



9 Overton Gardens

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Scale 1:825

14/09/2015





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Document Number
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Town of Cottesloe
PO Box 606,
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1 July 2015

**RE: Alterations and Additions:
 9 Overton Gardens Cottesloe**

For and on behalf of the collective of owners of the above property we submit the attached documentation and being a Planning Application for the proposed Alterations and Additions to the existing Building.

The existing Building consists of 8 small 2 bedroom apartments, four on the ground floor and four to the Upper level. It is intended all the works proposed will be such that it has little impact on increasing the existing bulk of the building from its existing form and that the works will occur within the minor re-configuration of the roof profile.

There will be NO increase in the number of apartments within the complex or the number of bedrooms in each apartment.

The driving force behind this application is the collective of owner's desire to convert the current land tenure from its Purple Title status to a Strata Titled complex. The owners are aware to convert the title "form" the Building will need to comply with current Building standards and they are aware the main works required to ensure the building achieve compliance will be the incorporation of fire resistant construction between the upper floor apartments. Collectively, the owners have acknowledged given the age of the Building and the ongoing maintenance issues with the roof they intend replacing the existing tiled roof and incorporating the necessary upgrade to deliver complaint fire separation between these apartments.

The proposal as submitted involved the removal of the existing tiled standard hip roof and replacing it with a "skillion" form metal deck roof.

In undertaking the roof replacement we are seeking to incorporate some additional accommodation within the roof space. We propose to incorporate a mezzanine/loft area accommodating a bedroom associated en-suite and small Retreat. The existing apartments are exceptionally small and the addition of the mezzanine space will allow the "opening" up of the living areas to the Apartments on the upper floor and provided for a semi covered terrace area to the lower level apartments.

Y:\PROJECTS\2014\14-20 (Overton Gardens)\Auth\Cottesloe\Planning Appln.doc\1/07/15

In doing these works it is intended to undertake a cosmetic upgrade on the existing building to improve the overall presentation of the streetscape, surrounding area and be in keeping with redevelopments occurring within its immediate proximity.

As part of the works and to progress the development towards being upgraded to strata titled development we intend lodging a sub-division application with the Planning Commission for the amalgamation of Lots 25 and 26 into a single green title then be sub-divided into 8 strata title lots.

We purport the proposal delivers an acceptable outcome is within acceptable tolerances of planning standards and requires only minor variations to Council Policy.

In Summary we submit the redevelopment of the property achieves compliance.

Density Coding	Permitted	R60 Multiple Dwellings - Approved	
Total Land Area		1118m2 (lots 25 and 26 combined)	
Plot Ratio	Permitted	0.7	783m2
	Actual	0.59	660m2 (once redeveloped)
Open Space	Required	45.0%	503m2
	Provided	67.8%	758m2 (once redeveloped)

We acknowledge there are other constraints that need to be considered including the bulk and mass of the building along with the delivered outcome presenting as a 2 storey development in accordance with Council Policy.

As the additional accommodation is incorporated within the roof profile we purport the upgraded elevation presents the redevelopment as a 2 storey development when viewed from the adjoining properties and Overton Gardens.

In addition the "skewed" orientation towards the street assists in diminishing the presentation of bulk and mass of the building. This is further enhanced given the sites topography falls away from the street.

The skillion roofs to the North West and South East elevations assist with reducing these wall heights and deliver an outcome reminiscent of the current hipped roof.

The skillion roofs to the North West and South East elevations assist with reducing these wall heights and deliver an outcome reminiscent of the current hipped roof.

The proposed effective height of the ridge above natural ground has been designed so as to deliver the same relationship as that of the existing hipped roof.

We believe the proposed redevelopment delivers an outcome that improves the presentation of the existing building and enhances its built form within the streetscape context and trust it will be favourably received and approved by the Town of Cottesloe.

We trust there is sufficient information within the documentation of this application however should you require clarification or any additional information please do not hesitate to make our contact.

