



5 Chamberlain Street

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Scale 1:446

Thursday, 17 April  
2014





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DA 2852.

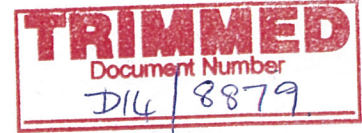
ED.



From: Mr A Kent & Ms J Quin 3A Chamberlain St Cottesloe WA 6011

11 April 2014

Attention: Mr Andrew Jackson  
Development Services  
Town of Cottesloe  
PO box 606  
Cottesloe WA 6911



Dear Sir

**OBJECTION TO ASPECTS OF DEVELOPMENT APPLICATION - #2852'  
5 CHAMBERLAIN ST COTTESLOE** Your correspondence ref: 5/2014.2852.

We refer to the above building application and generally approve of the drawings which we are told by Planning that, although they are way outside of many bylaws governing setback can expect some concessions applicable to a sub-divided corner block. The plans push these concessions to the limit and will create a building with a very high blocking aspect which will be too close to the street, will drastically block the "down street vista" or Streetscape from the front of our property and overshadow our dwelling.

Consequently we object to and request the following changes to the submitted Plan:

- 1 The Garage which would normally be set back 6m is only 4.5 from the front. We are told that this is acceptable **but we strongly object to the floor and building above the garage protruding to 3.0 m from the front.**

This is not fair as it will appear as an overhanging protrusion close to our boundary like having a block of flats next door.

It will also block the light to our front yard and add to the Overshadowing which this building will effect to the rest of our property, as well as dramatically reducing our Streetscape Outlook.

It would also mean that this part of the proposed building would obliterate all skyscape to the North.

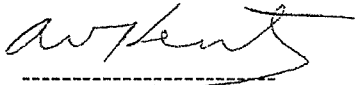
**Consequently we request that the floor and building above the garage be restricted and not allowed to protrude over the front of the garage or closer than 4.5m to the block frontage.**

- 2 The front porch of the building protrudes to 1.5m from the front boundary. We request that this porch be left as drawn with just two pillars and the rest open so as not to once again block the Streetscape.

- 3 There are several sets of full length windows on the South wall which overlook our property and will deny us any privacy in our back yard or family room so we **request that these windows be changed to high half windows or alternatively have the full length windows frosted.**

Please submit these objections to Council and we request that you notify us before this application goes to Council so that we can attend the meeting.

Yours faithfully



Adam Kent



Jane Quin

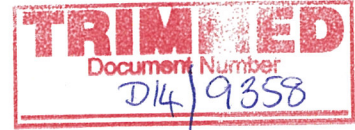


21 April 2014

J. and L. Le Cornu,  
90C Abbett Street,  
Scarborough,  
6019, W. Australia.



The Planning Officers,  
Town of Cottesloe,  
109 Broom Street,  
Cottesloe, WA, 6011.



### 5 Chamberlain Street Planning Objections

Dear Sir,

We are in receipt of Mr A Kent and Ms J Quinns objections. We respond to the points made.

#### **Second story additional street setback over garage issue**

1/ "...it will appear as a overhanging protrusion close to our boundary...like having a block of flats next door"

- The applicable R code for neighbour boundaries and overbearing (this issue) is C3.1 i & Table 2a. The application complies with this at the 3B boundary. The 3B path provides 3A with an additional 1m on top of R code standards.
- The proposed 3m street setback provided is significantly more than the previous structure at this location. The garage demolished in 2010 was set back only 1.6m from the street and 1m from the boundary.

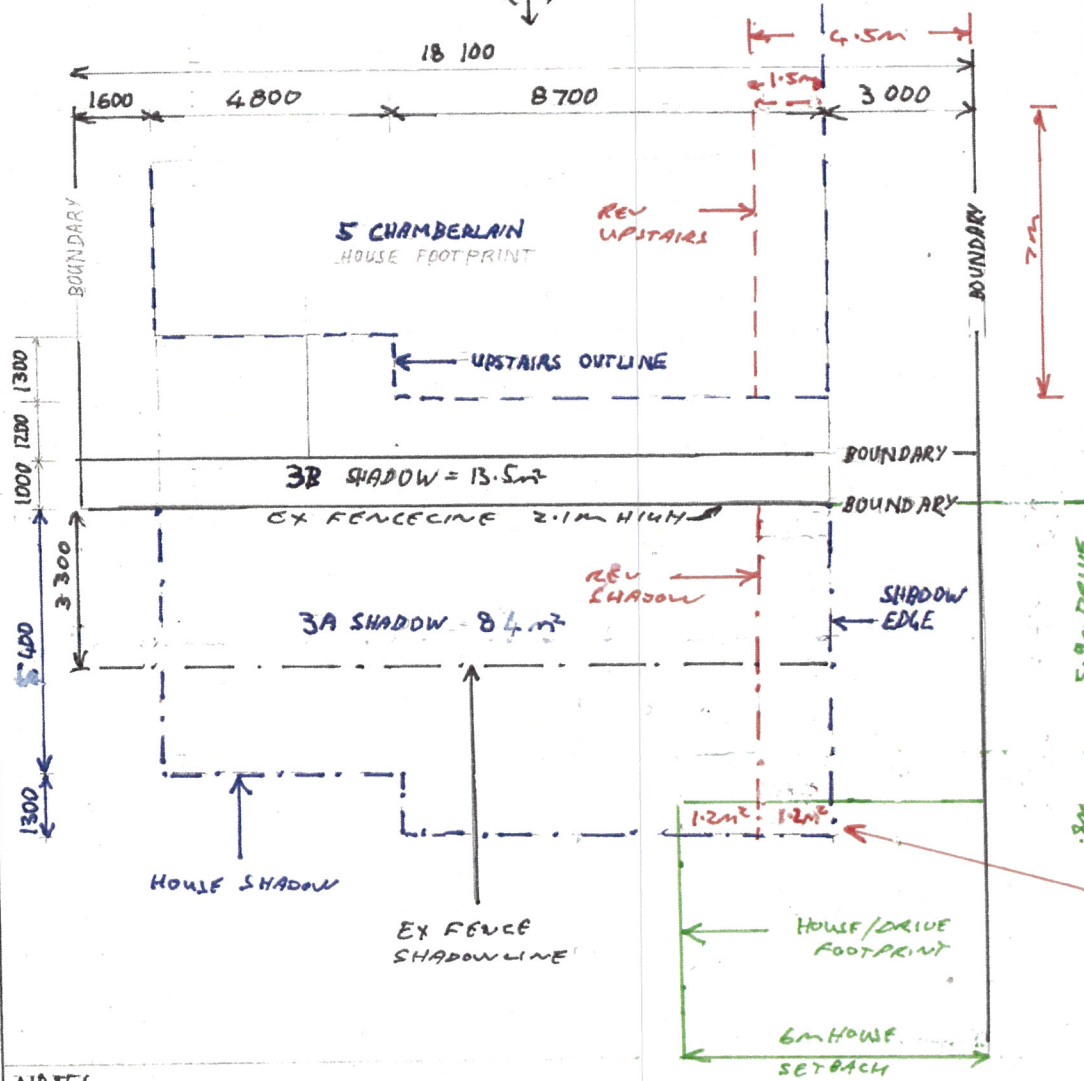
2/ "...it will block light ...and add to the Overshadowing"

