

40 John Street

The Town of Cottesloe does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Cottesloe shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Scale 1:1224

16/07/2015







Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

17 June 2015

YOUR REF | 5/2015.3185
OUR REF | P3682/37305
ENQUIRIES | Lucy Duckham (08) 6552 4068

Chief Executive Officer
Town of Cottesloe
PO Box 606
COTTESLOE WA 6011

TOWN OF COTTESLOE
23 JUN 2015
RECEIVED

TRIMMED
Document Number
D15/13395

Attn: Ed Drewett

Dear Sir

**PINE LODGE
LGA Application No. 5/2015.3185**

Under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*, the proposed development as described below has been referred to the Heritage Council for its advice due to its proximity to the State Registered Place known as *Pine Lodge*.

We received the following information/drawings prepared by Ecotect Architects dated May 2015:

- DD01 – Site Plan
- DD02 – Plan, Upper Floor
- DD03 – South & North Elevations
- DD04 – West and East Elevations
- DD05 – Section AA
- DD06 – Site Coverage – Existing
- DD07 – Site Coverage - Proposed

The referral for the proposed development has been considered in the context of the identified cultural significance of *Pine Lodge* and the following advice is given:

Findings

- The referral is for the adaptation of the existing carport at 40 John Street, located to the west of *Pine Lodge*.
- The proposal incorporates a small addition to the existing car port, that is small in scale and will not impact the views to the registered place.

Advice

The proposed development does not significantly impact on the identified cultural significance of the registered place.

www.stateheritage.wa.gov.au
info@stateheritage.wa.gov.au

This advice is given from a heritage perspective to assist the Town of Cottesloe in its determination of this proposed development. There has been no assessment on the merits or otherwise of the development, which is required to be determined by the decision-making authority.

Should you have any queries regarding this advice please contact Lucy Duckham at lucy.duckham@stateheritage.wa.gov.au or on 6552 4068.

Yours sincerely


Adelyn Siew
DEVELOPMENT MANAGER

Ed Drewett

From: Mike Hulme [mjulme@bigpond.com]
Sent: Thursday, 25 June 2015 9:18 PM
To: Ed Drewett; Andrew Jackson
Cc: Mike Hulme; James Shaw
Subject: Fwd: RE: Granny Flat
Attachments: DD01 Site Plan.pdf; DD02 Plan.pdf; DD03 Elevations.pdf; DD04 Elevations.pdf; DD05 Section.pdf; DD06 Site coverage - existing.pdf; DD07 Site coverage - proposed.pdf

Hi Andrew and Ed,

Please find the revised drawings attached.

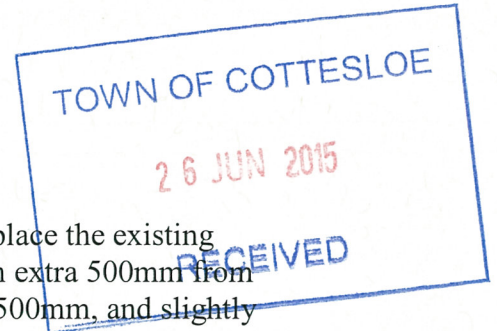
The whole building is designed to basically seamlessly replace the existing garage by keeping it in the existing style, setting it back an extra 500mm from the southern boundary, thereby making the new setback 1500mm, and slightly increasing the roof pitch to match the pitch of the heritage home. The garage is not a heritage building and was built in 1979.

We internal living area is retained 1m below the south east corner of the dwelling to reduce the height and scale of the building so as not to appear larger than the existing structure.

The ancillary accommodation is consistent with the State Planning Policy and helps to increase the accommodation density without compromising the amenity of the area, whilst also providing the accommodation and amenity required by our family to maintain ownership of the property for the long term. We not only saved the property from its potential demolition when we purchased it in 2005, but also invested well over \$1M restoring the home to its former glory. In fact several old residents in the area have told me over the years that the property has never looked so good!

We are of the view that the ancillary accommodation will be significantly more attractive than the existing garage, and the new carport roof will compliment the heritage home with the roof pitch and timber frieze matching the main residence, which the existing garage does not achieve.

Further to our meeting on site we have updated the plans to show the floor and roof height level lowered by 400mm (we couldn't make it any lower without ruining the aesthetics, particularly in relation to the juncture with the carport roof). The building has also now been set back 1.5m. We have also included the proposed pool and pool fence. We have removed the concrete crossover and replaced with a semi-mountable curb and a considerably more softened mulched and landscaped area (to fit with the rest of the verge plantings) that will still enable off street visitor parking for two cars, which is important to retain due to the busy street parking from the John St Cafe. We have also included landscaping between the dwelling and the footpath to further soften the building from the road. The result of all of this is a significantly more aesthetic building than the current garage that is also significantly softened visually by the additional landscape plantings.



Internally we have removed the staircase to the loft storage area and replaced with a ladder. We have also shown the courtyard walls and reduced the size of the solar pergola.

