

34A (Lot 503) Avonmore Tce

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Scale 1:616

Wednesday, 12  
November 2014



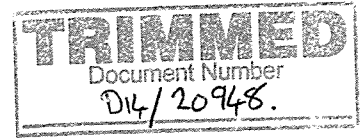
19<sup>th</sup> OCT 2014

PH Tel 0489 9394

J.P. Stokes

20 STANE ST

COTTESLOE



Dear Sir,

Ref S.2014.2949. Development App 3/4A Abnmore Tce

( We currently enjoy extremely good ocean views from the north facing areas of our well elevated home in STANE ST. My aim of this correspondence is to preserve a percentage of it.

( THE key to this ambition is the streets being profiled back to the same levels that existed prior to the development of the recently demolished Tennis Court/Swimming Pool.

15 A LOT P401972 - L503  
 " P401972 - L502  
 " P401972 - L501

Due to the residence on the south side of the subdivided remaining, it currently

sits ARTIFICIALLY HIGH on the block.

On file, in council possession, is a 1983 "Aerial PHOTO MAP" - Correscoe / Peppergone. It is overlaid with "contour levels", The map was sourced from LANGATE MOUNTAINS. I understand the contours are sourced from original "WATER CORP" CHARTS.

If the house on lot P401972 2500 was demolished (prior to building APPROVALS / SUBDIVISION) it would demonstrate the "ARTIFICIAL NATURE" of the current levels of the TOTAL ORIGINAL 2 blocks - Amalgamated in the 1980's, currently being sub-divided into 6 blocks. - All being lots with "OCEAN VIEWS".

THE PROSPECT of a "PARADE WALK" OR 50% OF OUR WESTERN BOUNDARY IS UNPRACTICABLE. THE SAME 50% ON THE SOUTHERN SUBDIVISION - ANOTHER "PARADE WALK" IS GOING TO BE BUILT AS WELL.  
GOOD BYE, OCEAN VIEWS!

Six blocks, six x 3 level houses, Roof  
TOP swimming pools + gardens??

The sub divisions & size of the blocks  
are of interest, I understand the site  
by the Johns family was subject to:-

- A, successful sub-division
- B, demolition of a Tennis Court / pool
- C, Home / pool

Of the 6 blocks only 2 have settlers

( P401972 / P401972  
502 502

- as of 20th Oct 2014.

Queries?

A Has sub division further approved - applying  
for issue of new title?

B Has sub division been approved as a  
whole or North / South?



C WHERE THERE 2 SUB-DIVISION APPLICATIONS

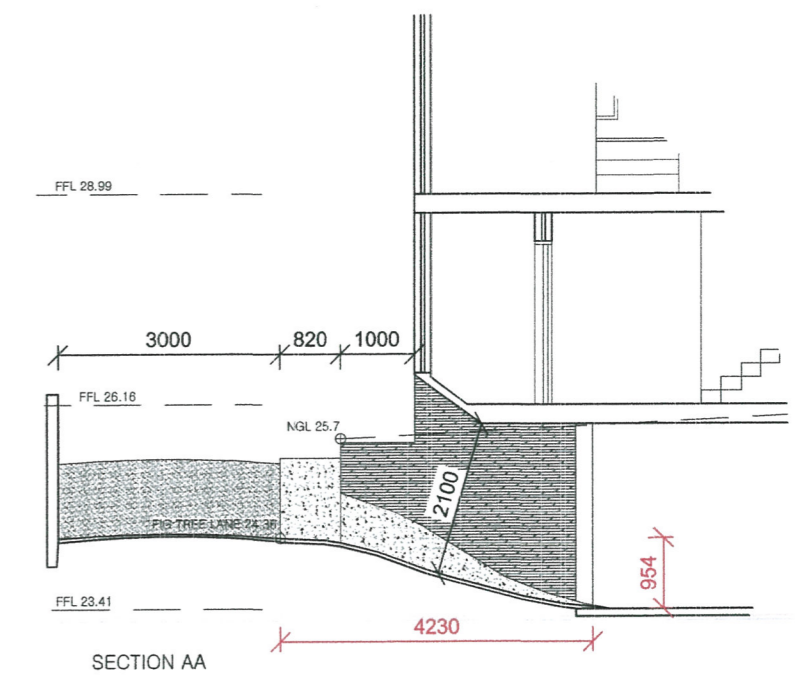
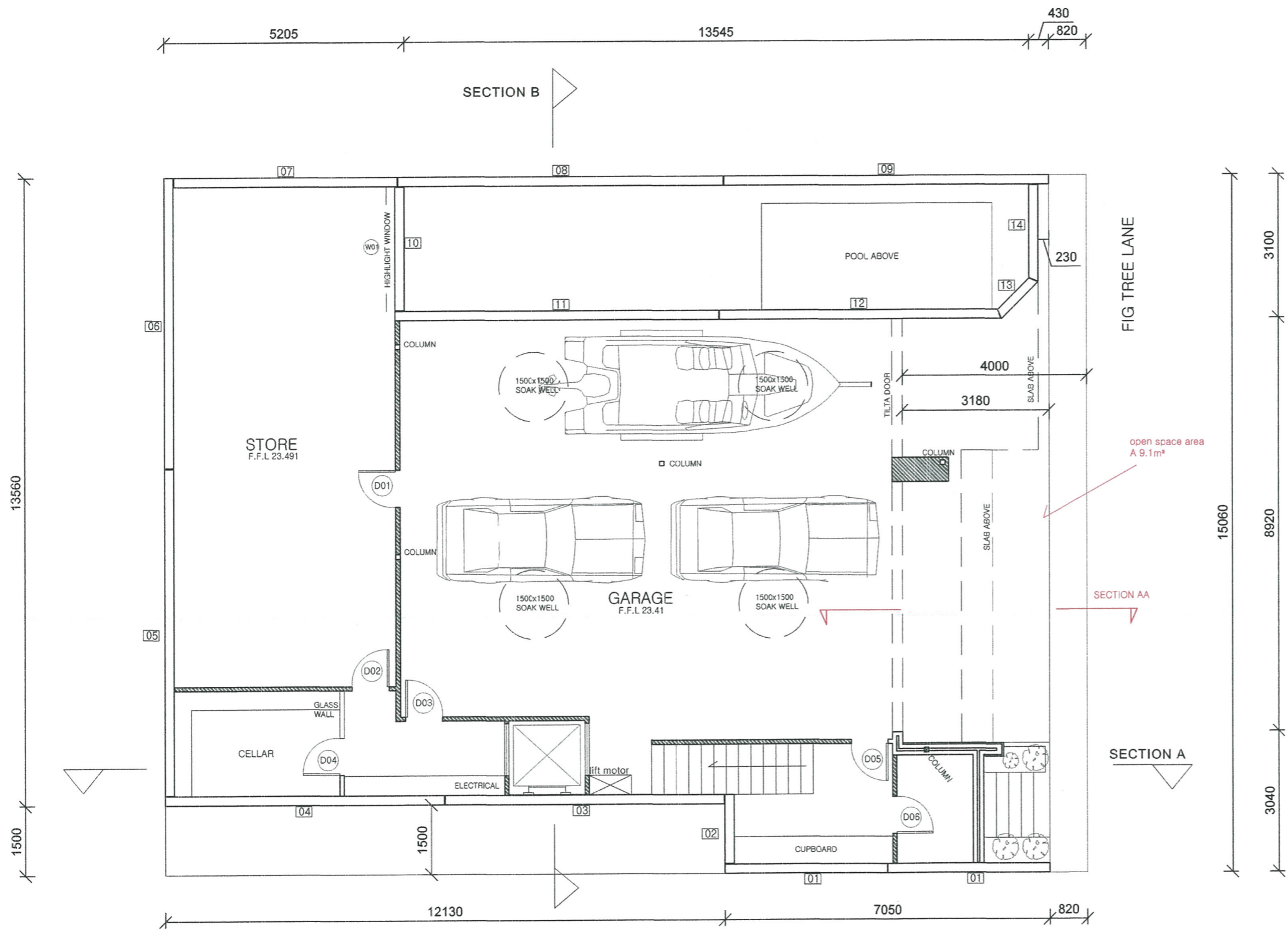
D If 1 application for sub-division  
THERE SHOULD NOT BE A BUILDING STILL  
ON THE THE SITE.  
(SOUTH)

E WHY IS ORIGINAL HOUSE STILL THERE?  
NATURAL CONTOURS ARE NOT REVEALED UNTIL  
THAT OCCURS. (DEMOLITION).

Regards,

John Sokes.

