-conforming to R-Code setbacks. This proposal is requesting two variations that are a result of the existing non-conforming setbacks mentioned above. The proposed extensions to the existing home would provide an upper floor footprint over the existing lower floor. This proposal would maintain the original footprint on the ground floor and would not extend beyond the original footprint on the upper floor, thus maintaining the existing setbacks.
- As you will be aware there are many non-conforming structures in Cottesloe and attached are two examples where second storey additions have been built above non-conforming set-backs while maintaining attractive street amenity. 101 Broome Street has a 3.4 metre setback from the boundary to the balcony, and 101 Marmion Street has a 3.1 metre setback from boundary to second storey extension.( see Attachment 1).
- The property is part of a survey strata development, with two owners owning the separate blocks and with no common land or shared utility usage or insurance. Both properties are completely independently owned and managed. This proposal for a second floor extension does not build over any shared property as there is none, and does not build over, and is well clear of any shared walls. Similarly there are no over-looking or over-shadowing issues as the overshadowing is within the allowed limit of 25%.

**Performance Criteria Assessment is requested for Set Back of Buildings  
Generally to the western frontage under clause 6.2.1 of the Codes**

- The streetscape would be enhanced by maintaining a 3370 setback to match the existing ground floor and keeping building symmetry to the addition;
- The proposed residence setbacks would have only minimal impact on the unwallled front garden area (ie no living areas) of the adjoining property on the southern side and screening will be used on the proposed balcony to ensure any overlooking is avoided;
- Adequate privacy and open space is maintained for dwellings;
- Safety clearances for easements for essential service corridors is not an issue with this application.







**Performance Criteria Assessment is requested for Buildings Set Back from the Boundary for the upper floor on the southern side under clause 6.3.1 of the Codes**

- Adequate direct sun & ventilation would be maintained to the proposed residence as there is still a 1330 setback to the side boundary;
- Adequate direct sun & ventilation would be maintained to the adjoining property as the adjoining residence is set well away;
- Adequate direct sun to the proposed residence and open spaces would be achieved with this proposal as there is still a 1330 setback to the side boundary;
- Protection of access to direct sun for the adjoining property is maintained with this application;
- The impact of the building bulk for the adjoining property would be minimal with this proposal;
- Privacy between adjoining properties is not affected as highlight windows and obscure glazing would be built on the southern side and 1650 high privacy screens applied on the balcony to prevent any overlooking.

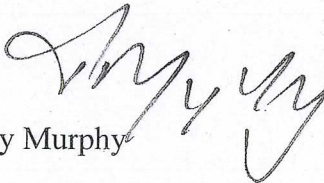
As there is no intention to extend the current foot print of the house and the property was approved for extension in the 1980s, it is extremely difficult to maintain the required setbacks of the current R20 zoning. As there are many examples of reduced setbacks within the vicinity of 226B Broome Street, and it is our belief that building over the existing footprint will in fact assist symmetry of the building and thus street amenity, I hope our requests will be considered favourably.

Should you have any queries relating to this application please contact our Design Draftsman Colin Criddle on 94473678.

Thank you for your consideration of this application.