Yours faithfully



Barry Small
Bravura Design Pty Ltd

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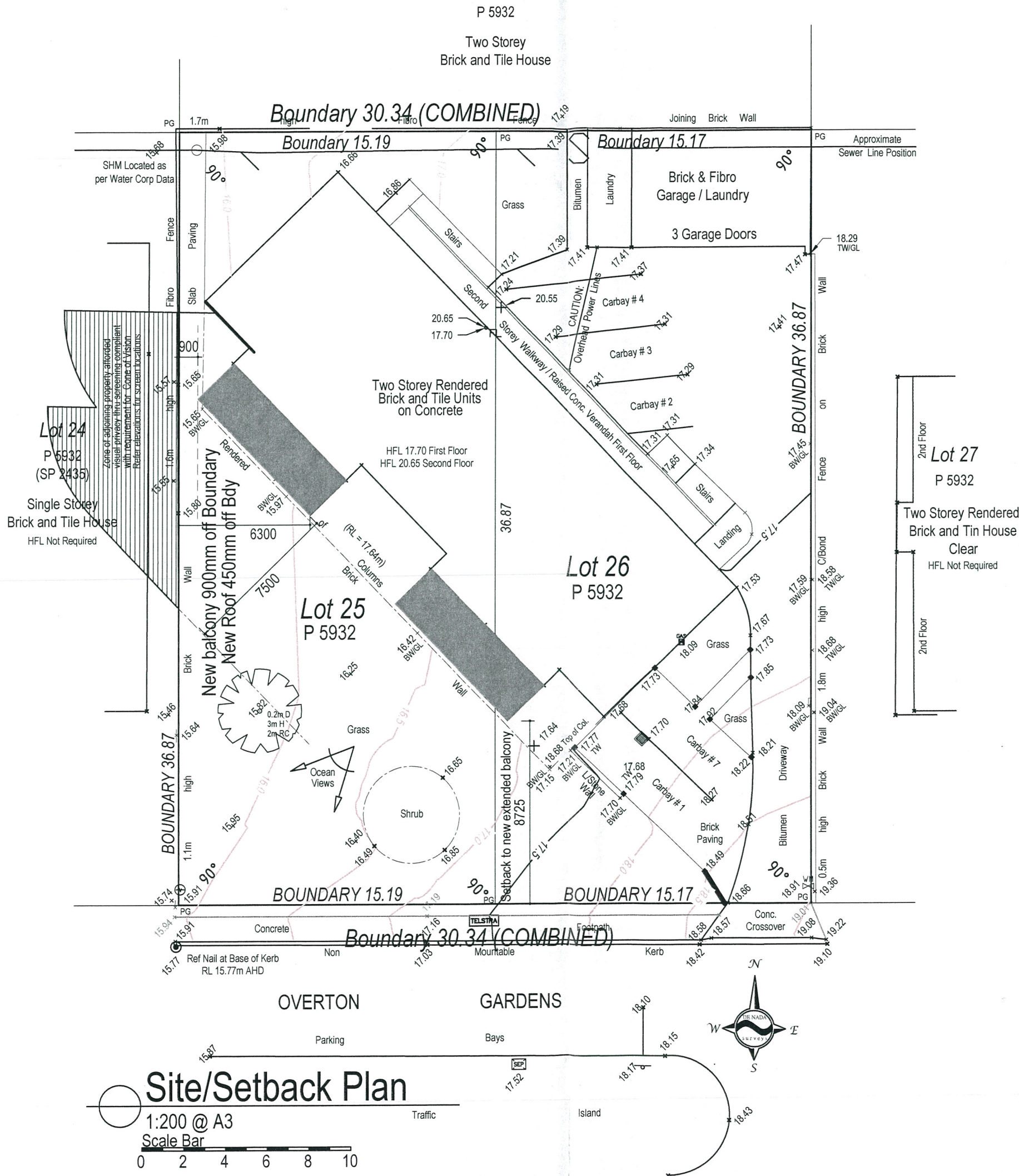
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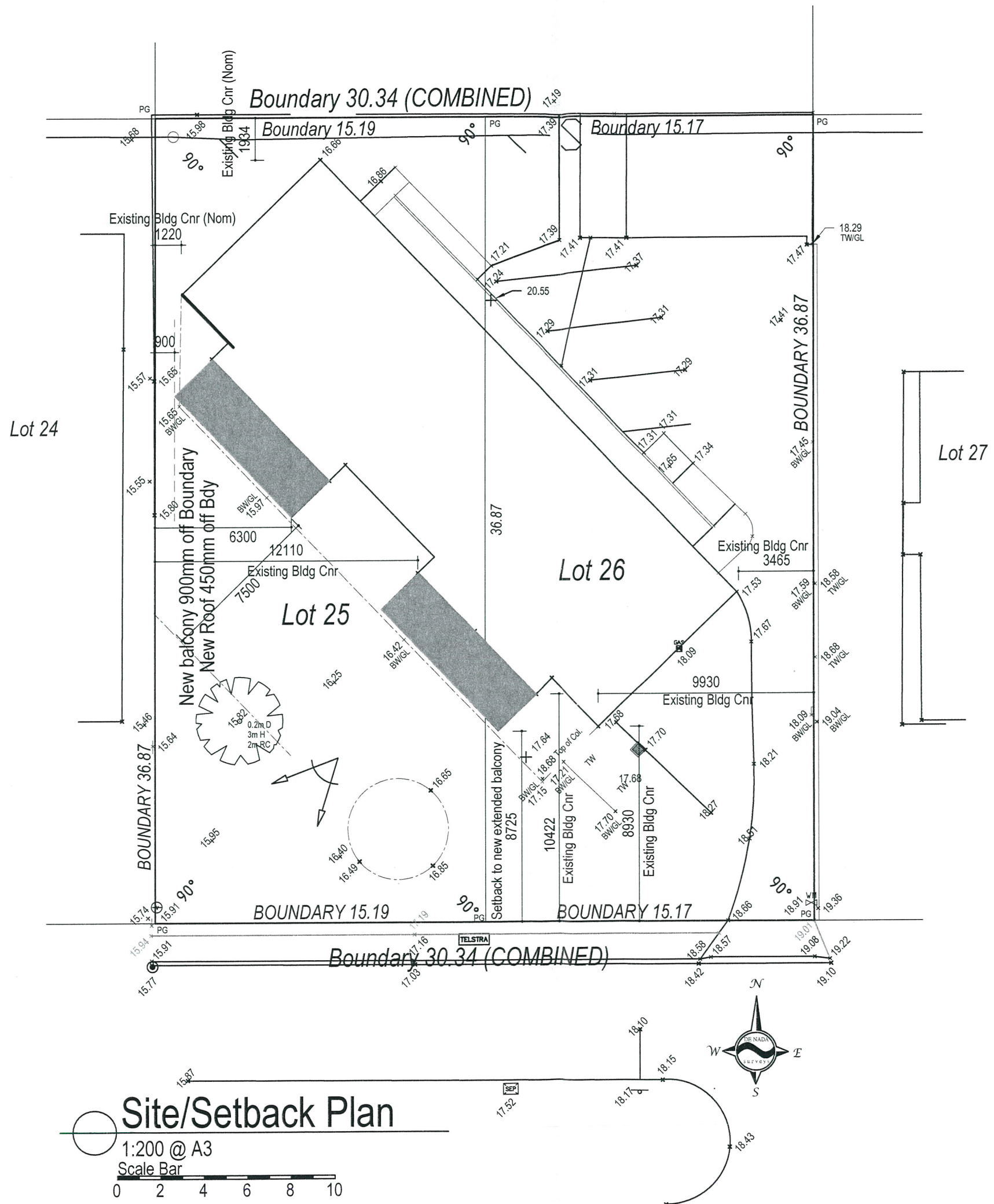
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X	06/12/12	Planning Application	BS

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Site Plan
 DRAWING No. **A1.01 X1**
 Rev/Issue
 14-20
 DATE
 Jul 08, 2015 - 11:19am



Site/Setback Plan

1:200 @ A3
Scale Bar
0 2 4 6 8 10

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Setback Plan

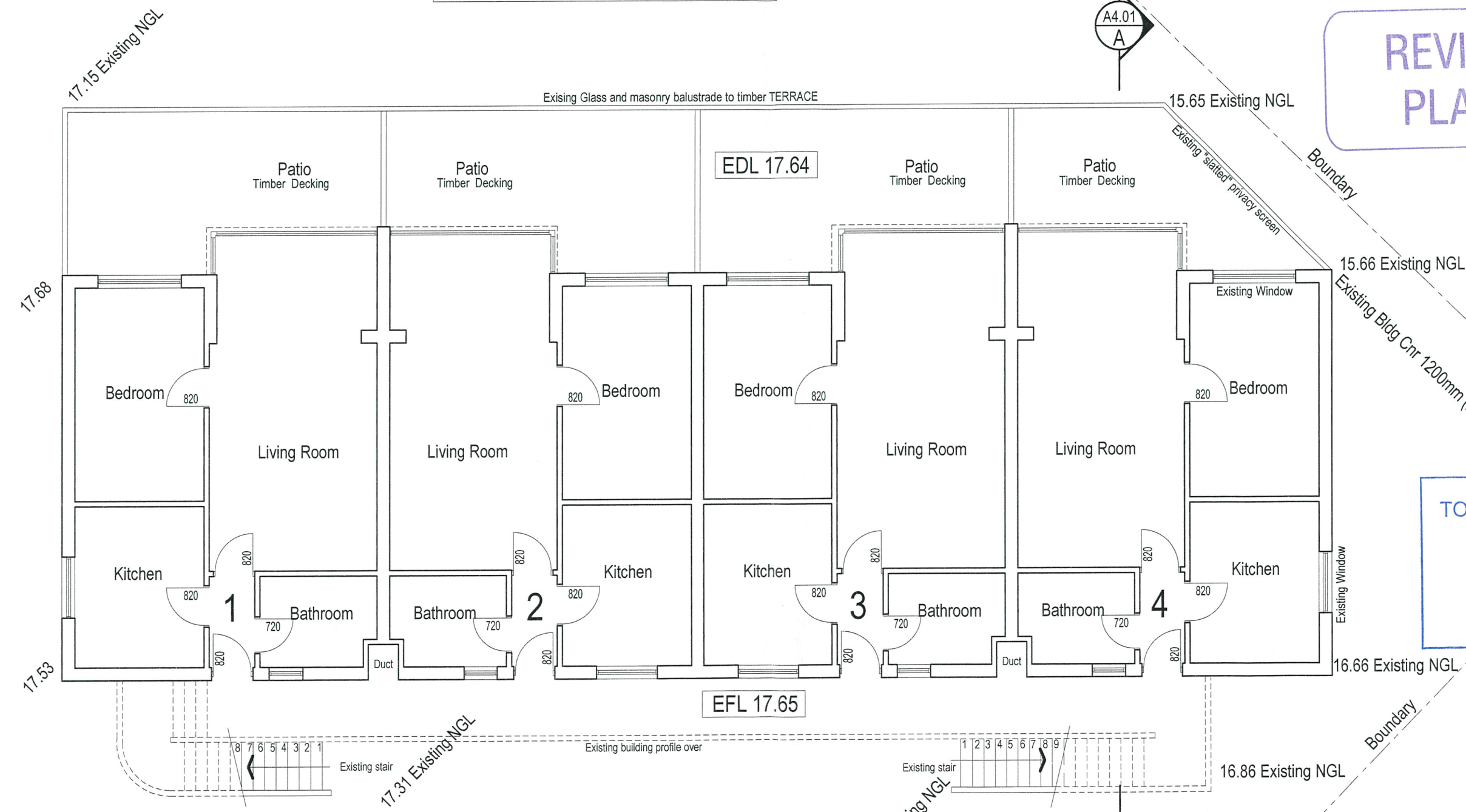
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JOB No. DRAWING No. Rev/Issue
14-20 A1.02 X1
DATE
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REFER A1.01 for full details of Natural Ground levels around building and across entire site

