

24<sup>th</sup> July 2025

RE CARPORT APPLICATION FOR 45 GRIVER ST COTTESLOE

Dear Sonya

Thanks for your recent email and ive attached the checklist to this email.

Ive also attached a copy of the site plan.

I believe the carport complies with the building codes that seem to cover most of WA, ie a minimum side setback of 500mm. The front setback seems to tie in with recent applications in a similar area although with this particular home there is little room for movement as the home and the boundary are fairly tight, despite the worlds longest crossover!

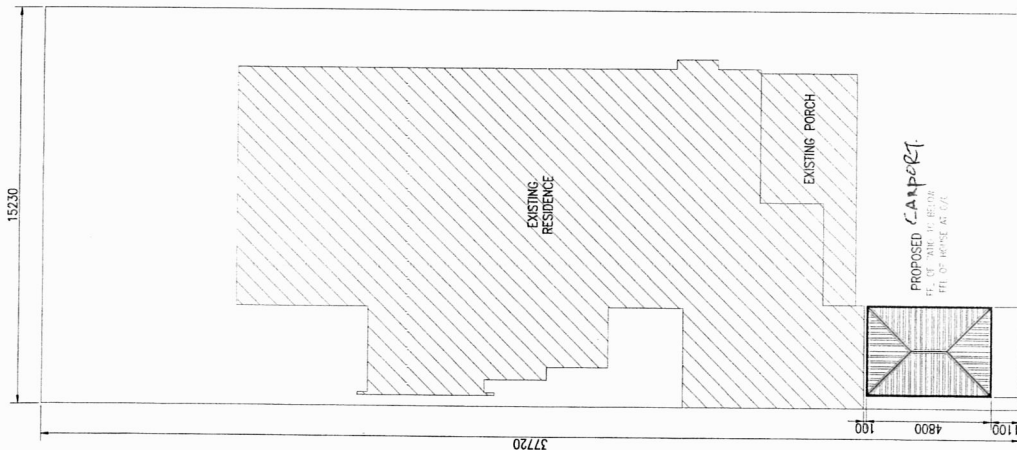
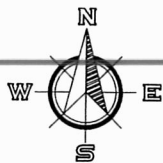
The design has been set up to perfectly compliment the homes roof and colours.

Please don't hesitate to email or call me if you need any more information.

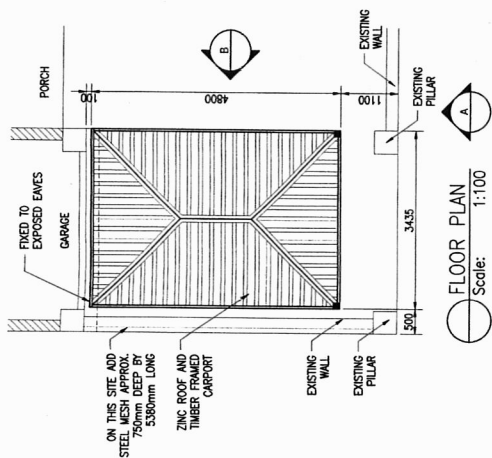
Kind Regards



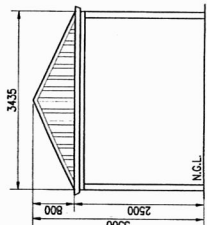
Nick Jolley  
Patio living



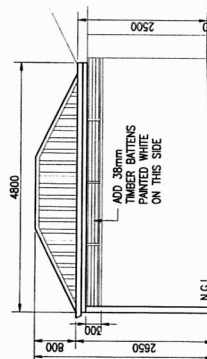
NO CHANGE  
TO EXISTING  
PAVED  
DRIVEWAY



FLOOR PLAN  
Scale: 1:100



A ELEVATION  
Scale: 1:100



B ELEVATION  
Scale: 1:100

Red form  
house to  
front  
of carport.