Refer revised overshadowing sketch (next page) showing this is less than previously given and impact is minor because other factors (see points below). A revised drawing A6 Rev C is submitted to the Town to cover this and a copy is attached.

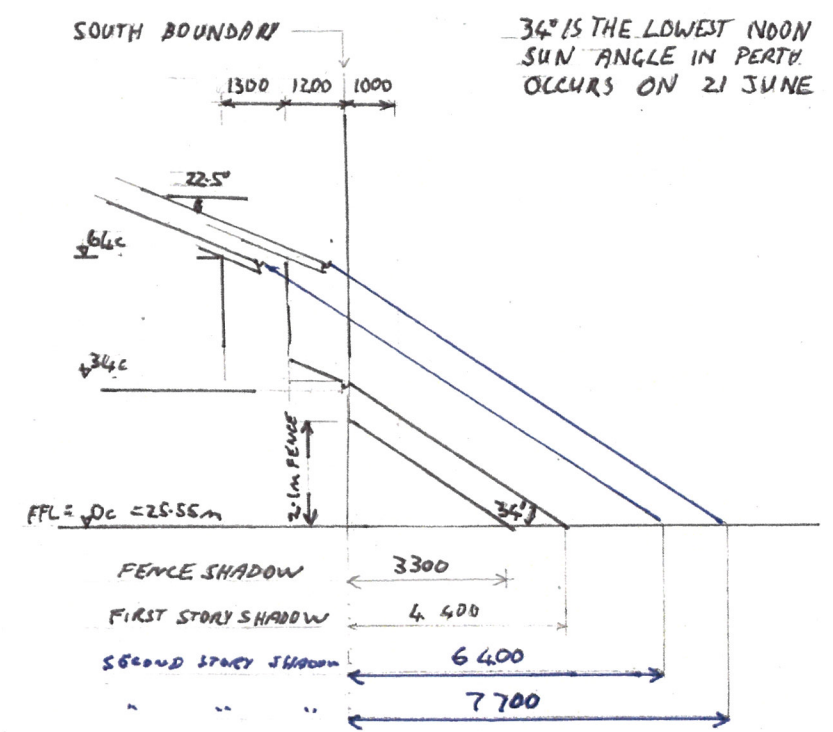
- Applicable R codes 5.4.2 C2.1 permit 25% overshadowing. Overshadowing here is 17%.
- The existing 2.1m high (at carport) wall / fence on the 3A / 3B boundary casts more than half the 17% shadow currently.
- The overshadowing falls predominantly over the carport roof and driveway such that only 2.4m<sup>2</sup> of the front lawn / garden is in shadow.
- Setting back first floor over garage (as requested) would only provide 1.2m<sup>2</sup> additional lawn sun.



# PLAN OF SHADOW



# SECTION OF SHADOW



34° IS THE LOWEST NOON SUN ANGLE IN PERTH OCCURS ON 21 JUNE

NOTE  
PREVIOUS 2.4m<sup>2</sup> SHADW ON FRONT CAWN CHANGES TO 1.2m<sup>2</sup> IF UPSTAIRS REVISED

## NOTES

LOT	SHADOW	TOTAL AREA	% SHADOW	ALLOWED SHADOW
3A CHAMBERLAIN	84m <sup>2</sup>	490 m <sup>2</sup>	17	25%
3B CHAMBERLAIN	14m <sup>2</sup>	522 m <sup>2</sup>	3	25%

S CHAMBERLAIN STREET

HOUSE PLANS: A6

SHADOW DRAWING: Rev

SCALE 1:100: 10/4/14

DESIGNED + DRAWN: J. LE CORNU



### 3/ “..dramatically reducing our streetscape outlook”

- The north end street view is from the double carport only.
- Nearest two windows are screened from the street by a walkway, low veranda / columns , and bushes (see photo).
- We see no effect on streetscape outlook.



