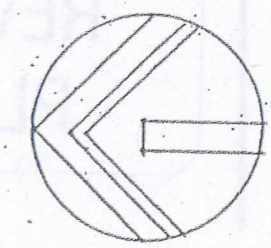


GROUND FLOOR & SITE PLAN scale 1:200

SHE AREA 704.56 SQM
 ALLOWABLE SHE COVER 352.28 SQM
 BUILDING AREA
 RESIDENCE 299 SQM
 CARPORT 30 SQM
 TOTAL 329 SQM.

NEW ADDITION 173 SQM.



Revision A 15/03/2013

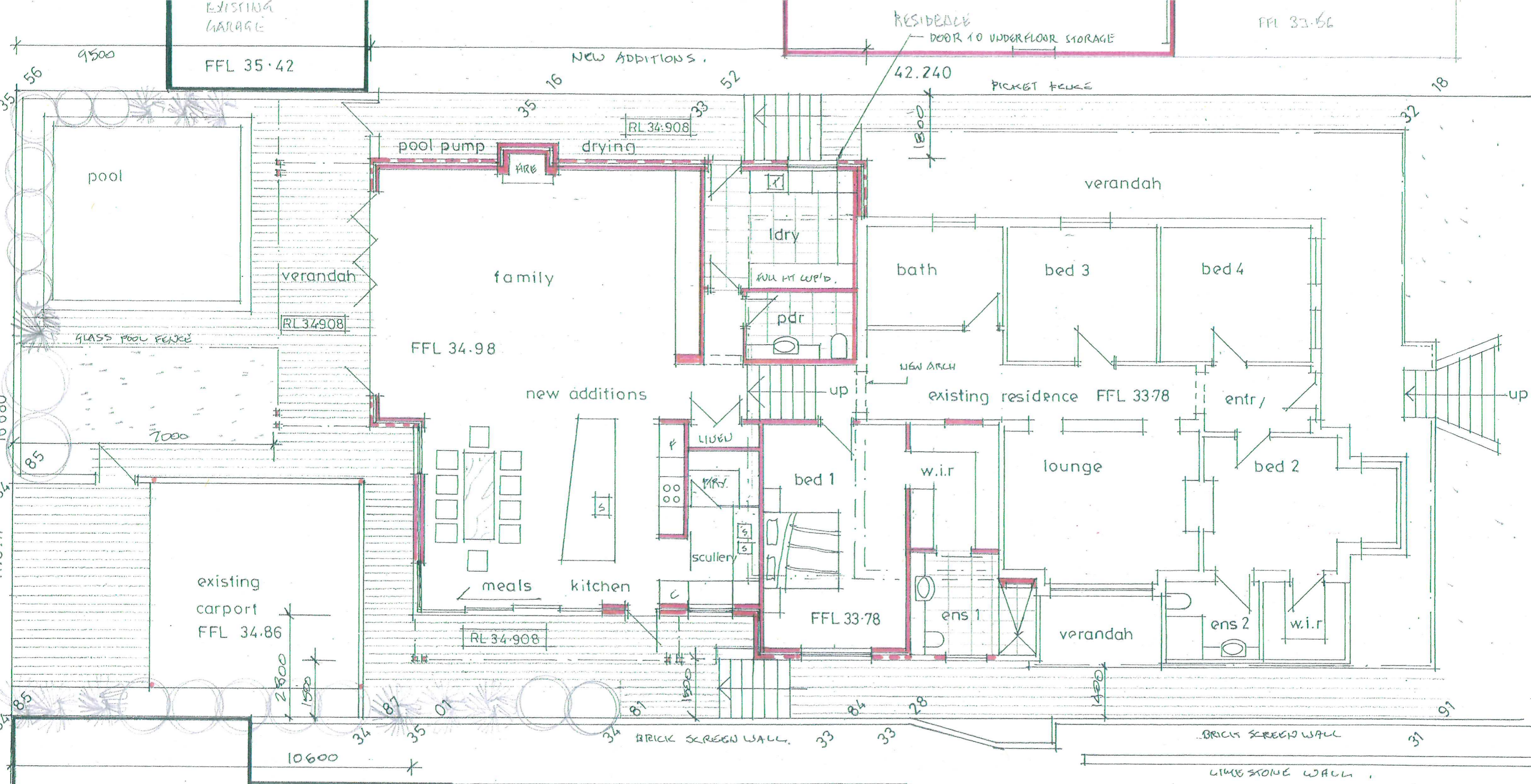
DWG A1 - 3 - 2013

ADDITIONS TO RESIDENCE
 No 52 LOT 94 FORREST STREET
 COTTESLOE
 AZZOPARDI RESIDENCE

KINGSLEY PEARCE ARCHITECT
 7 Brassey St Swanbourne WA 6010
 ph 9285 4821 fax 9284 3394

REVISED PLANS

TOWN OF COTTESLOE
 18 MAR 2013
 RECEIVED



REVISED PLANS

EXISTING BUILDING

Revision A 15/03/2013
DWG A2-3-2013

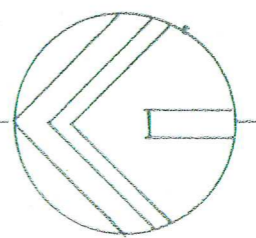
GROUND FLOOR & SITE PLAN
scale 1:100

EXISTING BUILDING
FFL 34.70
GARAGE

EXISTING BUILDING
FFL 34.80

TENNIS COURT

TOWN OF COTTESLOE
18 MAR 2013
RECEIVED



ADDITIONS TO RESIDENCE
No 52 LOT 94 FORREST STREET
COTTESLOE
AZZOPARDI RESIDENCE

KINGSLEY PEARCE ARCHITECT
7 Brassey St Swanbourne WA 6010
ph 9385 4821 fax 9284 3394

RENIS COURT
NO 48 FORREST ST

NO 52 FORREST ST

NO 54 FORREST ST
EXISTING RESIDENCE

NEW CUSTOM ORB ROOF SHEETING.
ROOF PITCH TO MATCH EXISTING
ZINCALUME TO MATCH EXISTING.

PLATE HT.