Liz Harris  
0409685323

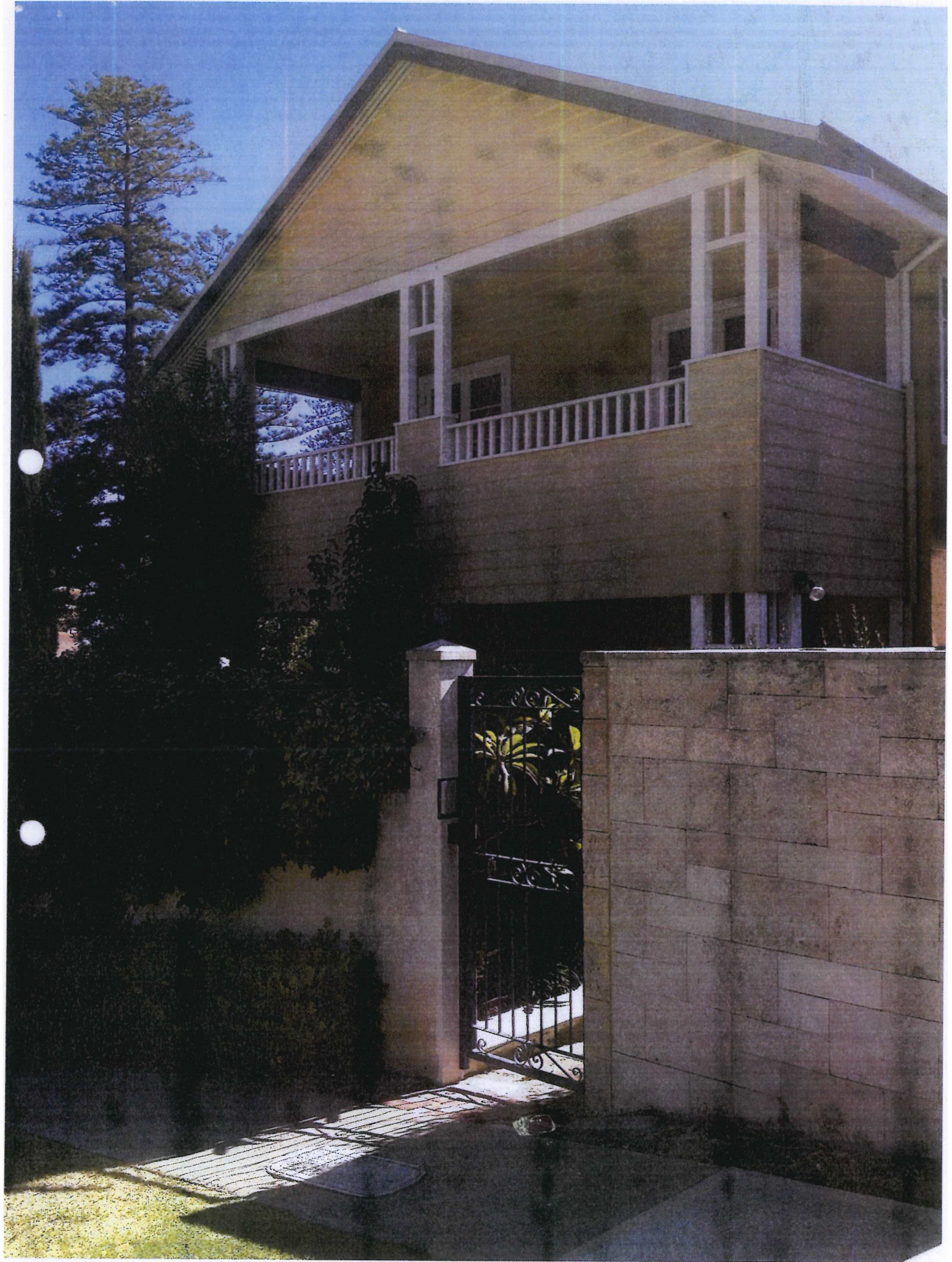


Terry Murphy

March 8<sup>th</sup> 2013  
Attachment 1



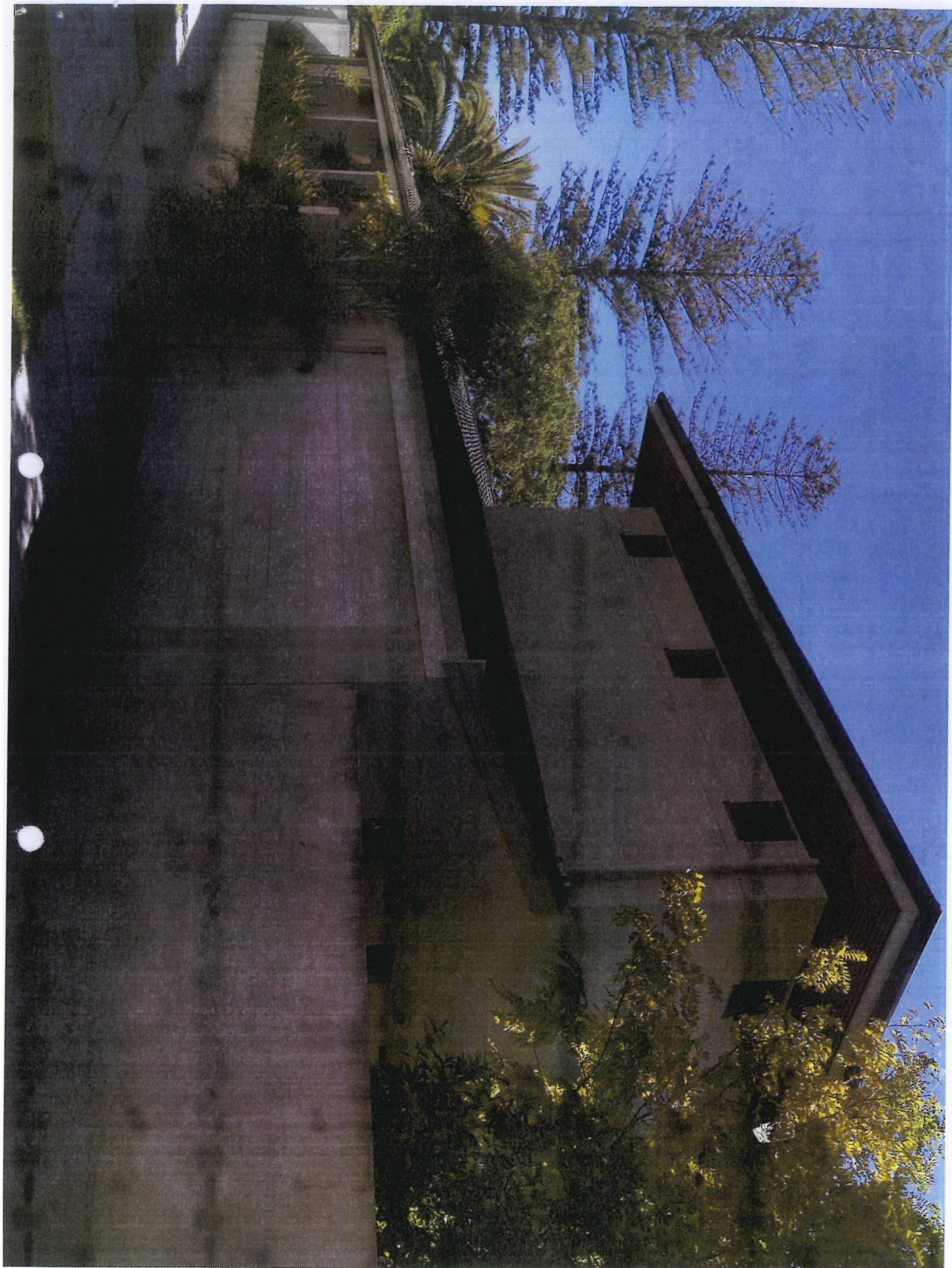




101 Broome Street, Cottesloe. 3.420m set back from boundary to balcony







54 Marmion Street, Cottesloe. 3.1m setback from boundary to second storey.

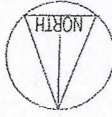






LOT No: SL 6

AREA : 255m<sup>2</sup>



LOCATION REF (MSD) 370-C-9

R.O.W. approximate position of sewer main & junction

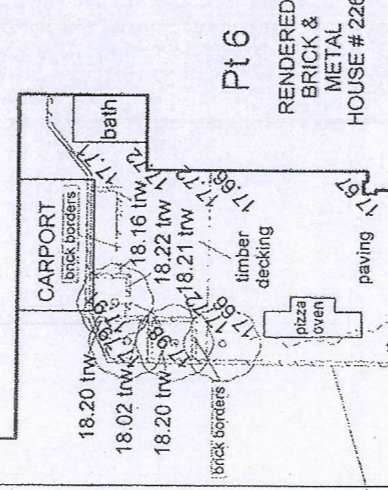
15.75

SEWER JUNCTION RL 12.75 (TO INVERT)