### 4/ “...this part of the proposed building would obliterate all skyscape to the North”

- From within the house a wall / fence with 3B screens the north. (see photo).
- The north skyscape can only be seen when gardening or driving/ walking in and out the house.
- The previous garage (demolished 2010) set back only 1.5m from the street would probably have had more effect.
- Setting back first floor over garage (as requested) would have minor if any effect (because of the remainder of house behind).

### 5/ General streetscape considerations

- The environmental benefits of a north facing house as recommended in the R codes require accommodation in the east – west direction (this case).
- Street setback concessions are expected for smaller lots (364m<sup>2</sup>) in this case. This takes pressure off neighbour (as opposed to street) boundaries to improve privacy.
- This location (and much of Cottesloe) has large verges (6m here). Thus significant setback is already in place.
- Corner house (39 Eric) setback is 1.5m. This setback previously applied to the garage (demolished at 2010) at this location.
- Future developments by 3A and 1 Chamberlain are likely to also involve street setback requests and concessions.
- Until receipt of this letter the Town representative was in agreement with the 3m street setback concession.



## 6/ Particular impact on 5 Chamberlain considerations

- The proposed corner bedroom will be too small.
- The house will be less aesthetic when viewed from the road. The design intent is simplicity and size via long walls and a consistent roof structure to fit with other Cottesloe houses. The change will effect short, stepped wall sections and a stepped roof structure to follow (like many Subiaco townhouses).
- We intended a trussed roof structure because they are stronger than a wall propped roof. A stepped front will necessitate additional valleys, ridges and roof faces that do not make trussing viable.
- The change will add to cost.

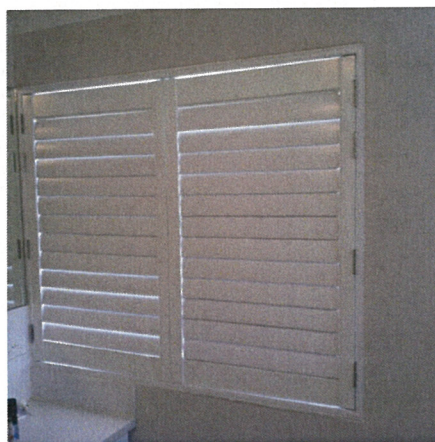
### **Front Porch left open**

We confirm that the front porch will be left open as drawn and not closed in.

### **Request for high half or frosted instead of full length windows**

There are no full length windows and it is assumed that this comment refers to the 4 x 857mm high upstairs windows. These are all waist high at 1.286m above first floor level and amongst the narrowest commercially available. It is considered that the 3B path (separation) improves privacy. The standard for privacy is set in the R codes and the windows in question comply.

We too value privacy but consider that frosted glass gives a trapped feel and even smaller or high windows would reduce light, ambiance and ventilation. In this instance the preference is for shutters (see photo) and clear glass. We propose to adapt them such that the top part can open whilst the bottom remains closed.



We look forward to your consideration of the above and revised Overshadowing drawing A6\_C before decisions are made at the Development Services Committee and Council meetings.

Regards,

A handwritten signature in blue ink, appearing to read "John and Lindsey Le Cornu". The signature is stylized and cursive.

John and Lindsey Le Cornu

0403789961 or 0422906889

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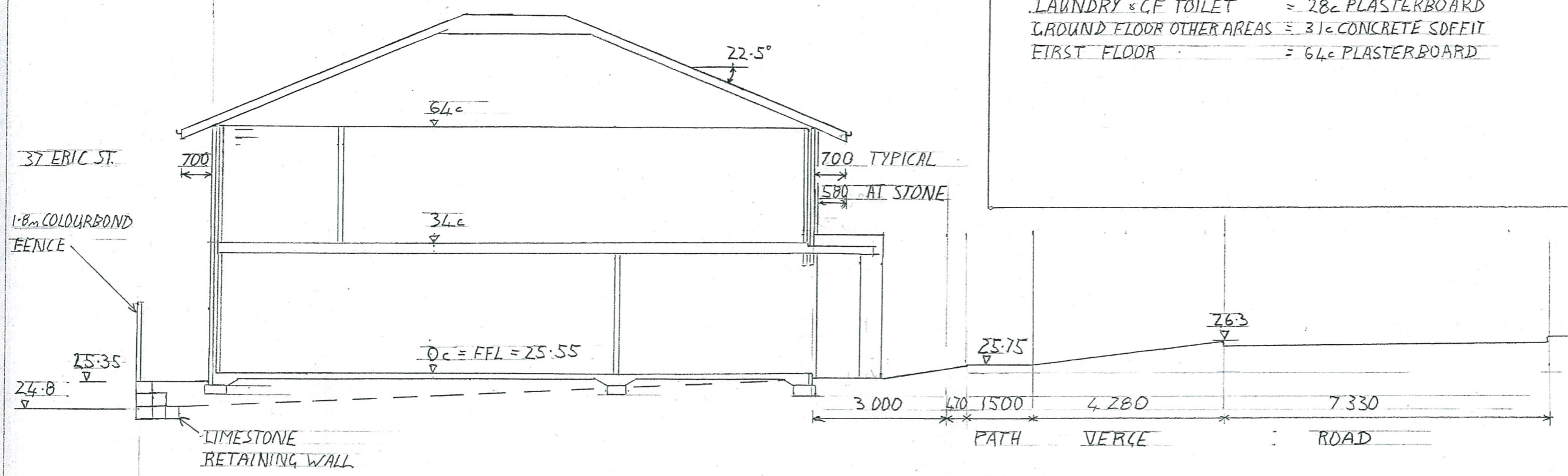