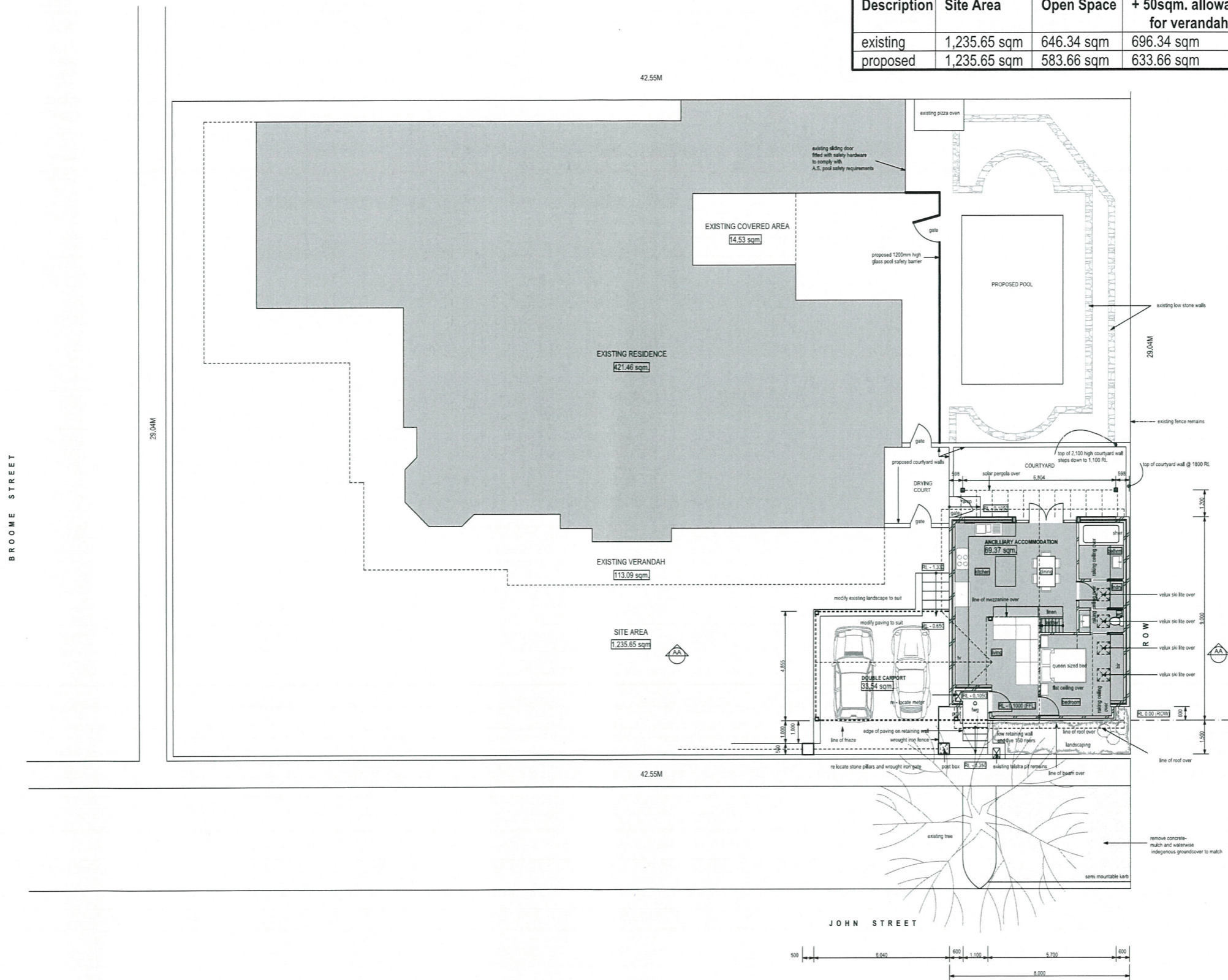
Please don't hesitate to contact me direct with any queries.

Kind regards,

Mike Hulme

SITE COVERAGE

Description	Site Area	Open Space	+ 50sqm. allowance for verandahs	% open space	% coverage
existing	1,235.65 sqm	646.34 sqm	696.34 sqm	56.3%	43.7%
proposed	1,235.65 sqm	583.66 sqm	633.66 sqm	51.3%	48.7%