44 HOUSE WELL CLEAR

Pt 5

41.18



Pt 6 RENDERED BRICK & METAL HOUSE # 2266b

46 HOUSE WELL CLEAR

EXISTING BRICK SCREEN WALL

# BROOME STREET

TOWN OF COTTESLOE  
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AUSTRALIAN HEIGHT DATUM (AHD)  
DERIVED FROM SSM CLAREMONT 46.

REF NO: 90666 FILE NO: 1865 DATE: 7.2.12 DRAWN: SCB

SITE PLAN 1:200 at A3

0 5 10 15

BUILDER :

CLIENT/s: HARRIS

LOT / STREET ADDRESS:

STRATA LOT 6 (2266b)  
BROOME STREET, COTTESLOE

LOCAL AUTHORITY: TOWN OF COTTESLOE

BUILDER DWN BY: DATE:

SHEET No: 1 of 1

JOB No: 60666

I/WE THE OWNER/S AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INSTALLED SHEETS

VARIATIONS - all sheets

OWNER/S: DETAILS  
WITNESS: DWN DATE CHK  
BUILDER: WITNESS:  
WITNESS: BUILDERS:  
DATE:

## SURVEYOR SITE INSPECTION REPORT

ELECTRICITY: UNDERGROUND GAS: NOT SIGHTED  
TELECOM: YES WATER: YES (no details)  
SEWERAGE: YES (CONTACT WATER CORP FOR LATEST INFO)  
ROAD: BITUMEN  
KERB: BARRIER (cracked)  
FOOTPATH: CONCRETE SLABS  
VEGETATION: ESTABLISHED GARDENS & TREES  
SOIL: SAND & POSSIBLE LIMESTONE AT DEPTH  
VIEWS: NIL  
REPEG: REQUIRED REPEG TYPE: OLD SURVEY AREA

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

### TITLE DETAILS

LOT NOS: SL 6 C/T VOL: 2100  
S. PLAN: 4999 FOL: 97

### LEGEND

	T.B.M.		STREET LAMP		HYDRANT
	POWER DOME		TREE		STOP VALVE
	PHONE		DRAINAGE MANHOLE		SEWERAGE MANHOLE
	Communication Pit		GRATED DRAIN		SEWERAGE MANHOLE
	SIDE ENTRY PIT		POWER POLE		SEWERAGE INSPECTION LID
	TREE STUMP		FENCE END		WATER TAP
	PILLAR		WATER METER		PRE-LAID WATER PIPE
	TOP OF RETAINING WALL				

### NOTES:

ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E PLAN. BLOCK LOCATED LESS THAN 1 KILOMETRE FROM THE OCEAN.