SITE PLAN  
Scale: 1:300

Job No.	Issue / Date	Client:	Nadia Armstrong	Drawn By	Kim Dayrit	Scale	As Shown	A3
Sheet	15/07/2025	Address:	45 Griver Street, Cottesloe	Branch:		Phone No:	9322 3777	
1 of 1		Phone:		Perth				

# Patio Living

Softwoods Timbercrete Pty Ltd  
A.C.N. 078 530 848 trading as Patio Living  
Email: info@patioliving.com.au

# Checklist – Development (Planning) Application

This checklist must be completed and submitted with the application.  
All documentation and plans may be lodged via:

- **Email:** [town@cottesloe.wa.gov.au](mailto:town@cottesloe.wa.gov.au), or
- **Posted/hand-delivered to the Town's offices, 109 Broome Street, Cottesloe, with an electronic version (eg: USB).**

*Applicants will be contacted by the Town for payment of fees following receipt of the application.*

Completed <b>Application for Development Approval</b> signed by the owner(s) of the land.	<input checked="" type="checkbox"/>
A <b>written cover letter</b> summarising the proposal and providing justification against the design principles for any departures to the <i>R-Codes</i> deemed to comply requirements.	<input checked="" type="checkbox"/>
<b>Site feature survey</b> drawn to scale (not less than 1:200), endorsed by a Licensed Land Surveyor.	<input checked="" type="checkbox"/>
<b>Site plan</b> drawn to scale (not less than 1:200) showing the following: <ul style="list-style-type: none"> <li>– street name, lot number, address, north point and scale bar;</li> <li>– all site boundaries, area dimensions and street frontages, and street verge features;</li> <li>– existing and proposed site levels, preferably using Australian Height Datum (AHD), contours at maximum 0.5m intervals and spot levels at all boundaries at intervals no greater than 5m;</li> <li>– position and levels of all proposed buildings, fences, retaining walls and other structures;</li> <li>– proposed finished site levels;</li> <li>– position of paved vehicle, pedestrian access ways and car parking spaces;</li> <li>– driveway gradient;</li> <li>– existing structures and trees (indicate which are to be retained and which are to be removed);</li> <li>– private open space areas and dimensions including areas to be landscaped;</li> <li>– shadow cast at noon on 21 June by any proposed building onto any adjoining property; and</li> <li>– landscaping and required tree planting area (as per clause 5.3.2 (C2.2) of the <i>R-Codes</i>).</li> </ul>	<input checked="" type="checkbox"/>
<b>Roof plan</b> drawn to scale (not less than 1:200) showing natural ground levels (as defined by the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ), contours and spot levels and building (wall and roof) heights (RLs). <i>See the example attached.</i>	<input checked="" type="checkbox"/>
<b>Floor plan(s)</b> drawn to scale (1:100), showing the following: <ul style="list-style-type: none"> <li>– dimensioned setbacks from all boundaries of the site; and</li> <li>– internal layout of all floors.</li> </ul>	<input checked="" type="checkbox"/>
<b>Elevations</b> drawn to scale (1:100), showing the following: <ul style="list-style-type: none"> <li>– natural and proposed ground levels along the boundaries;</li> <li>– height of any existing/proposed retaining walls;</li> <li>– wall heights measured from the natural ground levels along the boundaries; and</li> <li>– proposed exterior materials, colours and finishes of the development.</li> </ul>	<input checked="" type="checkbox"/>
<b>Cross-section(s)</b> drawn to scale (1:100) through any proposed areas of excavation or filling with the natural and proposed ground levels related to an established datum (preferably AHD).	<input checked="" type="checkbox"/>

## RENEWAL OF DEVELOPMENT APPROVAL

For applications to **renew a development approval**:

- Completed Application for Development Approval; and
- Cover letter, referencing the existing approval.

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## ACCOMPANYING INFORMATION

For **Unhosted Short-term rental accommodation (STRA)** applications:

- Completed Application for Development Approval;
- Strata Company/Strata Manager approval (if relevant);
- Site plan and floor plans (as above);
- Details of any proposed signage and online advertisements;
- Detailed Management Plan and House Rules addressing the following matters:

House Management Plan:

- Property manager, contact details, location
- Complaints management procedure for guests and surrounding neighbours
- Conduct (length of stay, number of guests, bedroom sleeping configurations, pets, management of noise and anti-social behaviour, cleaning and maintenance, waste management, access and parking arrangements).

House rules (provided to guests and displayed in the accommodation):

- emergency/after hours contact details
- guest behaviour, restrictions on visitors or parties/events
- car parking location and restrictions
- alternative transport options
- strata by-laws (if relevant)
- smoking/vaping
- use of a swimming pool/spa
- pets
- check in/check out procedures
- waste management
- safety, security, and emergency evacuation procedures.

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N/A

For applications **seeking discretion to building height** requirements under clause 5.7.5 of the Town of Cottesloe Local Planning Scheme No. 3 (LPS 3):

- A composite elevation showing the proposed development and existing dwellings on either side.
- A cover letter addressing the criteria listed in clause 5.7.5 of LPS 3.

