

3

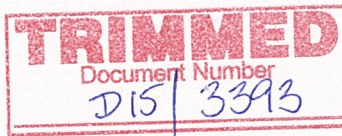


Scale 1:658

9/12/2014

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Ruth Harms
37 Elizabeth Street
COTTESLOE WA 6011

14th February 2015



Ronald Boswell
Planning Dept
Town of Cottesloe
119 Broome Street
COTTESLOE WA 6011

Your Reference No. 5.2014.3066

Dear Ronald,

RE: DEVELOPMENT APPLICATION – 35 ELIZABETH STREET, COTTESLOE

I wish to object to the parapet wall being placed on the boundary line between 35 and 37 Elizabeth Street.

The parapet wall is not a fence. The Department of Commerce has told me it is not a fence and any objection to it being placed on the fence line will have to go to the Magistrates Court for a ruling.

This regulation is combined with Local Government Fencing Act which states Cottesloe Council freestanding fence means a structure erected to function as a fence and does not form part of any other building. This is not the case with the parapet wall in question – it forms part of two rooms.

My second complaint is the two second storey balconies on the north-west side of the proposed residence (even though it fits on the mark for the R Codes, the Architect I had go over my house to identify any problems has told me the new residence will have full view of my rear garden leaving me with no privacy. Although the new residence meets the R Codes my consultant Architect was concerned that the roof is too big and will overpower my house.

I would like to say in closing that the R Codes and all that goes with them appears to favour new developments with little if any concern for existing residents. There is no regard for street scape or encouraging some harmony in buildings, Cottesloe has become a mish mash of anything goes.

When people wish to build huge houses like the one proposed at No. 35 Elizabeth Street, they should not expect any concessions from their neighbouring residents.

Yours sincerely,

A handwritten signature in blue ink that reads "Ruth Harms".

Ruth Harms



PRO WEST

SURVEYING
Licensed and Engineering Surveying
Consultants

T (08) 9440 3299 E: admin@prowestsurveying.com.au
F (08) 9440 3298 Web: www.prowestsurveying.com.au
Po Box 1463 Osborne Park DC 6916 DWG: 1005001

FEATURE SURVEY OF: LOT 23, No. 35 Elizabeth Street, COTTESLOE

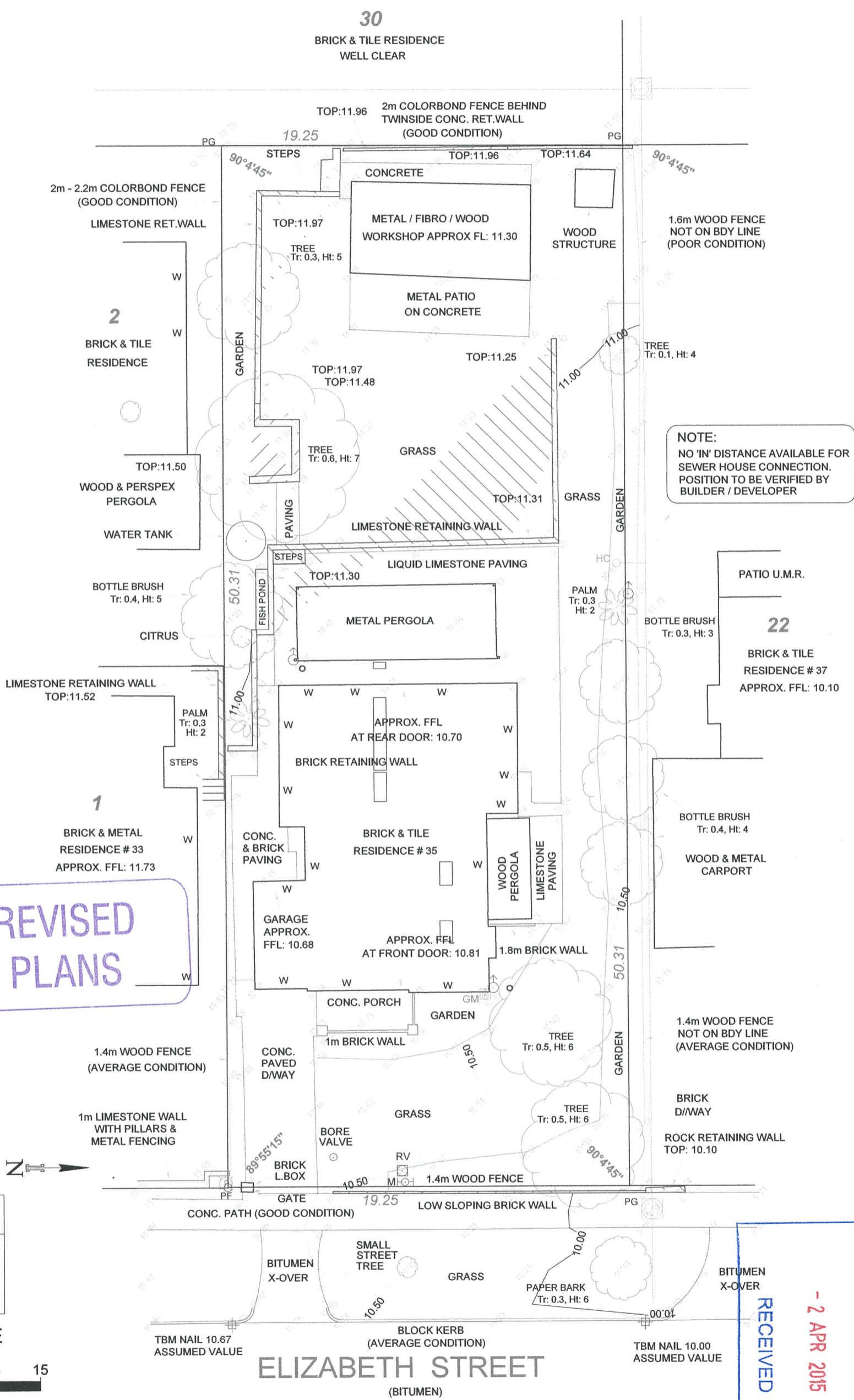
REVISION: A
SHEET: 1 OF 1

CLIENT: DAVE CANN	PLAN: 206	LOT AREA: 969 m ²	SURVEY DATE: 30/04/13
BUILDER:	C/T Vol: 1066 Fol: 351		MAP REFERENCE: 370 D10
BUILDER JOB #	HEIGHT DATUM: LOCAL		COASTAL ZONE: >1Km
PRO WEST JOB # 1005	HEIGHT CORRECTION TO AHD: -1.19m		SEWER INFORMATION: YES