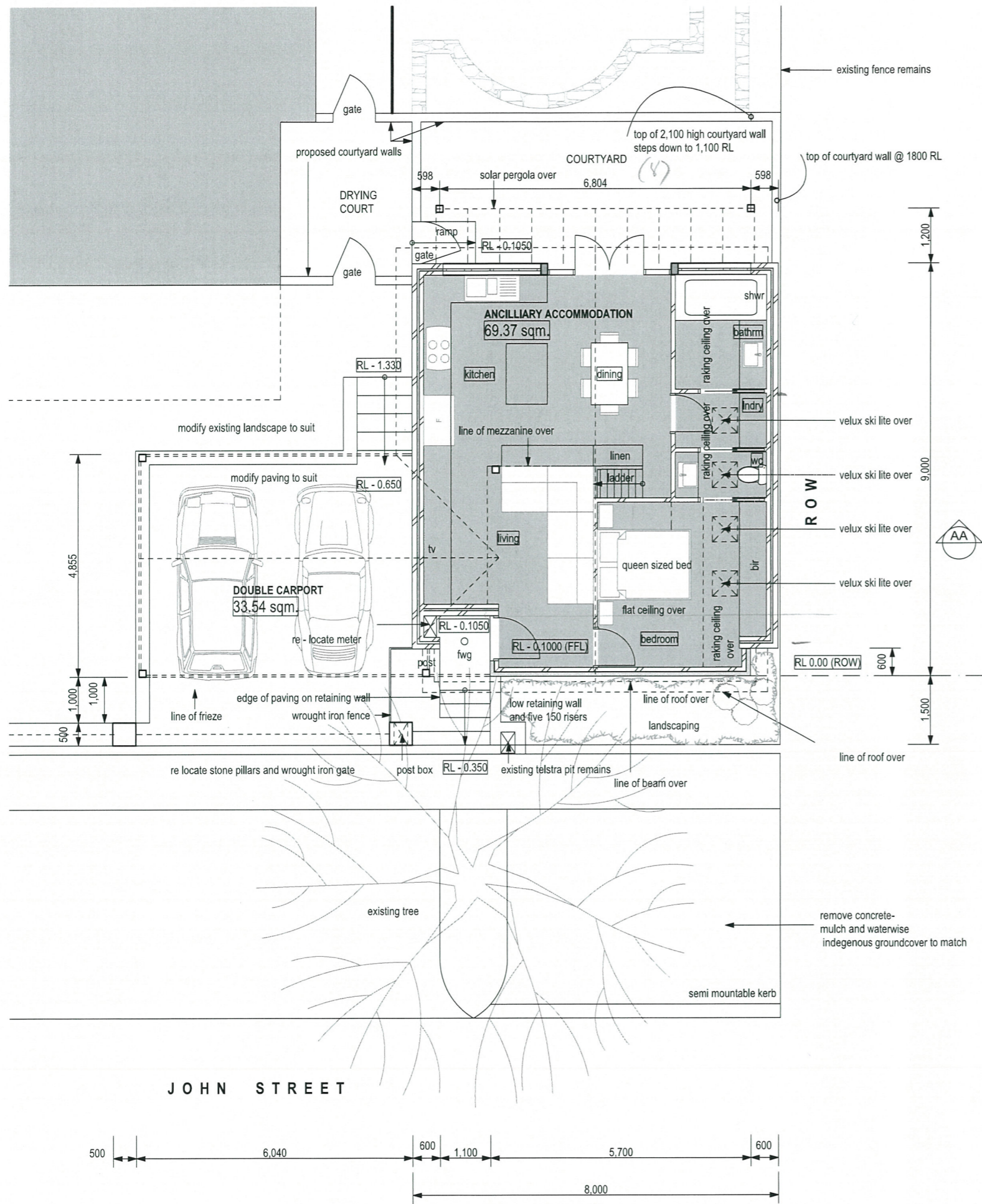


TOWN OF COTTESLOE
26 JUN 2015
RECEIVED

Site Plan (proposed) 1:200

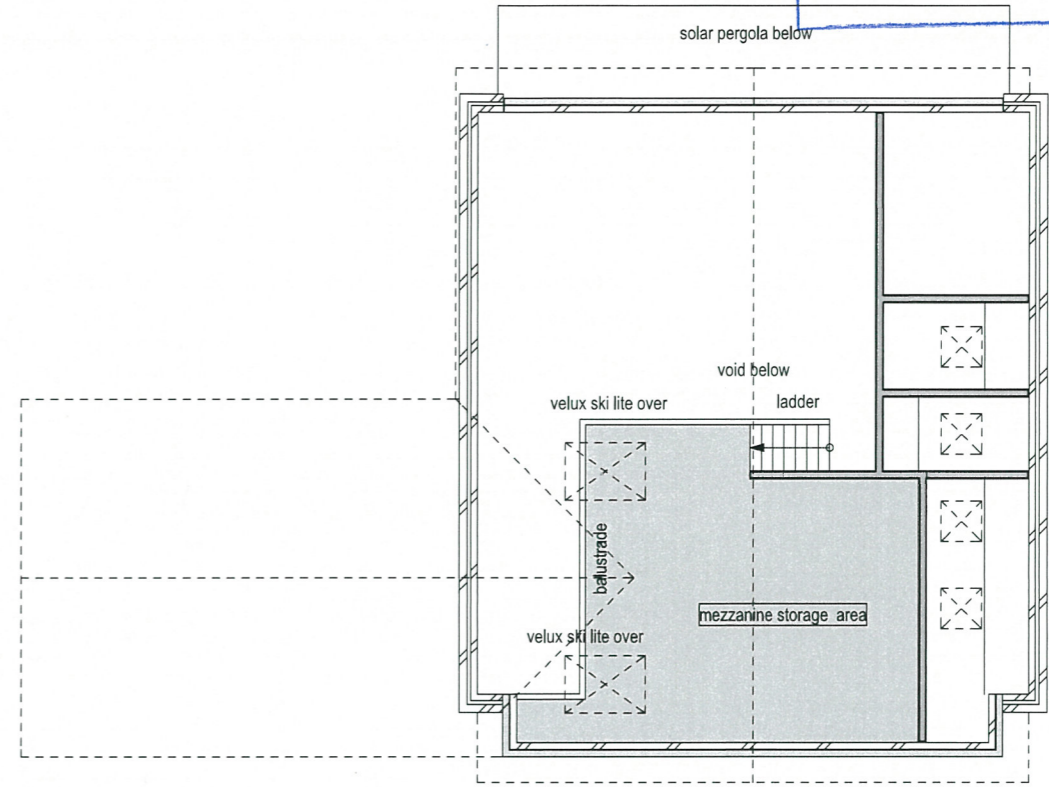
Rev	Date	Drawn	Notes
1	24/06/2015	J.S.	Site level lowered 400mm. Lobby car back 1.5m and show large planted landscaping shown. better to be shown. courtyard walls shown. solar pergola reduced.

