

urban  
plan

jdap application  
residential mixed use development  
lot 26 railway street



**JDAP DEVELOPMENT APPLICATION  
PROPOSED RESIDENTIAL, OFFICE AND PRIVATE  
RECREATION  
LOT 26 RAILWAY STREET, COTTESLOE**

October 2018

**By urbanplan**

On behalf of Swanbourne Village Trust

Approved by: Ian Brashaw

Signed / Date: per [Signature]  
02/11/2018

Position: Principal Consultant

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## 1. INTRODUCTION

**urbanplan**, on behalf of Swanbourne Village Trust submits this development application to the Town of Cottesloe for determination of the Joint Development Assessment Panel (JDAP) regarding a development at Lot 26 (DP 411509) Railway Street, Cottesloe. The land is classified as a Residential Zone and permits the development described as residential, office and private recreation and other purposes as permitted in the Residential zone, excluding the use Serviced Apartments.

The proposed 9 multiple dwelling unit strata development, including one community strata yoga or performance space and one office, is a contextually scaled urban built form situated at the Swanbourne Village that relates to the Cottesloe and Claremont planning schemes and state strategic planning policy.

The proposed development is predicated on quality design principles achieving sustainable outcomes drawn from Bulletin 113/2015 with a focus on age in place together in the village.

### 1.1 PURPOSE

On behalf of Swanbourne Village Trust, **urbanplan** seeks the JDAP approval for the proposed performance-based multiple dwelling mixed use development at lot 26, Railway Street, Cottesloe through the implementation of essential design principles of the Residential Design Codes.

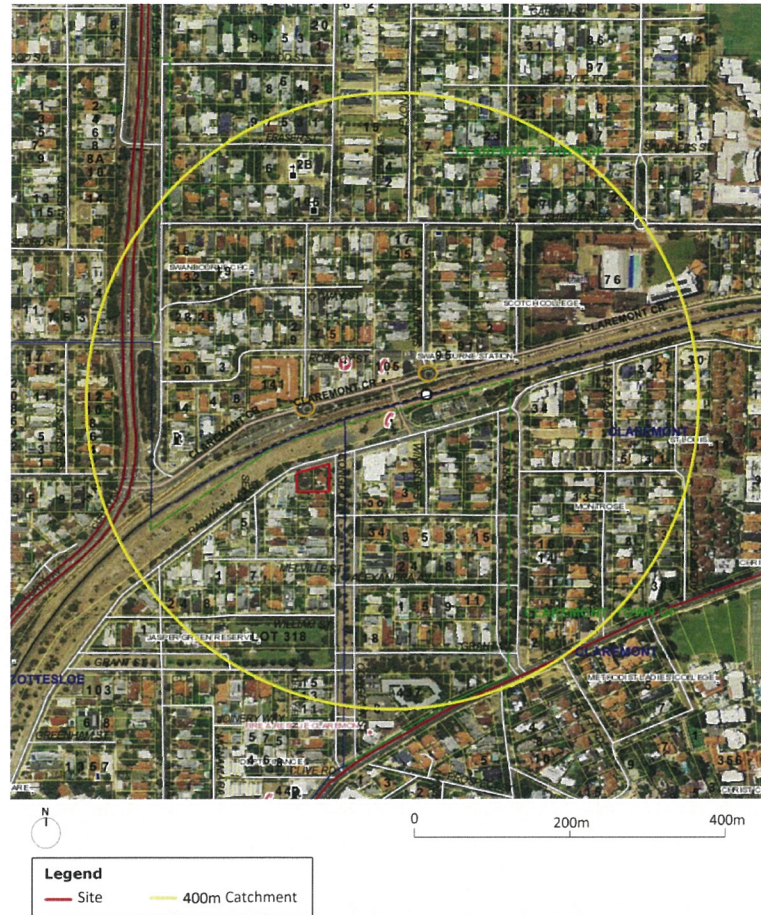
### 1.2 LOT DESCRIPTION

The subject land is at Lot 26 (formerly Lots 24 and 25 of Volume 1156, Folios 371 and 370) Railway Street Cottesloe as described on Deposited Plan DP 411059 (at Annex A) with a total site area is 1,475 square metres. Lot 26 is Coded R60 pursuant to Scheme Amendment No.5 of Town of Cottesloe Local Planning Scheme No.3 and includes special provisions under Schedule 12 and Schedule 2 that respectively state:

1. Development on the land shall be generally in accordance with the Local Development Plan.
2. The building height limit shall be three storeys, plus undercroft parking.
3. Additional Uses of office and communal recreation are permitted.