### IMPORTANT NOTE:

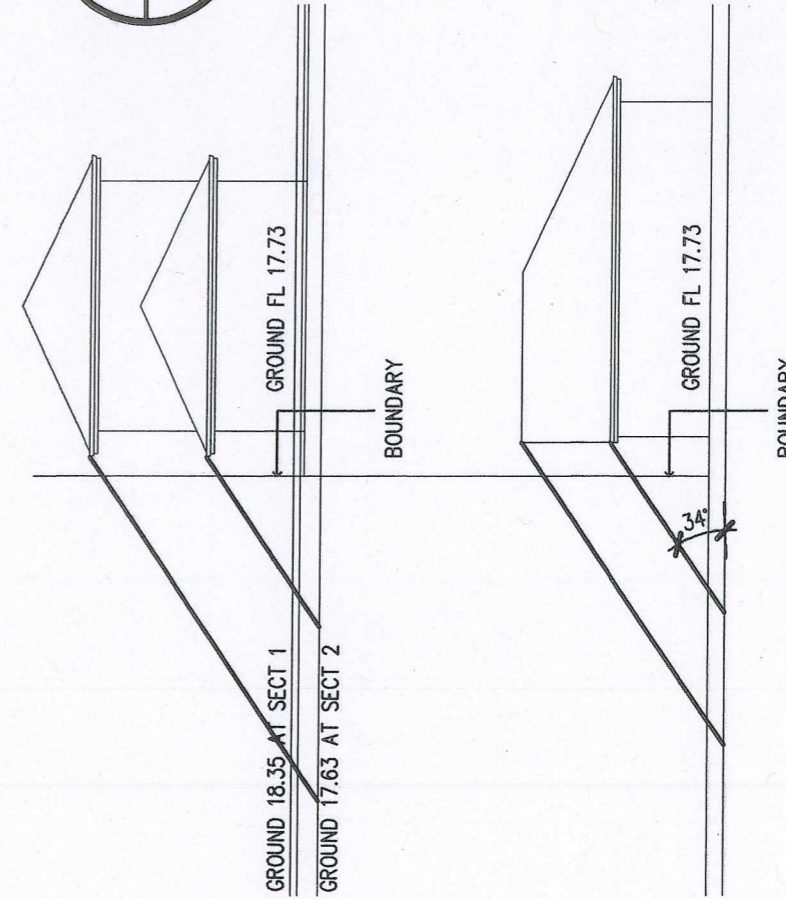
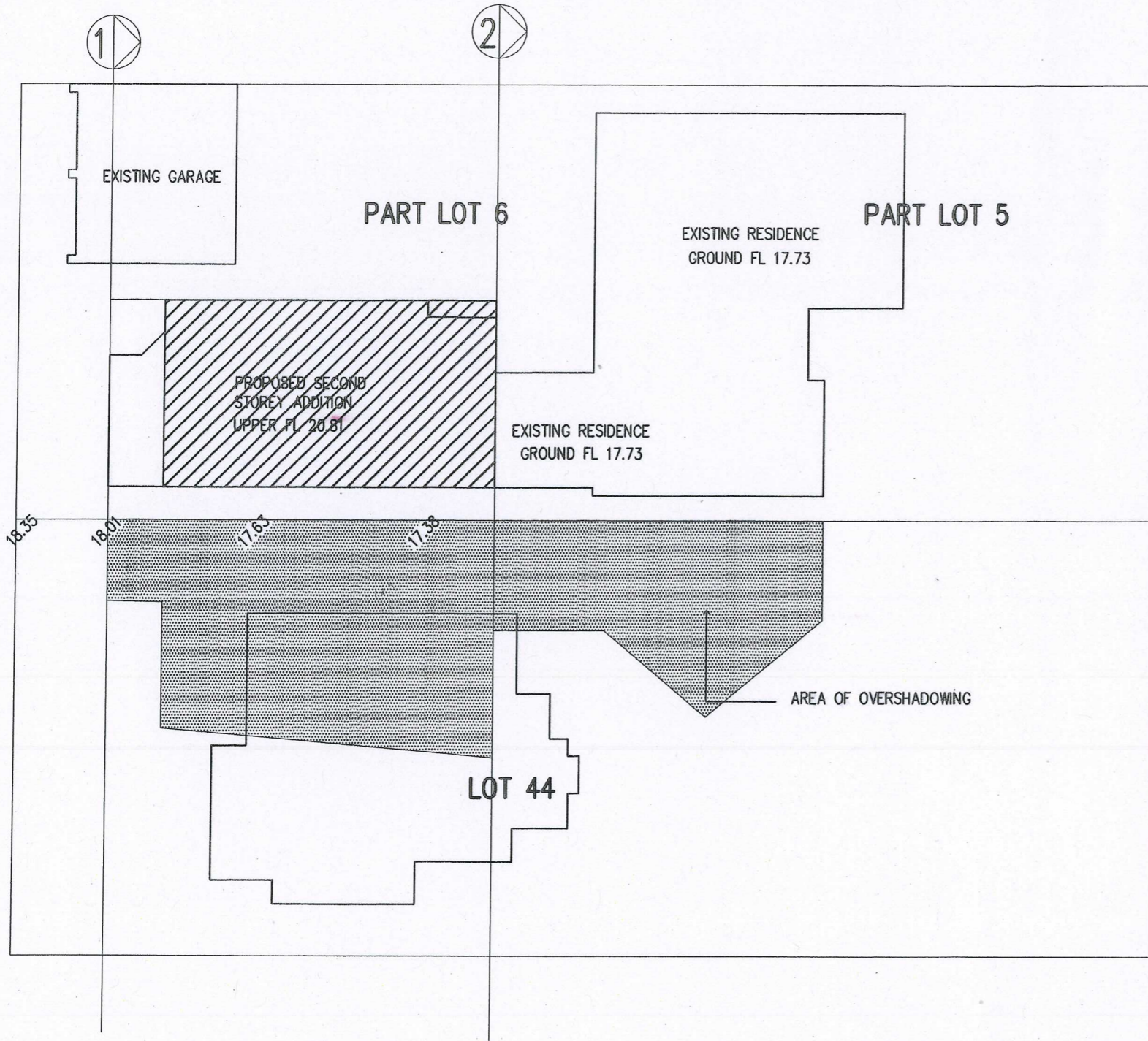
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

