

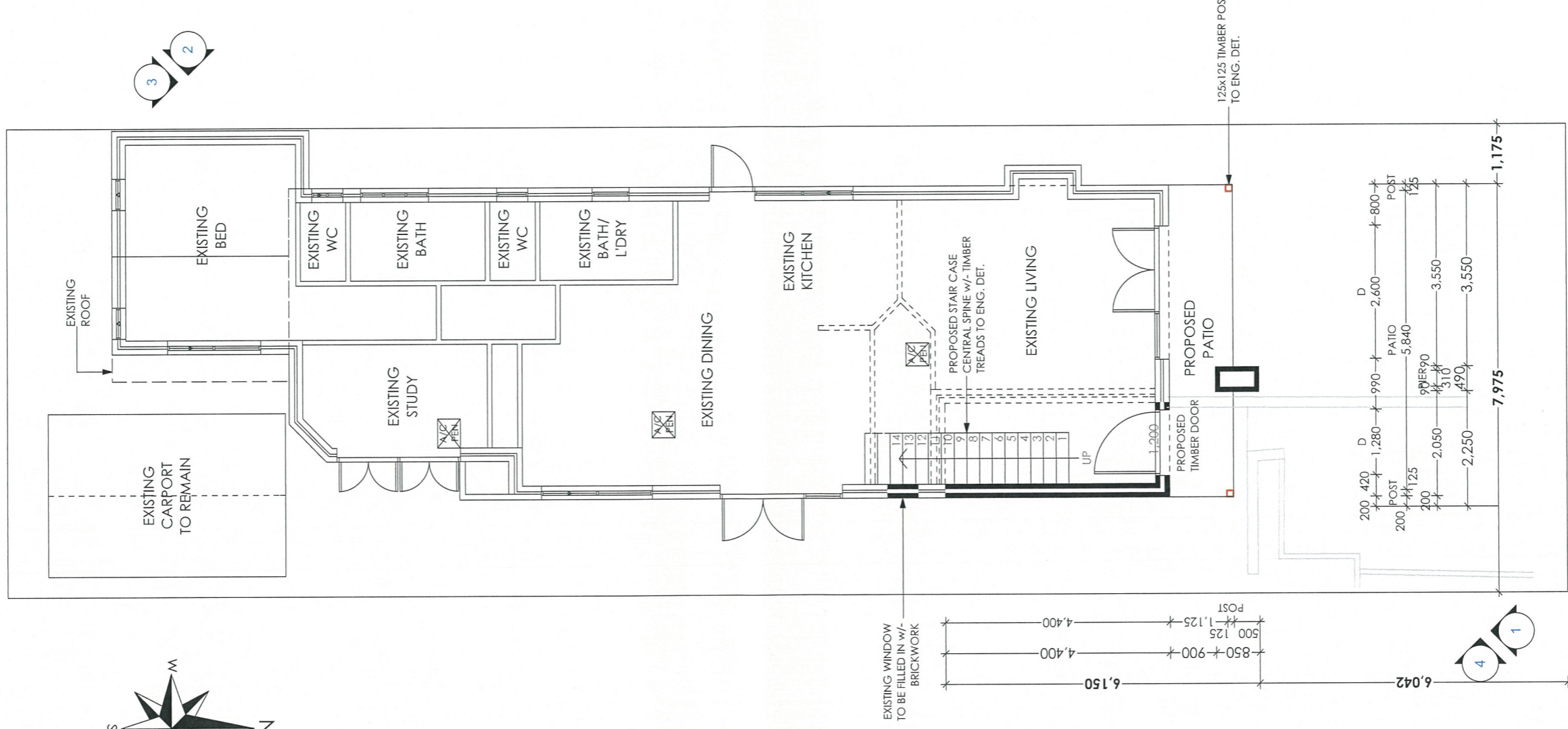
**CHECK ALL DIMENSIONS ON SITE
PRIOR TO CONSTRUCTION!**