FEATURE SYMBOL LEGEND

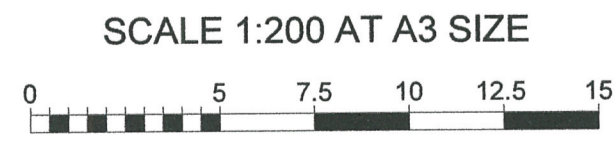
POWER	
CABLE DOME	POWER POLE
CABLE BOX	CONSUMER POLE
POWER MARKER	EXPOSED CABLES
LIGHT POLE	
WATER	
WATER METER	FIRE HYDRANT
TAP	STOP VALVE
FLUSHING POINT	RETIC VALVE
BORE	WATER MARKER
SEWERAGE	
SEWER M/H (SQUARE LID)	SEWER M/H (ROUND LID)
INSPECTION SHAFT	INSPECTION OPENING
HOUSE CONNECTION	
TELSTRA	
TELSTRA PIT	TELSTRA MANHOLE
TELSTRA MARKER	
DRAINAGE	
DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)
SIDE ENTRY PIT	DRAINAGE GRATE
COMBINED ENTRY PIT	
GAS	
GAS METER	GAS VALVE
GAS MARKER	
SURVEY MARKS	
PEG FOUND	PEG GONE
PEG FOUND DISTURBED	BENCH MARK
PEN MARK	NAIL & PLATE
	NAIL
MISCELLANEOUS INFO.	
STREET SIGN	SPOT HEIGHT
UNKNOWN SERVICE MARKER	BOLLARD
OVERHEAD POWER LINE	SEWER LINE
FENCE LINE	WINDOW / OPENING
SERVICE DETAILS	
WATER: L OVERHEAD POWER: NS UNDERGROUND POWER: L TELSTRA: L GAS: L	
SERVICE NOTES	
L: LOCATED NS: NO SERVICE A: AVAILABLE BUT NOT LOCATED TBC: LOCATION TO BE CONFIRMED	

REVISED PLANS



SEWER JUNCTION DETAILS

HOUSE CONNECTION (HC) IL:	8.90
UP DISTANCE:	0.0
DEPTH TO CONNECTION:	1.77

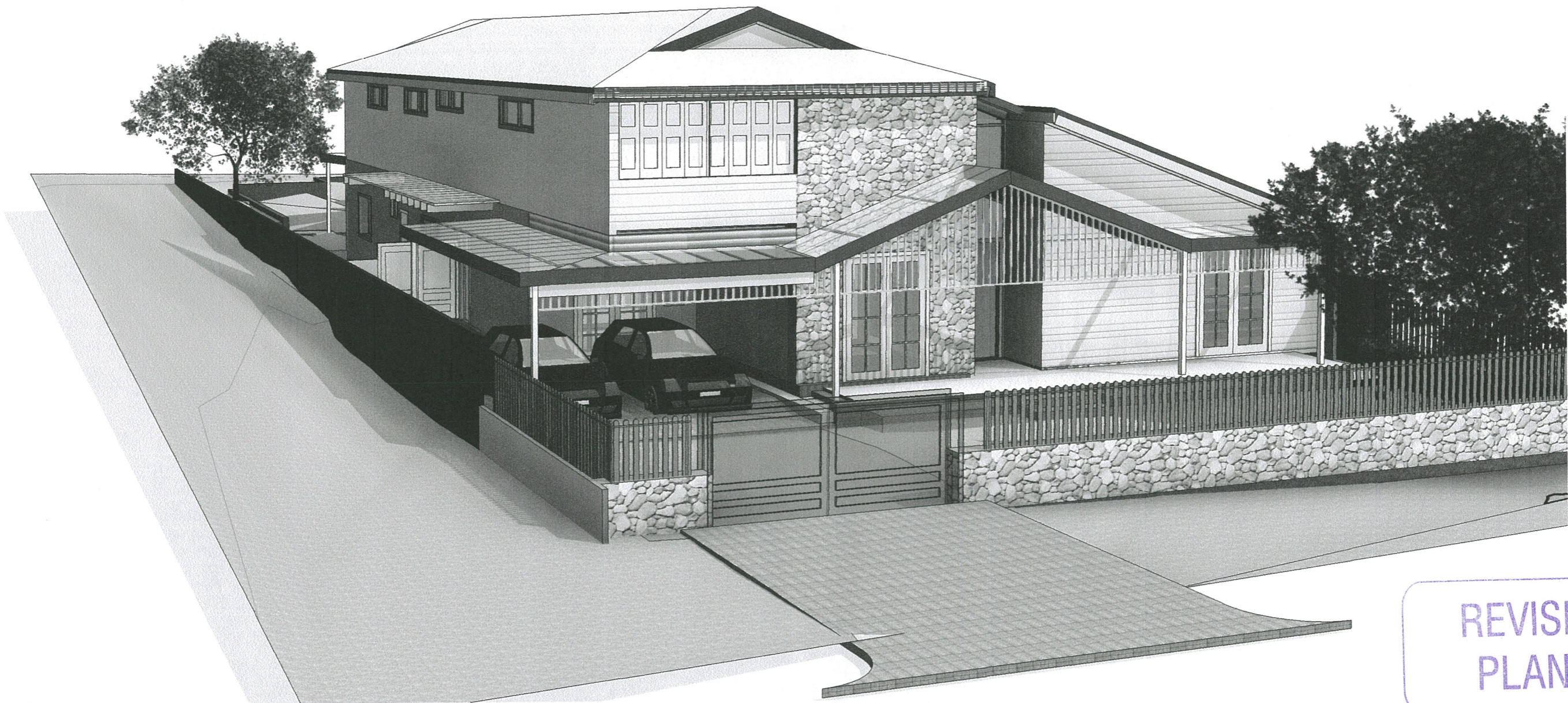


IMPORTANT FEATURE SURVEY NOTES

- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities.
- Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

TOWN OF COTTESLOE
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- 2 APR 2015

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1 Front- South East

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DAVID CANN
 ARCHITECT
 PO BOX 6250. SWANBOURNE. WA. 6010
 PHONE: 0439 889983 EMAIL: DAVE@CANNGROUP.COM