EXISTING 3086
EXISTING 1200
FRL 34.48
FRL 33.78

DRAW

EXISTING ROOF FRAMING

FRL 35.56

EXISTING FENCE

GRASS BANK

EXISTING PINE TREE

LIMESTONE WALL

KERB

EXISTING STEPS

SOUTH ELEVATION

STREET ELEVATION

TOWN OF COTTESLOE

18 MAR 2013

RECEIVED

Revision A 15/03/2013

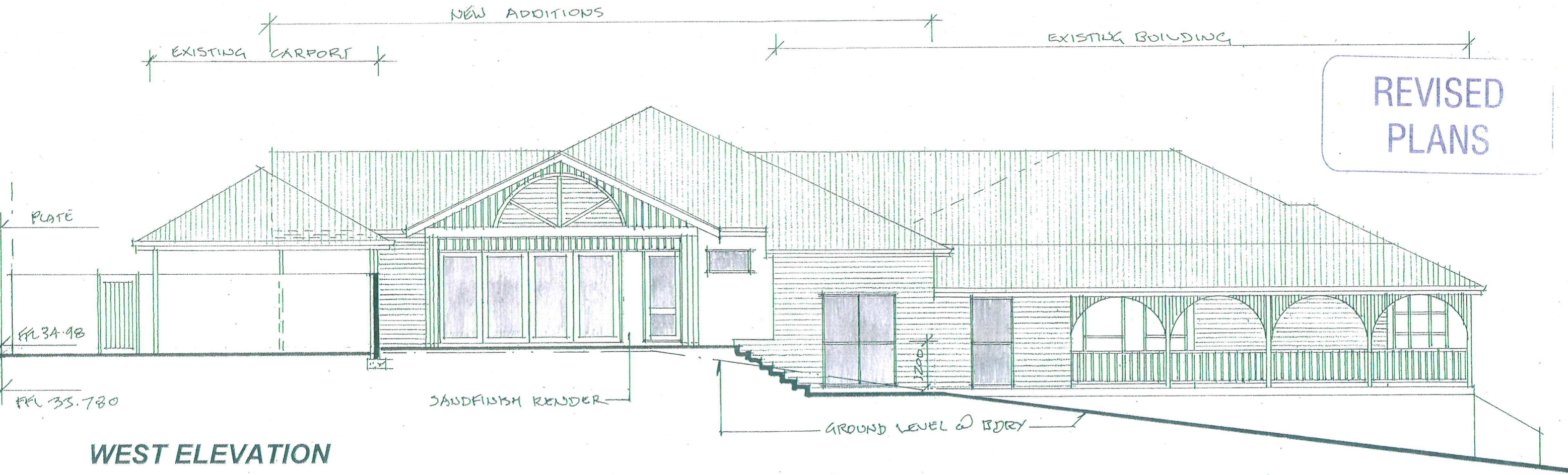
DWG A3 - 3 - 2013

ADDITIONS TO RESIDENCE
No 52 LOT 94 FORREST STREET
COTTESLOE
AZZOPARDI RESIDENCE

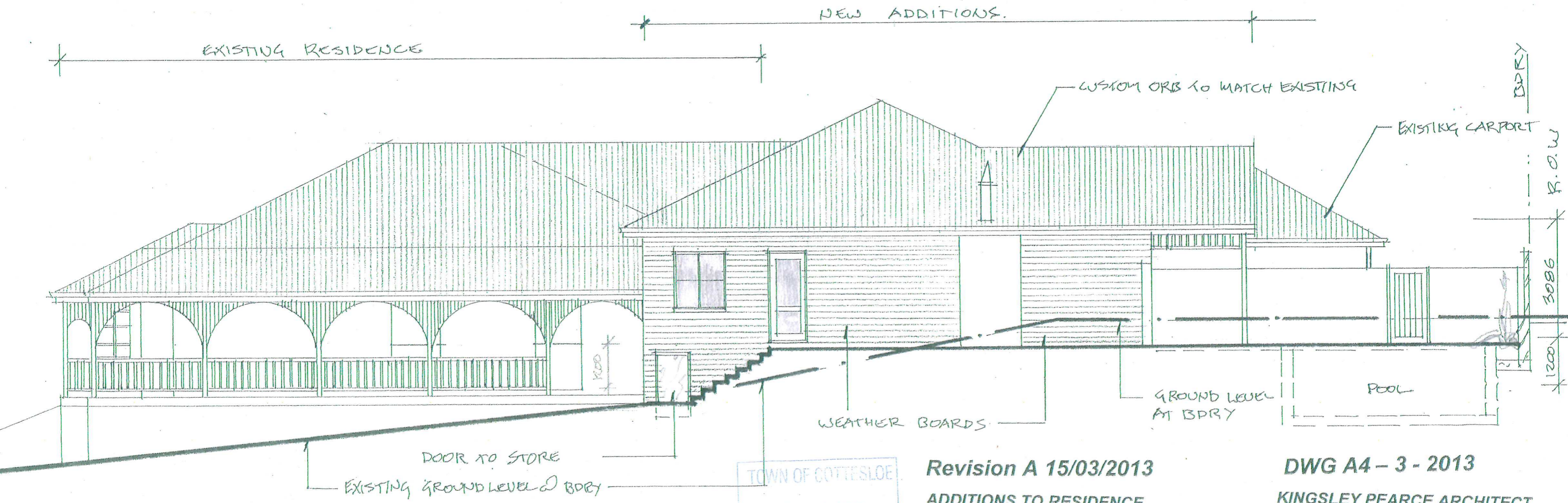
KINGSLEY PEARCE ARCHITECT
7 Brassey St Swanbourne WA 6010
ph 9385 4821 fax 9284 3394