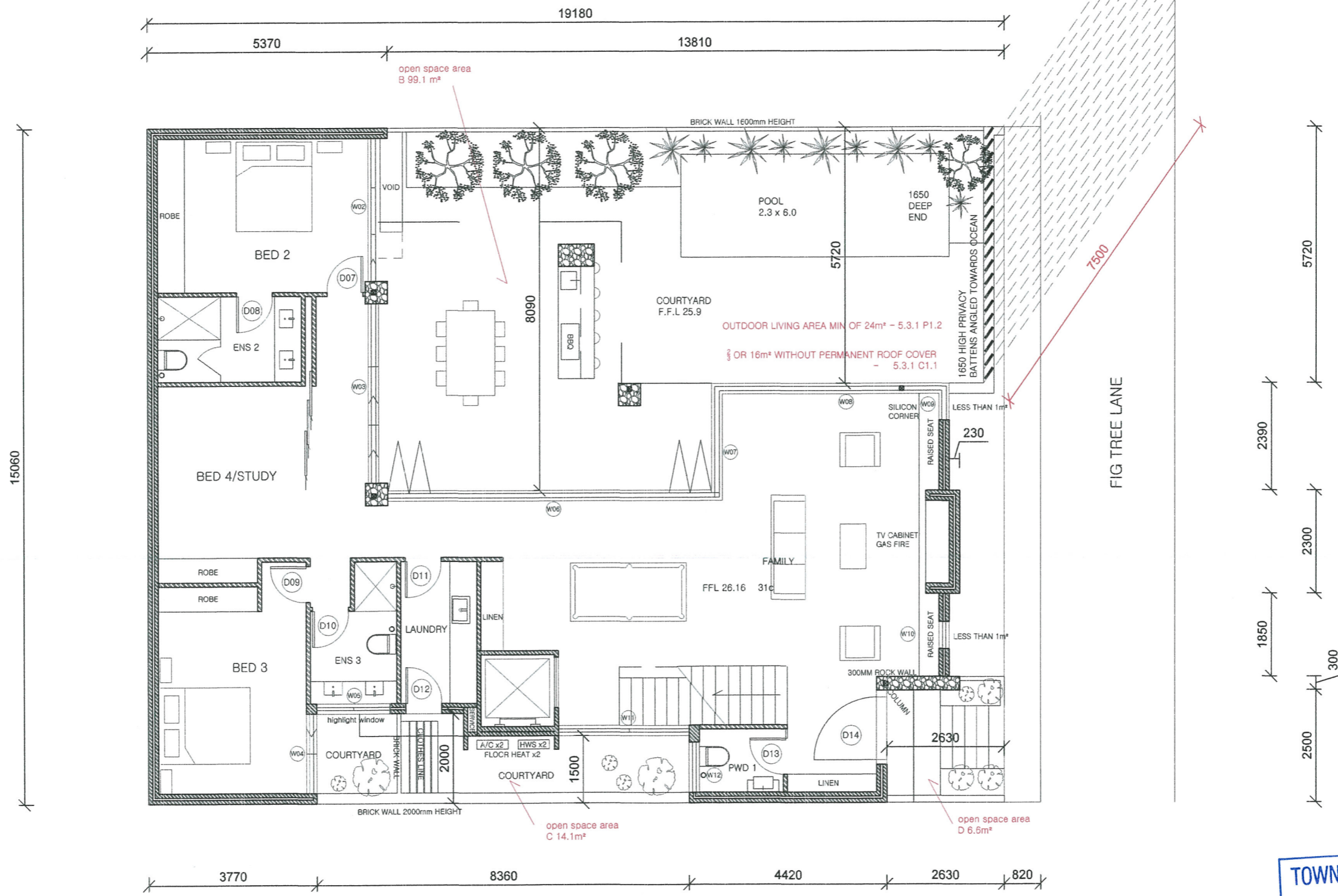
TOWN OF COTTESLOE  
 23 SEP 2014  
 RECEIVED





I as the purchaser of the adjoining Lot have sited these plans and have no objection.

Purchaser of Lot A 30 Avonmore Tce: \_\_\_\_\_ Purchaser of Lot B 30 Avonmore Tce: \_\_\_\_\_ Purchaser of Lot D 28 Avonmore Tce: \_\_\_\_\_

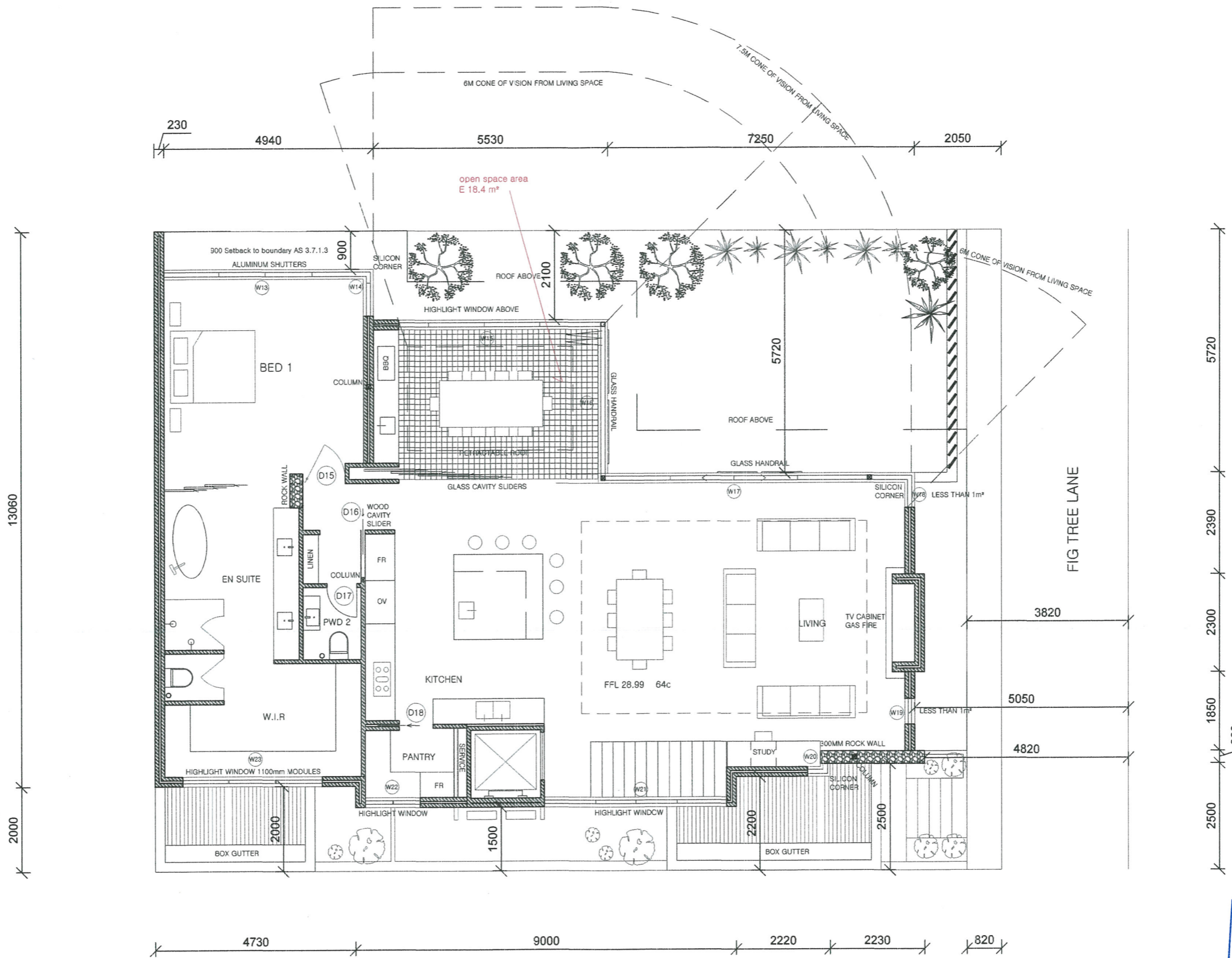
SITE 289m <sup>2</sup> OPEN SPACES A 9.1m <sup>2</sup> B 99.1m <sup>2</sup> C 14.1m <sup>2</sup> D 8.6m <sup>2</sup> E 18.4m <sup>2</sup>	TOTAL 147.3m <sup>2</sup> 50.9%	CLIENT : COLIN HERDMAN.	1 OF 9 <b>BASEMENT</b>	 0419 136 484 2 DEANE STREET, COTTESLOE © COPYRIGHT
		SCALE : 1 : 100	ADDRESS : 30 AVONMORE TERRACE - LOT C	



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 23 SEP 2014  
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I as the purchaser of the adjoining Lot have sited these plans and have no objection.			 CLIENT : COLIN HERDMAN.	2 OF 9 GROUND FLR
Purchaser of Lot A 30 Avonmore Tce:	Purchaser of Lot B 30 Avonmore Tce:	Purchaser of Lot D 28 Avonmore Tce:		
			SCALE : 1 : 100	 0419 136 484 2 DEANE STREET, COTTESLOE