No.	Description	Date

Client
Churchill Court Pty Ltd
 Project
New Residence
35 Elizabeth St. Cottesloe

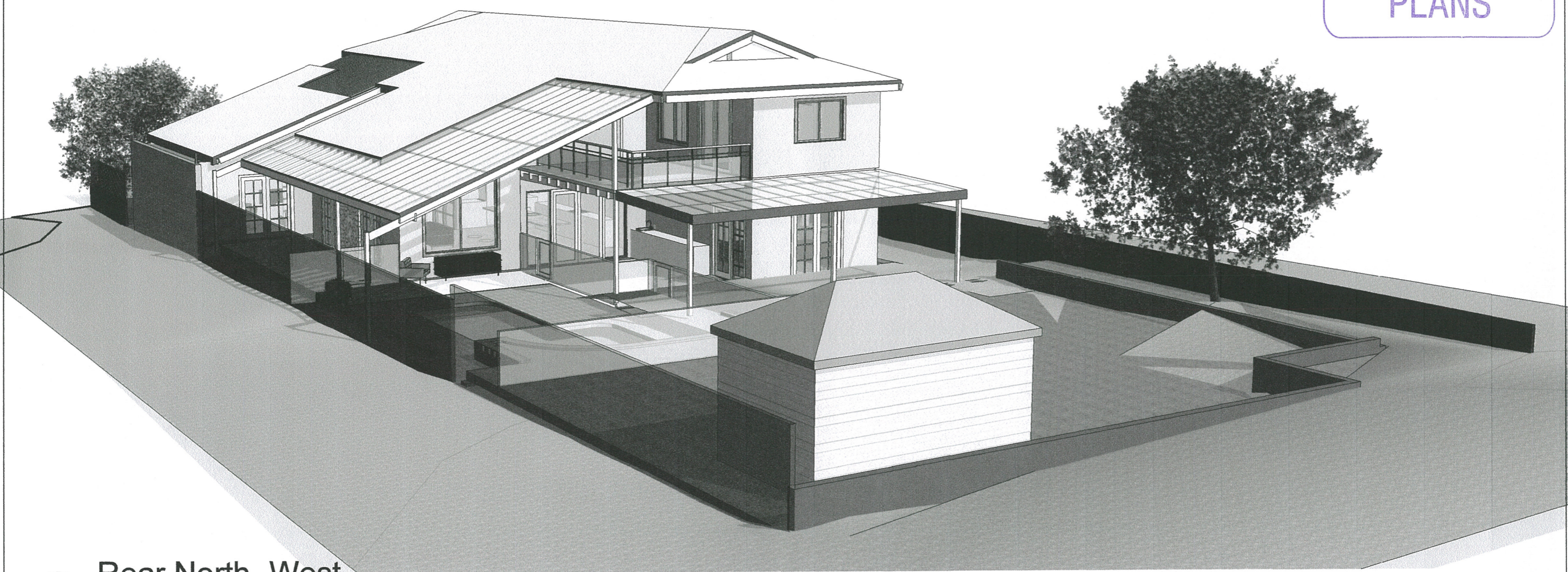
3D Views			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A1	
Drawn by	Author		
Checked by	Checker	Scale	

TOWN OF COTTESLOE

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PLANS



1 Rear North- West

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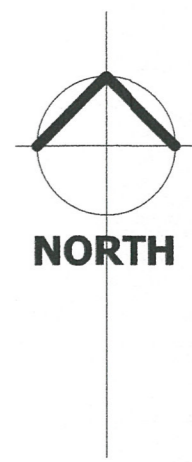
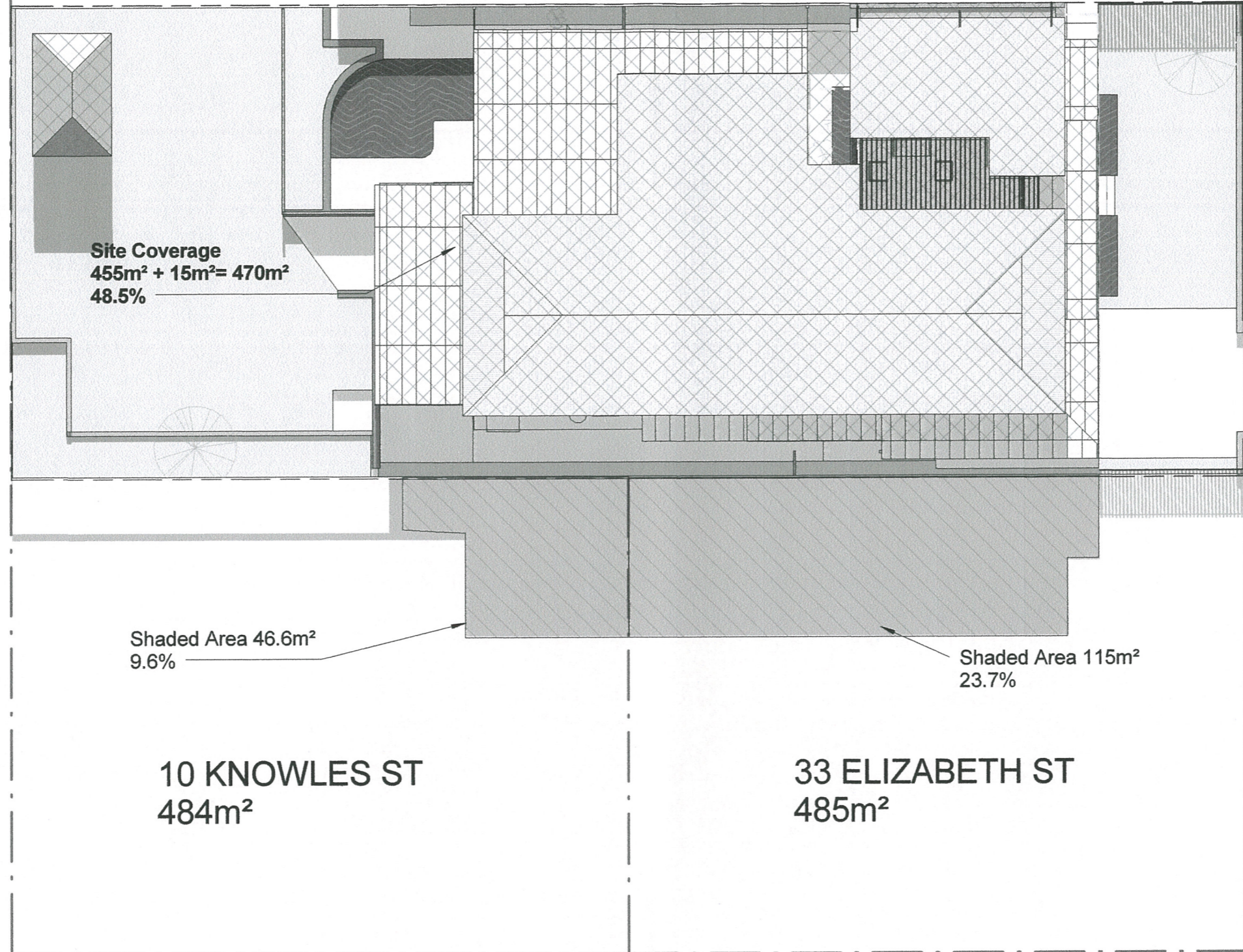
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Project
New Residence
35 Elizabeth St. Cottesloe

3D Views			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A010	
Drawn by	Author		
Checked by	Checker	Scale	



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1 Solar Study 21 June. Midday
 1 : 200