REFER A1.02 for Boundary Setbacks to existing and Proposed new works

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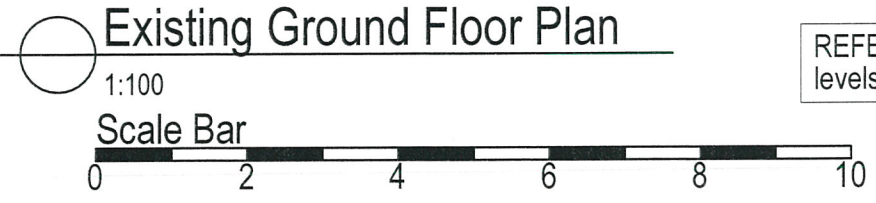
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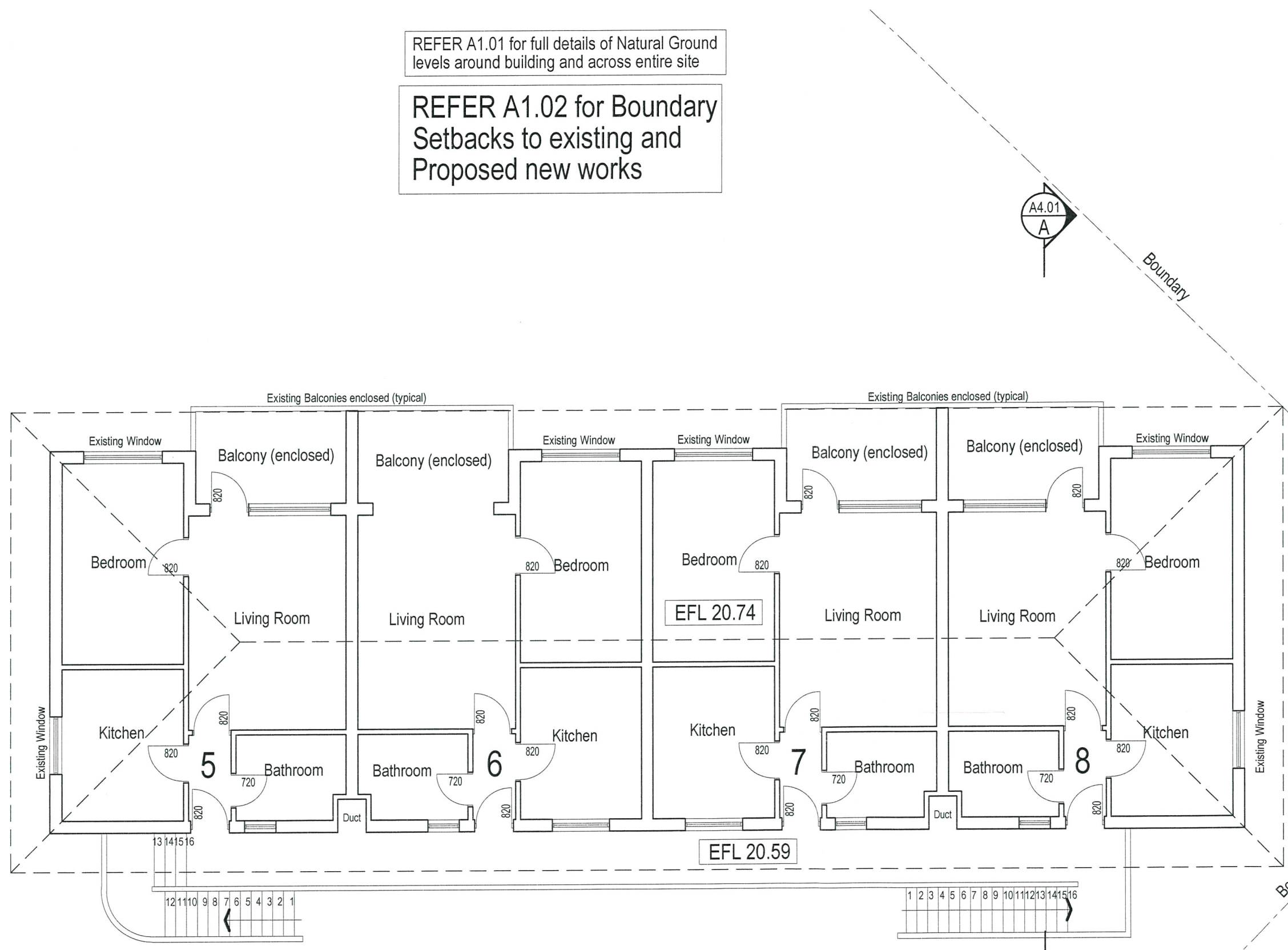
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REFER A1.01 for full details of Natural Ground levels around building and across entire site

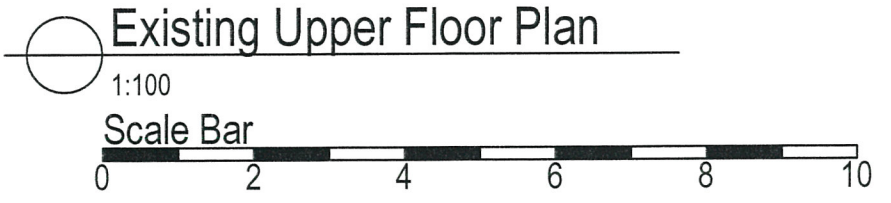
REFER A1.01 for full details of Natural Ground levels around building and across entire site