TOWN OF COTTESLOE  
 23 SEP 2014  
 RECEIVED

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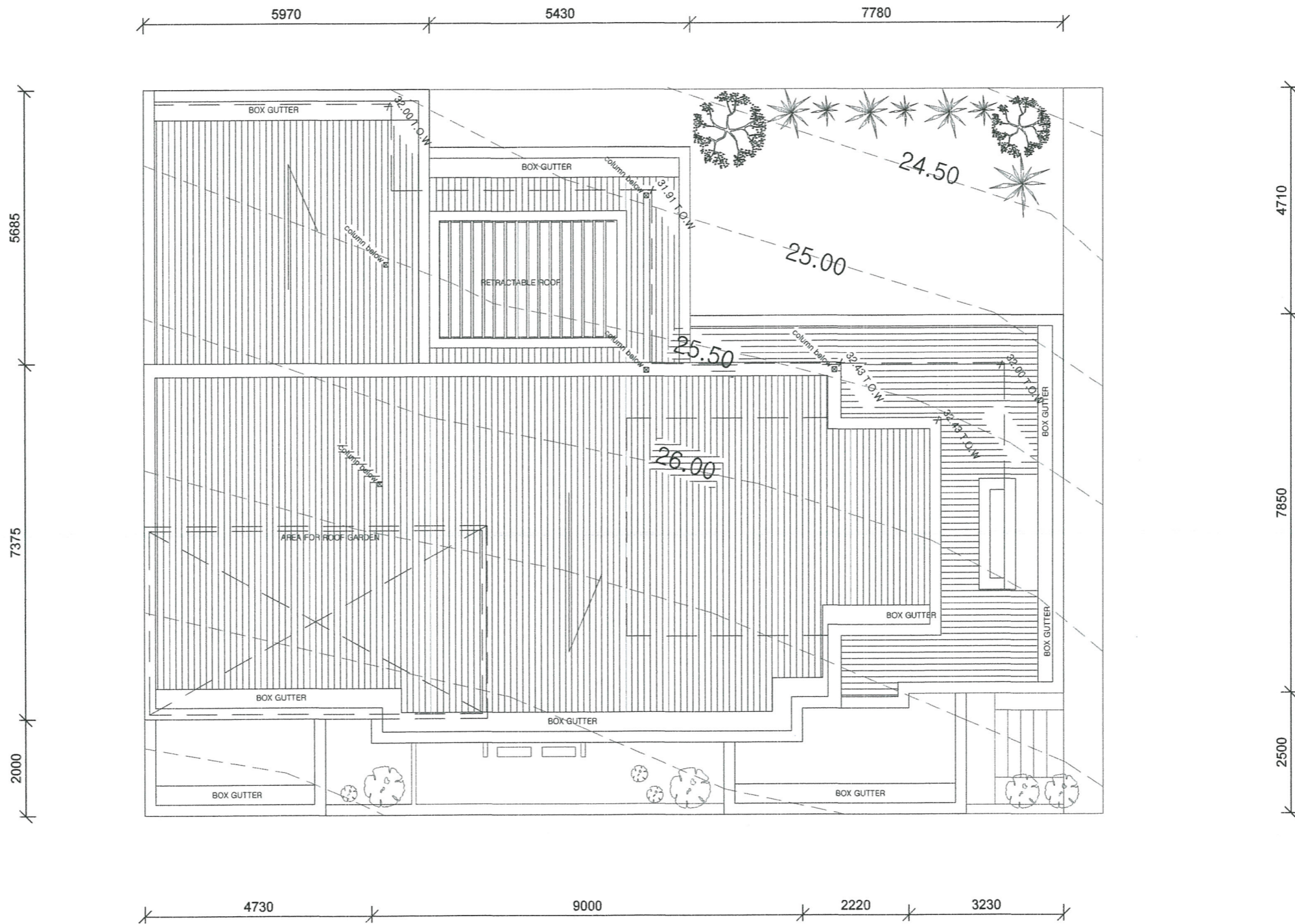
N  
 SCALE :  
 1 : 100

CLIENT :  
 COLIN HERDMAN.  
 ADDRESS:  
 30 AVONMORE TERRACE - LOT C

3 OF 9  
 FIRST FLOOR  
 REVISION 6  
 22/09/2014

OCEAN CORP<sup>ALUS</sup>  
 0419 136 484  
 2 DEANE STREET, COTTESLOE  
 © COPYRIGHT





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Purchaser of Lot B 30 Avonmore Tce:

Purchaser of Lot D 28 Avonmore Tce:



SCALE :  
1 : 100

CLIENT :  
COLIN HERDMAN.