**Services to comply with Part 3.12.5 of BCA
and WA Additions WA 2.3.1 and WA 2.3.3**

AREAS

EXISTING HOUSE:	110.00m ²
EXISTING CARPORT:	16.00m ²
PROPOSED EXTENSION (GROUND):	8.00m ²
PROPOSED EXTENSION (UPPER):	102.00m ²
PROPOSED PATIO:	13.00m ²
PROPOSED BALCONY:	16.00m ²
TOTAL AREA:	265.00m²
BLOCK AREA:	280.00m²
SITE COVER:	47.90%

	EXISTING BWK TO BE DELETED
	EXISTING INTERNAL BWK
	EXISTING EXTERNAL BWK
	PROPOSED BWK
	PROPOSED STUD FRAME WALLS



GROUND FLOOR PLAN
SCALE 1:100

**REVISED
PLANS**

TOWN OF COTTESLOE
- 5 NOV 2018
RECEIVED

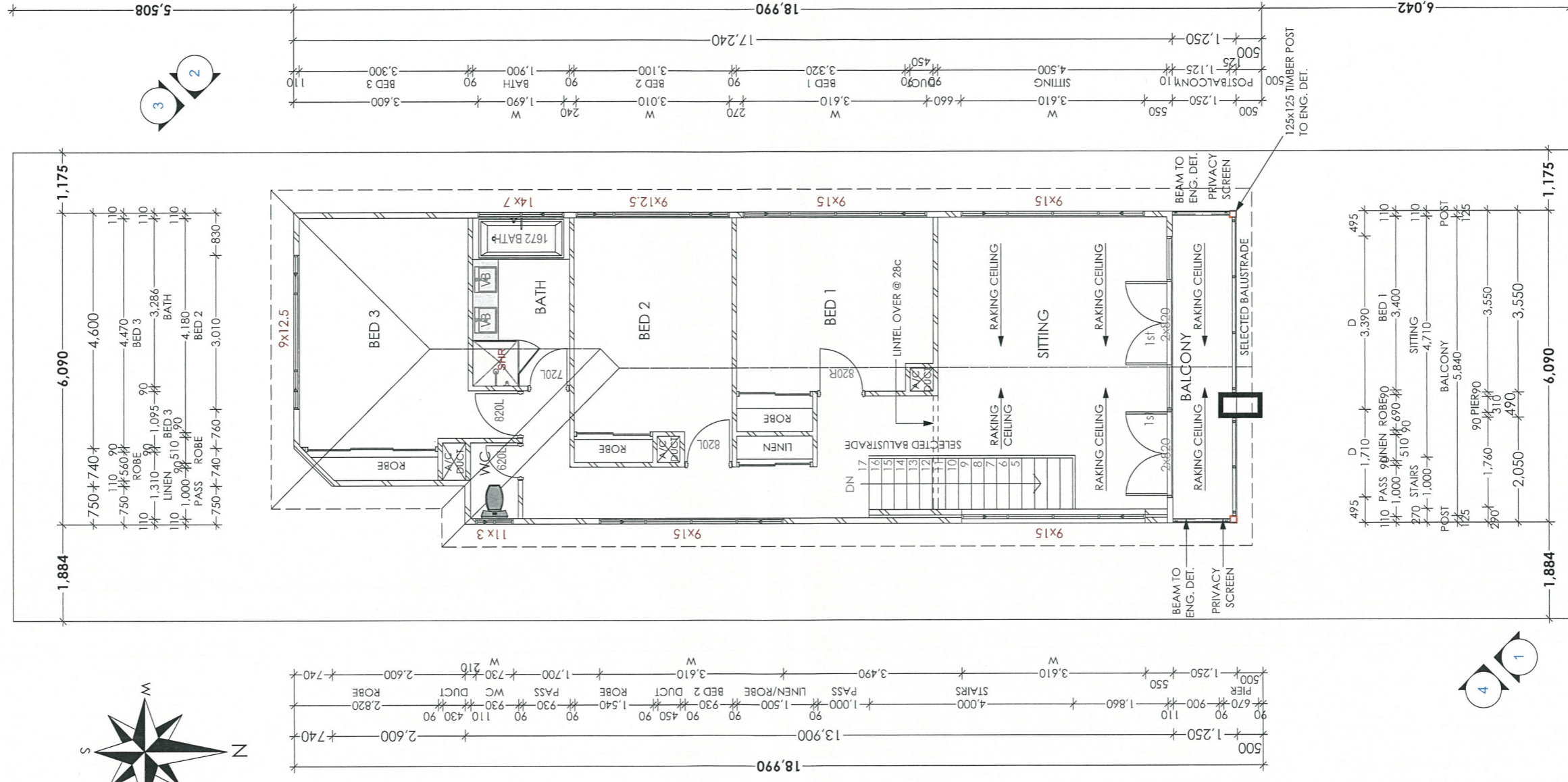
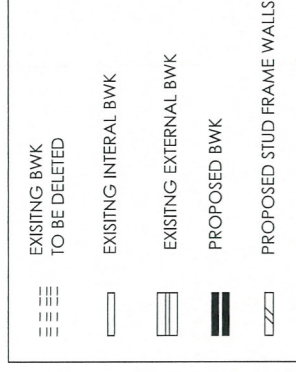
<p>DISTINCT DESIGN & DRAFTING <small>COPYRIGHT © THESE PLANS AND DRAWINGS ARE COPYRIGHT OF DISTINCT DESIGN & DRAFTING M: 0422 177 094 E: ds@distinctdesign.com.au</small></p>	NO	DATE	AMENDMENTS	DWG	<p>JOB NO: 0012 DATE: 05-Nov-18 DRAWN: JF SCALE: 1:100 PRINTED DATE: SHEET 1 of 5</p>	<p>PROPOSED DEVELOPMENT ON #1 WENTWORTH STREET, COTTESLOE FOR CLIENT: OSMA</p>
	<p>PROPOSED DEVELOPMENT ON #1 WENTWORTH STREET, COTTESLOE FOR CLIENT: OSMA</p>					