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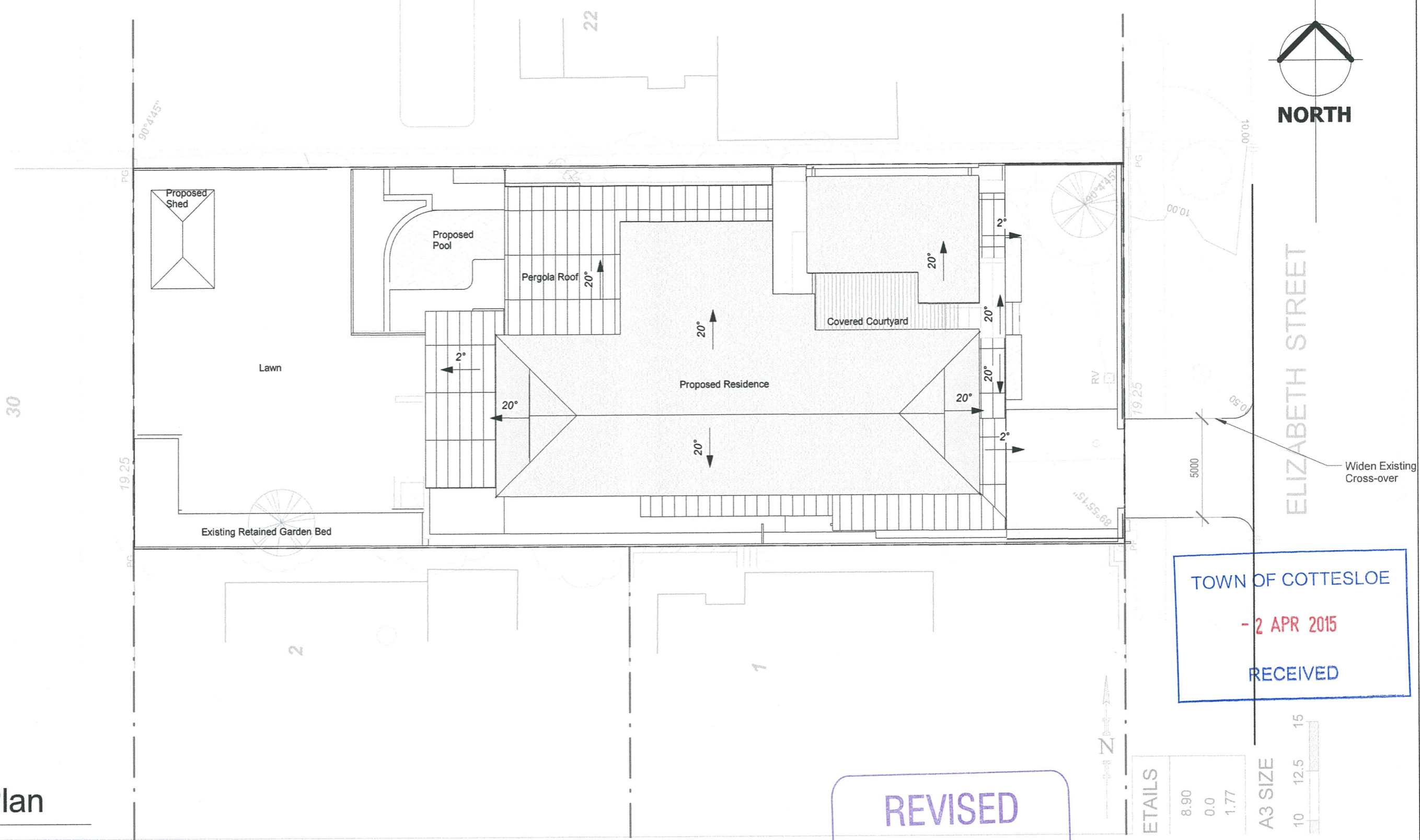
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No.	Description	Date
A	Issued for Development Approval	04.11.14
B	Re- Issued for Dev. Approval	
C	Re- issued for Dev. Approval	14.01.15
D	Re- Issued for Dev. Approval	05.03.15

Client
Churchill Court Pty Ltd

Project
**New Residence
 35 Elizabeth St. Cottesloe**

Overshadowing Plan			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A11	D
Drawn by	DRC		
Checked by	Checker	Scale	1 : 200



2 Site Plan
1 : 200

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ETAILS	8.90	0.0	1.77
A3 SIZE	10	12.5	15

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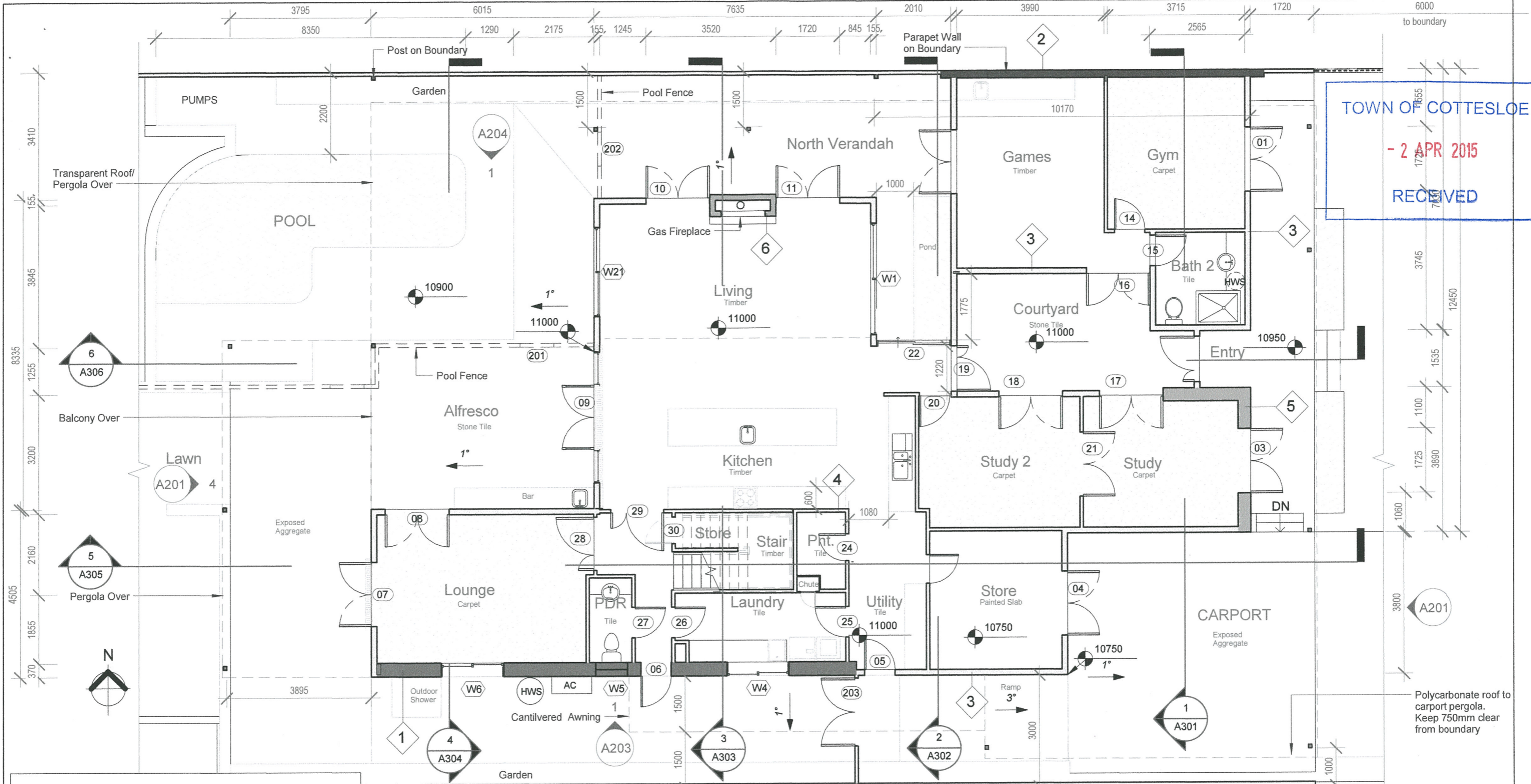
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Client
Churchill Court Pty Ltd