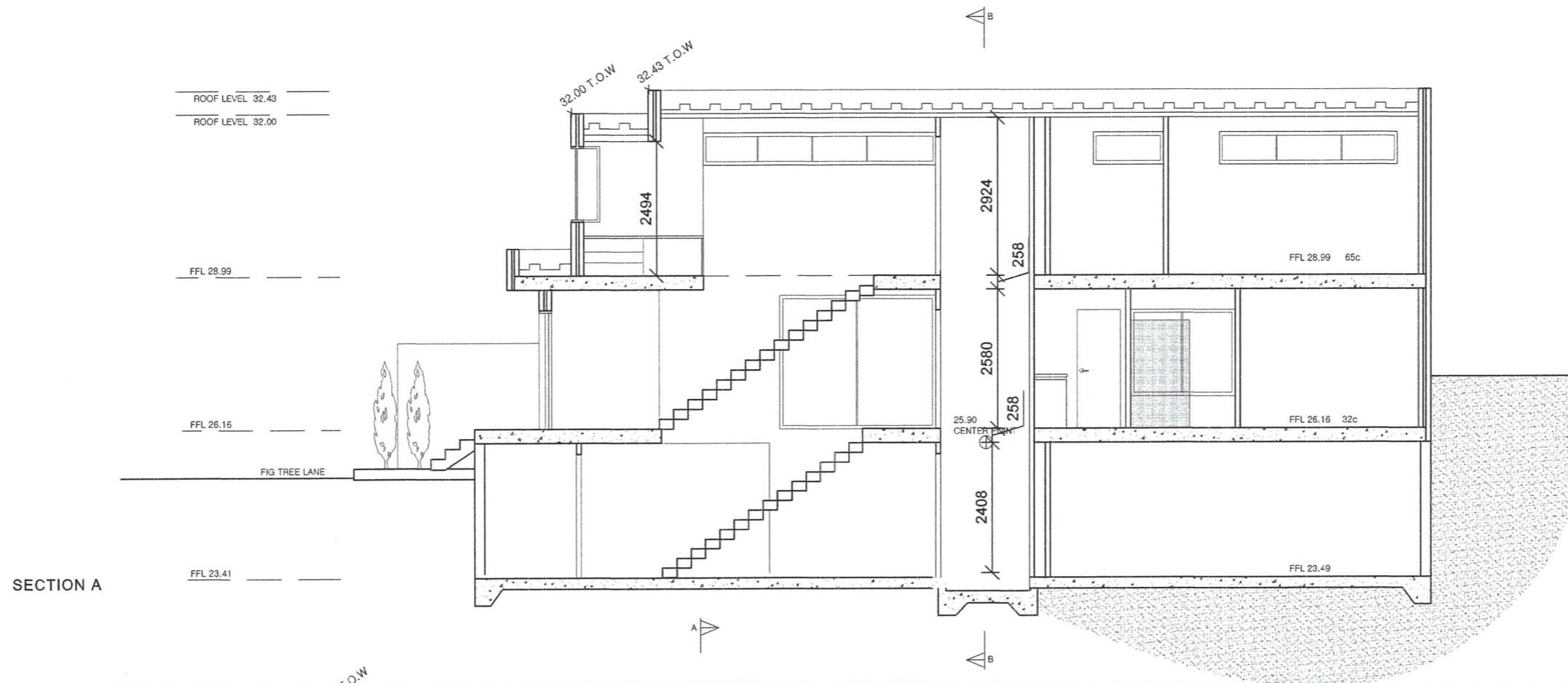
ADDRESS:  
30 AVONMORE TERRACE - LOT C

4 OF 9  
ROOF PLAN

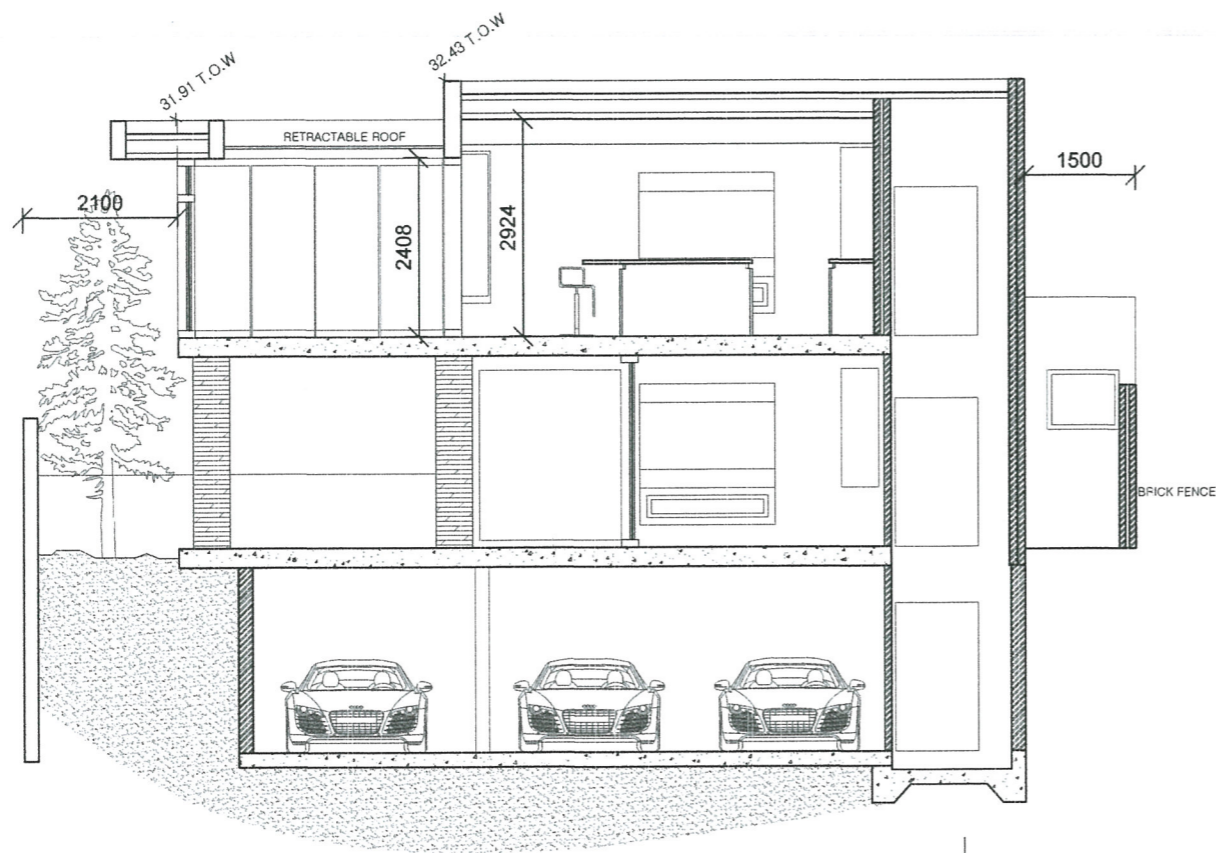
REVISION 6  
22/09/2014







SECTION A

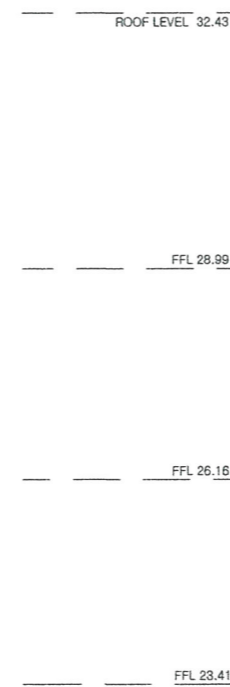


SECTION B


Purchaser of Lot A 30 Avonmore Tce:

Purchaser of Lot B 30 Avonmore Tce:

Purchaser of Lot D 28 Avonmore Tce:

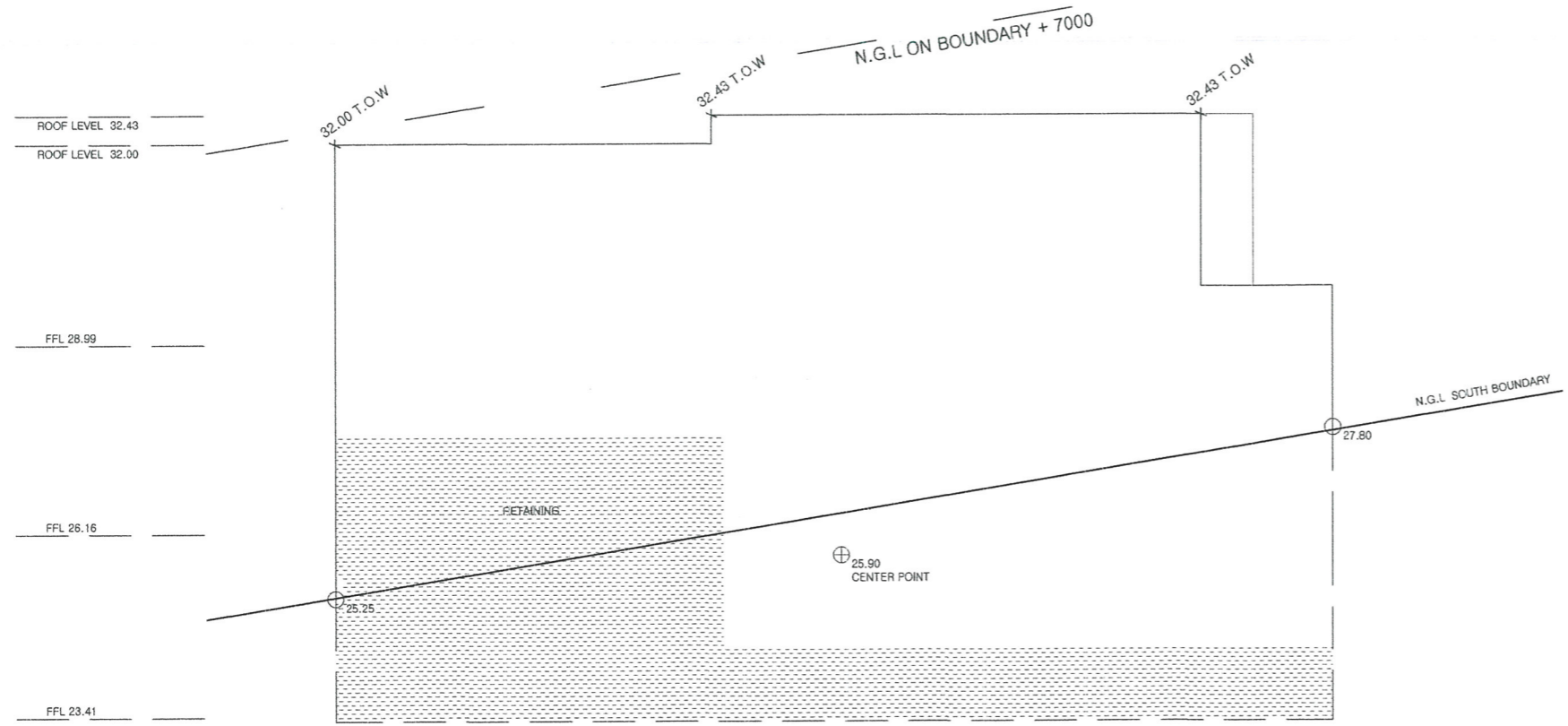


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23 SEP 2014  
RECEIVED

CLIENT : COLIN HERDMAN.	5 OF 9 SECTIONS 1	 <small>0419 136 484 2 DEANE STREET, COTTESLOE</small>
SCALE : 1 : 100	ADDRESS: 30 AVONMORE TERRACE - LOT C	




NORTH ELEVATION



SOUTH ELEVATION

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 23 SEP 2014  
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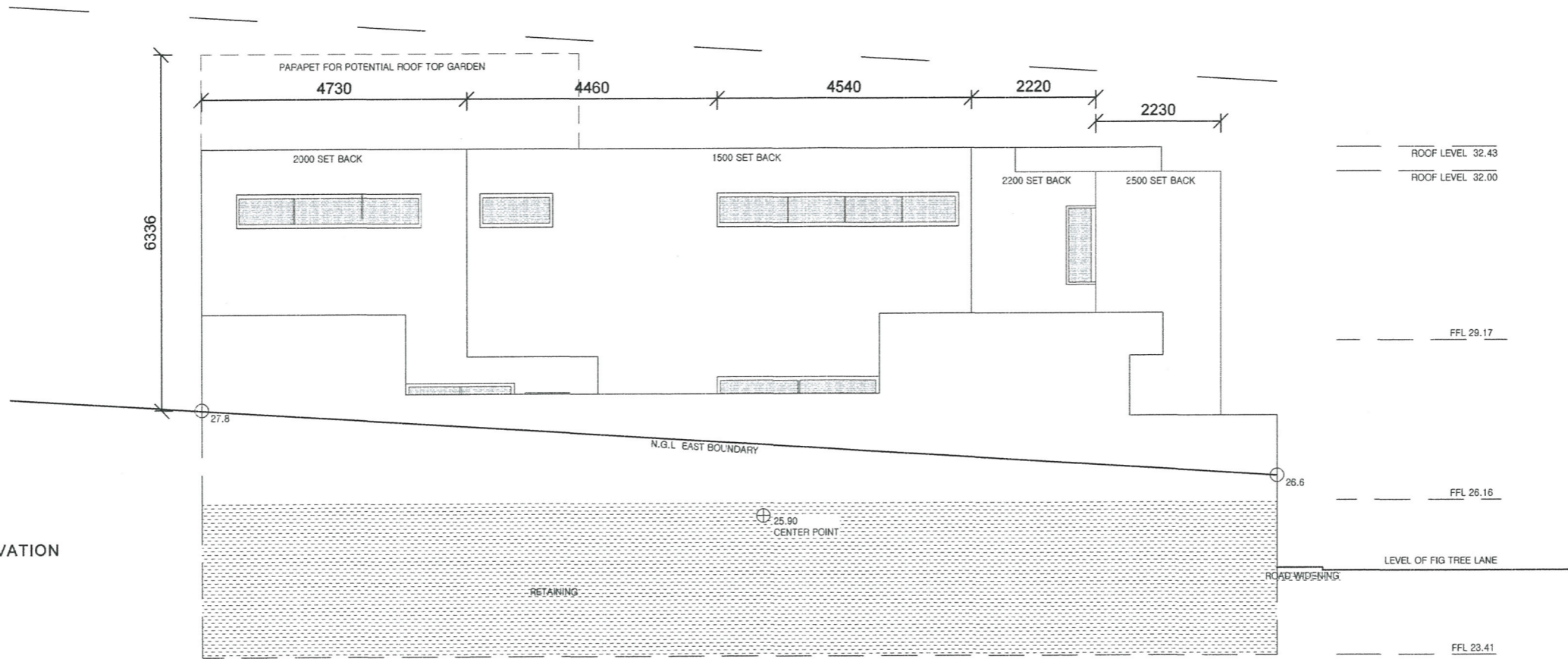
I as the purchaser of the adjoining Lot have sited these plans and have no objection.			CLIENT : COLIN HERDMAN.	6 OF 9 ELEVATION	 <small>0419 136 484 2 DEANE STREET, COTTESLOE © COPYRIGHT</small>
Purchaser of Lot A 30 Avonmore Tce:	Purchaser of Lot B 30 Avonmore Tce:	Purchaser of Lot D 28 Avonmore Tce:			
SCALE : 1 : 100					