REFER A1.02 for Boundary Setbacks to existing and Proposed new works



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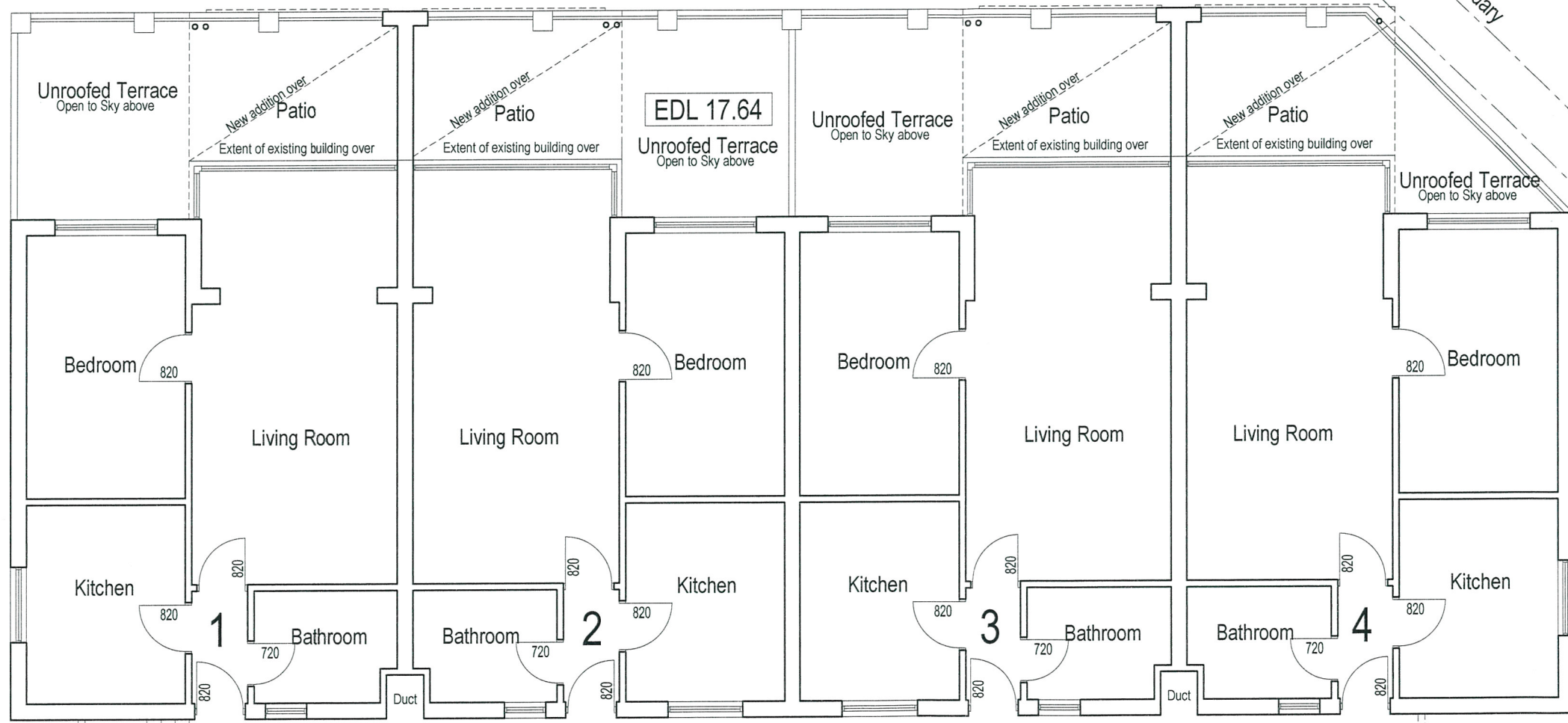
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JOB No. DRAWING No. Rev/Issue
14-20 **A2.02 X1**
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Jul 08, 2015 - 11:23am

REFER A1.01 for full details of Natural Ground levels around building and across entire site

REFER A1.02 for Boundary Setbacks to existing and Proposed new works



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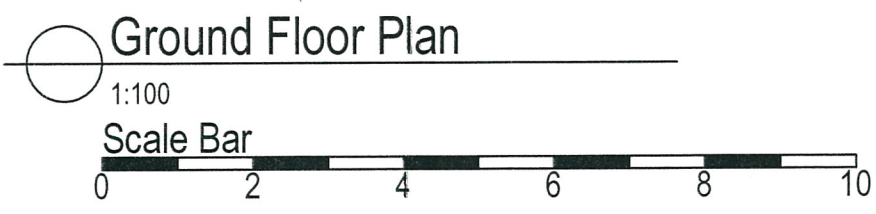
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Level 1 PLAN

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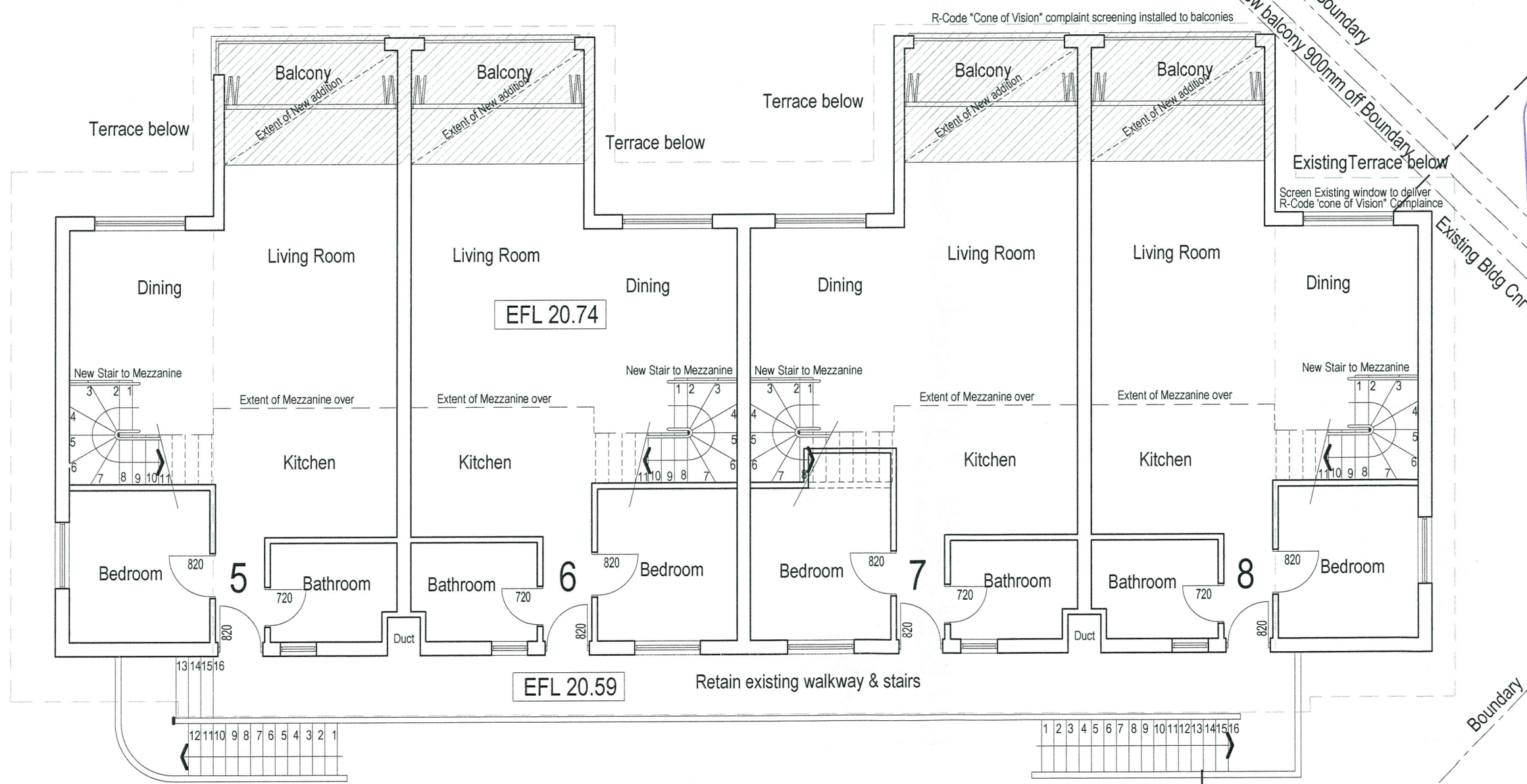
Proposed Works - GF Plans