TOWN OF COTTESLOE
 26 JUN 2015
 RECEIVED



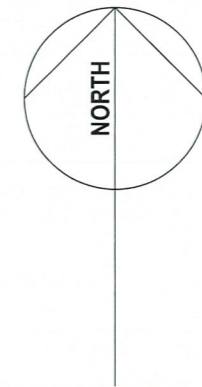
Plan

1:100

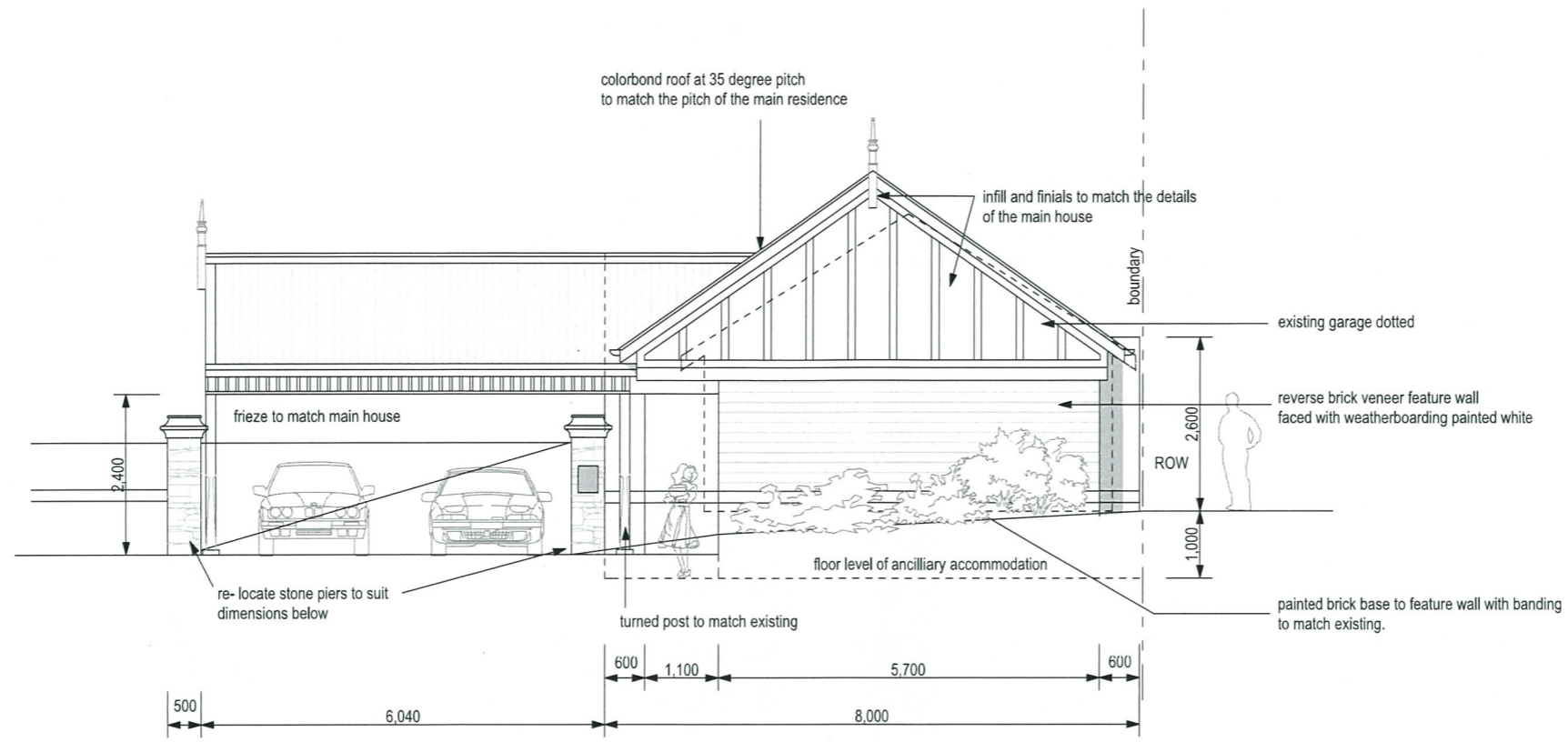


Upper floor