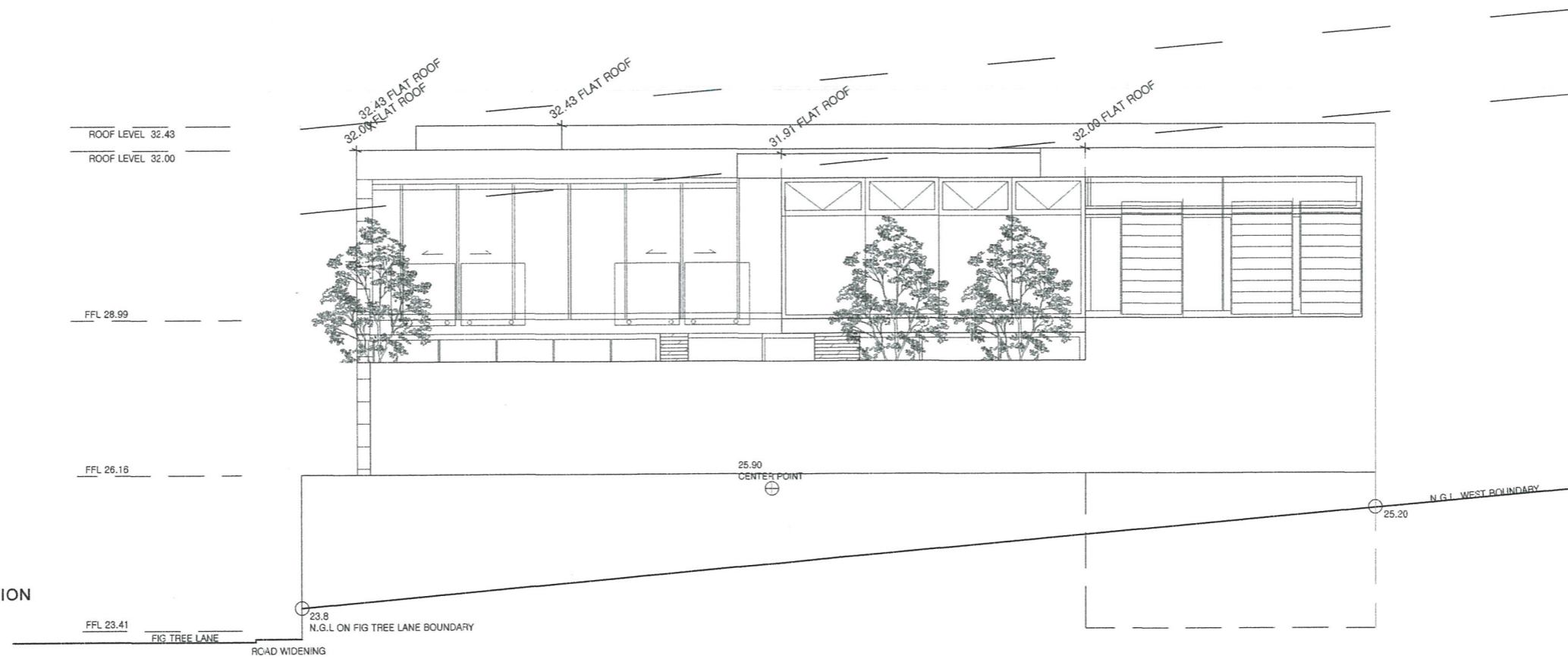
TOWN OF COTTESLOE  
 2 OCT 2014  
 RECEIVED

**TRIMMED**  
 Document Number  
 D4/19853

EAST ELEVATION



WEST ELEVATION



I as the purchaser of the adjoining Lot have sited these plans and have no objection.

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Purchaser of Lot B 30 Avonmore Tce:

Purchaser of Lot D 28 Avonmore Tce:

SCALE :  
 1 : 100

CLIENT :  
 COLIN HERDMAN.

ADDRESS:  
 30 AVONMORE TERRACE - LOT C

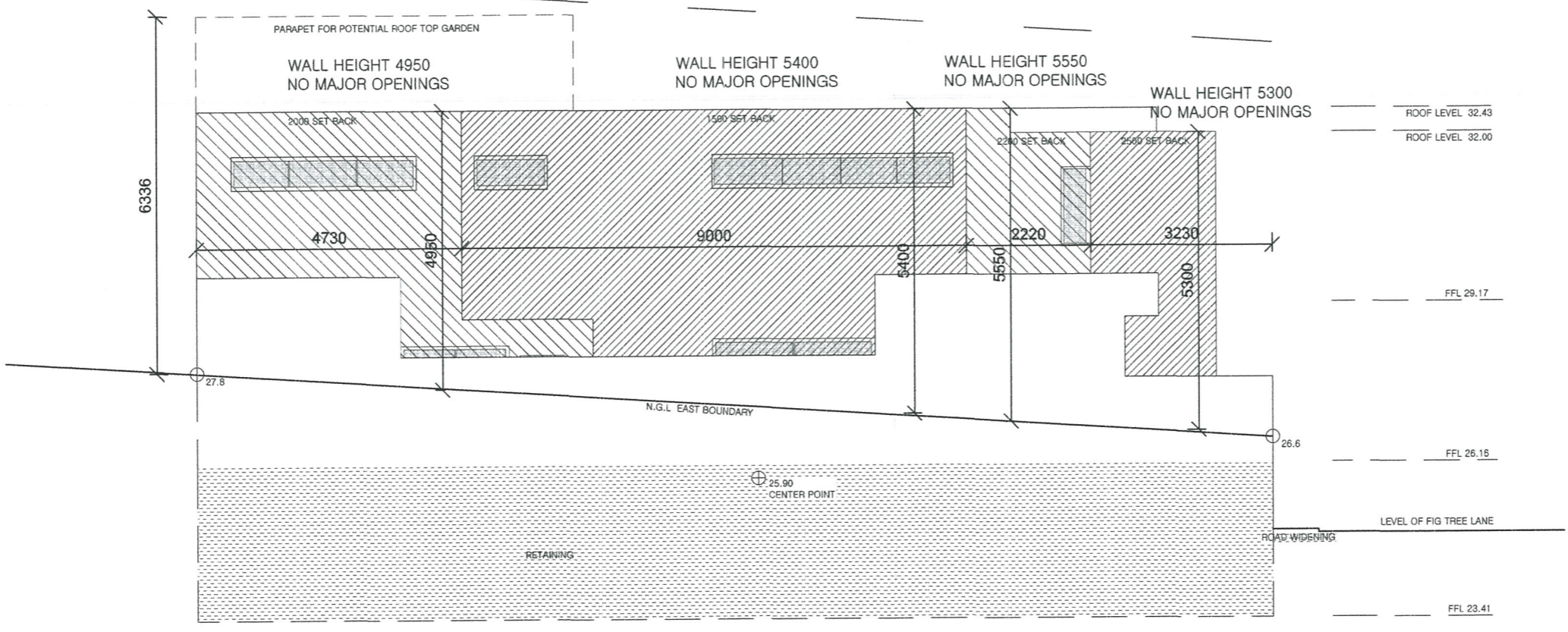
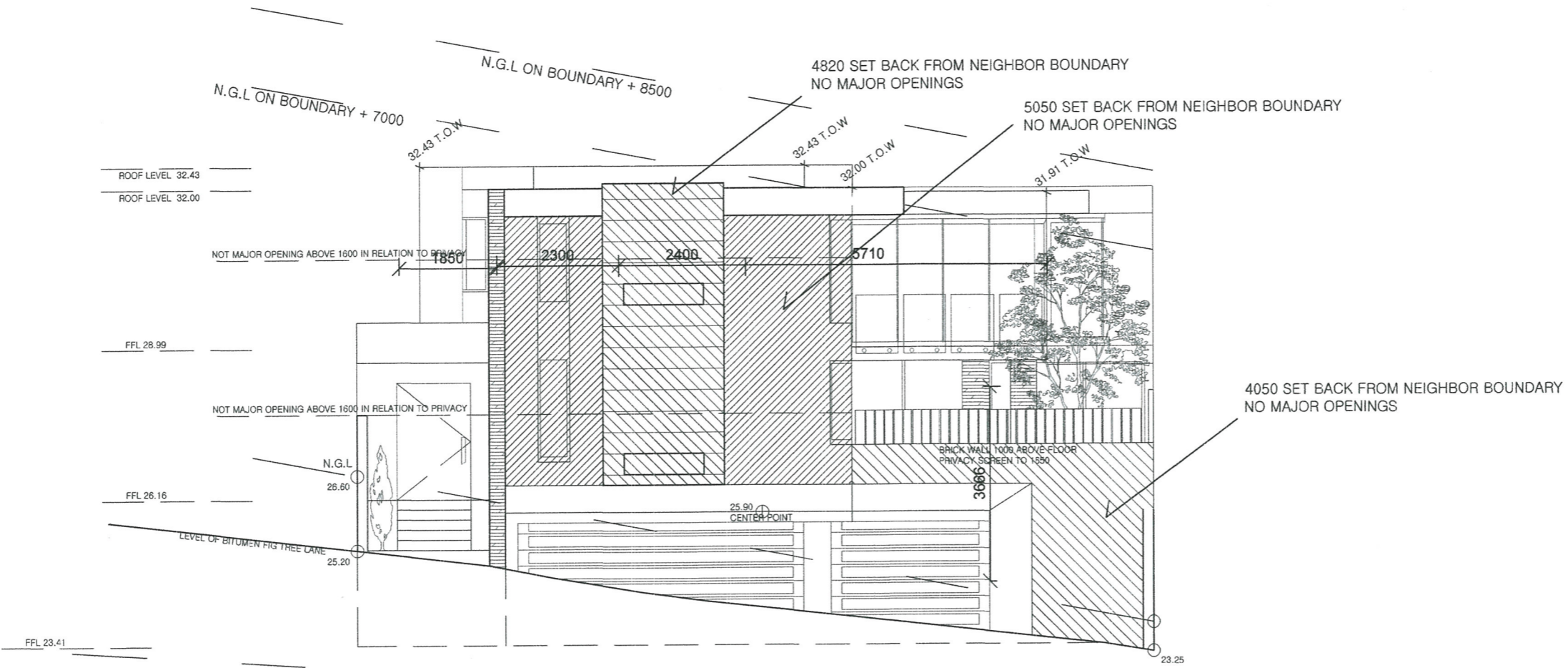
7 OF 9  
 ELEVATION 2