REFER A1.01 for full details of Natural Ground levels around building and across entire site

REFER A1.02 for Boundary Setbacks to existing and Proposed new works



Profile of 7.5m Cone of Vision



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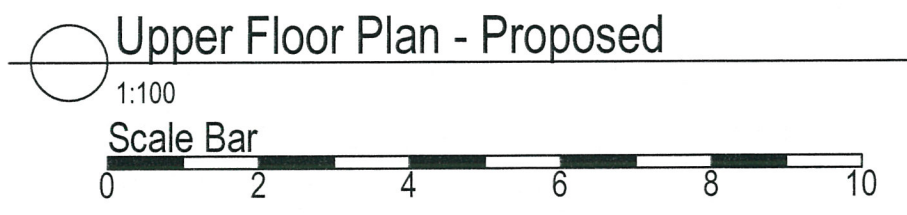
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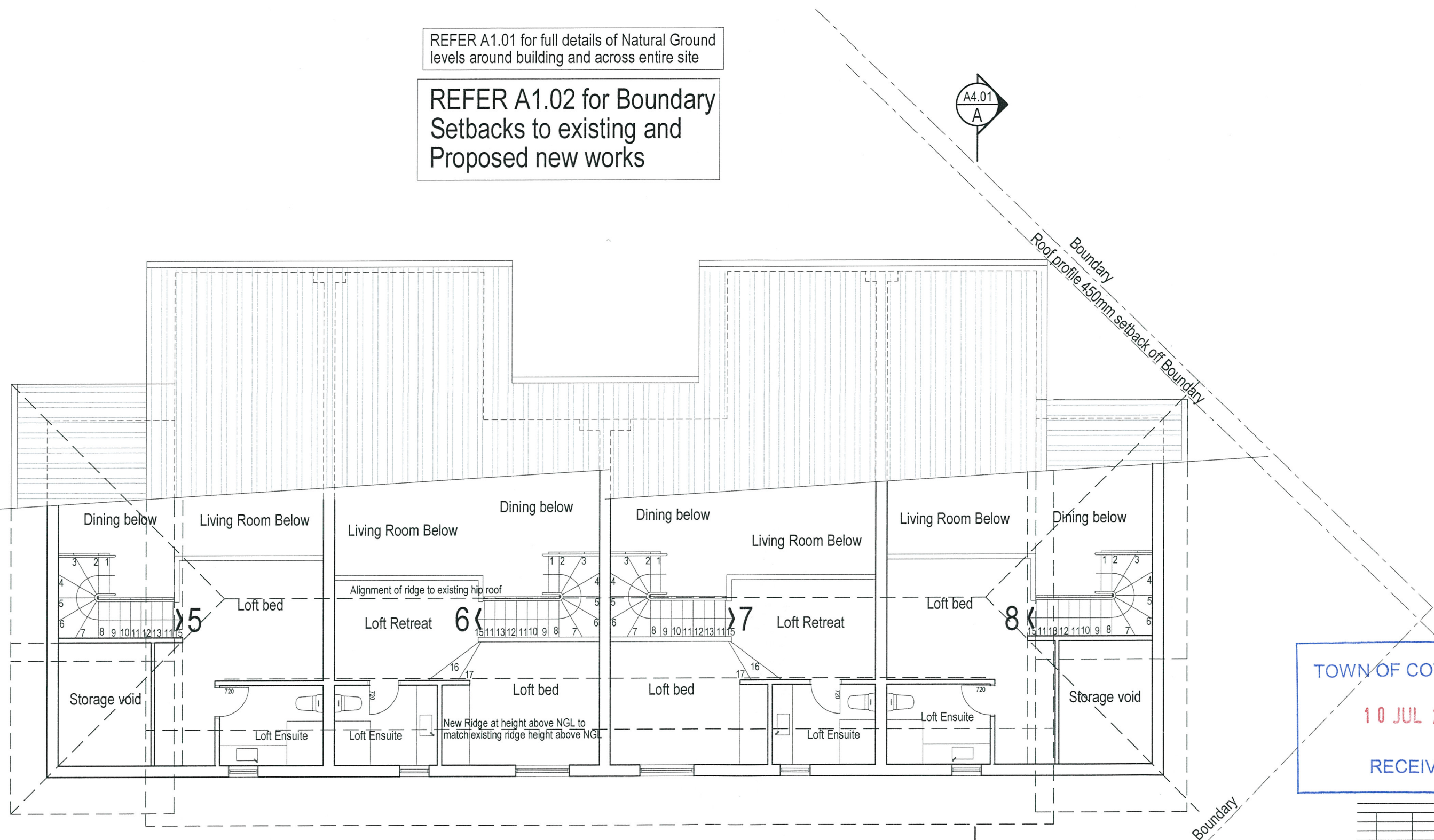
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REFER A1.01 for full details of Natural Ground levels around building and across entire site