Project
New Residence
35 Elizabeth St. Cottesloe

Site plan			
Project number	Project Number	Drawing#	Revision
		A100	D
Date	11.02.15		
Drawn by	DRC		
Checked by	Checker	Scale	1 : 200



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- <1> Hydrowall Core, CFC external and Internal
- <2> Boundary Wall: Hebel External, Superwall Core, CFC Internal
- <3> Superwall Stud Frame, CFC external, Hebel Internal
- <4> Superwall Stud Core, 'Soundchek' both sides
- <5> Limestone Rubble External, Hebel Internal
- <6> Limestone Rubble, 150mm Wide Nominal

REVISED
 PLANS

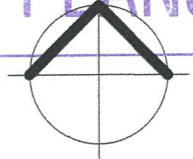
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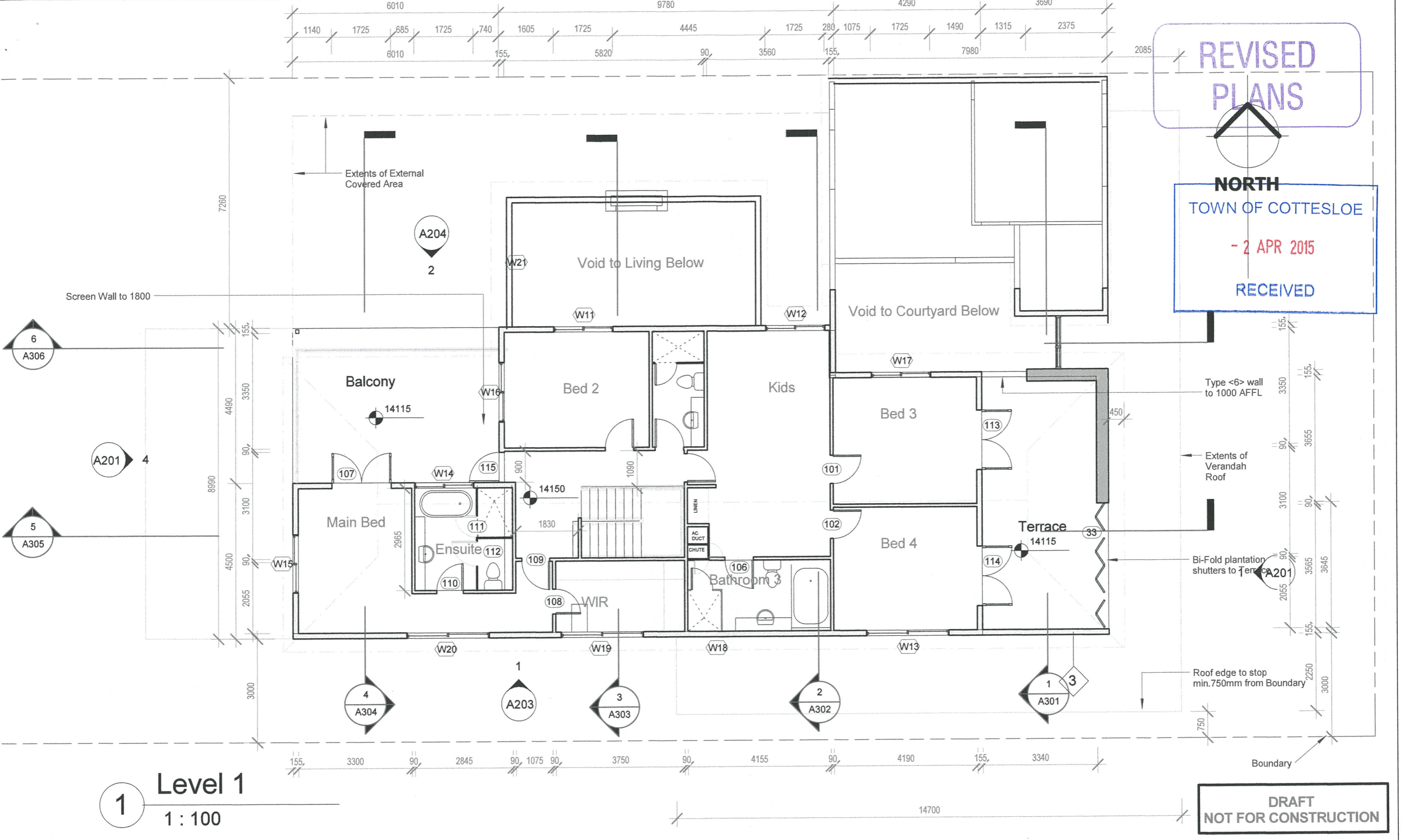
Client
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 Project
New Residence
35 Elizabeth St. Cottesloe

Ground Plan		DRAFT NOT FOR CONSTRUCTION	
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A101	D
Drawn by	DRC	Scale	As indicated
Checked by	Checker		

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NORTH
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1 Level 1
1 : 100