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PRIOR TO CONSTRUCTION!**

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and WA Additions WA 2.3.1 and WA 2.3.3**

AREAS

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PROPOSED PATIO:	13.00m ²
PROPOSED BALCONY:	16.00m ²
TOTAL AREA:	249.00m²
BLOCK AREA:	280.00m²
SITE COVER:	47.50%

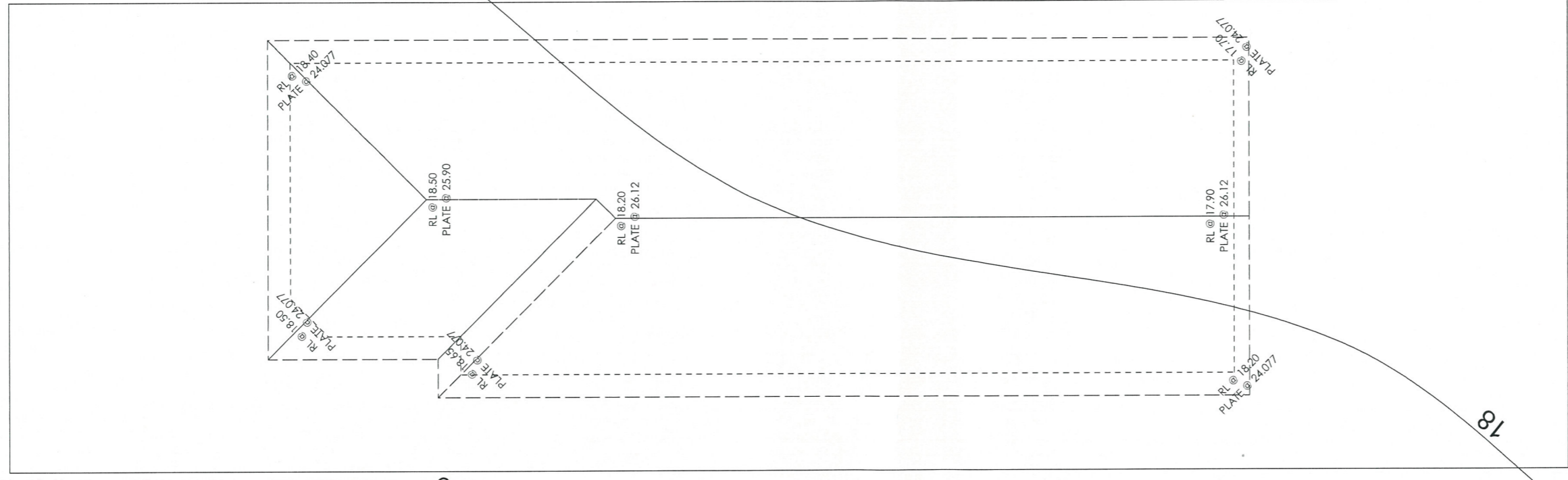


**REVISED
PLANS**

TOWN OF COTTESLOE
- 5 NOV 2018
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**REVISED
PLANS**