REFER A1.02 for Boundary Setbacks to existing and Proposed new works



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Proposed Mezzanine Plan

1:100

Scale Bar

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Mezzanine PLAN

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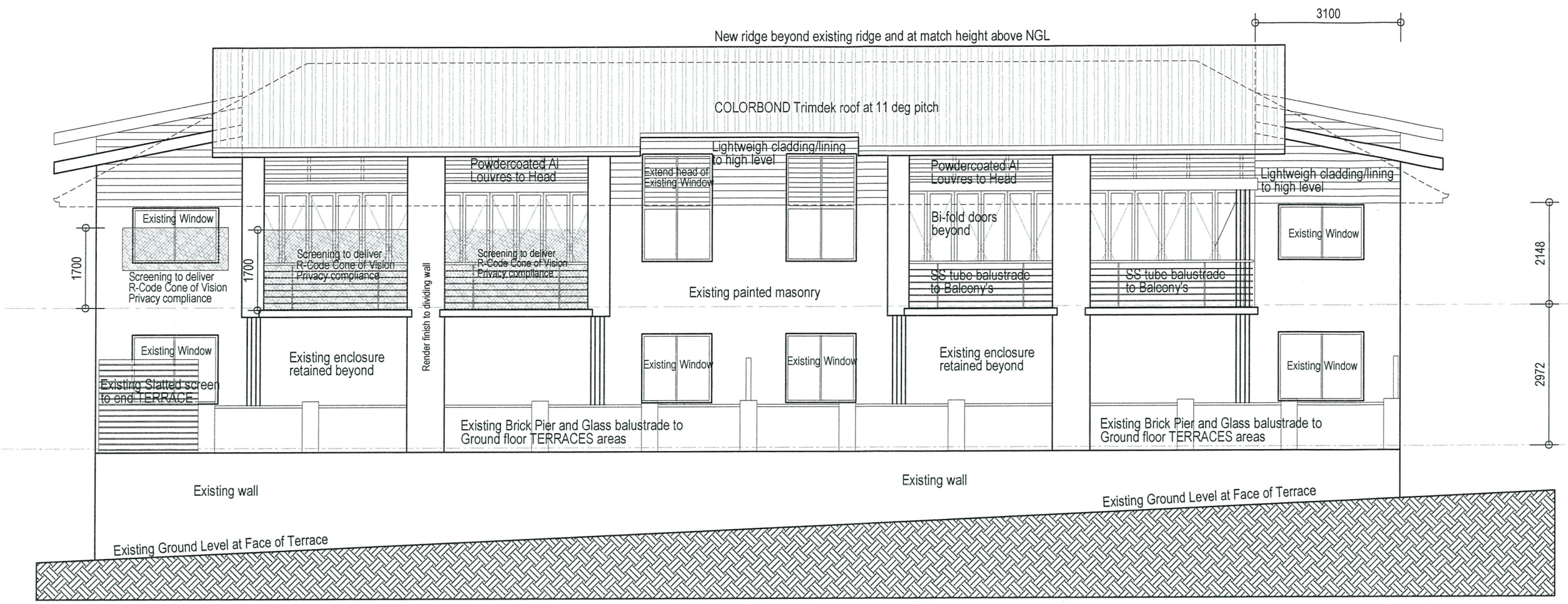
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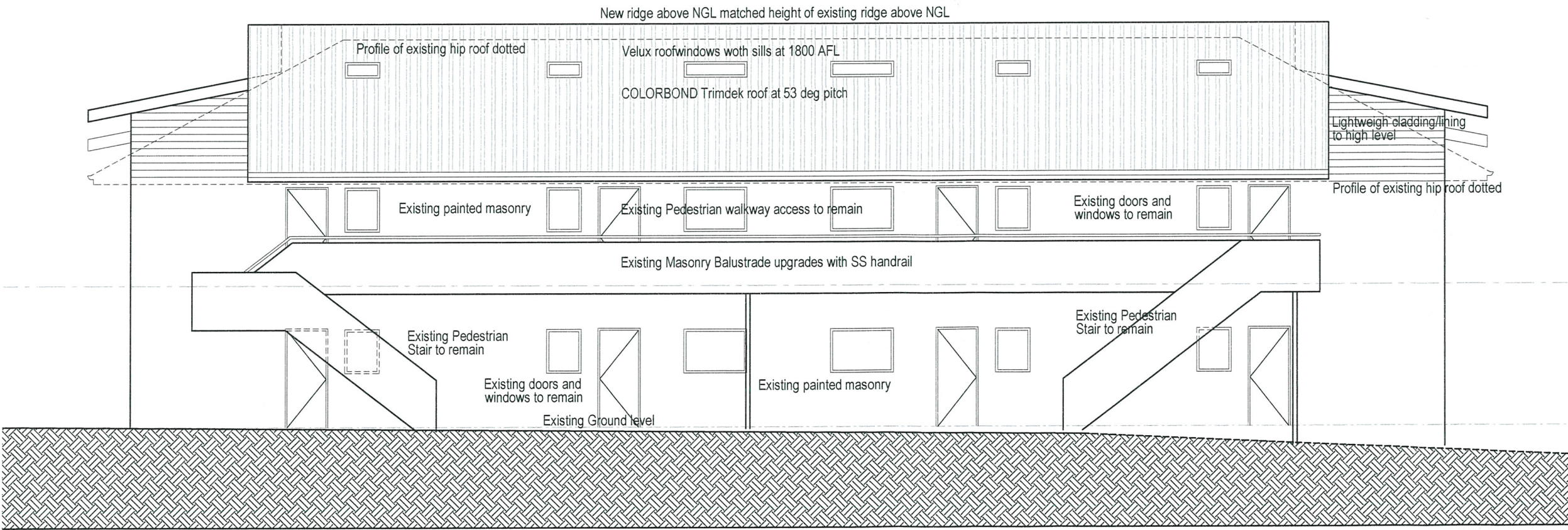
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South - West Elevation
1:100 @ A3



North - East Elevation
1:100 @ A3

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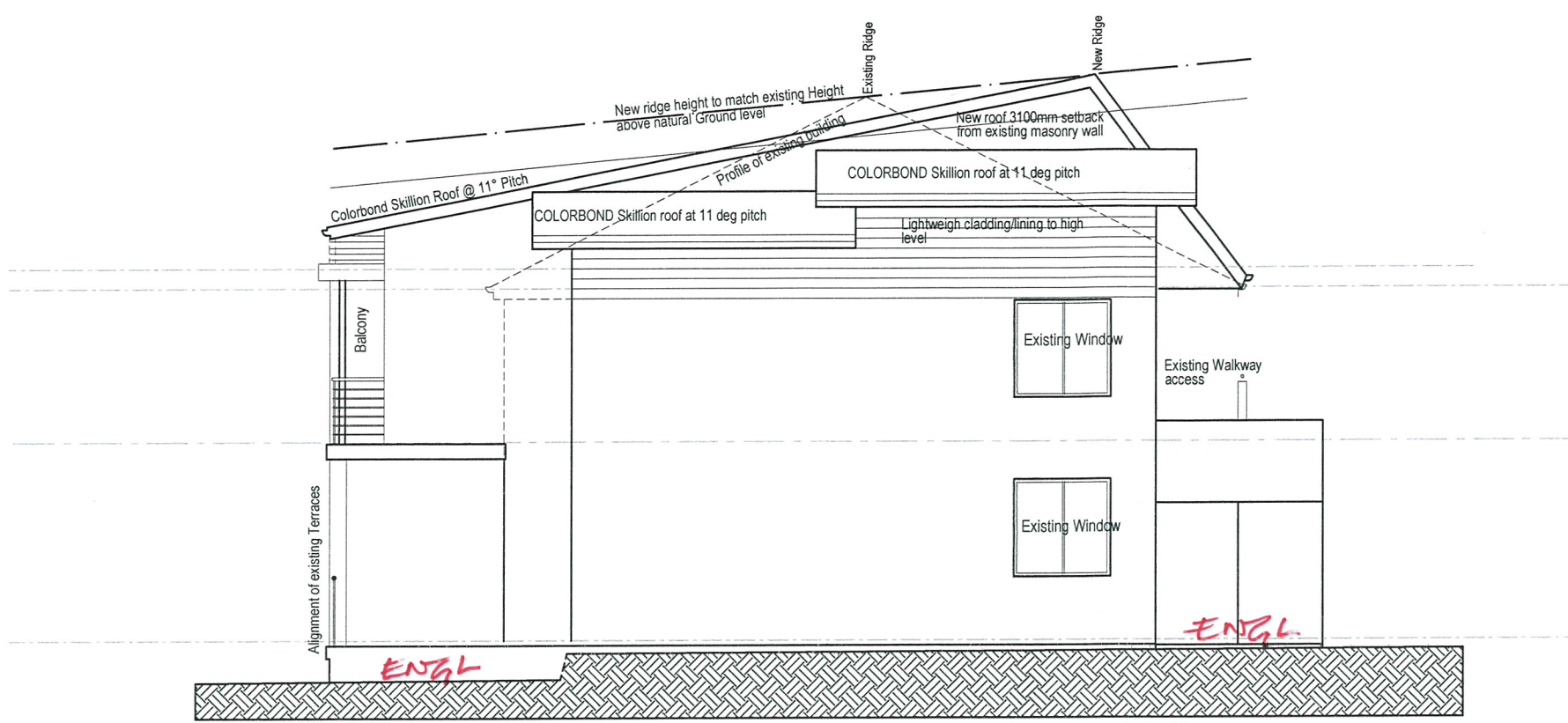
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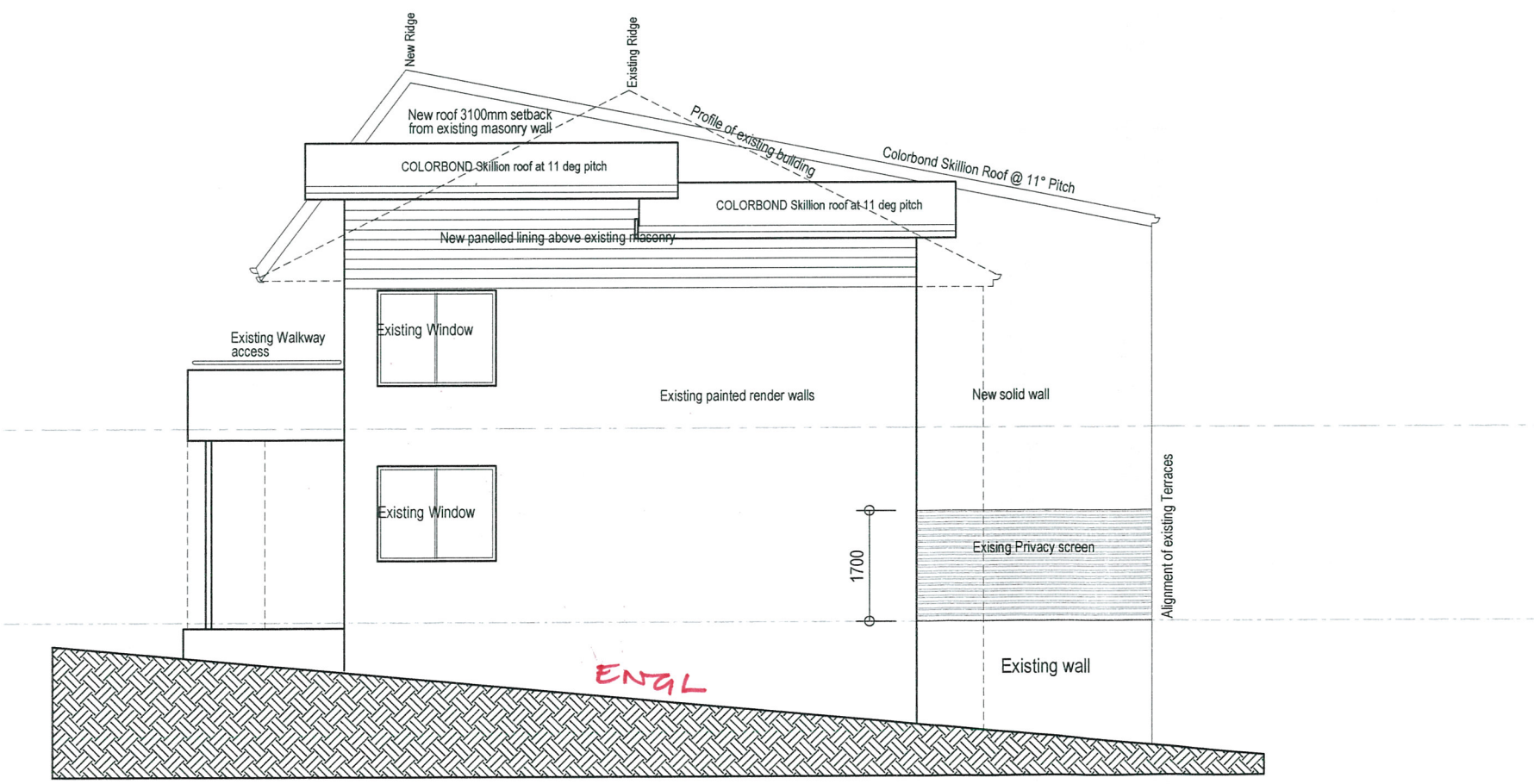
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14-20 **A3.01 P**
Jul 08, 2015 - 11:52am