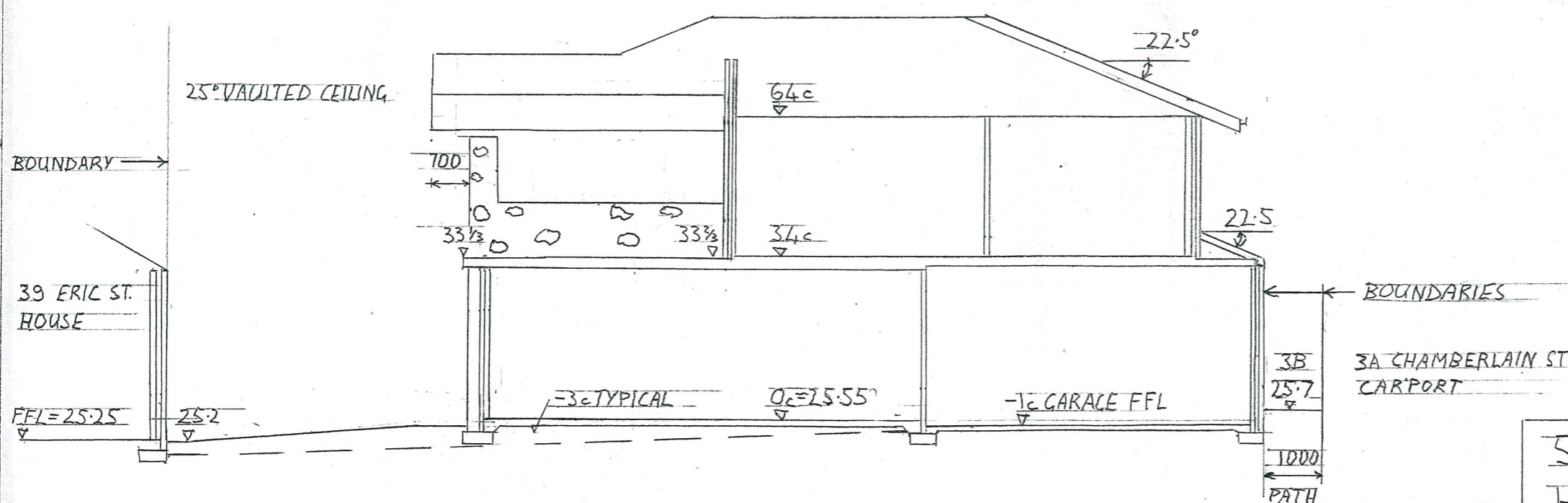
SECTION A-A  
SCALE 1:100



NOTES

- ✓ CEILINGS
- GARAGE = 32c CONCRETE SOFFIT
  - LAUNDRY & CF TOILET = 28c PLASTERBOARD
  - GROUND FLOOR OTHER AREAS = 31c CONCRETE SOFFIT
  - FIRST FLOOR = 64c PLASTERBOARD