REVISED
PLANS

REVISED PLANS



WEST ELEVATION

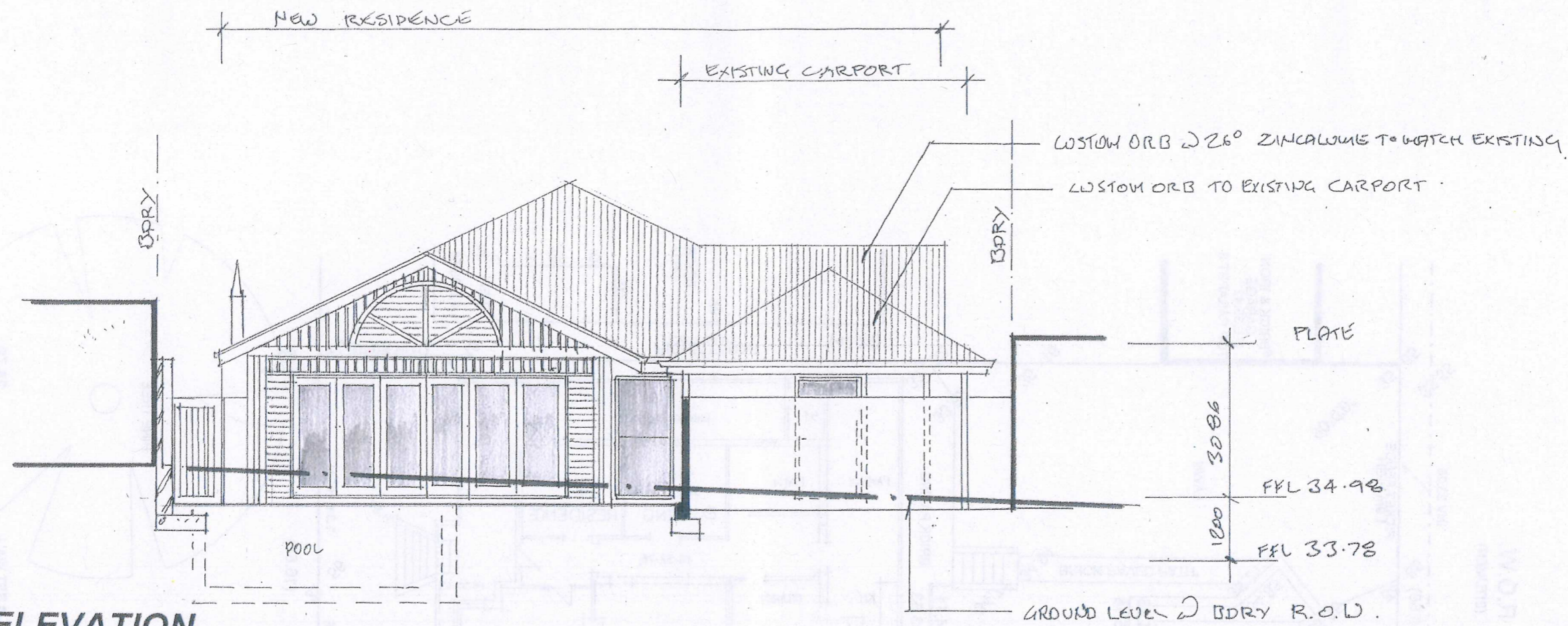


EAST ELEVATION

TOWN OF COTTESLOE
 18 MAR 2013
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Revision A 15/03/2013
 ADDITIONS TO RESIDENCE
 No 52 LOT 94 FORREST STREET
 COTTESLOE
 AZZOPARDI RESIDENCE

DWG A4 - 3 - 2013
 KINGSLEY PEARCE ARCHITECT
 7 Brassey St Swanbourne WA 6010
 ph 9385 4821 fax 9284 3394