South - East Elevation
1:100 @ A3



North - West Elevation
1:100 @ A3

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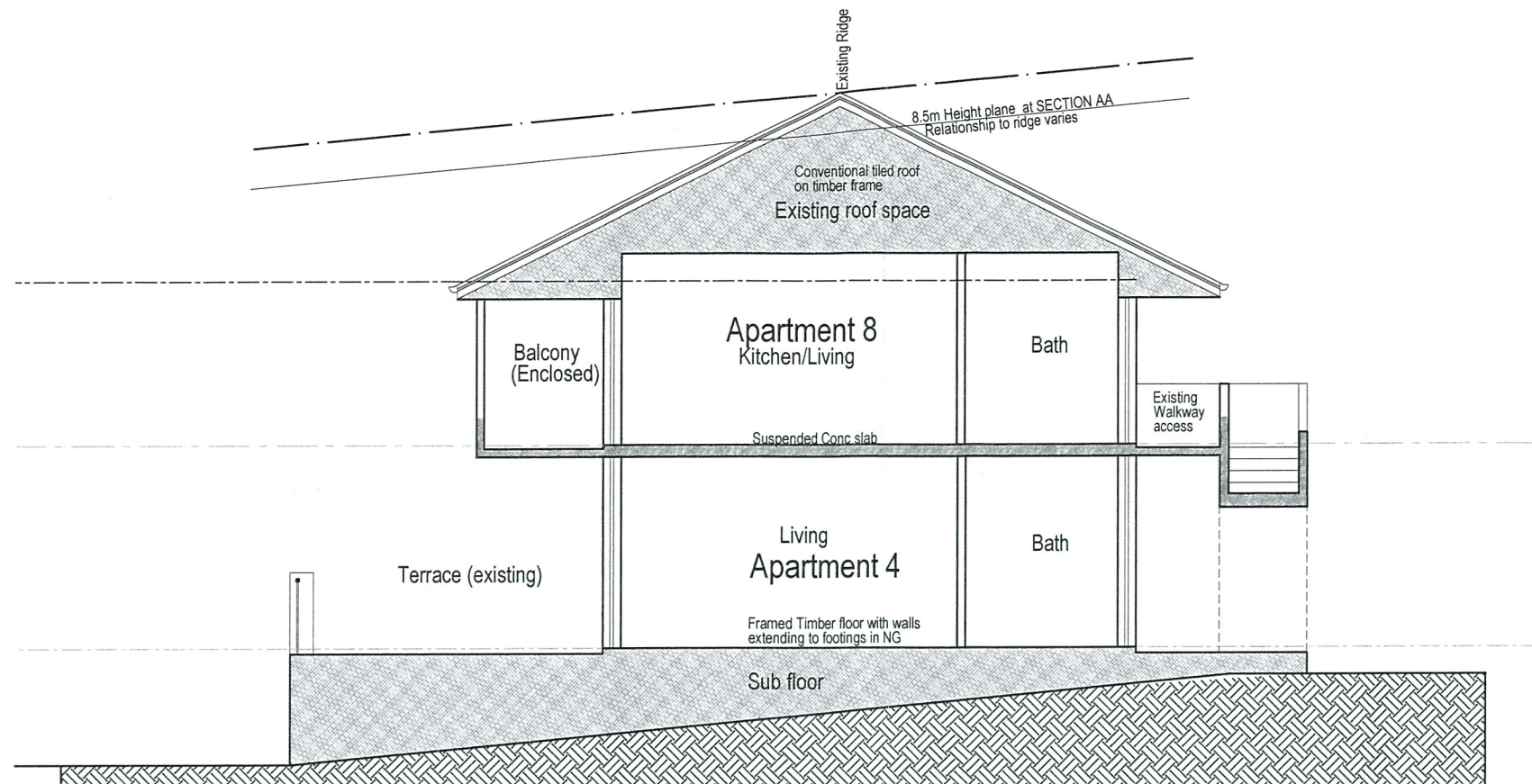
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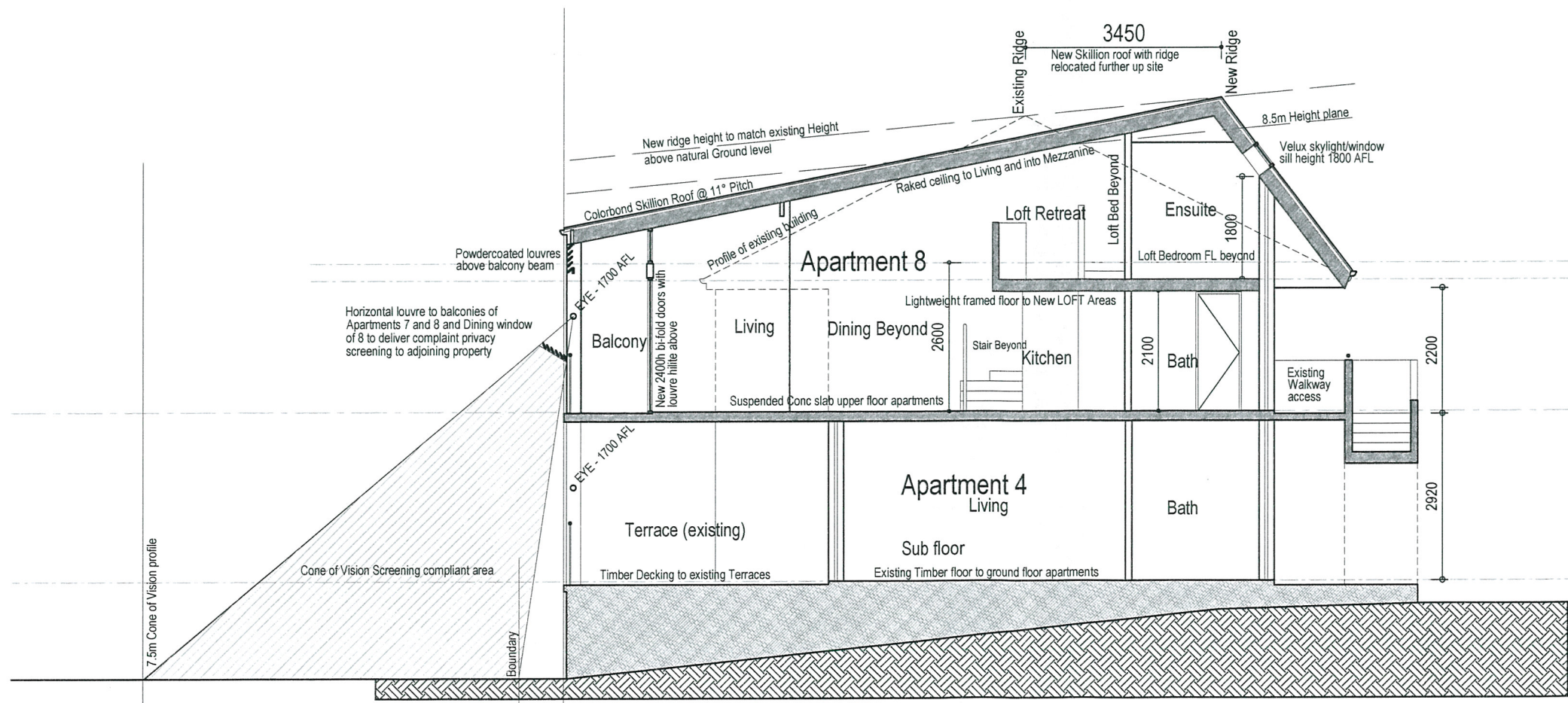
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14-20 A3.02 P