SECTION B-B  
SCALE 1:100

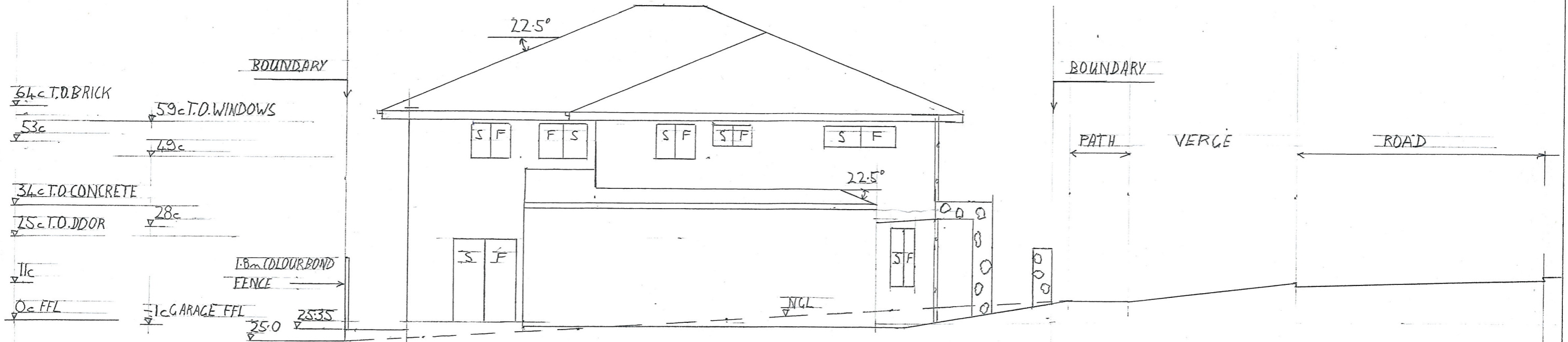


5 CHAMBERLAIN STREET  
HOUSE PLANS A3  
SECTIONS REV B  
SCALE 1:100 21/03/14  
DESIGNED & DRAWN - J. LE CORNU

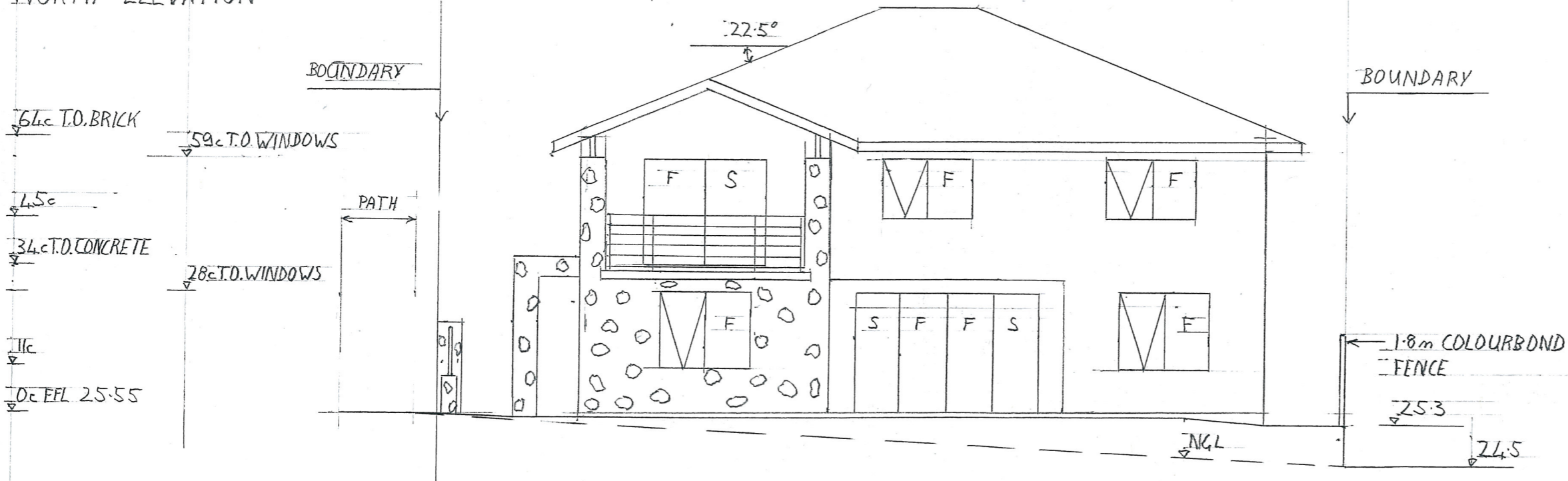
TOWN OF COTTESLOE  
31 MAR 2014  
RECEIVED



# SOUTH ELEVATION



# NORTH ELEVATION



## NOTES

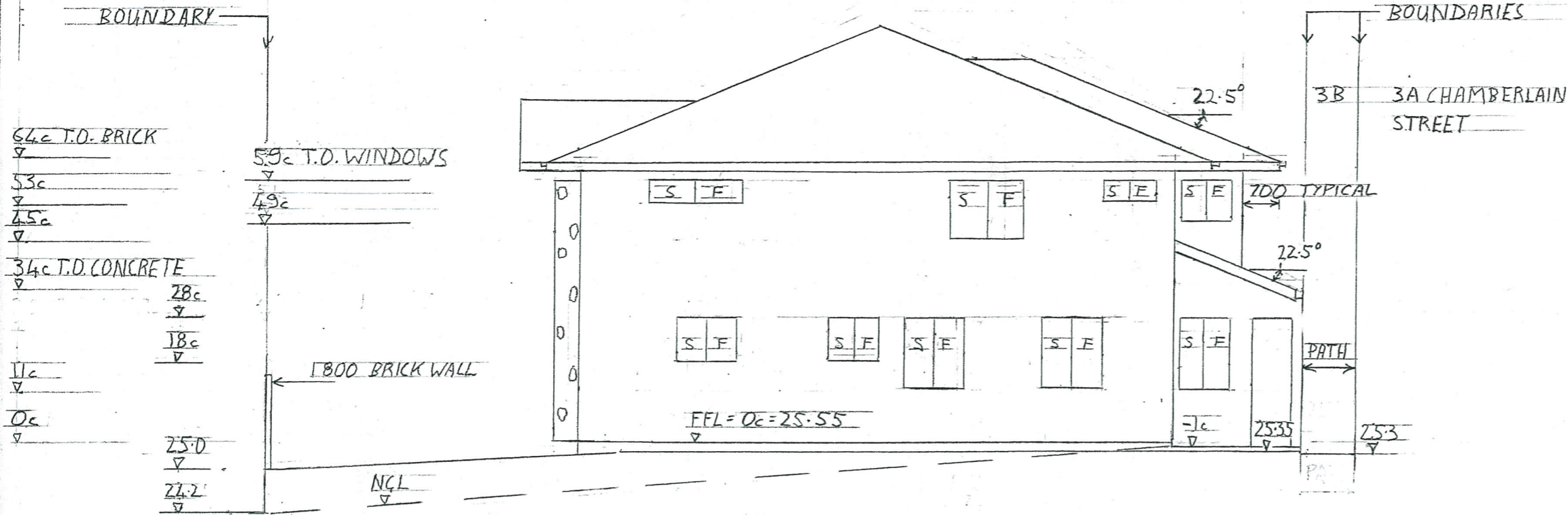
- 1/2  $\circ$  = RANDOM STONEMWORK
- 1 FACE = 210 THICK
- 2 FACES = 300 THICK
- COLUMNS = 500 x 500

TOWN OF COTTESLOE  
3 1 MAR 2014  
RECEIVED

5 CHAMBERLAIN STREET  
HOUSE PLANS - A4  
N & S ELEVATIONS - REV B  
SCALE 1:100 - 21/03/14  
DESIGNED & DRAWN - J. LE CORNU