R. G. LESTER & ASSOCIATES  
LICENSED LAND & ENGINEERING SURVEYORS

WEST COAST PLAZA  
SHOP 7/11 NORTH BEACH ROAD  
NORTH BEACH WA 6020  
PH: 9448 5009 FX: 9203 6722  
admin@rlestersurveys.com.au



BROOME STREET



SITE PLAN

SCALE 1:200

ALLOWABLE OVERSHADOWING OF LOT 44

AREA OF SITE: 648.5 M2  
 ALLOWABLE AREA OF OVER SHADOWING @ 25%: 162 M2

ACTUAL OVERSHADOWING OF LOT 44

AREA OF OVER SHADOWING FROM EXISTING RESIDENCE & PROPOSED ADDITION: 160.95 SQ M  
 PERCENTAGE OF SITE OVER SHADOWING: 24%

Revision	Details	Date

Scale:	1:100	Job No:		Rev:	
Date:	FEB 2013	Issued for the purpose of:	PLANNING APPROVAL	Drawing no:	A-1
Drawn:	DFF				

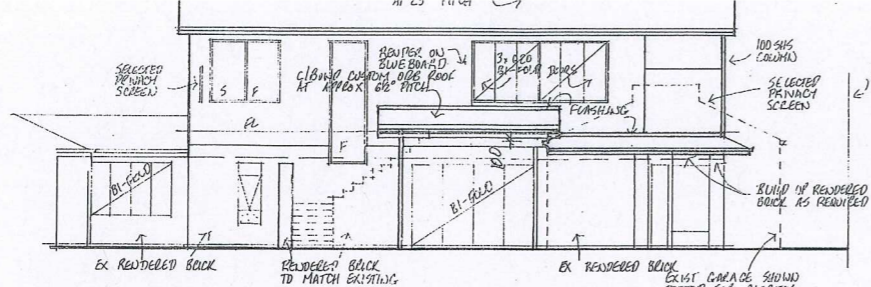
PROPOSED ADDITIONS TO  
 HARRIS RESIDENCE

ENVIRONS DESIGN GROUP  
 PO BOX 30 NORTH BEACH WA 6920  
 T: 08 92463779 F: 08 92463789 E: info@environs.com.au

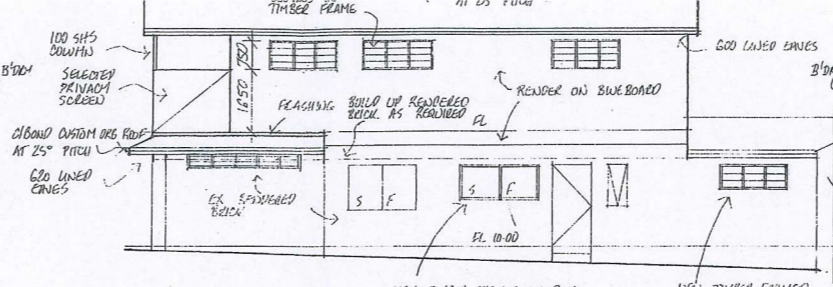
TOWN OF COTTESLOE  
 18 APR 2013  
 RECEIVED