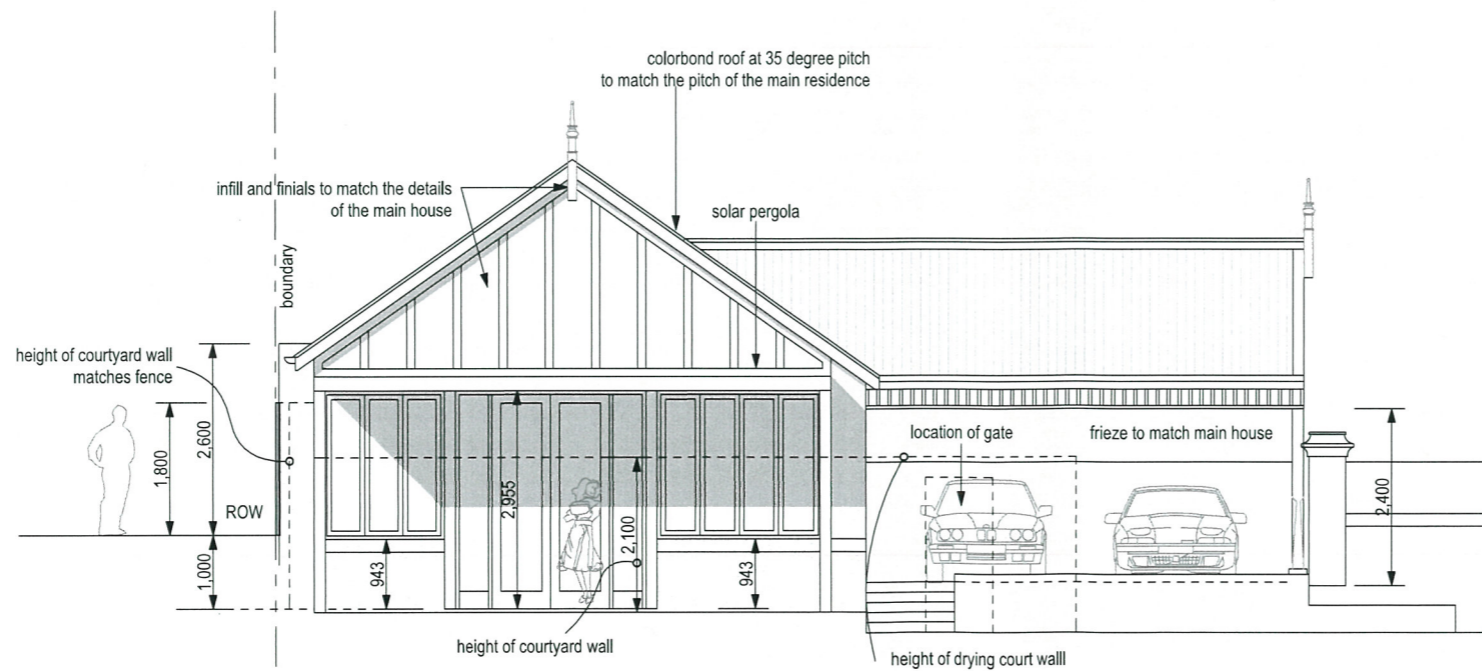
1:100



TOWN OF COTTESLOE
 26 JUN 2015
 RECEIVED



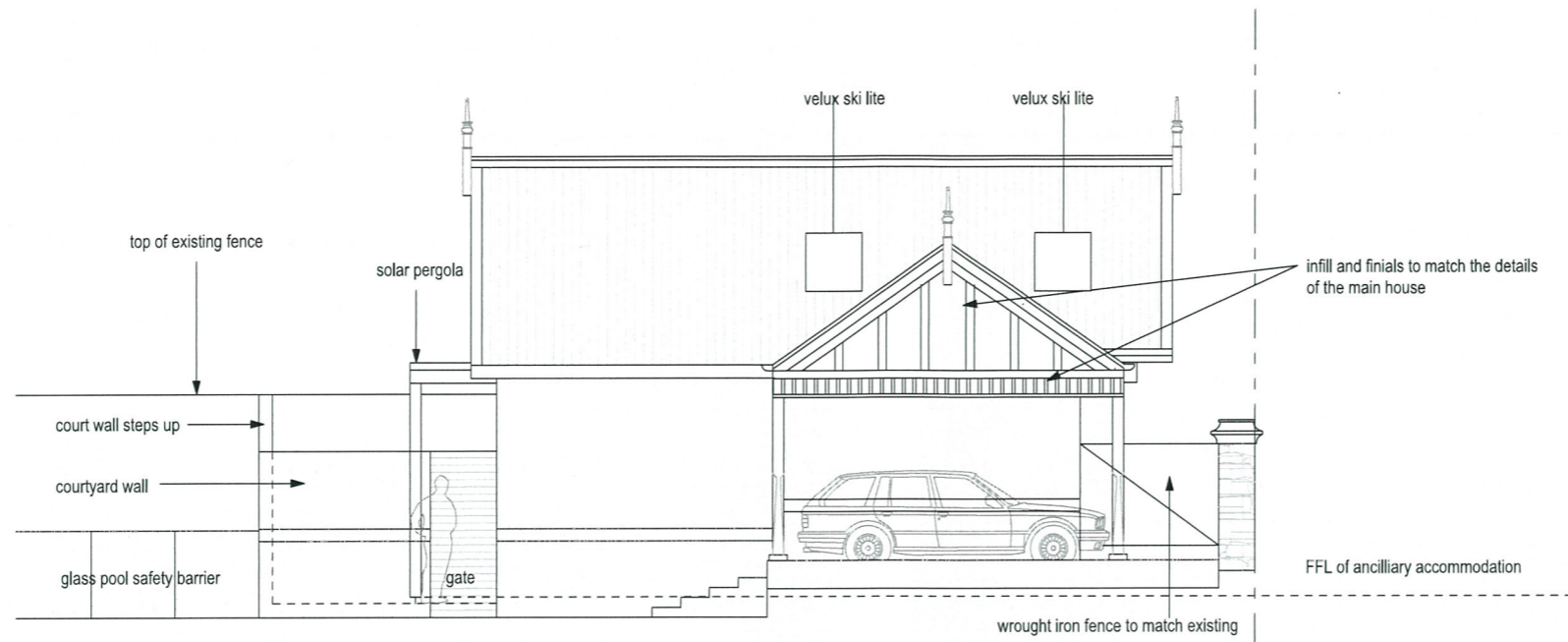
South elevation 1:100



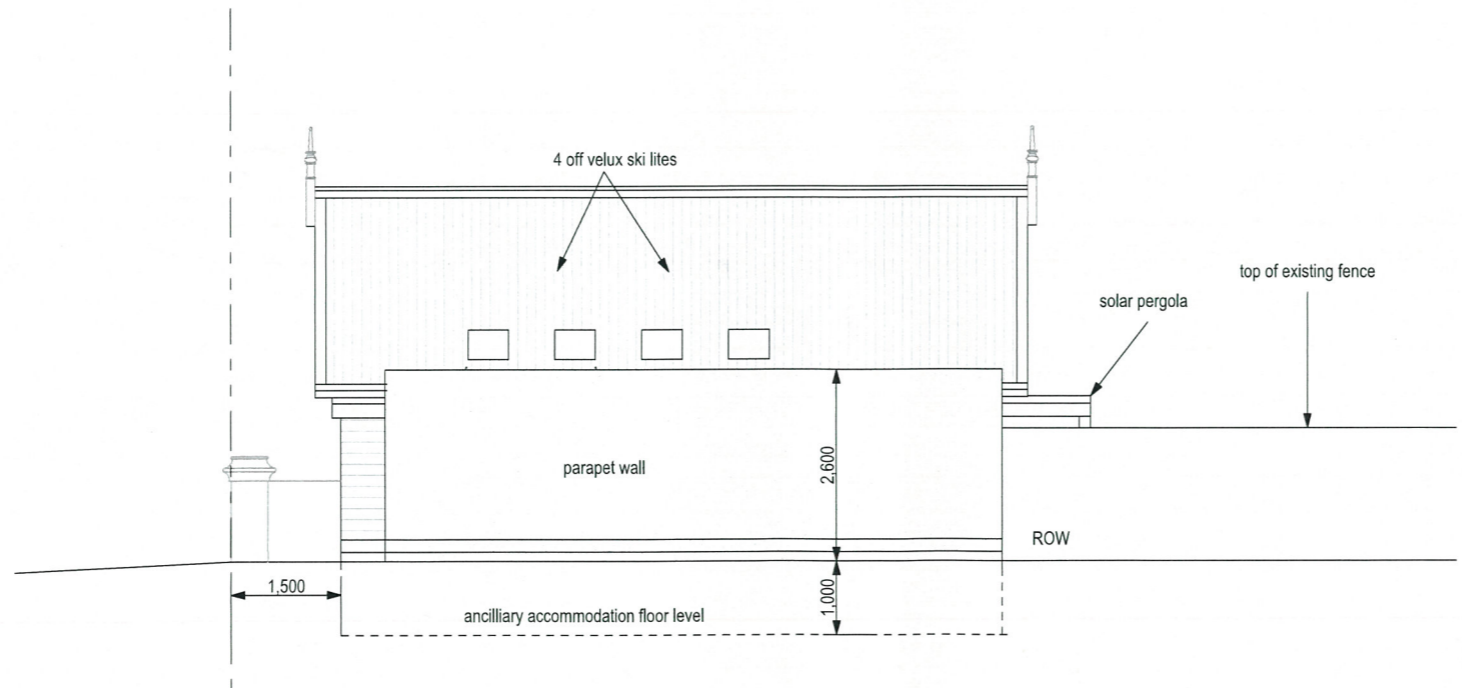
North elevation 1:100

ARCHITECT: James Shaw	SCALE: as nominated	PROJECT NO: TBA	DWG NO: DD03
DRAWN: cName	PRINT DATE: 25/06/2015	REVISION REV 1	