WEST ELEVATION



NOTES

- 1/8 = RANDOM STONEWORK
- 1 FACE = 210 THICK
- 2 FACES = 300 THICK
- COLUMNS = 500 x 500

EAST ELEVATION

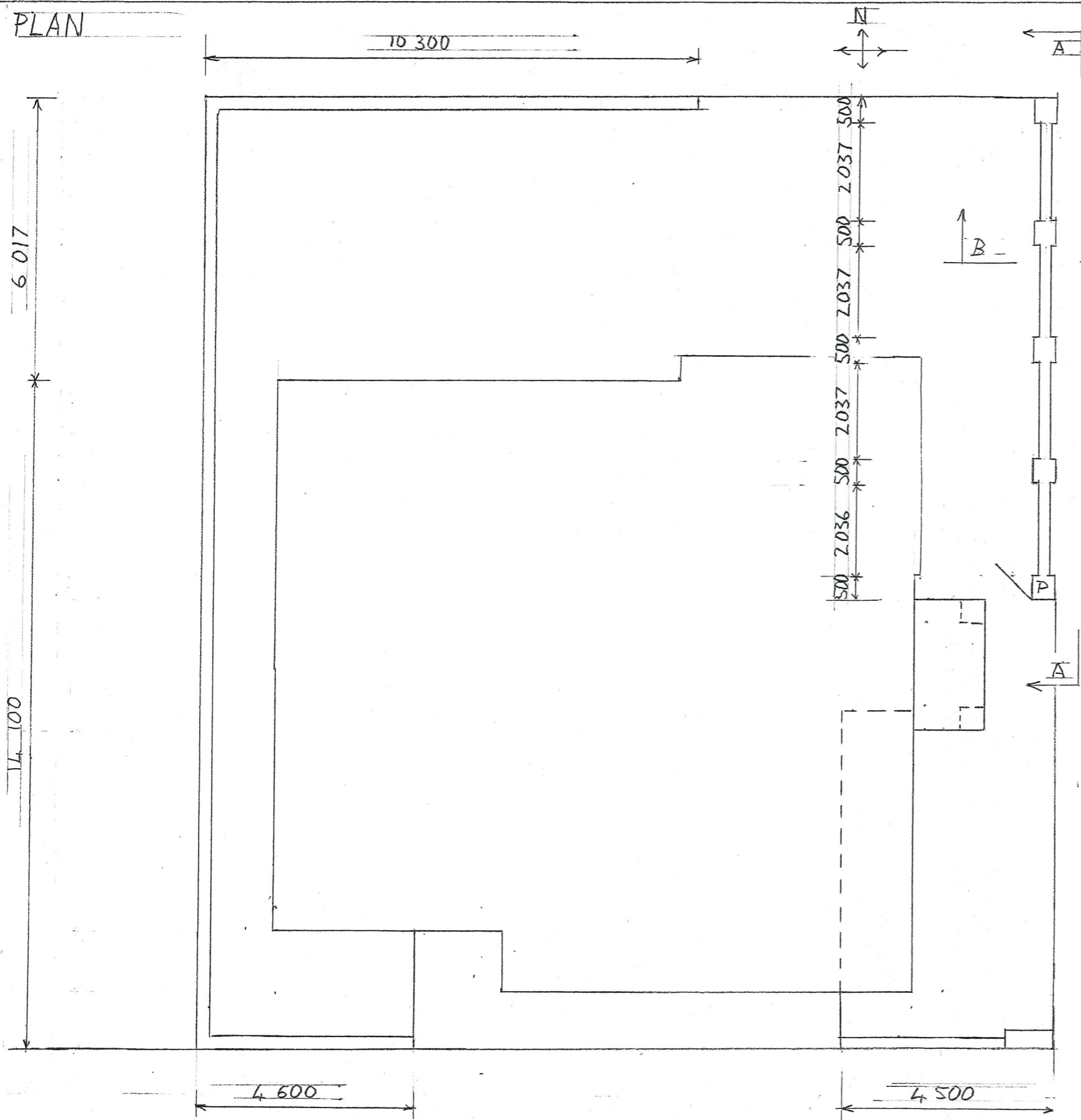


TOWN OF COTTESLOE  
3 1 MAR 2014  
RECEIVED

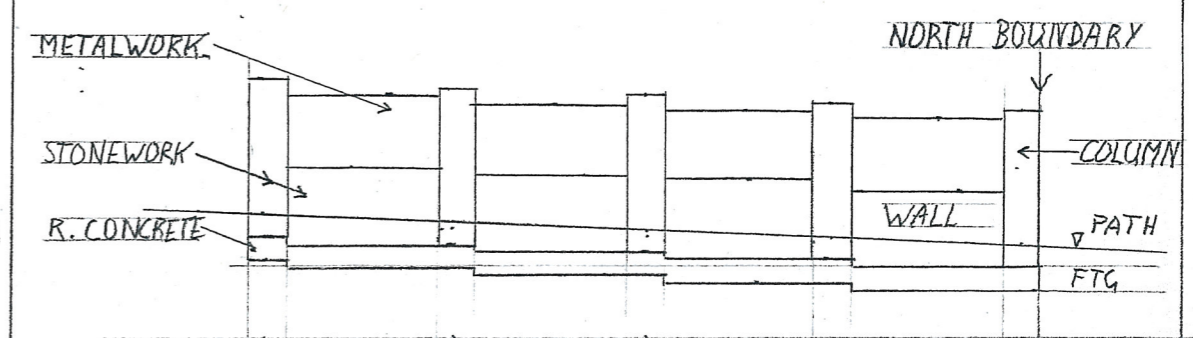
5 CHAMBERLAIN STREET  
HOUSE PLANS A 5  
E & W ELEVATIONS REV B  
SCALE 1:100 21/03/14  
DESIGNED & DRAWN - J. LE CORNU