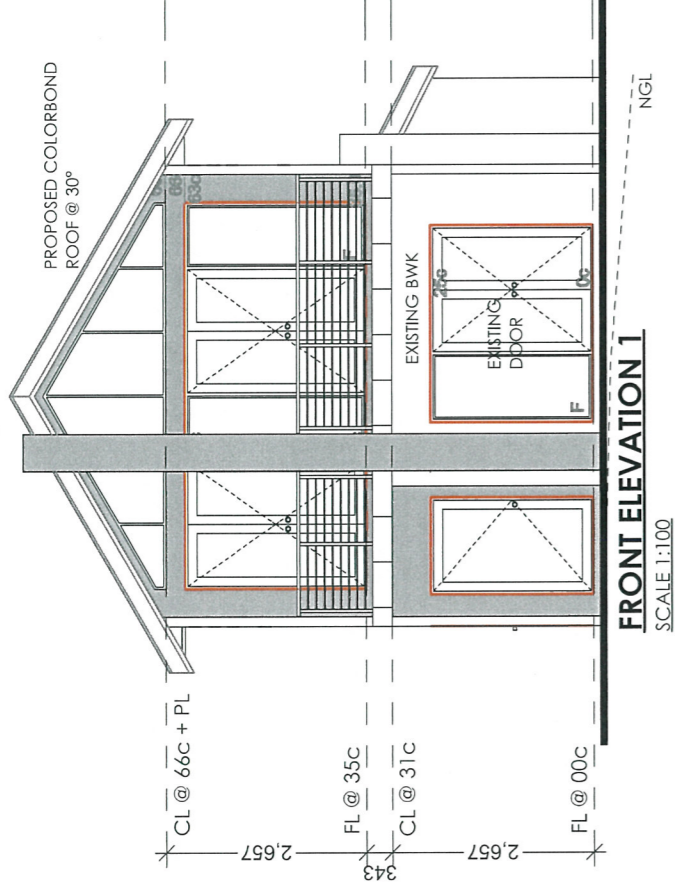
ROOF HEIGHT PLAN
SCALE 1:100

TOWN OF COTTESLOE
- 5 NOV 2018
RECEIVED

 DISTINCT DESIGN & DRAFTING <small>THESE PLANS AND DRAWINGS ARE COPYRIGHT OF DISTINCT DESIGN & DRAFTING</small> <small>M: 0422 177 094 E: dd@distinctdd.com</small>	No	DATE	AMENDMENTS	DWG	JOB NO: 0012 DATE: 05-Nov-18 DRAWN: JF SCALE: 1:100 PRINTED DATE: SHEET 3 of 5	PROPOSED DEVELOPMENT ON #1 WENTWORTH STREET, COTTESLOE FOR CLIENT: OSMA