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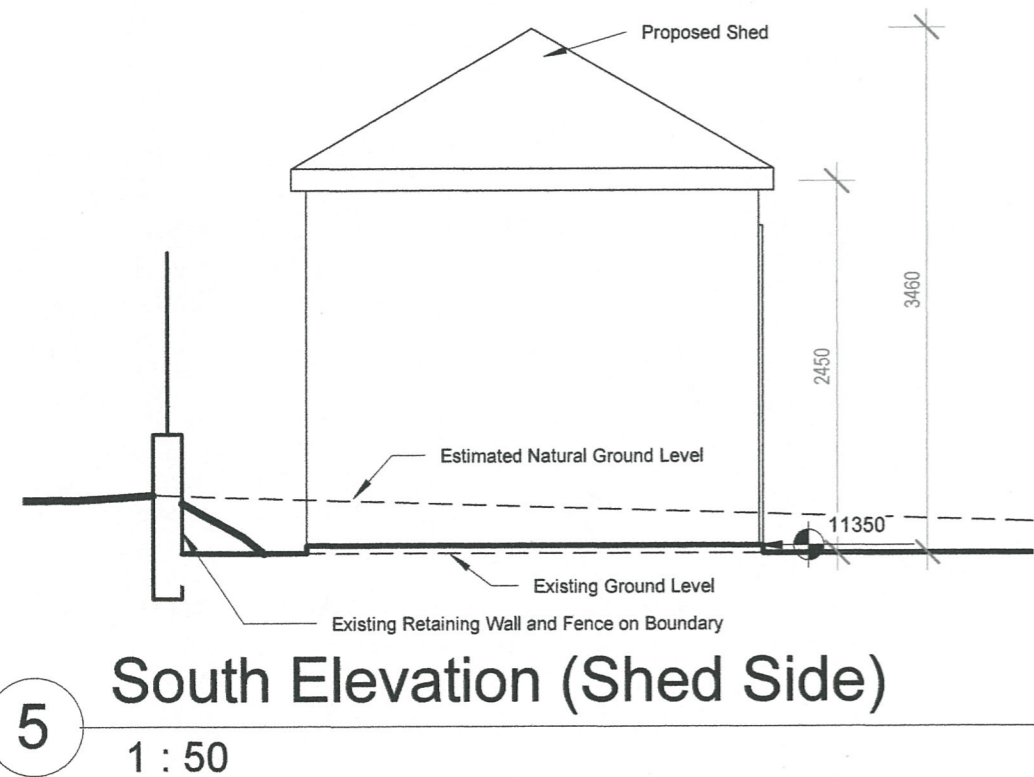
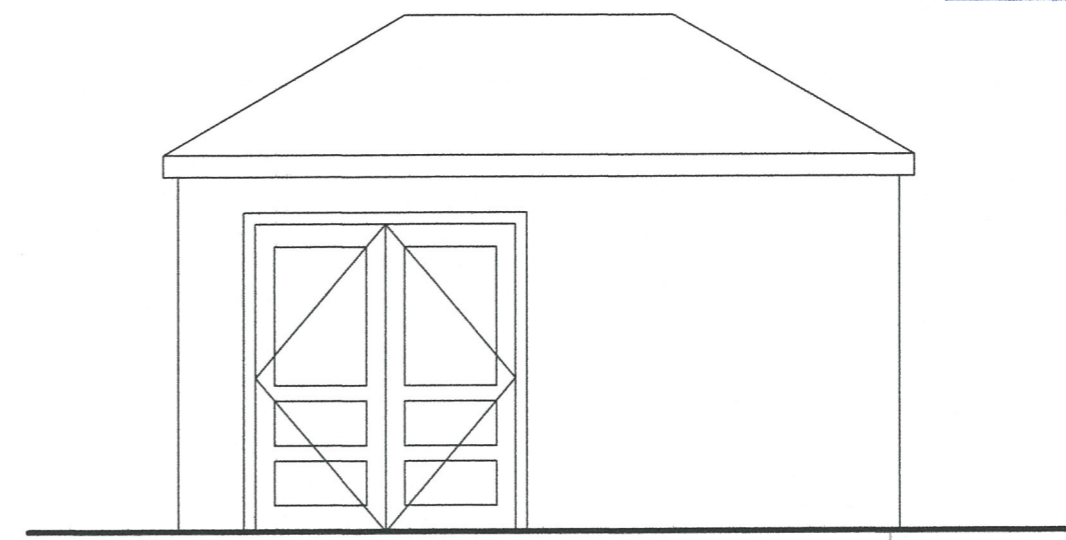
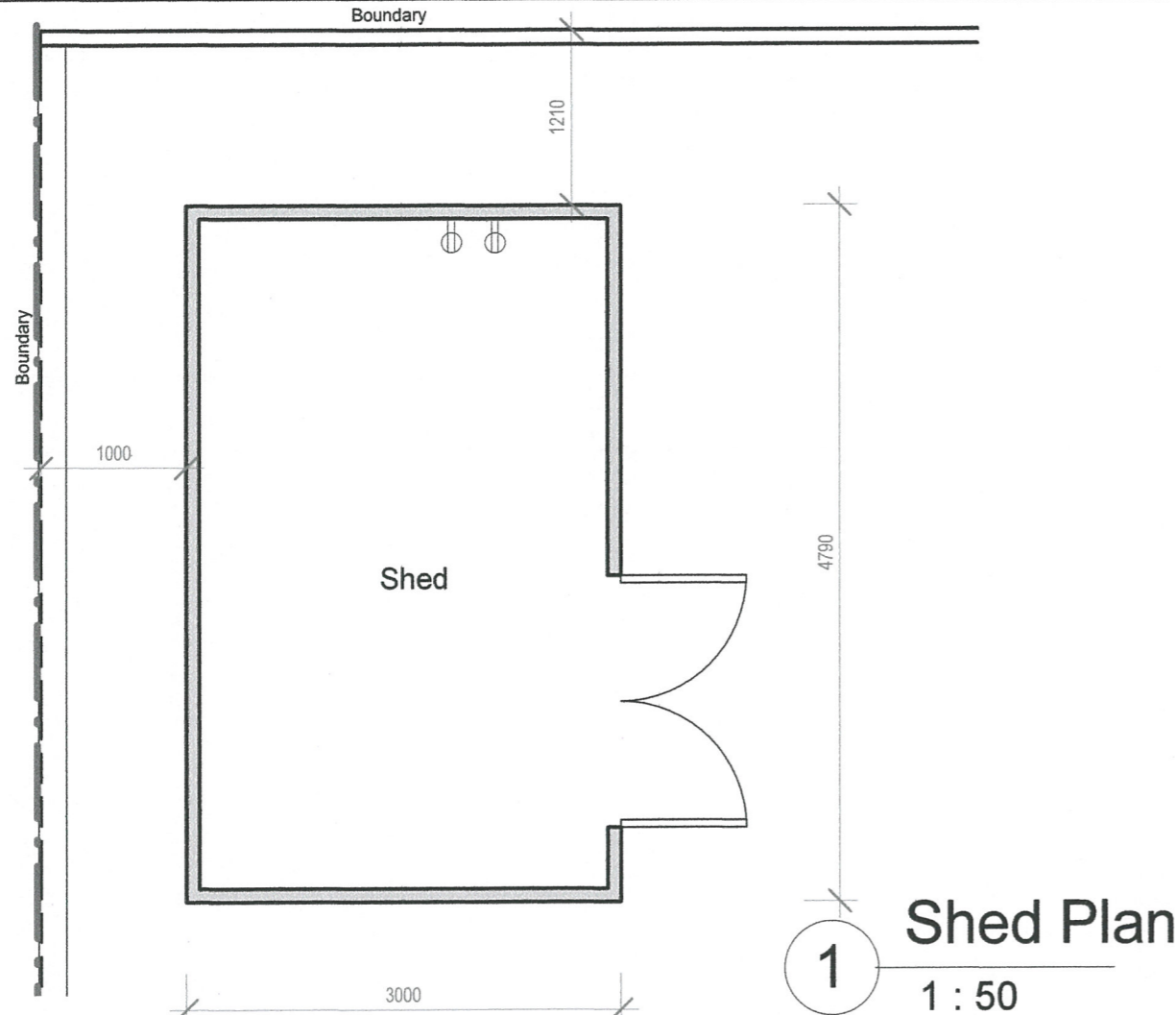
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Client
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Project
New Residence
35 Elizabeth St. Cottesloe

Level 1			
Project number	Project Number	Drawing#	Revision
	11.02.15	A102	D
Drawn by	DRC		
Checked by	Checker	Scale	1 : 100