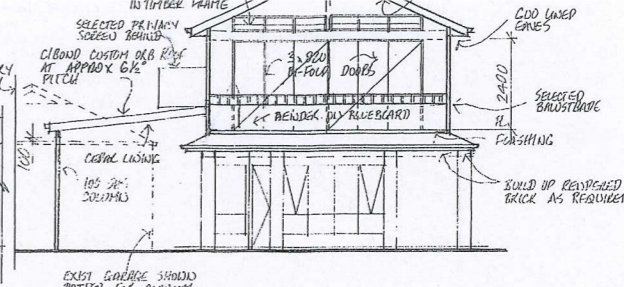




NORTH ELEVATION

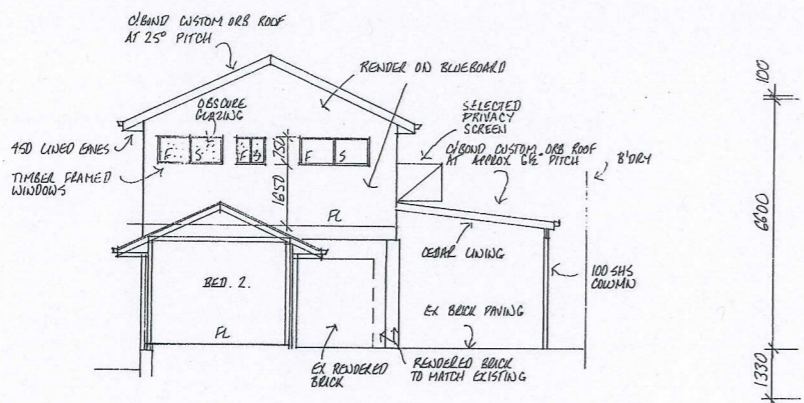


SOUTH ELEVATION

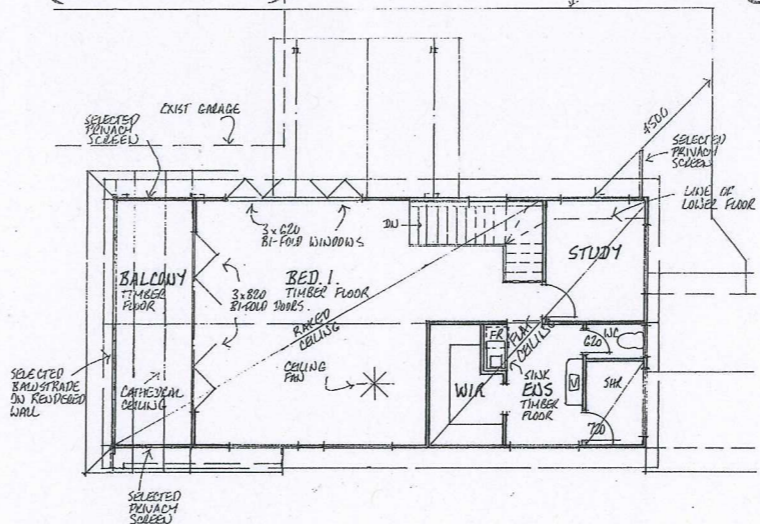


WEST ELEVATION

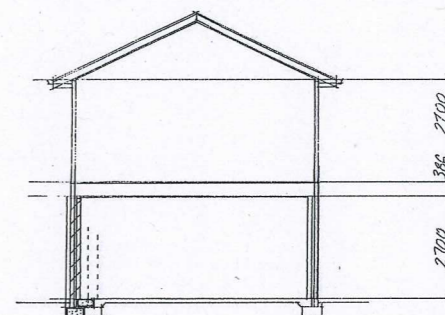
Neighbour to south has no objections to the plans as submitted & has signed to this effect on copy ① of plans. George Meinh of 224 Broome St. Cottesloe.