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N/A

For **heritage-listed properties**:

A heritage impact statement may be required in a form approved by the Heritage Council of Western Australia. Please refer to the Heritage information on the Town's website.

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For **home occupation** and **home business** applications:

Plans and a cover letter addressing the relevant 'Land use definition' in LPS 3.

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For **residential applications of two or more dwellings**:

A diagram of indicative lot boundaries and sizes, including any common property.

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For **non-residential** applications:

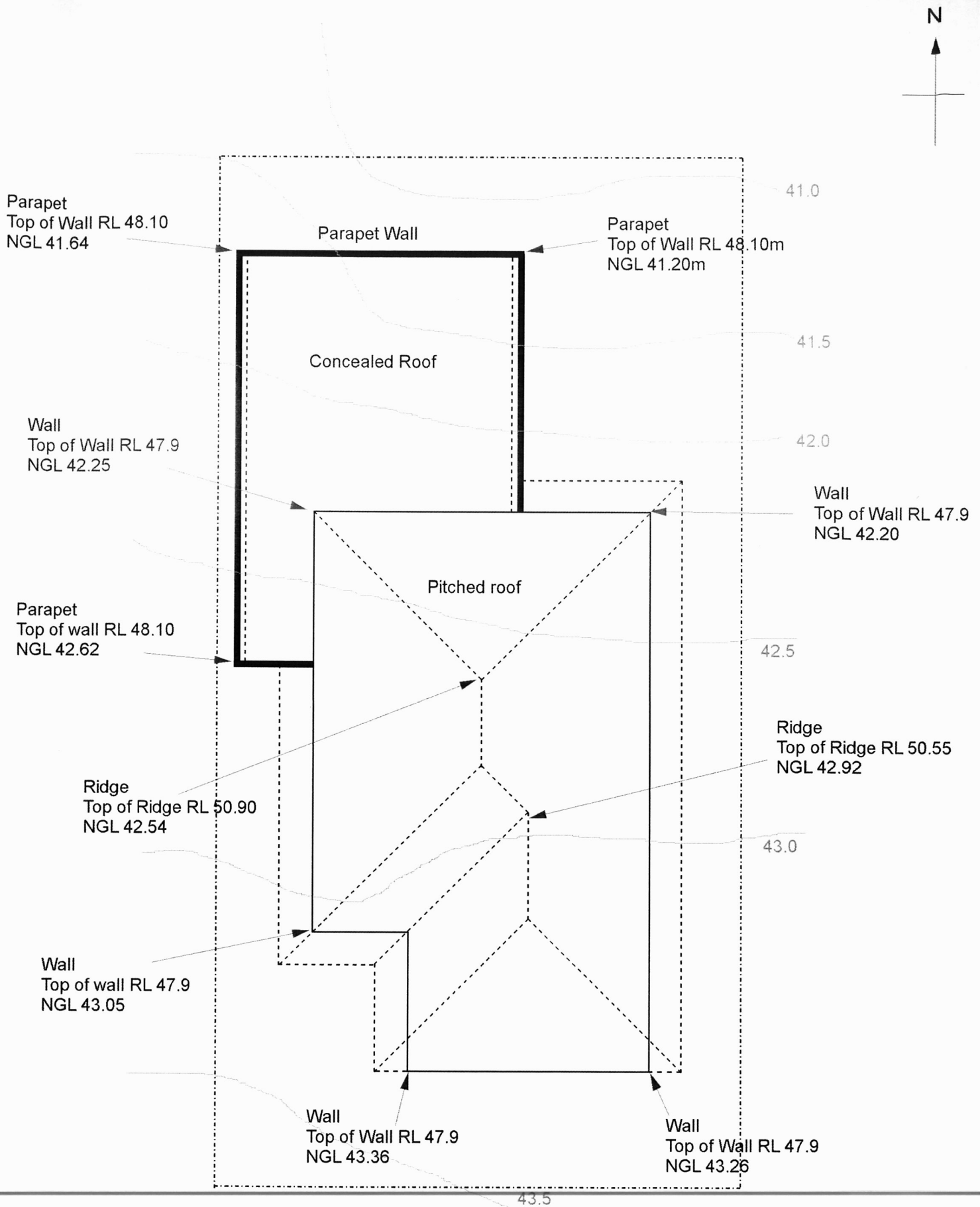
A cover letter detailing staff and customer numbers, allocated parking bays, frequency of deliveries, loading areas, hours of operation, and signage where applicable.

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For **signage** applications:

A completed *Additional Information for Development Approval for Advertisements* form.

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Example Roof Plan - Building Height