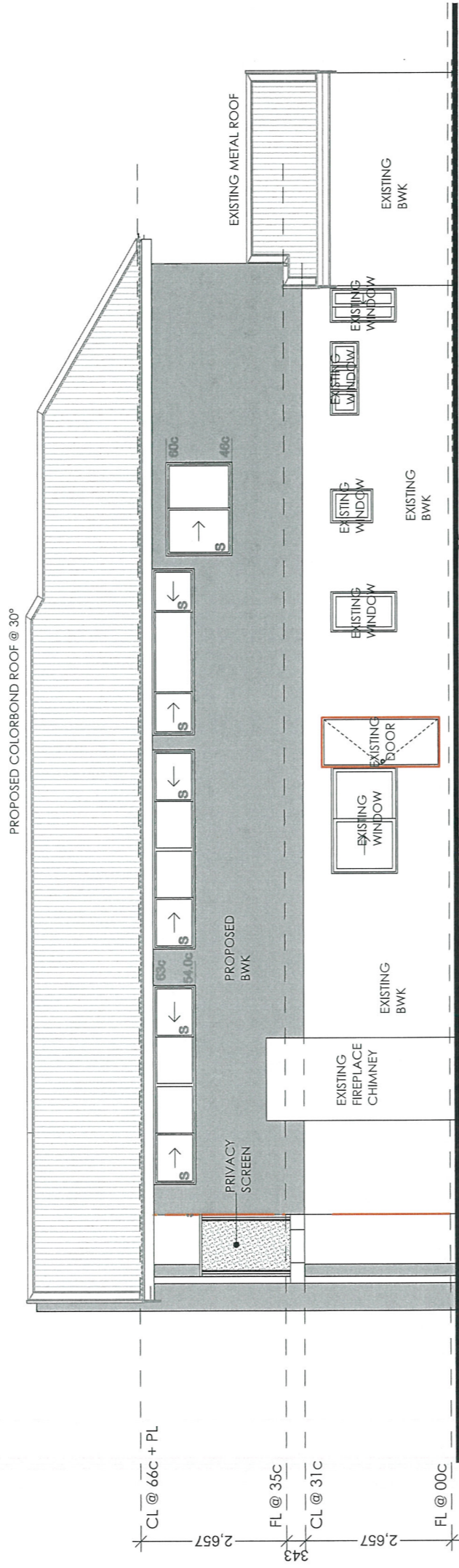
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION!