NORTH ELEVATION

**REVISED
PLANS**

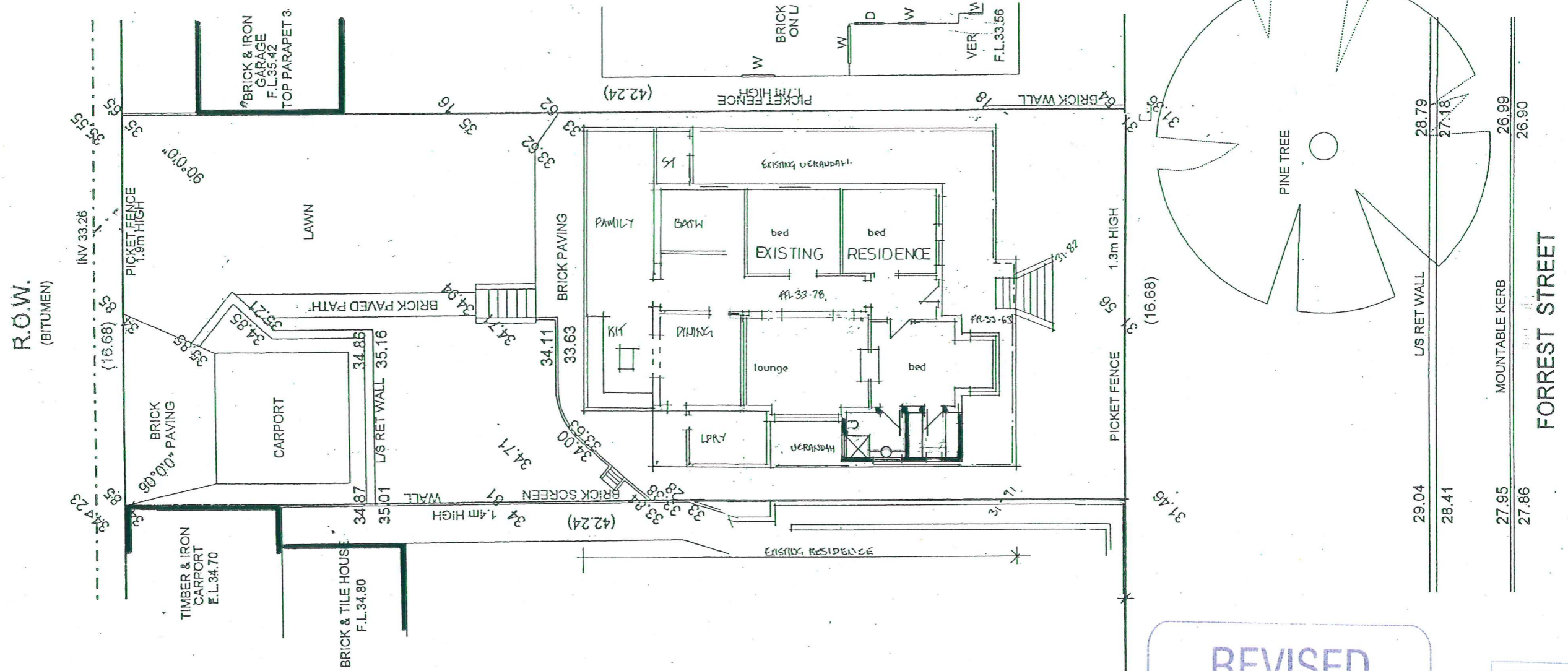
TOWN OF COTTESLOE
18 MAR 2013
RECEIVED

Revision A 15/03/2013

DWG A5 - 3 - 2013

**ADDITIONS TO RESIDENCE
No 52 LOT 94 FORREST STREET
COTTESLOE
AZZOPARDI RESIDENCE**

**KINGSLEY PEARCE ARCHITECT
7 Brassey St Swanbourne WA 6010
ph 9385 4821 fax 9284 3394**

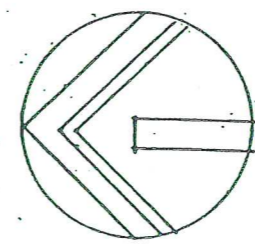


EXISTING RESIDENCE
GROUND FLOOR & SITE PLAN scale 1:200

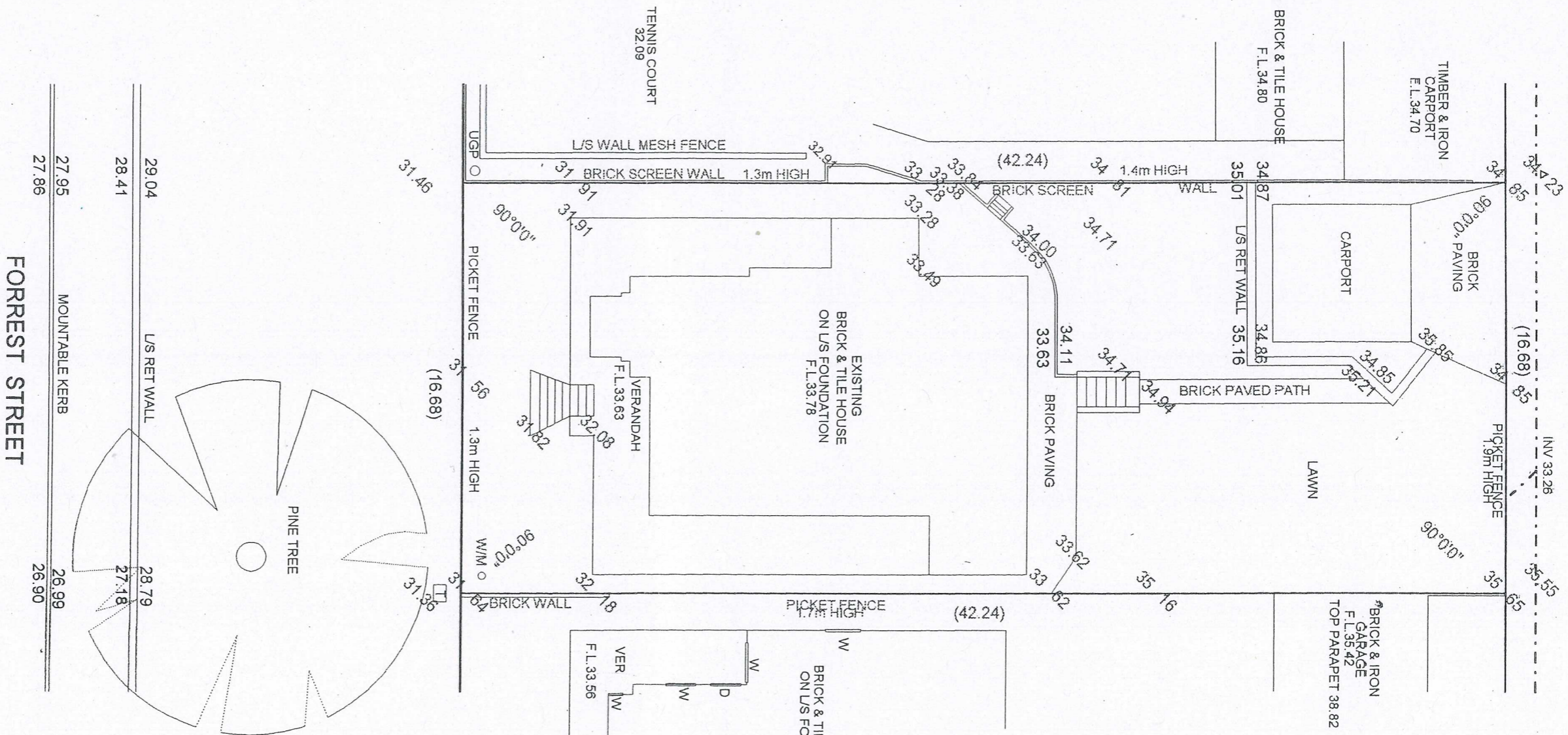
REVISED PLANS

TOWN OF COTTESLOE
 18 MAR 2013
 RECEIVED

DWG A6 - 3 - 2013
 ADDITIONS TO RESIDENCE
 No 52 LOT 94 FORREST STREET
 COTTESLOE
 AZZOPARDI RESIDENCE
 KINGSLEY PEARCE ARCHITECT
 7 Brassey St Swanbourne WA 6010
 ph 9385 4821 fax 9284 3394

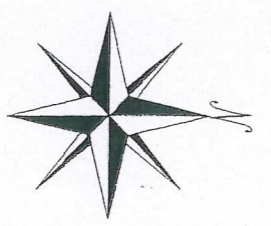


R.O.W.
(BITUMEN)



REVISED
PLANS

TOWN OF COTTESLOE
18 MAR 2013
RECEIVED

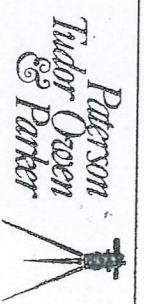


BUILDING SITE INSPECTION REPORT OUR REF: 6420/04
SERVICE AND CONTOUR SKETCH MAP REF: 400 D-2
Client **MR DAVID AZZOPARDI**
Date **23 JUNE 2003** House No.52

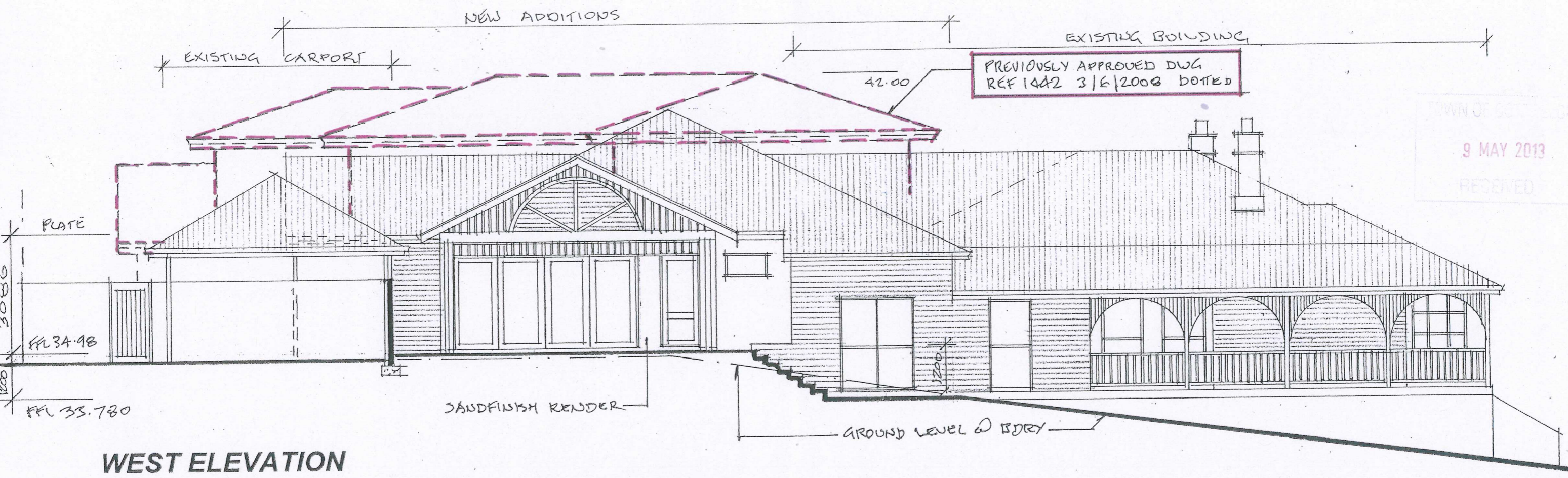
Lot No. **94** Area **705sqm** Street **FORREST STREET**
Suburb **COTTESLOE** Shire **COTTESLOE**
Plan **339** CRT Vol. **794** Fol. **55**