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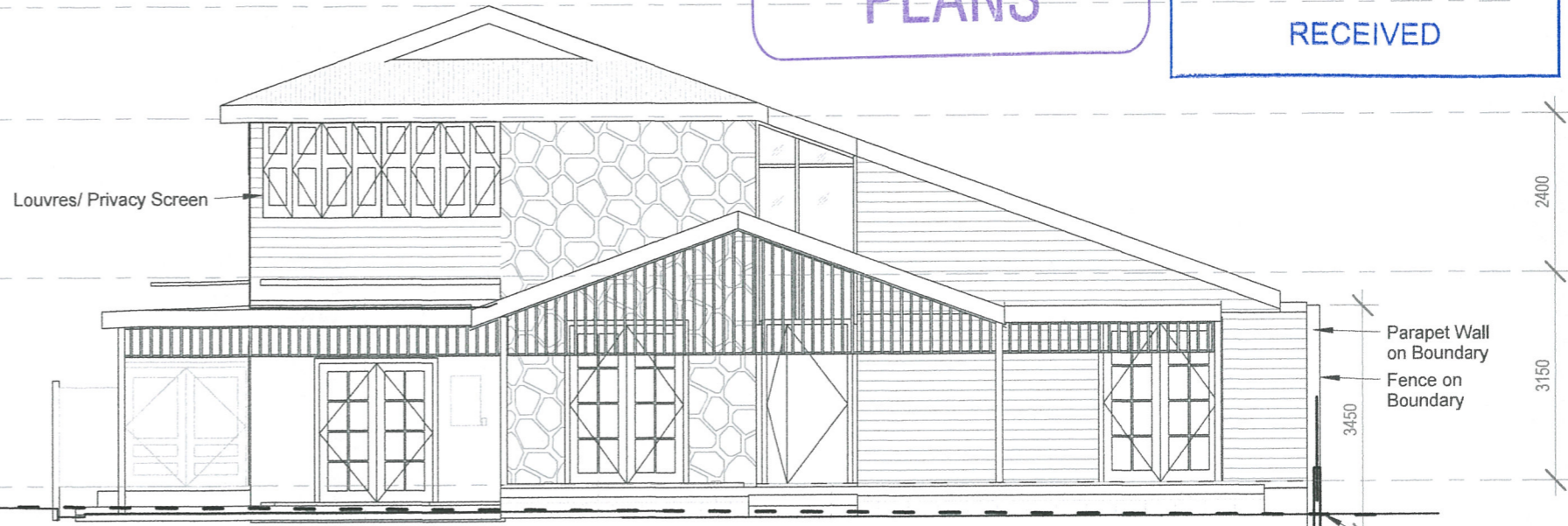
Client
Churchill Court Pty Ltd
 Project
New Residence
35 Elizabeth St. Cottesloe

Shed Details			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A110	D
Drawn by	DRC		
Checked by	Checker	Scale	1 : 50

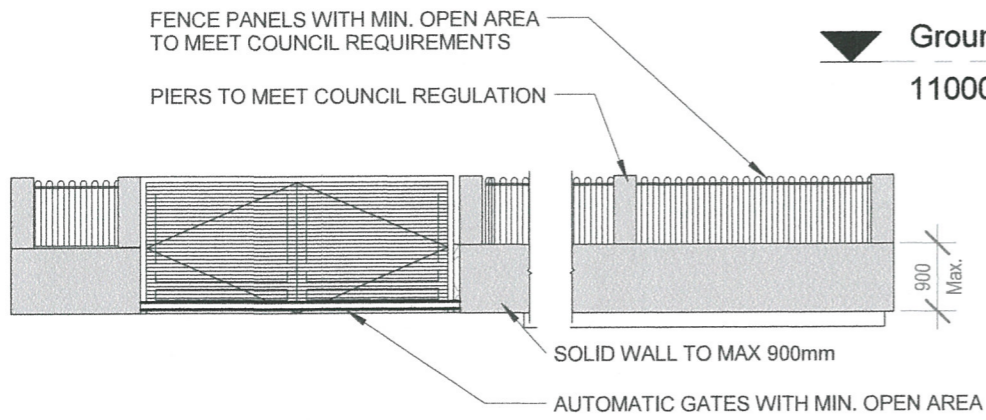
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▼ Roof
18239
 ▼ L1- Ceiling
16550
 ▼ Level 1
14150
 ▼ Ground
11000



1 East
1 : 100



2 Front Fence- Typical Detail
1 : 100

▼ Roof
18239

▼ Level 1
14150
 ▼ Ground
11000



4 West
1 : 100

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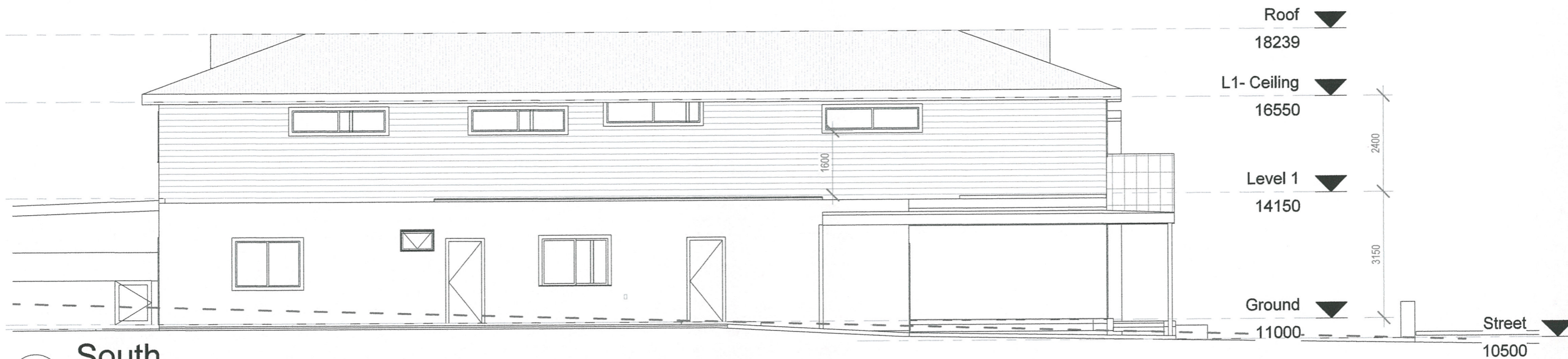
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Client
Churchill Court Pty Ltd
 Project
New Residence
35 Elizabeth St. Cottesloe

Elevations

Project number	Project Number	Drawing#	Revision
	11.02.15	A201	D
Drawn by	DRC	Scale	1 : 100
Checked by	Checker		

TOWN OF COTTESLOE
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1 South
 1 : 100