REVISION 6  
 01/10/2014

**OCEAN CORP** AUS  
 0419 136 484  
 2 DEANE STREET, COTTESLOE  
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 2 OCT 2014  
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SCALE :  
 1 : 100

CLIENT :  
 COLIN HERDMAN.  
 ADDRESS:  
 30 AVONMORE TERRACE - LOT C

8 OF 9  
 SET BACKS  
 REVISION 6  
 01/10/2014





JUNE 21 - 12:00PM - SUN ANGLE 34° - AZIMUTH 5°

LOT B 30 AVONMORE TCE  
GROUND FLOOR 23.26  
1.5m<sup>2</sup> OF 289m<sup>2</sup> IN SHADOW  
<1.0%

LOT A 30 AVONMORE TCE  
GROUND FLOOR 22.76  
0m<sup>2</sup> OF 289m<sup>2</sup> IN SHADOW  
0.0%

LOT G 28 AVONMORE TCE  
GROUND FLOOR 27.30  
116.6m<sup>2</sup> OF 514m<sup>2</sup> IN SHADOW  
22.7%

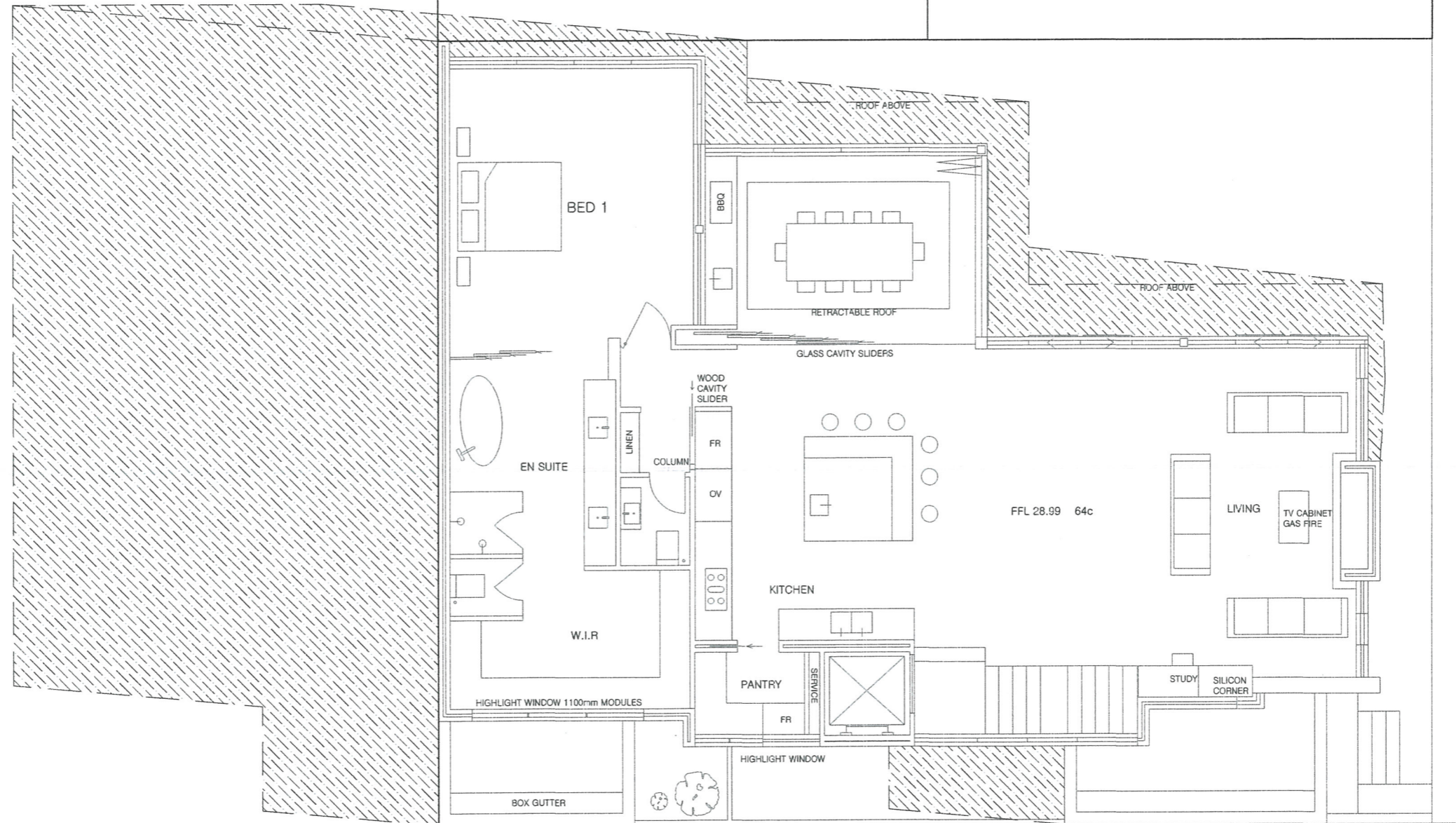


FIG TREE LANE

TOWN OF COTTESLOE  
23 SEP 2014  
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Purchaser of Lot A 30 Avonmore Tce:

Purchaser of Lot B 30 Avonmore Tce:

Purchaser of Lot D 28 Avonmore Tce:



SCALE :  
1 : 100

CLIENT :  
COLIN HERDMAN.