NOTE:
ALL NEW STUD
FRAMING AND
BRICKWORK
SHOWN SHADED



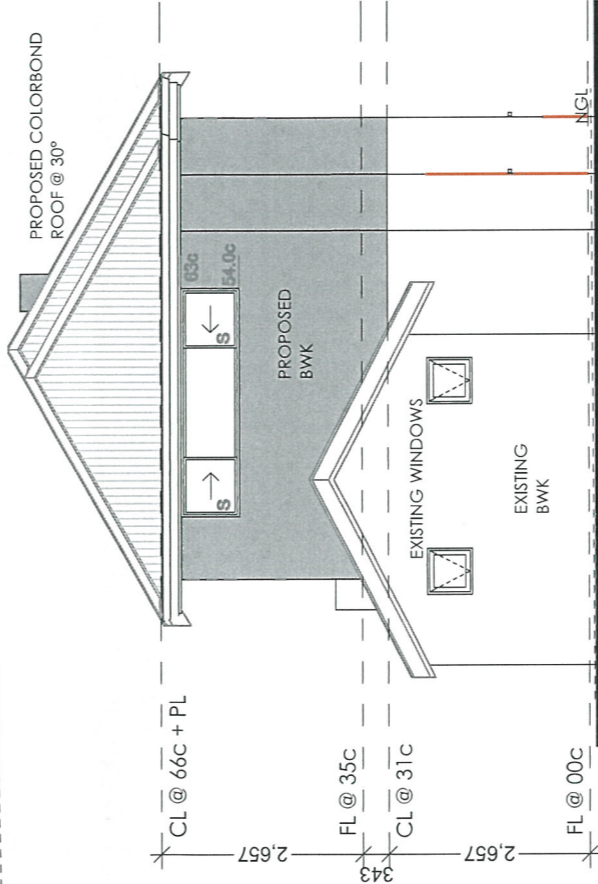
FRONT ELEVATION 1

SCALE 1:100



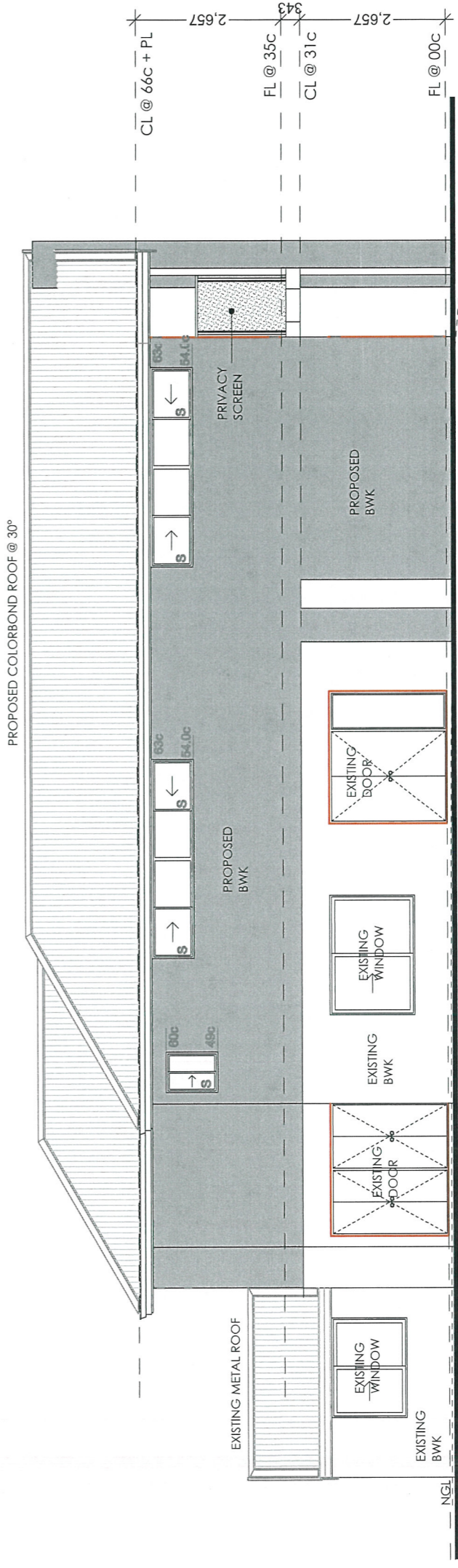
SIDE ELEVATION 2

SCALE 1:100



REAR ELEVATION 3

SCALE 1:100



SIDE ELEVATION 4

SCALE 1:100

TOWN OF COTTESLOE
- 5 NOV 2018
RECEIVED

REVISED
PLANS



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No DATE AMENDMENTS DWG

JOB NO: 0012

DATE: 05-Nov-18

DRAWN: JF

SCALE: 1:100

PRINTED DATE:

SHEET 4 of 5

PROPOSED DEVELOPMENT ON
#1 WENTWORTH STREET,
COTTESLOE

FOR CLIENT: OSMA

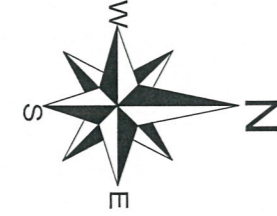
NOTE : INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK MINIMUM CLEARANCES. RETAINING NOT WITHSTANDING.

NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL CHANGES TO THE PARCEL OR PORTION OF THE PARCEL SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

NOTE: All Sewer details plotted from information supplied by Water Corporation.

NOTE / BEWARE:

DUE TO LACK OF SURVEY MARKS/ PEGS ALL BUILDING OFFSET DIMENSIONS & FEATURES ARE APPROX ONLY AND POSITIONED FROM EXISTING PEGS/ FENCES AND WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED. ANY DESIGN THAT INVOLVES ADDITIONS TO ANY STRUCTURES SHOWN OR PORTION OF STRUCTURES REMAINING AFTER ANY DEMOLITION HAS TAKEN PLACE. BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS PROVIDED TO YOUR DESIGNER /ARCHITECT BEFORE ANY PLANS ARE PRODUCED AND BEFORE ANY WORK IS STARTED ON SITE.