PLAN

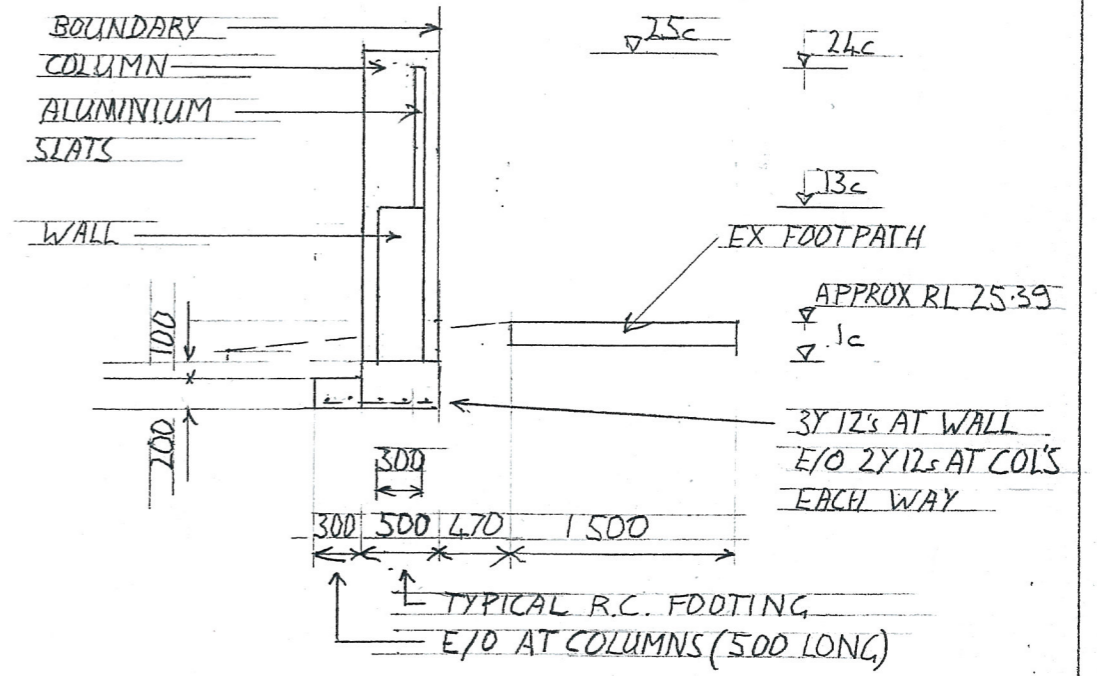


SECTION A-A 1:100



FOOTPATH RL	25.69	25.59	25.49	25.39	25.28
T.O. FTG. RL	25.391	25.305	25.219	25.133	25.047
" " C	4	3	2	1	0
T.O. WALL C	15	14	13	12	
T.O. METAL C	26	25	24	23	
T.O. COL C	28	27	26	25	24