Road Description	BITUMEN	Services Gas	YES	Telecom	YES
Kerbing	MOUNTABLE	Water	YES	Sewer	YES
Condition	2 CRACKS	Electricity	UNDERGROUND		
Footpath	NO	Consumer Pole Req	NO		
Condition	N/A	Coastal Zone	0.5 km FROM COAST		
Soil	SANDY	Fencing and other improvement	AS SHOWN		
Drainage	GOOD	Special features	NIL		
Vegetation	ESTABLISHED GARDENS	Remark required	YES		

123 Fitzgerald Street
West Perth, W.A. 6005
TELEPHONE: 09)328 8088 (09)328 2889
FAX: 09)328 2889
CONSULTING SURVEYORS
Any feature or improvement shown close to or on the boundary will require verification by survey
Scale: 1:200
Contour Interval
Assumed Datum 10,00m
AHD Value or TBM in
Nail and Plate
In bitumen in ROW centreline

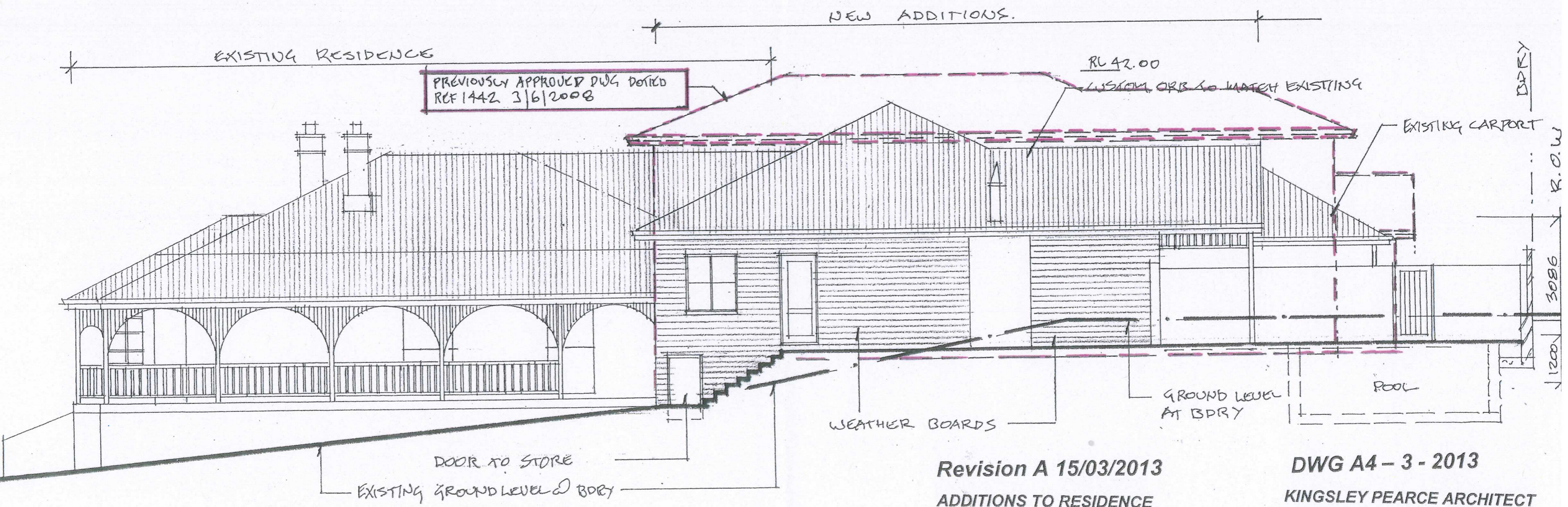


0.5 METRES



TOWN OF COTTESLOE
 9 MAY 2013
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WEST ELEVATION