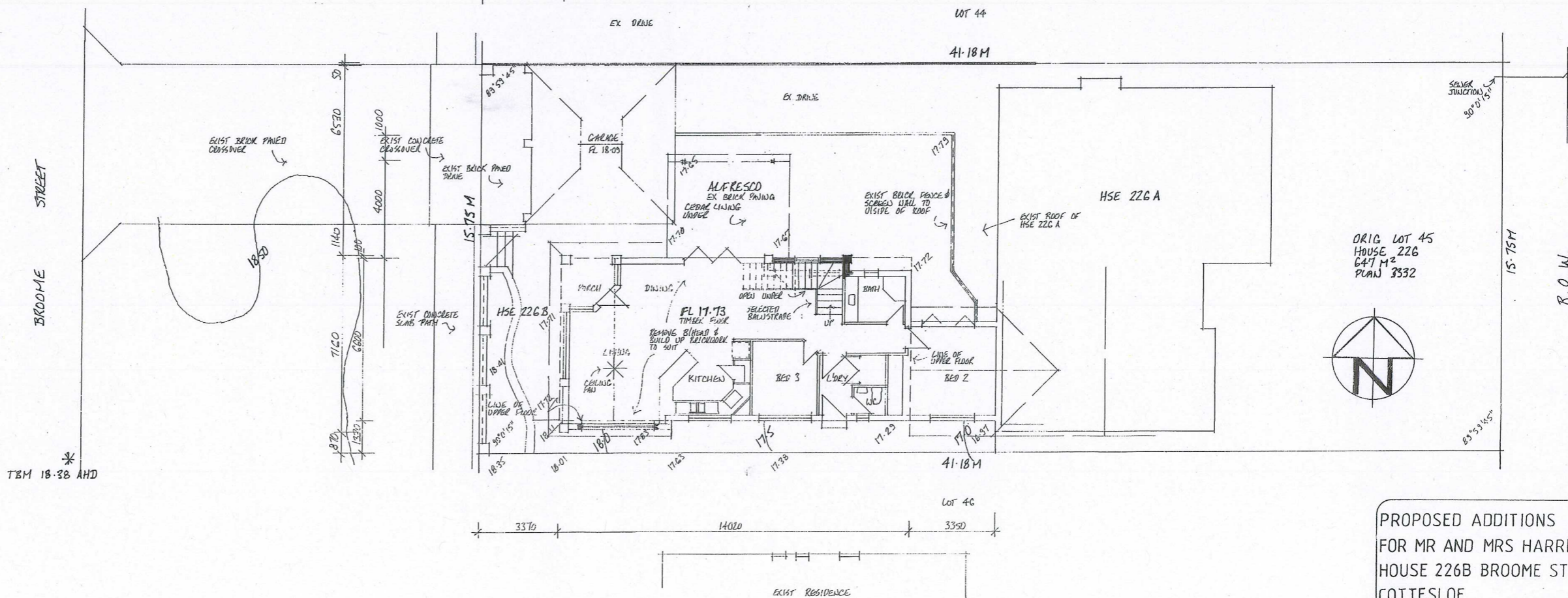
EAST ELEVATION



UPPER FLOOR PLAN 1:100



SECTION



SITE AND GROUND FLOOR PLAN 1:100

TRIMM  
Document Number:  
01218700

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PROPOSED ADDITIONS  
FOR MR AND MRS HARRIS  
HOUSE 226B BROOME STREET  
COTTESLOE

COL'S DESIGN & DRAFTING SERVICES	DRAWN CC	DRAWING NO.
	SCALE AS SHOWN	
	DATE JUL 2013	A1
5 MILVERTON AVENUE KARRINYUP 6018 9447 3678	REVISION	