SECTION B-B 1:50

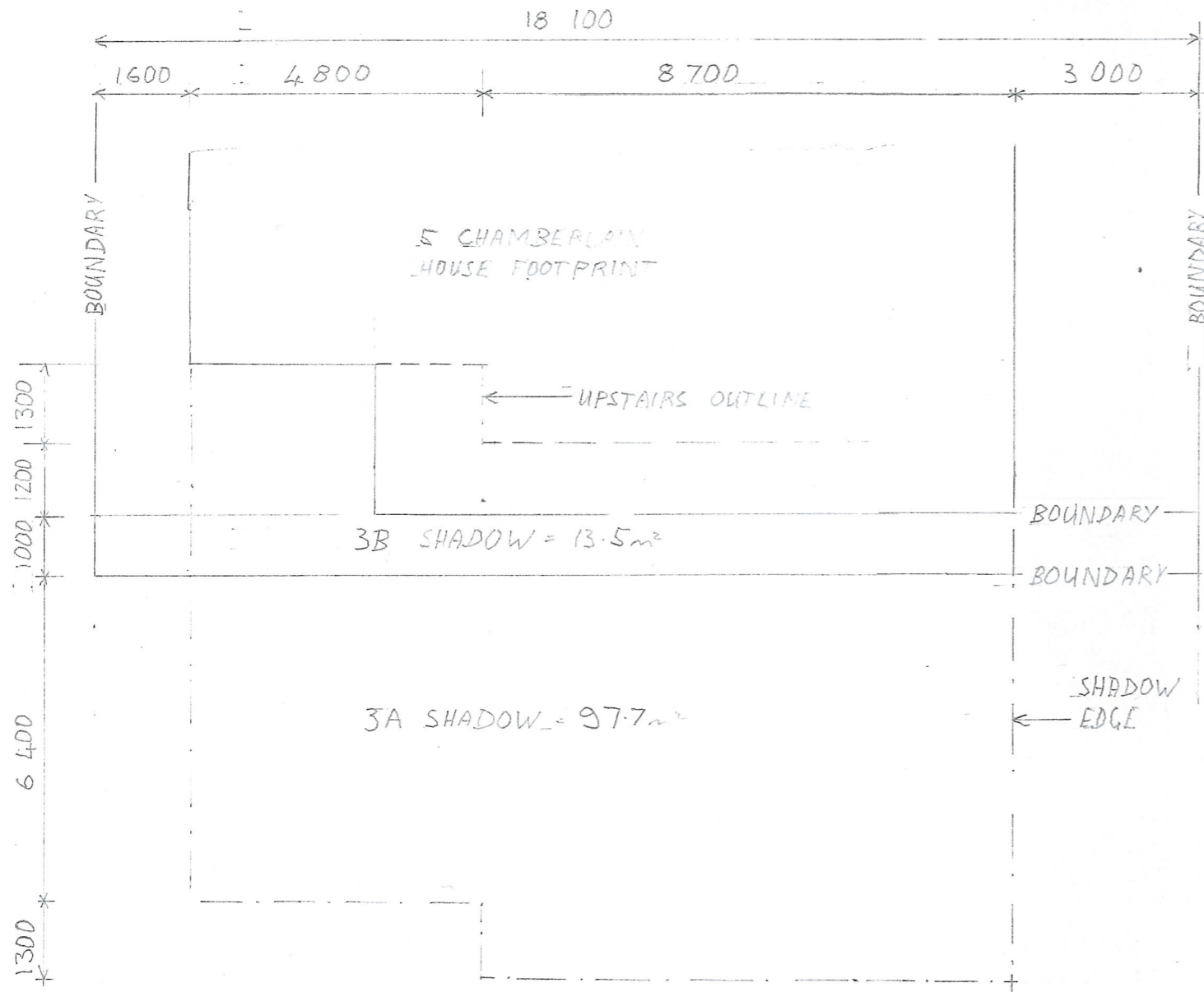


TOWN OF COTTESLOE  
31 MAR 2014  
RECEIVED

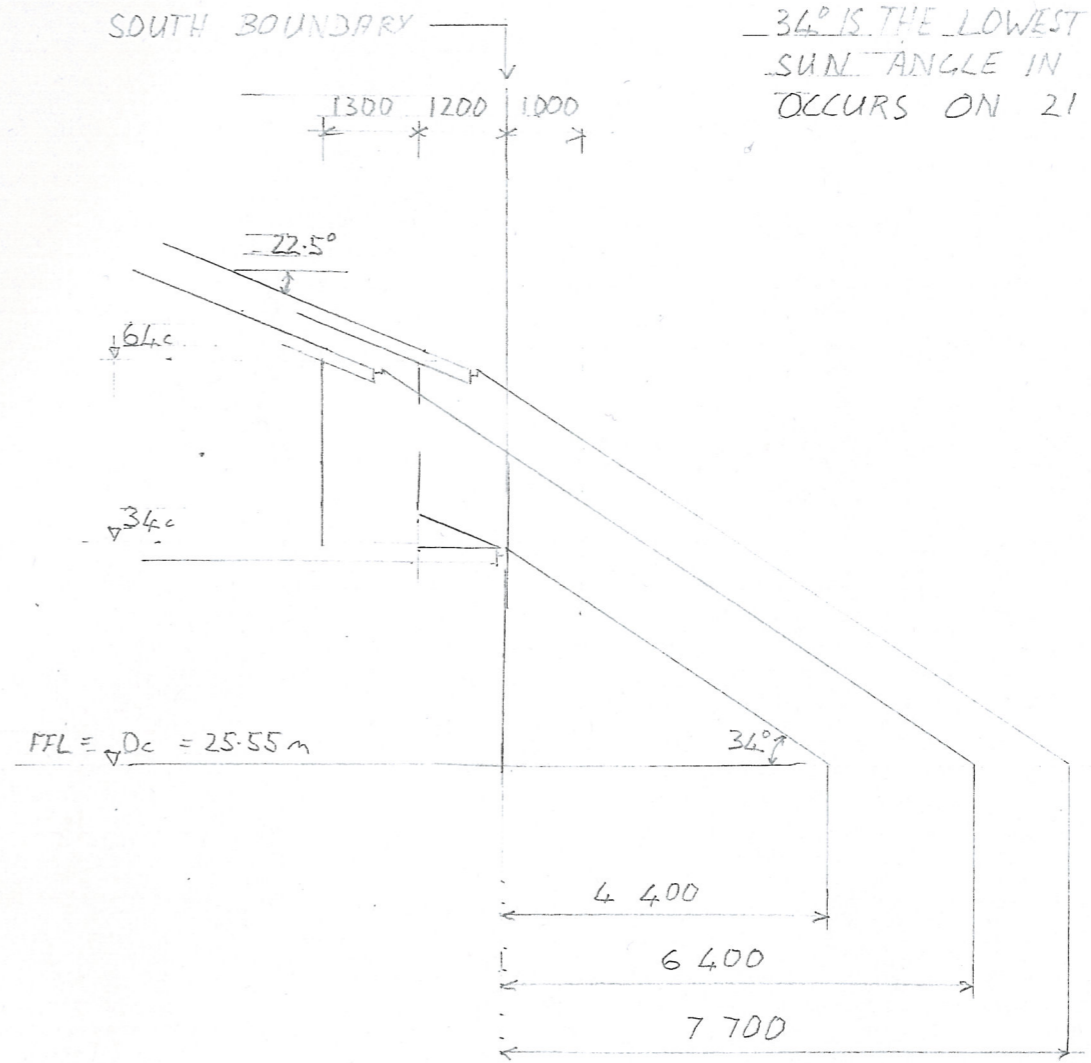
5 CHAMBERLAIN STREET  
HOUSE PLANS A7  
BOUNDARY WALLS REV A  
SCALES 1:50 1:100 21/03/14  
DESIGNED & DRAWN J. LE CORNU



PLAN OF SHADOW



SECTION OF SHADOW



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TOWN OF COTTESLOE  
- 2 APR 2014  
RECEIVED

5 CHAMBERLAIN STREET  
HOUSE PLANS: A6  
SHADOW DRAWING REV B  
SCALE 1:100 02/04/14  
DESIGNED & DRAWN J. LE CORNU