EAST ELEVATION

Revision A 15/03/2013

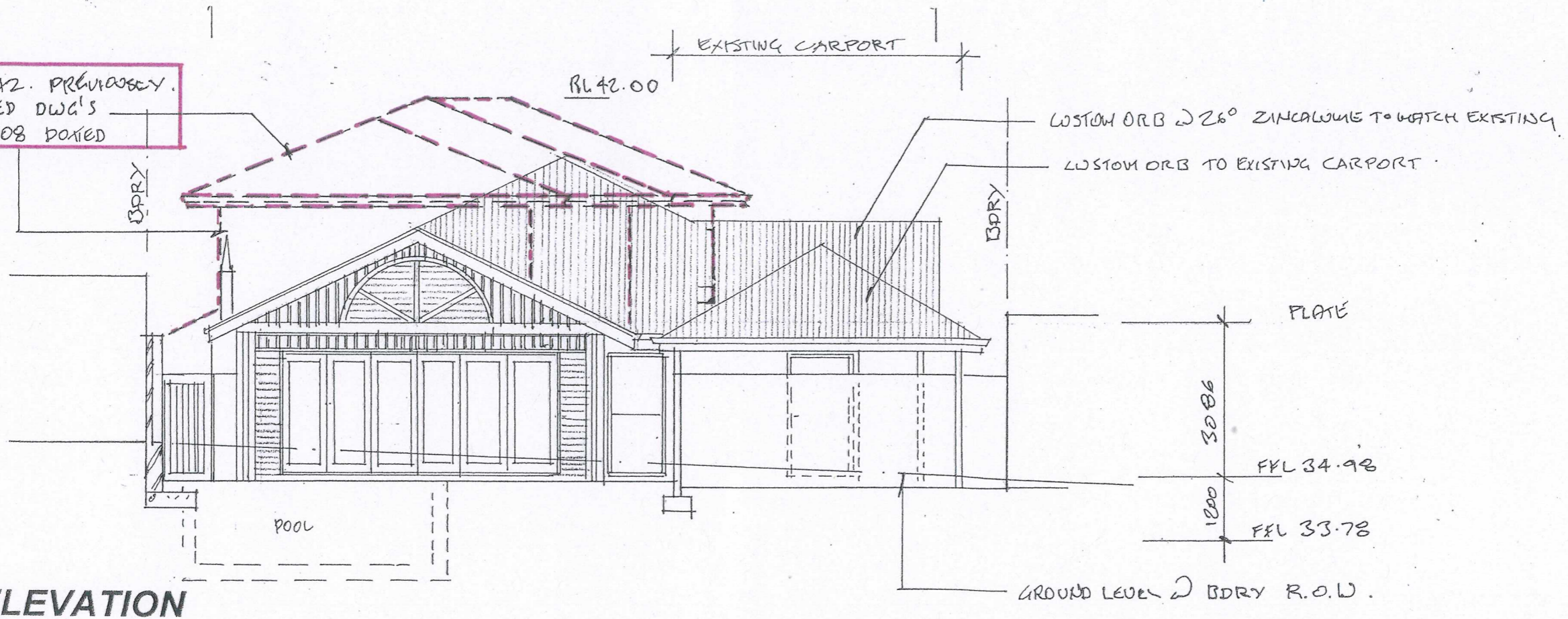
DWG A4 - 3 - 2013

ADDITIONS TO RESIDENCE
 No 52 LOT 94 FORREST STREET
 COTTESLOE
 AZZOPARDI RESIDENCE

KINGSLEY PEARCE ARCHITECT
 7 Brassey St Swanbourne WA 6010
 ph 9385 4821 fax 9284 3394

TRIMMED
 Document Number
 D13/9687

REF 1442. PREVIOUSLY
APPROVED DWG'S
3/6/2008 DATED



NORTH ELEVATION

9 MAY 2013

Revision A 15/03/2013

DWG A5 - 3 - 2013

**ADDITIONS TO RESIDENCE
No 52 LOT 94 FORREST STREET
COTTESLOE
AZZOPARDI RESIDENCE**

**KINGSLEY PEARCE ARCHITECT
7 Brassey St Swanbourne WA 6010
ph 9385 4821 fax 9284 3394**

TRIMMED
Document Number
D13/10/11

NO 48 FORREST ST

NO 52 FORREST ST

NO 64 FORREST ST
EXISTING RESIDENCE

PREVIOUSLY APPROVED DWG
REF 1442
3/6/2008 DATED

NEW CUSTOM ORB ROOF SHEETING.
ROOF PITCH TO MATCH EXISTING
ZINCALUME TO MATCH EXISTING.

AZ-00 RIDGE HT

PLATE HT



3086

EXISTING

FFL 34.98

EXISTING

FFL 33.78

1200

DRY

EXISTING ROOF FRAME

FFL 33.56

EXISTING
ZINCALUME ROOF
EXISTING MASONRY BASE TO VERANDAH

EXISTING FENCE

GRASS BANK

EXISTING PINE TREE

LIMESTONE WALL

KERB

EXISTING STEPC

SOUTH ELEVATION

STREET ELEVATION

Revision A 15/03/2013

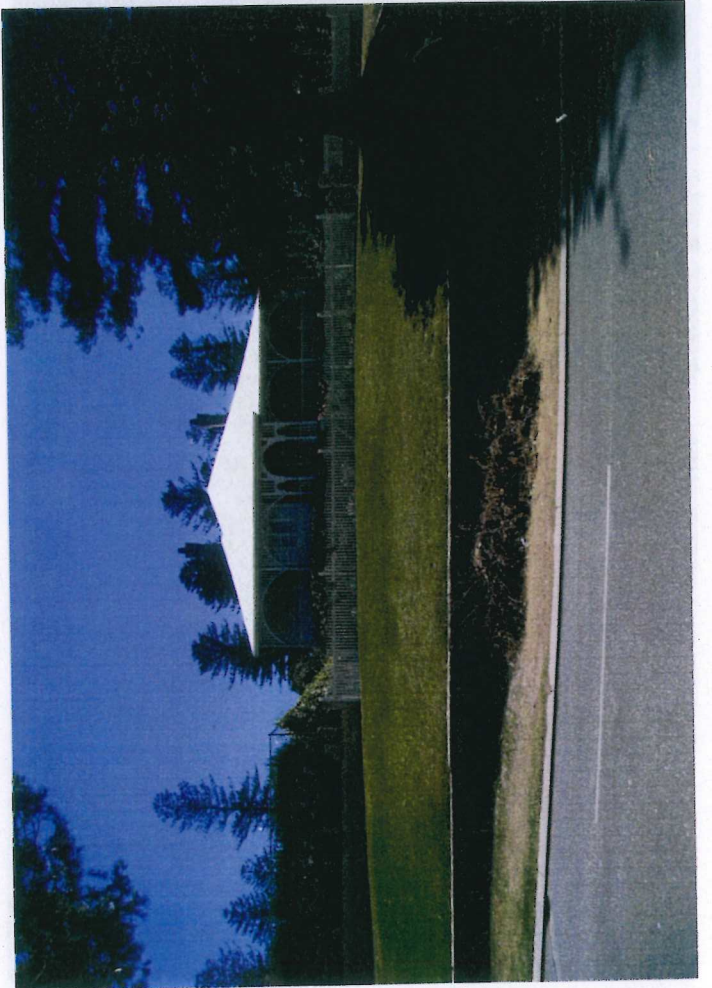
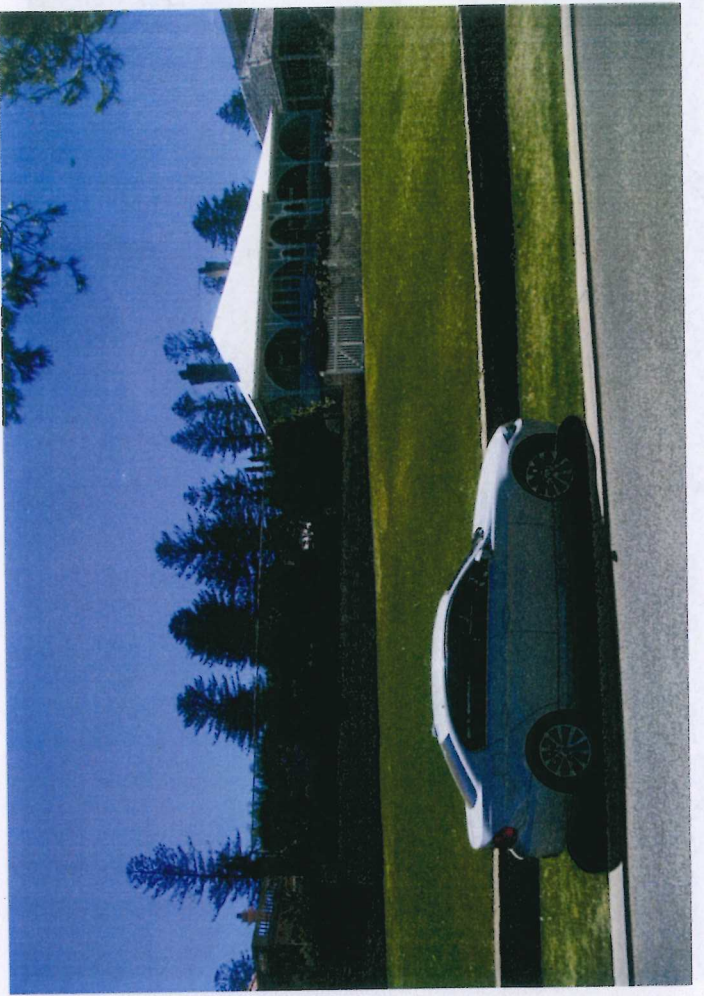
DWG A3 - 3 - 2013