ADDRESS:  
30 AVONMORE TERRACE - LOT C

9 OF 9  
SHADOWING

REVISION 6  
18/09/2014











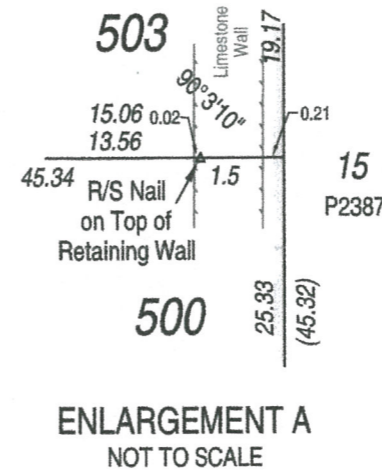
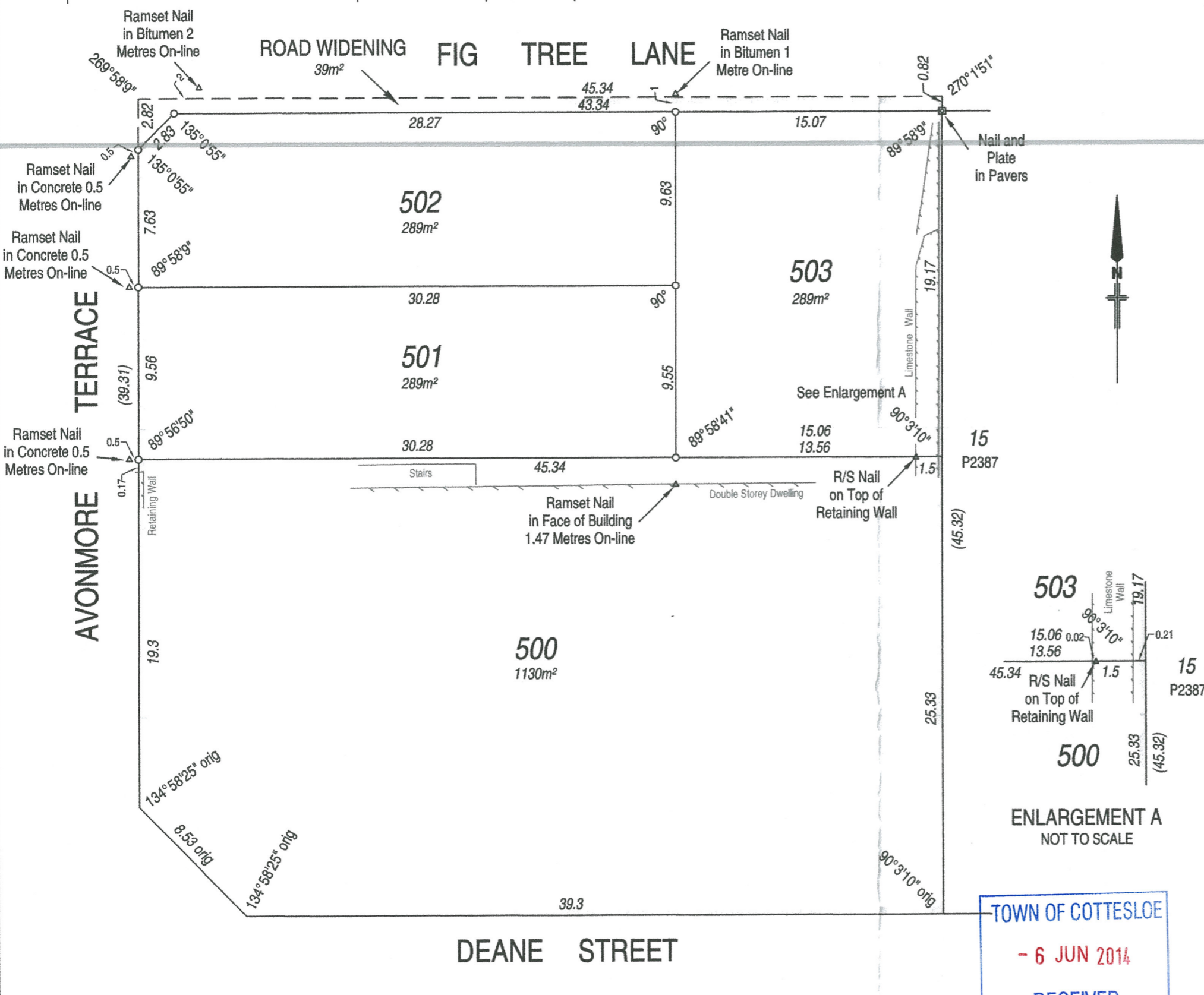


VER	AMENDMENT	AUTHORISED BY	DATE
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**Brown McAllister Surveyors** | Licensed Surveyors | Engineering Surveyors | Land Development & Strata Consultants |  
 Email : admin@brownmcallister.com.au Tel: (08) 9386 9688 Fax: (08) 9386 9677  
 43 Broadway, Nedlands WA 6009 Our Ref: 13104-6DP\_rev1 Date: 26/05/2014

TYPE ..... FREEHOLD  
 PURPOSE ..... SUBDIVISION  
 PLAN OF  
**LOTS 500 TO 503 AND ROAD WIDENING**



**TOWN OF COTTESLOE**  
 - 6 JUN 2014  
 RECEIVED

SSA <del>YES</del> /NO	
DISTRICT	SWAN FILE
TOWNSITE	
LOCAL AUTHORITY	TOWN OF COTTESLOE
LOCALITY	COTTESLOE
FORMER TENURE	ON
LOT 31 ON D18857 VOL. 1501 FOL. 475	INDEX
LOT 32 ON D18857 VOL. 1172 FOL. 418	SEE SMARTPLAN
FIELD BOOK	125563
SCALE: 1: 250 @ A3	0 1 2 3 4 5 10 15 20
ALL DISTANCES ARE IN METRES	

SURVEYOR'S CERTIFICATE - Reg 54  
 I, **SAMUEL A. KEENAN**  
 hereby certify that this plan is accurate and is a correct representation of the -  
 (a) \*survey; and/or  
 (b) \*calculations from measurements recorded in the field records,  
 [\* delete if inapplicable]  
 undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

*Samuel A Keenan*  
 Licensed Surveyor Date

SURVEYOR'S CERTIFICATE - Compiled  
 I, \_\_\_\_\_  
 hereby certify that this compiled plan  
 (a) is a correct and accurate representation of the survey(s) of the subject land; and  
 (b) is in accordance with the relevant law in relation to which it is lodged.

\_\_\_\_\_  
 Licensed Surveyor Date

LODGED DATE	TYPE OF VALIDATION
FEE PAID	FULL AUDIT LEGAL COMPONENT
ASSESS No.	DOCKET CERTIFIED CORRECT
	I.S.C.
	F.S.C.

**Brown McAllister Surveyors**  
 | Licensed Surveyors | Engineering Surveyors | Land Development & Strata Consultants |  
 APPROVED BY  
 WESTERN AUSTRALIAN PLANNING COMMISSION  
 FILE **148708**

**IN ORDER FOR DEALINGS**

SUBJECT TO

FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

**APPROVED**

INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

Delegated Under S.16 P & D Act 2005 Date

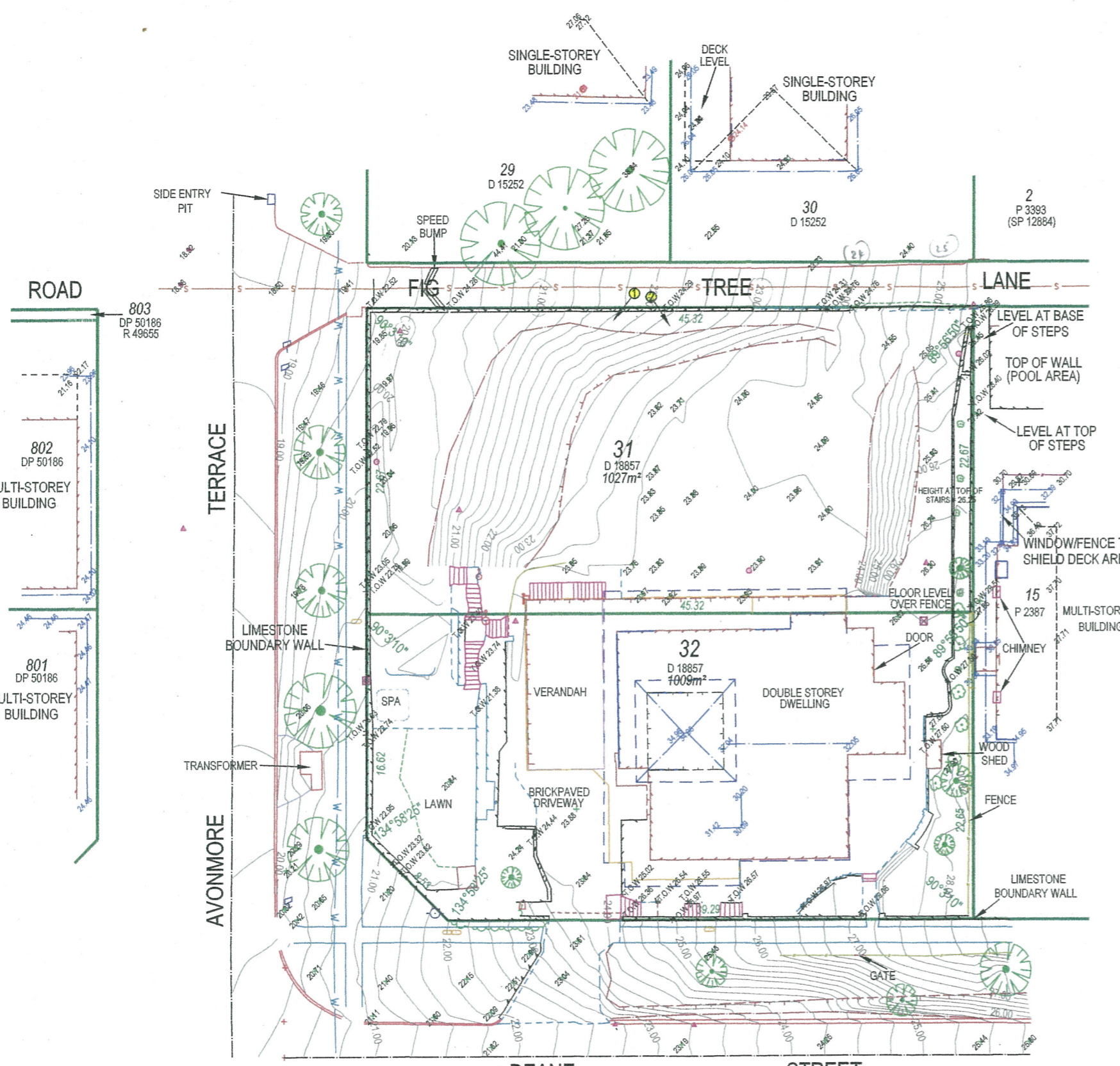
**Landgate**  
 Western Australian Land Information Authority