The subject land is within 90 metres of the Swanbourne Railway Platform and is sited at the southwest corner of the Swanbourne Village at the intersection of Congdon Street. The Swanbourne Village is situated on both sides of Swanbourne railway station, the context and extent of that village is indicated at Figure 1.

Figure 1: Site Location



### 1.3 DESCRIPTION OF DEVELOPMENT PROPOSAL

To respond to the changing local market and to enable aging in place of existing Cottesloe residents, the proposed development comprises a variety of two and three bedroom units in a cluster of five individual building modules around a courtyard setting. The proposed development is a two building with underground parking and rooftop gardens. The siting of the modules is in response to:

- central courtyard garden
- solar access,
- breezeways,
- views across the valley; and
- undercroft parking recessed into the sloping site.

The proposal comprises 9 residential units, office space of approximately 218 square metres and a yoga and performance studio of 100 square metres. The

modular design of the development and roof top gardens that envelop the building eliminates the bulky built form typically found in other multiple dwelling developments.

The proposed development is predicated on sustainable builtform criteria as encouraged by the Residential Density Codes, as given in WAPC Bulletin 113/2015, inclusive of:

- sustainable building design with variable dwelling size and type
- dwelling adaptability and universality of access
- sustainable modular built form for solar and breezeway access and energy efficient design and construction
- open space and communal facilities.

In support of state strategic planning directions, the proposal appropriately increases density within an existing commercial centre that itself is located around Swanbourne train station, enhancing walkability and encouraging sustainable modes of transport. The proposed development is designed to complement Swanbourne Village's existing commercial built form character with simple proud parapets and street awnings while respecting the surrounding residential amenity. The proposed zero lot line of the corner office creates a book-end to the western end of the Swanbourne Village rather than an encroachment into the existing quality housing to the west and south.

All design development plans, scaled drawings and images are at Annex C.

## 2. STRATEGIC PLANNING FRAMEWORK

### 2.1 COTTESLOE PLANNING STRATEGY

Published in January 2008 this strategy is due for review, albeit deferred. However, considerations applicable to this proposed development are as follows. The Planning strategy makes reference to:

- Aim to sustain the population stability and diversity that makes up the residential population of Cottesloe
- Provide a range of residential densities in the district to accommodate a variety of housing needs, including single dwellings, grouped dwellings and multiple dwellings
- Encourage higher density residential development in activity centres close to transport and other facilities
- Provide for aged housing but with attention to residential character and amenity.

### Commentary

The proposal enables:

- a sustainable population of existing Cottesloe residents that support the economic growth of the of the Swanbourne Village local centre
- a range of residential densities for a variety of housing needs
- an environment with high levels of sustainable living amenity that offers a variety and diversity that better reflects the context of a local centre adjacent a high frequency transit node
- aging in place for existing Cottesloe residents with strong sense of community and identity.

## 3. STATUTORY PLANNING FRAMEWORK

### 3.1 LOCAL DEVELOPMENT PLAN - PLANNING AND DEVELOPMENT REGULATIONS

Special Provisions under Schedule 12 of Scheme Amendment No. 5 to LPS3 require that:

Development on the land shall be generally in accordance with the Local Development Plan.

The Local Development Plan (LDP) offers standard development guidance on the type and nature of built form specifically for this site. In relation to the statutory implementation of the Local Development Plan, section 56 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015 state:

A decision maker for an application for development approval... must have due regard, but is not bound by, the Local Development Plan when deciding the application.