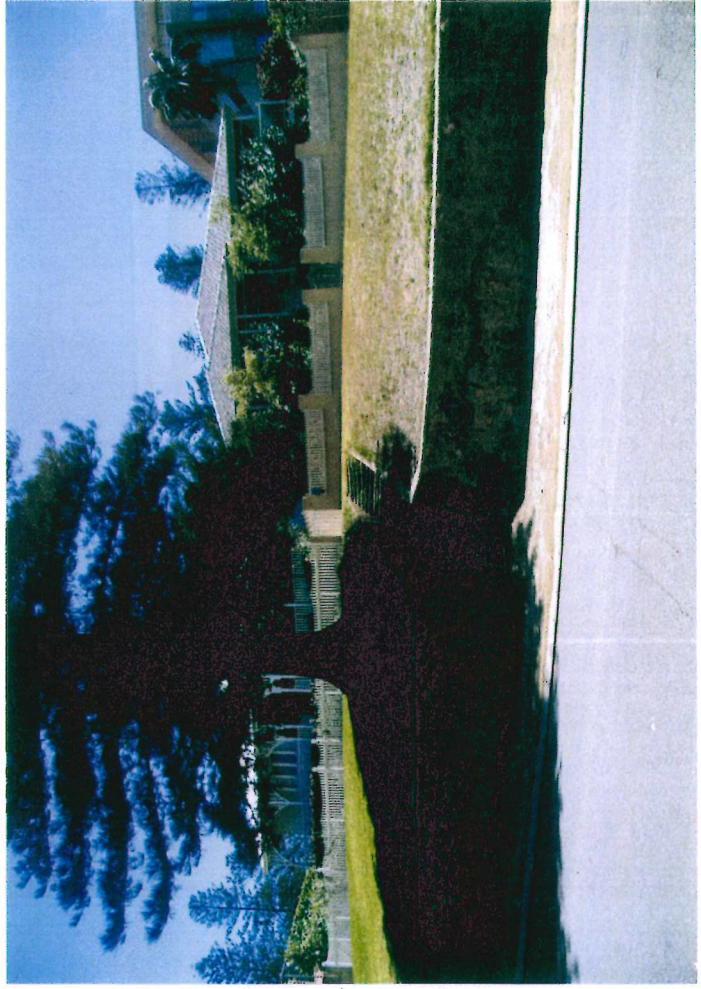
ADDITIONS TO RESIDENCE
No 52 LOT 94 FORREST STREET
COTTESLOE
AZZOPARDI RESIDENCE

KINGSLEY PEARCE ARCHITECT
7 Brassey St Swanbourne WA 6010
ph 9385 4821 fax 9284 3394

9 MAY 2013

TRIMMED
Document Number
D12/9/07





From: Kirsty Barrett [<mailto:kirstybarrett@iinet.net.au>]
Sent: Tuesday, 30 April 2013 1:54 PM
To: Ronald Boswell
Subject: TRIM: RE: Development application for 52 Forrest St

Dear Ronald

As discussed yesterday and as you saw from our Balcony, allowing this development as it stands will completely block out our view of the Fremantle port, Garden Island and Carnac Island.

The Residential Codes are designed to prevent this type of development from occurring where a building has a significant impact on a Neighbour.

We request that the Owner complies with the residential codes and drops the height of this extension by 1m.

This can be easily achieved by reducing the pitch of the roof at the rear and by cutting into the block for the extension so that the ANGL requirement is achieved.

Having a Heritage listed house is not a reason or excuse for not complying with this regulation as a solution can be easily achieved without any impact on the Heritage House.

We built our house 10 years ago and were made to significantly cut into the rear section of our property and retain about 1.5m in height in order to comply with this ANGL requirement .
Therefore the owner of this property should also be required to comply.

As discussed, please keep me up to date with any decisions on this matter. I would like the opportunity to discuss this with the Councillors and CEO if a fair outcome cannot be achieved.

Thanking you in anticipation.

Kind Regards

Kirsty Barrett

Mble 0419953863

The Planning Officer
Mr R Boswell
Town of Cottesloe Planning Department
109 Broome Street
Cottesloe WA 6011

7 Brassey St Swanbourne 6010 Western Australia
Ph: (08) 9385 4821
Fax: (08) 9284 3394
Email: pearce@ca.com.au
Website: www.pearce.ca.com.au

30th April, 2013.

Dear Ronald:

Building Project RE: Building Height
New addition to the existing single storey residence
To the Azzapardi Residence –
52 Forrest Street Cottesloe

Further to your correspondence and after consultation with Mr D Azzapardi, He has indicated that they do not wish to reduce the roof pitch or excavate the building further into the site.

We believe that our proposal meets with the objectives of the building height in the locality and does not diminish the amenities of the neighbours. The consideration is based upon the following.

The previously approved two storey building plans had a higher roof height than our new proposal, therefore our proposal allows for less bulk, more views and better amenities for the adjoining neighbours.

The 26 deg pitch of the proposed new additions matches the existing building, and is in keeping with the federation style of the category two building. We believe it is important to keep the character of the building style. The overall building ridge height is only 6.0 meters above the centre of the ROW boundary.

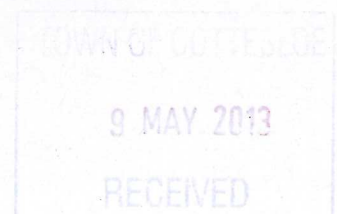
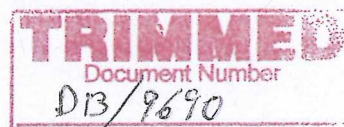
It should be noted that the pitched roof also allows for views either side of the apex and ridge of the roof.

We therefore believe the amenities of the adjoining properties are not diminished by our roof and the desire to match the existing style of the residence.

It should also be noted that the existing pencil pine hedge located within the lot on the rear northern and eastern boundaries have a height which is higher than our proposed roof line and therefore the existing views to the south may have already been diminished.

The elevations show the complexity of the steeply sloping site rising 3.0 meters from the front boundary to a flat plateau area situated at the rear. 38% of the area of the block is located within this plateau. Our proposed new addition floor level has been designed to match these existing levels of the plateau area at the rear of the site.

The elevations show our proposal will be below the level of the ROW and the adjoining garage on the eastern boundary.