SOIL DESCRIPTION
 Sand / L/Stone(Poss)
 See Survey

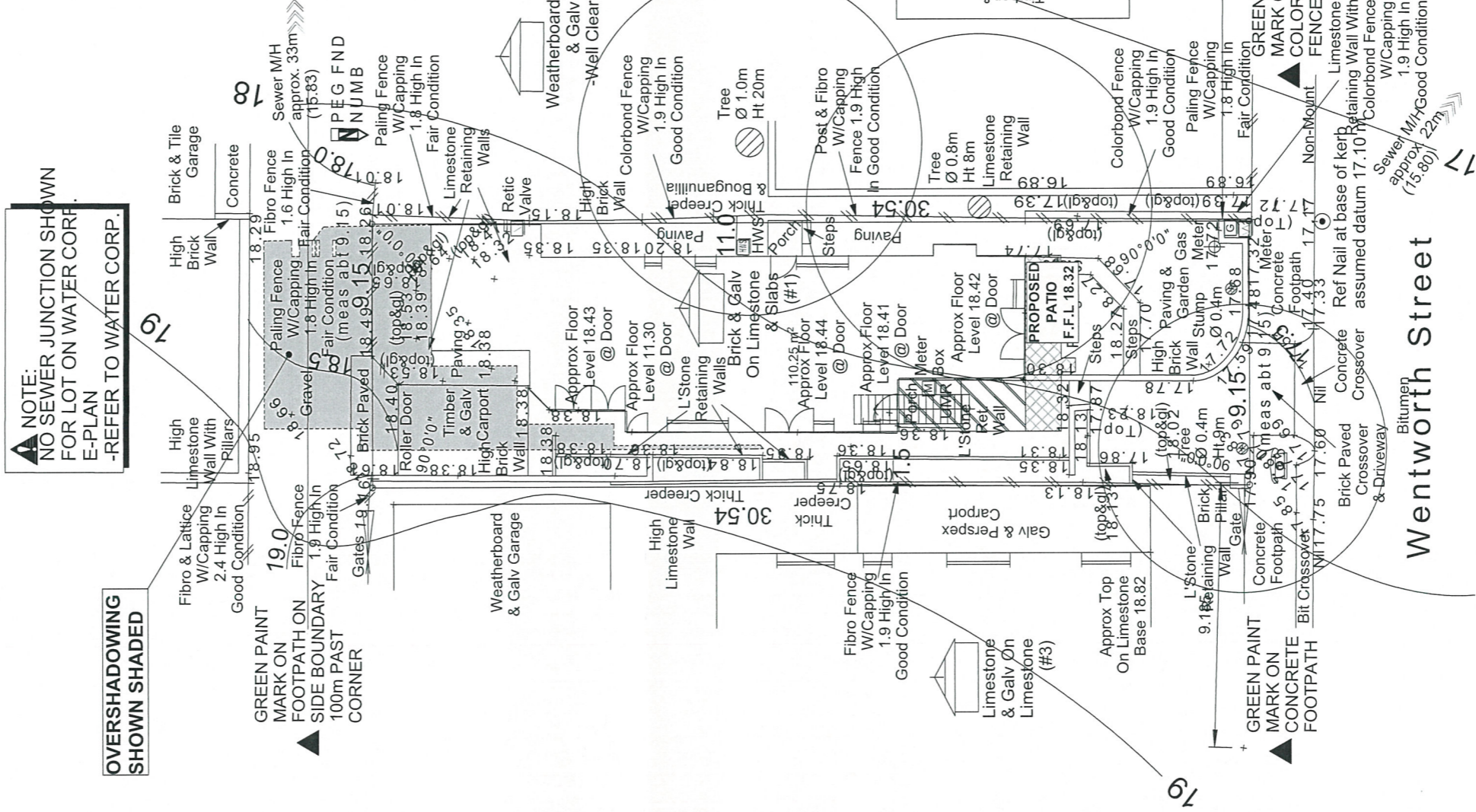
NOTE:
 LOT MISCLOSE
 (0.000 m)

Contour lines shown in blue extrapolated from Western Australian Water Authority (WAWA 1975 BG34 1:1000 series maps (Extract Below)

NOTE:
 NO SEWER JUNCTION SHOWN FOR LOT ON WATER CORP. E-PLAN
 -REFER TO WATER CORP.

OVERSHADOWING SHOWN SHADED

DISCLAIMER: Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



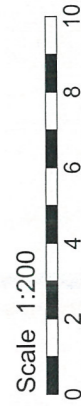
Extract scale
 1:1000

NOTE:
 For exact house offsets refer to repeg sketch (J/N R249228)

* Levels on survey adjusted by 7.10m based on sewer manhole levels to provide approximate comparison to Water Corporation contours

REVISED PLANS

TOWN OF COTTESLOE
 - 5 NOV 2018
 RECEIVED



From: Dr David Flynn
Sent: Tuesday, 2 October 2018 9:58 PM
To: council
Cc:
Subject: 1 Wentworth St Cottesloe Attention : Mr. Ronald Boswell Planning Officer.
Importance: High

Dear Mr. Boswell,

We write concerning the new application submitted for the development of the above property kindly discussed with you at the council offices recently.