**DEPOSITED PLAN**  
**401972**

SHEET **1** OF **1**  
 VERSION **1**

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS





- ### LEGEND OF FEATURES
- EXISTING BOUNDARY
  - CONTOUR (INTERVAL OF 0.25m)
  - BUILDING / STRUCTURE
  - GROUND LEVEL OF BUILDING
  - RETAINING WALL
  - WALL
  - FENCE
  - VERANDAH
  - ROOF LINE
  - ROOF HEIGHT
  - AWNING
  - FOOTPATH
  - BRICK PAVING
  - EDGE OF BITUMEN
  - KERB
  - ROAD CENTER LINE
  - ROAD SOLID LINE MARK
  - CONCRETE EDGE
  - GARDEN BED
  - BUSH LINE
  - SECOND STOREY LEVEL
  - GAZEBO
  - GATE
  - HANDRAIL
  - TENNIS TURF
  - WATER PIPE
  - SEWER PIPE
  - WINDOW
  - DOOR
  - NATURAL SURFACE LEVEL
  - LEVEL ON BITUMEN
  - SURVEY CONTROL MARK
  - WATER METER
  - ELECTRICAL LIGHT POLE
  - POWER DOME
  - TELSTRA PIT
  - GAS VALVE
  - GAS METER
  - FLAG POLE
  - SIGN
  - UNKNOWN HATCH
  - STUMP
  - TREE
- T.O.W DENOTES TOP OF WALL



**LOCATION PLAN**  
APPROXIMATE EXTENT OF SUBJECT SITE  
2014 AERIAL PHOTOGRAPHY  
NOT TO SCALE



PHOTO TAKEN AT POINT 1



PHOTO TAKEN AT POINT 2

TOWN OF COTTESLOE  
8 AUG 2014  
RECEIVED

SEWER AND WATER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS BEST-FIT MODEL. BROWN McALLISTER SURVEYORS CANNOT GUARANTEE THE ACCURACY OF THIS DATA.

No.	APPROVED AND ISSUED TO CLIENT	DATE	DRAWN	CHECKED
0		26/05/2014	R. COLELLA	J. DEMIRIS
REVISIONS				

**FEATURE SURVEY OF**  
**LOTS 31 AND 32 ON D 18857**  
**AVONMORE TERRACE, COTTESLOE**

Client: **RUSSELL STEWART**

**DATUM**  
HORIZONTAL - PCG94  
VERTICAL - AHD

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**SCALE 1:250**

All distances in metres unless stated otherwise

THE BOUNDARIES WERE NOT RE-ESTABLISHED AS PART OF THIS SURVEY THEREFORE THIS PLAN DOES NOT GUARANTEE THEIR ACCURACY

EXISTING BOUNDARY DIMENSIONS AND LOT AREAS HAVE BEEN TAKEN FROM LANDGATE RECORD D 18857

FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION

**Brown McAllister Surveyors**  
Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors

Email: [admin@brownmcallister.com.au](mailto:admin@brownmcallister.com.au) Tel: (08) 9386 9688  
43 Broadway, Nedlands, Western Australia, 6009 Fax: (08) 9386 9677

SHEET	A2
SURVEYED	D.S - 2/09/2013
FIELD NOTES	
DRAWN	R.C - 26/05/2014
CHECKED	
REFERENCE	13104-7F



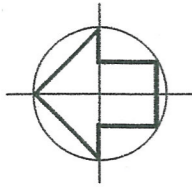
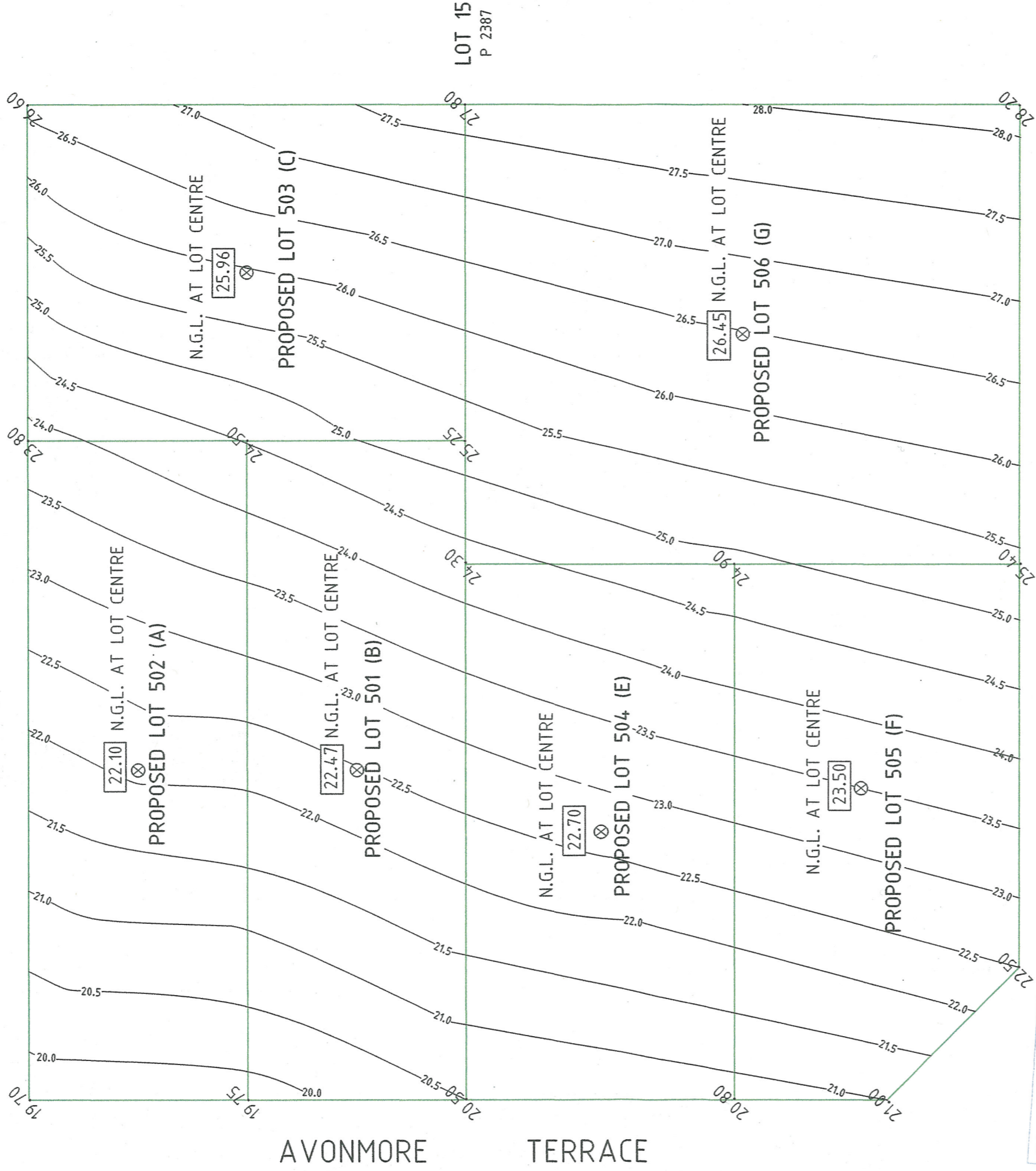


FIG TREE LANE



TOWN OF COTTESLOE  
8 AUG 2014  
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DEANE STREET

INTERPOLATED ORIGINAL / NATURAL CONTOURS

CLIENT OCEANSIDE HOMES BUILDER OCEANSIDE HOMES

LOT 31 AVONMORE TERRACE AUTHORITY COTTESLOE

SUBURB COTTESLOE MAP REF. 400 13 37

PLAN 18857 C/T Vol.Fol. 1501 / 475

DATE OF SURVEY 26.06.14 SCALE 1:200 @ A3

JOB No. OURS: 190582 YOURS: PCQ 13-0956

VERTICAL DATUM: A.H.D.

Ref # 190655

SCALE BAR

DRAFTED M.R. SURVEYOR

SEWERAGE BTC PRELAIN

WATER BTC POWER

TELSTRA TELSTRA

HY. HYDRANT FP. FLUSH POINT METER. WATER METER

SEWERAGE CP. SEW SEWER MANHOLE IS. INSPECTION SHAFT IO. INSPECTION OPENING GAS GAS. GAS METER

POWER CP. CONSUMER POLE PP. POWER POLE LP. LAMP POST SP. STAY POLE OPD POWER DOME

STORMWATER SW MANHOLE SW MANHOLE

SURVEY PG. PEG FOUND Pdist PEG DISTURBED PG. PEG GONE STATION \* DATUM / CONTROL

SIDE ENTRY PIT TELSTRA PIT TELSTRA



3 Ord Street  
West Perth  
W.A. 6006  
Telephone: +61 (08) 9214 1777  
Facsimile: +61 (08) 9214 1778

The information on this drawing is current as at the date of survey.  
Services are to be confirmed with relevant Authorities.  
This includes without limitation:  
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.  
Further interests / notifications / encumbrances may be listed on the Certificate of Title.  
Location of boundary in relation to fences or boundary markers is not guaranteed.  
Boundary is placed arbitrarily as per 'best fit'. Best Survey will be required.  
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