TOWN OF COTTESLOE
 26 JUN 2015
 RECEIVED



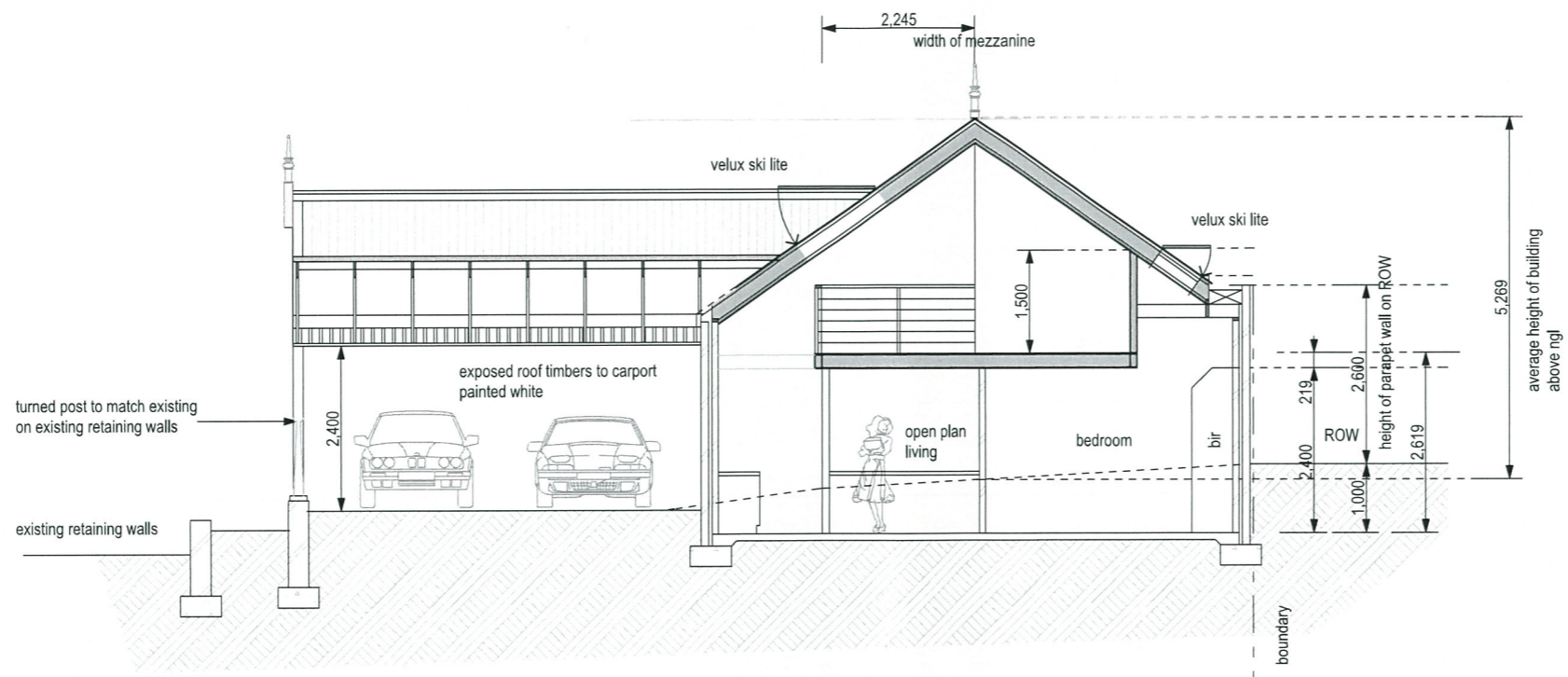
West elevation 1:100



East elevation 1:100

ARCHITECT: James Shaw	SCALE: as nominated	PROJECT NO: TBA	DWG NO: DD04
DRAWN: cName	PRINT DATE: 25/06/2015	REVISION REV 1	

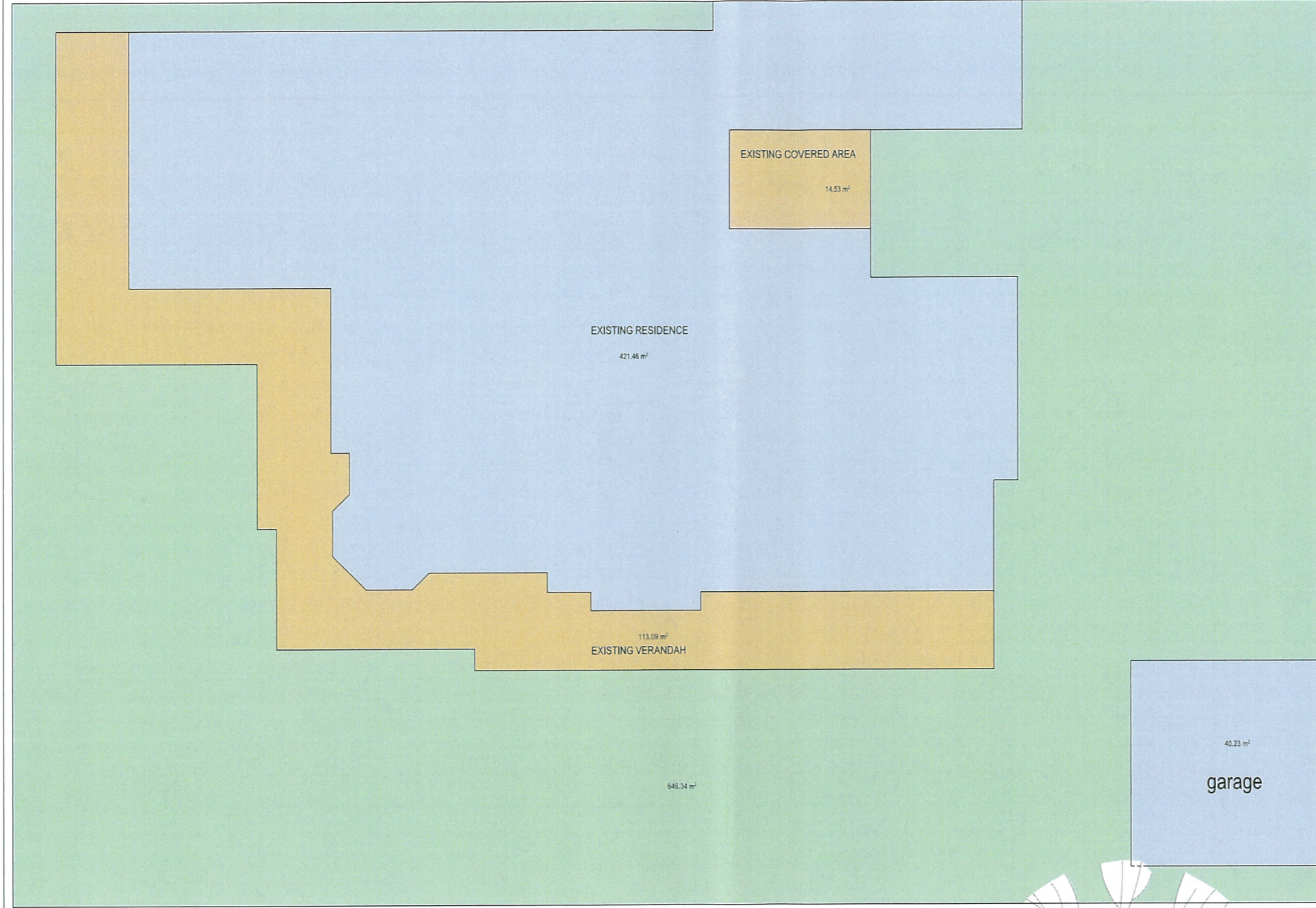
TOWN OF COTTESLOE
 25 JUN 2015
 RECEIVED