The proposed level shown will also allow for an easy transition between the existing carport and new addition.

We there for believe that the performance criteria of the planning codes have been achieved in regard to direct sunlight, adequate daylight and access to views in our submission.

A variation to the policy in the calculation of the height is therefore warranted because of this unusual land topography, the position of the existing building and the preservation of the front category two heritage listed residence.

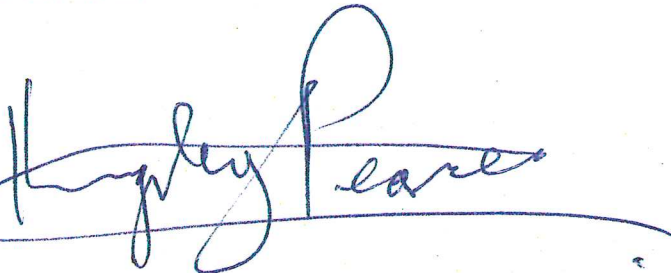
As there appears to be no disadvantaged to the adjoining properties due to our proposed overall building height we request that the variations be permitted under the general provisions of the Town of Cottesloe TPS.

Should you require any additional information please do not hesitate to contact the undersigned.

We look forward to your favourable consideration in this instance for the planning approval of our scheme.

Yours sincerely,

**KINGSLEY PEARCE
ARCHITECT RAIA.**

A handwritten signature in blue ink, reading "Kingsley Pearce", with a long horizontal flourish extending to the right.

RECEIVED
COTTESLOE TOWN PLANNING
8 MAY 2013

The Planning Officer
Mr R Boswell
Town of Cottesloe Planning Department
109 Broome Street
Cottesloe WA 6011

KINGSLEY PEARCE ARCHITECTS

7 Brassey St Swanbourne 6010 Western Australia

Ph: (08) 9385 4821

Fax: (08) 9284 3394

Email: pearce@ca.com.au

Website: www.pearce.ca.com.au

1st May, 2013.

Dear Ronald:

Building Project **RE: Building Height**
New addition to the existing single storey residence
To the Azzopardi Residence –
52 Forrest Street Cottesloe

Thank you for your correspondence on the 1st of May 2013 regarding the above in relation to neighbour's comments concerning height, views and a request for further justification for the variations to the roof height and assessment of the ANGL for planning approval.

After consultation with Mr D Azzopardi, he has indicated that they wish to have their proposal assessed by council for planning approval as submitted with the roof pitch and floor levels as shown.

As previously indicated we believe that our proposal meets with the objectives of the building height and heritage considerations in the locality and do not diminish the amenities of the adjoining neighbours through our proposed additions to the residence.

The consideration is based upon the following additional information.

The Town of Cottesloe Town Planning Scheme allows for council to grant a variation in the height requirements for heritage listed house in order to help preserve them and the historical character of the era.

The existing house has been classified as category two residence.

We have submitted a single storey addition which has a pitched roof.

This roof is 6.0m above the centre of the rear ROW boundary, at its greatest height.

Views can still be seen either side of the pyramidal roof located in the centre of the building as proposed.

Our previous approved submission had a roof height 1.0 meters higher and a greater wall mass being two storeys; hence we are improving the amenity of our neighbours in our new single storey submission.

Our proposal allows for less wall mass, less bulk and therefore increased views.

It is also noted that the measurement of height is consistent with the residential codes figure 17 method of measurement of height above natural ground and should be considered when assessing a difficult sloping site such as 52 Forrest Street Cottesloe rather than the ANGL method described within the Town Of Cottesloe's scheme which suggest that our ANGL floor level should be 33.40

TOWN OF COTTESLOE
9 MAY 2013

RECEIVED

which is lower than the existing residences floor level of 33.78 and way lower than the existing plateau level which varies between 34.94 at the top of the existing bank and stairs, and 35.65 at the northern corner of the site.

Again I wish to reiterate, The 26 deg pitch of the proposed new additions matches the existing building, and is in keeping with the federation style of the category two building.

I believe it is important aesthetically that the 26 deg roof pitch is maintained in order to keep the character of the building style, and as previously stated; views are still obtained by looking either side of the apex of our roof

The pitch should not be reduced as suggested as a means to reduce overall height.

We believe that the amenities of the adjoining properties are not diminished by our roof pitch and our desire to match the existing style of the residence.

The proposed new Finished floor level, are best explained in our elevation all treatment of the site and building.

The west and east elevations show the complexity of the steeply slopping site rising, 3.0 meters from the front boundary to a flat plateau area situated at the rear.

38% of the area of the block is located within this plateau.

Our proposals floor level will be below the level of the northern ROW and 440mm below the adjoining garage on the eastern boundary.

The floor level of the new additions has been designed to match the existing levels of the plateau area at the rear of the site.

The level as shown will also allow for an easy transition between the existing carport and new addition.

The carport is located 120mm lower than the proposed family, dining and meals floor level.

In our previous two storey addition the existing carport was not retained therefore floor levels could be lower.

In our new submission the floor levels between the new and existing carport do need to coincide.

The Site works including underpinning to the adjoining northern garage and retaining walls to northern and eastern boundaries will be minimised through the positioning of the additions at the FFL of 34.98 meters.

Again we should note that the existing pencil pine tree hedge located within the lot, on the rear northern and eastern boundaries have a height which is higher than our proposed roof line and therefore the existing views to the south and west may have already been diminished.

A variation to the policy in the calculation of the height is therefore warranted because of this unusual land topography, the position of the existing building and the preservation of the front category two heritage listed residence.

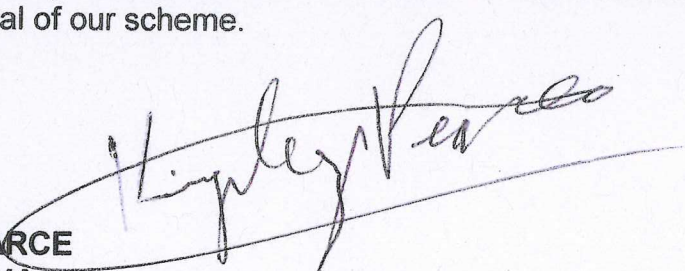
We there for believe that the performance criteria of the planning codes have been achieved in regard to direct sunlight, adequate daylight and increased access to views in our submission.

As there appears to be no disadvantaged to the adjoining properties due to our proposed overall building height of the single storey addition, we request that the variations be permitted under the general provisions of the Town of Cottesloe TPS.

Should you require any additional information please do not hesitate to contact the undersigned.

We look forward to your favourable consideration in this instance for the planning approval of our scheme.

Yours sincerely,


KINGSLEY PEARCE
ARCHITECT RAIA.

TOWN OF COTTESLOE
9 MAY 2013
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