While the LDP is required by the Scheme and that the proposed development be generally in accordance, the overriding statute of the Regulations require decision makers to have due regard, but is not bound by, the LDP when deciding the application. Therefore, relative to presiding statutory powers, this places the LDP subordinate to the requirements of the design statute of the R-Codes. Further that when determining a proposal under the R- Codes either the deemed-to comply or the design principles are applied in a mutually exclusive manner.

- ensure access to daylight and direct sun for adjoining properties; and
- assist with the protection of privacy between adjoining properties.

#### **Commentary: Southern Boundary Setback**

The proposed southern elevation is highly articulated in terms of setbacks and modulation. Setbacks to the southern boundary are staggered and vary from 2.5 metres, 2.7 metres and 1.8 metres. In contrast, implementation of a prescriptive code would suggest that a single continuous building of 38 metres in length with an average height of 5 metres, with no articulation, requires a 2.3 metre setback from southern boundary. The three separate buildings of the modular built form of the proposal compares favourably to a standard unit block with a 38 metre long wall without articulations. The three separate units break up the bulk of the built form of the 1 1/2 storeys southern elevation – average 5 metres in height - with the added variations of building materials, privacy screens, sloping roof, colour palate and landscaped roof gardens providing a series of different textures and architectural elements.

#### **Commentary: Setback Between Buildings**

The proposed southern elevation is highly modulated with building units separated by 2.4 metres between the west and central units and 3.7 metres between the central and east units. In contrast, implementation of a prescriptive code would suggest buildings of 6.0 metres height must ensure that the gap between buildings is greater than 4.0 metres under the R60 zoning; given the modulation and articulation of the southern elevation, the proposed building compares favourable.

The Swanbourne Village design is predicated on design principles for a communal living foundation that intentionally orients the buildings around intimate landscaped spaces as well as rooftop gardens.

#### **Commentary: Western Elevation**

The setbacks along the western elevation comply with the Residential Design Codes, as described:

- The 3 metre long laundry is setback 1 metre from boundary.
- The Railway Street units are setback 7 metres from western boundary.
- The south west units are setback 1.8 metres with screens to two habitable room windows.

#### **Commentary: Street Setbacks**

The building modules fronting Railway Street are setback 3.54 metres, in compliance with the R-Codes, while the commercial building has a nil setback to the street corner to provide a landmark feature to Railway and Congdon Streets that



mimics the commercial buildings on the eastern side of Congdon Street. Further, the overall frontage to Railway Street addresses the design principles of the R-Codes as it contributes to the streetscape with a variety of building materials, minor projections, awnings and balustrade gardens to the roof deck that break up the bulk of the development.

The Congdon Street frontage provides articulation through the use of minor projections such as a limestone stairwell that is setback 1 metre from the street. The majority of the Congdon street façade comprises building elements that address the street with transparent wrought iron fencing and gates, windows, a range of building materials and garden beds.

The overall frontages along Railway and Congdon Streets, including the commercial building contribute to the desired streetscape without sacrificing necessary communal and living spaces within the development site.

### Summary

In relation to the test of whether the proposal meets the design principle purpose of Clause 6.1.4, Swanbourne Village ensures appropriate setbacks between adjacent buildings and boundaries that create privacy for neighbours and articulation of building elevation because the modular articulated built form:

- ensures adequate daylight, direct sun and ventilation for existing and proposed buildings and the open space associated with them;
- moderates the visual impact of building bulk on a neighbouring property through modulation, separation, articulation, materials and colour palate;
- ensures access to daylight and direct sun for adjoining properties falling beneath the required 25 % overshadowing; and
- assists with the protection of privacy between adjoining properties with the use of screens to habitable rooms and fencing to boundaries.

In relation to the Objectives of the Planning Scheme, the proposed mixed use multiple dwelling development:

- (a) is compatible with the scale and amenity of the locality;
- (b) provides for a variety and choice in housing in specified residential areas;
- (c) allows for some non-residential uses in a setting compatible with the amenity of residential localities; and
- (d) retains local facilities and services within specified residential areas for the convenience of the local community.