Jul 08, 2015 - 11:51am



Section AA - Existing
1:100 @ A3



Section AA - Proposed
1:100 @ A3

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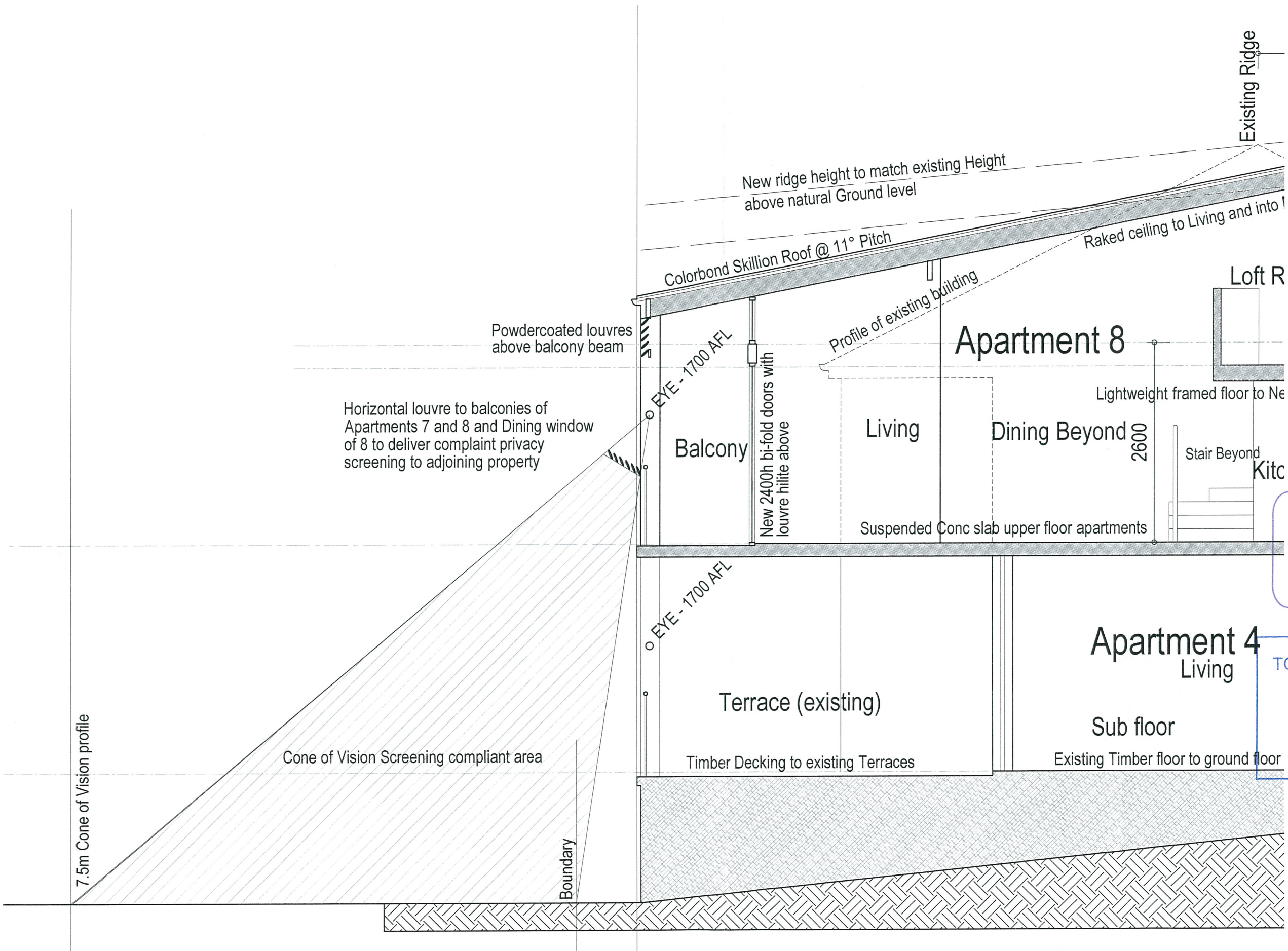
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