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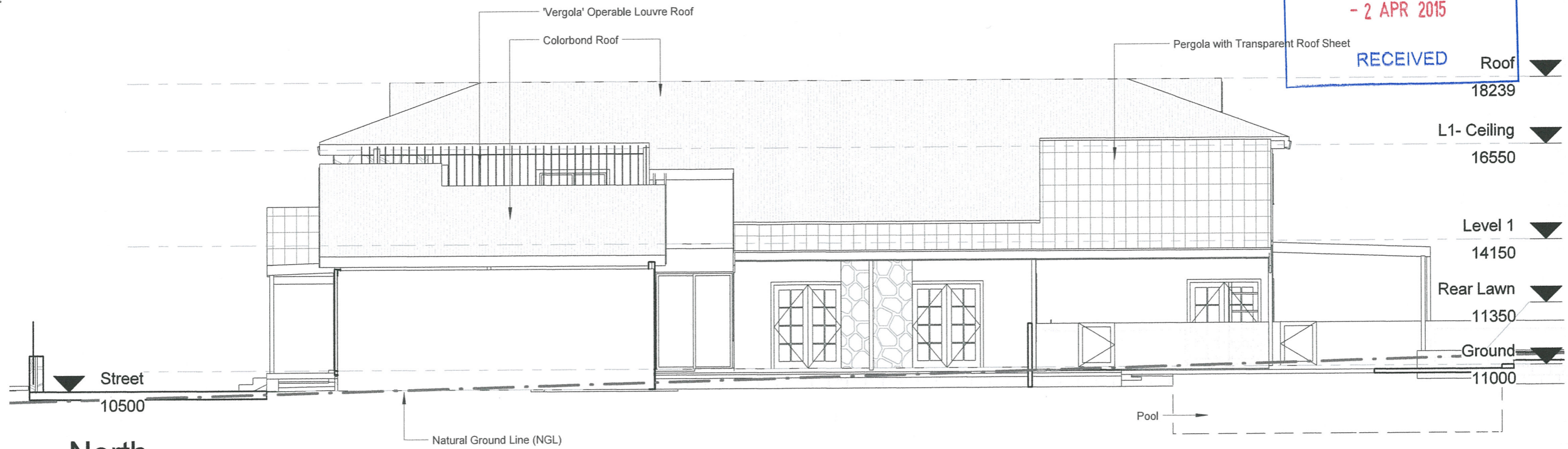
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Client
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 Project
New Residence
35 Elizabeth St. Cottesloe

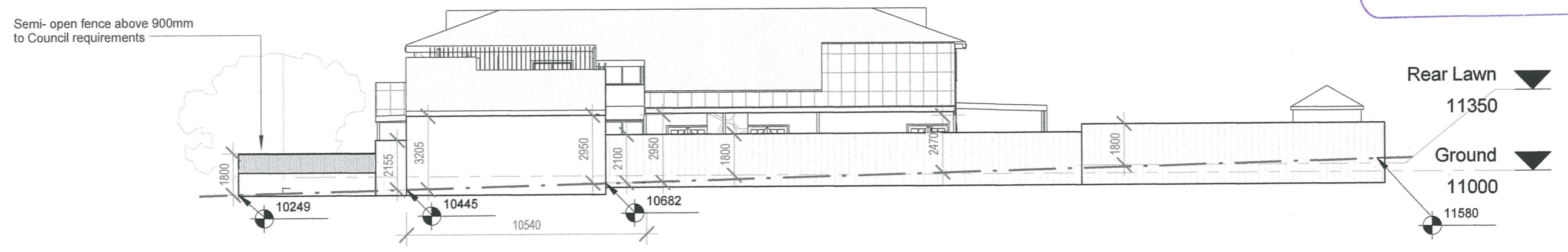
Elevation- South			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A203	D
Drawn by	DRC		
Checked by	Checker	Scale	1 : 100

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1 North
 1 : 100

REVISED PLANS



2 North Fence
 1 : 200

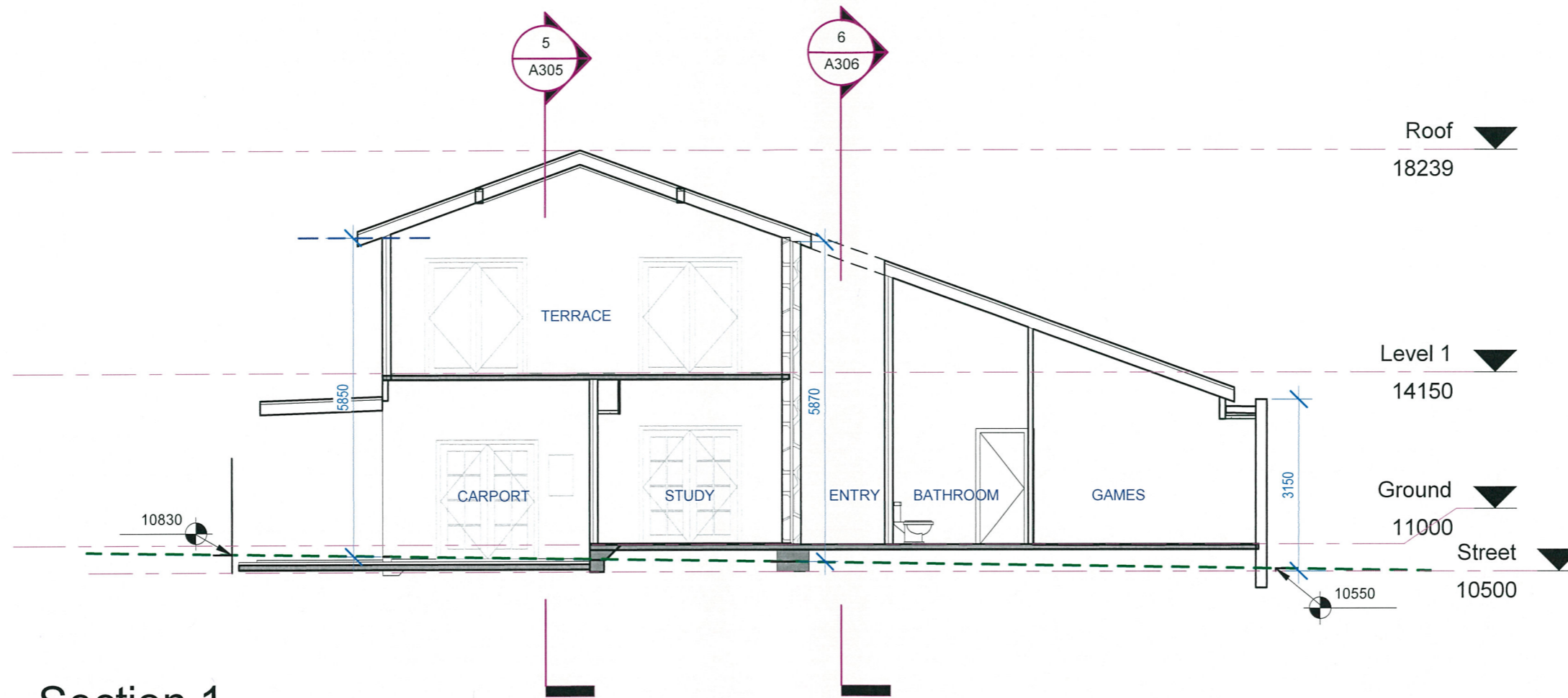
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Client
Churchill Court Pty Ltd
 Project
New Residence
35 Elizabeth St. Cottesloe

Elevation North			
Project number	Project Number	Drawing#	Revision
Date	11.02.15	A204	D
Drawn by	DRC		
Checked by	Checker	Scale	As indicated



1 Section 1
1 : 100

TOWN OF COTTESLOE
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C	Re- issued for Dev. Approval	14.01.15

Client
Churchill Court Pty Ltd

Project
**New Residence
35 Elizabeth St. Cottesloe**

Section 1			
Project number	Project Number	Drawing#	Revision
	11.02.15	A301	C
Drawn by	Author		
Checked by	Checker	Scale	1 : 100

TOWN OF COTTESLOE