### 3.3.2 PLOT RATIO AREA

The Residential Design Codes define plot ratio area as:

The ratio of the gross total area of all floors of buildings to the development site, including the area of any internal and external walls but not including the areas of any lift shafts, stairs or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, any space that is below natural ground level, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, storerooms, lobbies, bin storage areas and passageways to bin storage areas or amenities areas common to more than one dwelling, or balconies, eaves, verandas, courtyards and roof terraces.

#### Commentary

The Joint Development Assessment Panel will be aware that the building is recessed into the sloping site; those parts of the units that are under the natural ground level have no impact on the bulk of the project and therefore are not considered in the calculation of the plot ratio area.

Implementation of a prescriptive code would suggest Table 4 of the Residential Design Codes, requires a plot ratio of 0.7. The proposal sits at a plot ratio of 0.829. This aspect warrants consideration against the design principle appraisal where quality design outcomes of modular builtform, capture of breezes and northern aspect break up the bulk of the residential units resulting in an attractive and highly liveable, communal housing proposal. Integral to the project is the communal and landscaped open space including rooftop gardens that envelop each building. The modular built form clustered around communal garden allows for a more interesting outcome, essential for the collaborative community focus of the development.

In comparison to a standard unit block, the proposed garden focused design outcome reduces the heat island affect. By nature, this builtform approach creates a development that is unobtrusive to the surrounding residential context. **urbanplan** submits that these quality design principles justify the resultant plot ratio.

There are two other relative and striking gauges of built form and bulk: minimum site area and consideration of R-Code Bulletin 113/2015:

The current residential density is 164 square metres per unit, 14 square metres over the comparative requirement.

The Residential Design Code WAPC Bulletin 113/2015 promote sustainable development criteria that enables a 25% bonus to residential density. The sustainable development criteria in that Bulletin comprise:

- building design and quality
- variable dwelling size and type
- dwelling adaptability and universality of access

- sustainable modular built form for solar and breezeway access and energy efficient design and construction
- private open space and communal facilities.

The proposal before the JDAP has sustainable building composition including:

- Separate building modules responding to sustainable design outcomes
- Four, three bedroom units
- Three, two bedroom units Six
- Universal access via lift and stairwell from the basement car park to residential units via courtyard level
- Communal rooftop garden to each module
- One office at corner of Congdon and Railway Streets
- One private recreation room for residents

### **Summary**

In relation to the test of whether the proposal meets the design principle purpose of the R-Codes, the modular articulated built form of the Swanbourne Village proposal:

- Provides a diversity in dwellings to ensure a range of types and sizes;<sup>3</sup>
- Each dwelling is of sufficient size to cater for the needs of residents, including direct access to private open spaces;
- Ensures adequate daylight, direct sun and ventilation for existing and proposed buildings and the open space associated with them;
- Moderates the visual impact of building bulk on a neighbouring property through modulation, separation, articulation, materials and colour palate;
- Creates a bulk and scale consistent with the built form of the locality, fitting of the Swanbourne local centre;

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<sup>3</sup> The original three storey proposal lodged with the Town of Cottesloe, three storeys permitted by Scheme Amendment No. 5, included six one bedroom units; these were removed by a Council Motion.

- Is less than the height permitted in the Planning Scheme amendment No.5 to LPS No.3 that would otherwise increase unit diversity.

### 3.4 CONFORMANCE WITH DEEMED-TO-COMPLY

#### 3.4.1 PARKING PROVISION

R-Code parking requirements are tabulated below:

R-Codes Requirements		Provision
For 9 Units greater than 110m <sup>2</sup>	1.25 bay per dwelling + 0.25 per dwelling for visitors = 13.5 bays	15 bays
Cycle parking	1 per 3 dwellings + 1 per 10 dwellings for visitors = 4 Bays	Cycle bays to basement and Courtyard

#### 3.4.2 PRIVATE OPEN SPACE

The Town of Cottesloe Town Planning Scheme No. 3 permits rooftop gardens for residential development greater than R40 enabling assessment of private open space to include rooftop gardens. Relevant clauses are: 7.1.3. and 7.1.3.1 <sup>4</sup>

- Roof Decks: For the purposes of calculating the open space requirement for a residential development on land coded less than R40, roof decks are excluded.