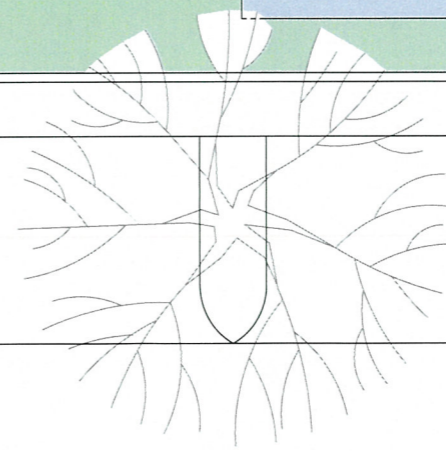
Section AA

1:100

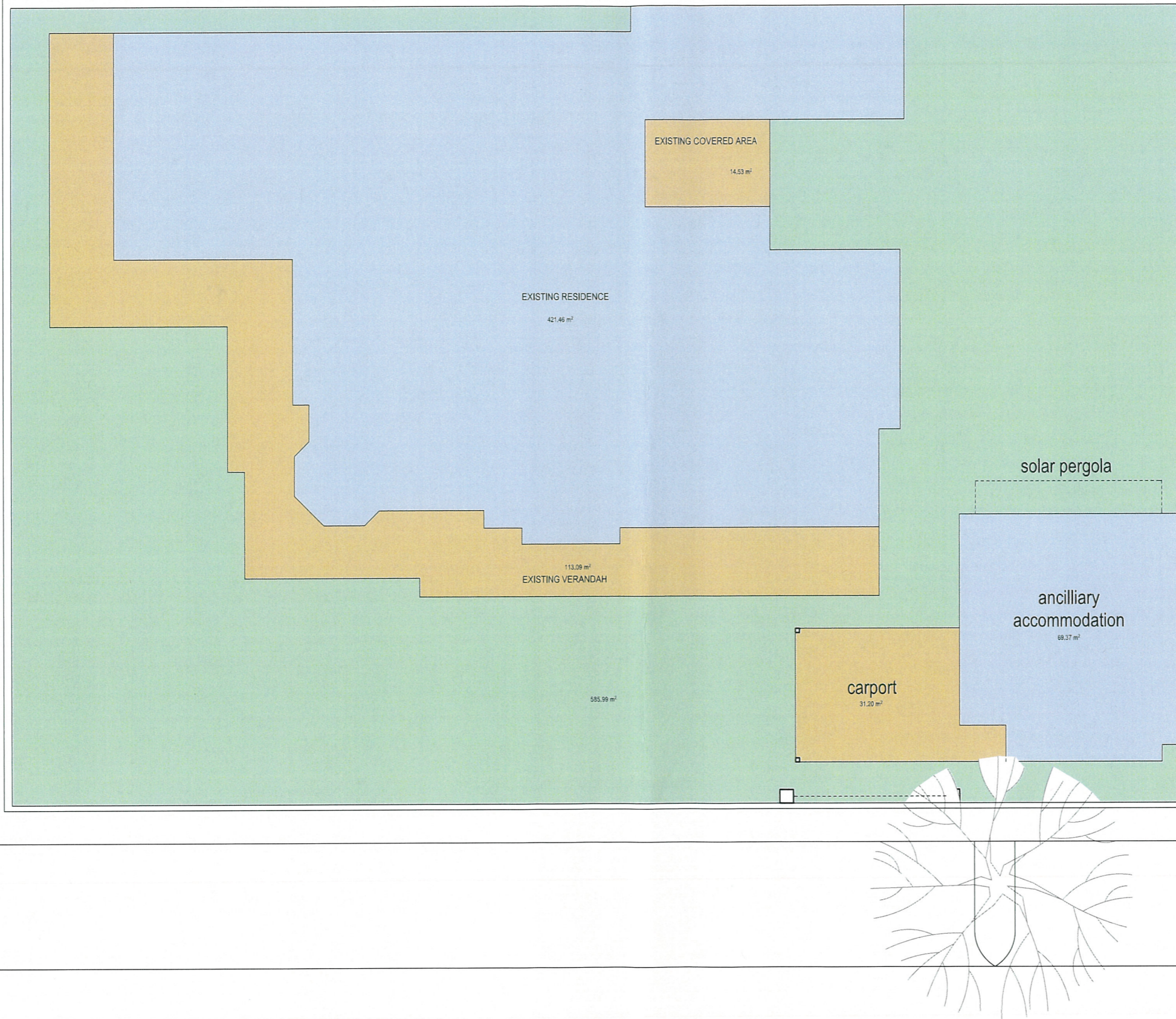
1	24/06/2015	AS	Roof level lowered 400mm, ceiling set back 1.5m, roof colour, verge painted, landscaping shown, better to be shown, courtyard walls shown, solar panels removed
Rev	Date	Drawn	Notes
ARCHITECT:	SCALE:	PROJECT NO:	DWG NO:
James Shaw	as nominated	TBA	DD05
DRAWN:	PRINT DATE:	REVISION	
cName	25/06/2015	REV 1	



TOWN OF COTTESLOE
 26 JUN 2015
 RECEIVED



ARCHITECT: James Shaw	SCALE: as nominated	PROJECT NO: TBA	DWG NO: DD06
DRAWN: cName	PRINT DATE: 25/06/2015	REVISION REV 1	



TOWN OF COTTESLOE
26 JUN 2015
RECEIVED

Rev	Date	Drawn	By	Scale	Project No.	DWG No.
1	24/06/2015	James Shaw	James Shaw	as nominated	TBA	DD07
DRAWN: cName			PRINT DATE: 25/06/2015		REVISION REV 1	