We remain concerned that the proposed first floor structure on top of the existing ground floor structure on the eastern wall - will present a "monolithic" façade to our property situated at [redacted] Cottesloe.

Consequently we respectfully request again that an atrium type recession is built into the new first floor structure's eastern aspect to lessen its visual and aesthetic impact on our adjoining property.

We would appreciate your confirmation of receipt of this email and look forward to your response.

Yours sincerely,

Dr. David and Mrs. Betty Flynn.

Ronald Boswell

From: Dr David Flynn
Sent: Saturday, 14 July 2018 9:58 AM
To: Ronald Boswell
Subject: 1 Wentworth St. Cottesloe

Attention Ronald Boswell & Ed Drewett.

Dear Mr Boswell,

Thank you for meeting with us yesterday to discuss the above planning proposal for LOT : 14 D/P: 343.

As discussed we would request that :

- 1 : the high windows on the eastern side be frosted or opaque to improve the privacy of those living at St.
- 2 : the eastern side setback on the first floor be constructed using the full regulation 2 meters instead of the 1.884 meters proposed, or
- 3 : that there is a niche, alcove or recess built into the eastern wall to "break up" what would otherwise be a monolithic structure facing Or both 2 & 3.
- 4 : you please ask the owners if they will allow us to receive a copy of the plans drafted we perused with you at the TOC offices.
- 5 : we take no issue however with the discretionary aspects of the western side setback (ground and first floor) or the wall height : maximum 6.37m (in lieu of 6m).

Best wishes,

Yours sincerely,

Mr. D.J. Flynn and Mrs. B.Y. Flynn.

From: Dr David Flynn
Sent: Tuesday, 10 July 2018 8:22 PM
To: council
Subject: Notice of public advertisement of planning proposal for LOT : 14 D/ P : 343 1 Wentworth Street COTTESLOE

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attention : Ronald Boswell & Ed Drewett.

Dear Mr Boswell and Mr Drewett,

I refer to the above application concerning 1 Wentworth St. Cottesloe and the correspondence addressed to us on 25 June 2018.

As we own [redacted] to the immediate rear of 1 Wentworth St, as well as [redacted] to the east we have a significant interest in what is being proposed. Furthermore at some stage we will be developing [redacted].

We have a number of reservations, concerning the plans we viewed at the Civic Centre as follows :

1 : there are 5 sets of high windows in the proposal overlooking [redacted] to the east which would compromise the privacy of those living at 3 Wentworth and have a negative impact on the value of our investment.

2 : The footprint of the house improvement planned appears closer to the east than the existing structure, so a second story will cause overshadowing on [redacted] later in the day.

3 : There is no indication on the plans of the colour of the roof, and cladding. Harsh reflecting Colorbond roofing would have an extremely deleterious visual impact on both properties to the south and the east.

4 : It appears that there has been no formal survey done, therefor what is being proposed may vary considerably from the final outcome.

5 : There is a carport to the rear of the existing property (entrance via the ROW) which doesn't appear anywhere on the plans submitted and this fact gives rise to doubt as to the accuracy of everything proposed.

6 : Your letter makes reference to "Discretionary aspects" and "wall height : maximum of 6.37m (in lieu of 6m)" which seems to imply that 6 meters is the regulation wall height but that council on a discretionary basis has allowed 6.37 meters. We would obviously prefer that the usual 6 meter height limit applies. To which wall or walls does this discretionary aspect refer ?

7 : Does the upper level extension adhere to the regulation set backs ?

8 : Does the existing setback conform with Town of Cottesloe regulations ? If not then it is logical that the setback of the proposed second story should be amended.

9 : Is the proposed front "decking" at ground level or elevated to the same level as the brick paving already in place, as this would further compromise the privacy of those living at [redacted]

As we received the council's notice last week and were only able to view the plans today and not obtain copies, we would propose an **extension for comment in writing of at least 3 weeks** to allow us to fully appraise the planning proposal given that comments must be made on or before 12 July 2018.