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<sup>4</sup> AMD 4 GG 27.5.2016 and AMD 4 GG 27.5.2016

- Roof deck means an open, accessible and usable flat roof and includes roof gardens, roof pools, viewing platforms and other roof top recreation space.

Deemed-to-comply provision C5 provides the prescriptions that ensure development complies with minimum open space set out in Table 4 of the Residential Design Codes.

### **Commentary**

The proposed development is a communal living unit development in which open space and rooftop gardens are integral to the living environment of those people.

A key design feature of the proposal is the composite open space comprising the central courtyard surrounded by five building modules with rooftop gardens above the office and each residential building. Together these provide a large, landscaped space for residents to enjoy. Pursuant to the Planning Scheme the overall private open space calculation is 50.5 square metres. Accordingly, the private open space provision as determined by the Local Planning Scheme and Table 4 of the R-Codes are well catered for.

### **3.4.3 OVERSHADOWING ON THE SOUTHERN BOUNDARY**

The purpose of Clause 6.4.2 is to ensure that development is designed to protect solar access for neighbouring properties taking in to account the potential to overshadow existing:

- outdoor living areas;
- north facing major openings to habitable rooms, within 15 degrees of north in each direction; or
- roof mounted solar collectors.

The deemed-to-comply provisions set out that on neighbouring properties coded R25 and lower, overshadowing must not exceed 25% of the site area.

### **Commentary**

In analysing the overshadowing potential to the southern neighbour, refer Site Analysis Plan at Annex B, it is evident that the proposed Swanbourne Village has 23.4% overshadow to the southern boundary. The Joint Development Assessment Panel will be aware the building is recessed into the sloping site. The floor level of the southern neighbour is 600m below the upper floor of the east and central units. Natural ground level is 1.8 to 2.9 metres below the top floor of the east and central units and 2 to 2.6 metres below the top floor of the southwest unit.

#### 3.4.4 **OVERLOOKING**

In addressing overlooking deemed-to-comply requirements refer to Site Analysis Plan the cross sections at Annex B for the western neighbour and the southern neighbouring houses. These cross sections demonstrate there are a total of two habitable rooms that overlook the neighbouring property to the west; both are to be screened. Windows to the southern elevation comprise non-habitable rooms, for example of bathrooms and toilets; a 1.8 metre fence is on the common boundary.

### 3.5 **LANDSCAPING**

Proposed landscaping concepts by Josh Byrne and Associates at Annex C illustrate the proposed ornamental and edible plant varieties in dispersed and balustrade planter boxes, the roof top space partly shaded by PV Pergolas setback from the margins of the building.

If necessary, with respect, these landscape design plans can be further detailed as a condition of approval.

## 4. CONCLUSION

**urbanplan**, on behalf of Swanbourne Village Trust, submits this development application to the Town of Cottesloe for the determination of the Joint Development Assessment Panel (JDAP) regarding a development at Lot 26 Railway Street, Cottesloe.

Viewed in its entirety, the proposed quality outcomes are design principle based and oriented towards establishing communal living in a central village location predicated on sustainable development principles of Bulletin 113/2015.

The proposal is generally in accordance with the Local Development Plan. Pursuant the Planning and Development Regulations, section 56 (1) the LDP is not a mandatory statute.

The proposed development addresses the deemed-to-comply standards and design principles of the Residential Design Codes and the objectives of the R-Codes and Town of Cottesloe Local Planning Scheme No. 3. In the two instance where complete compliance is not achieved, **urbanplan** and Ecotect Architects have demonstrated to the JDAP the quality mixed use dwelling development, with high standards applied to the built form and landscaped communal open space, are ably supported by design principles. The overall approach has been to balance integrated private and communal living environment and amenity to enable aging in place of existing Cottesloe residents.

Setbacks to the southern boundary are staggered and vary from 2.5 metres, 2.7 metres and 1.8 metres – an average of 2.3 metres. In contrast, implementation of a prescriptive code would suggest that a continuous 38 metre long building with an average height of 5 metres, with no articulation, requires a 2.3 metre setback from southern boundary. The three separate unit modules to the southern boundary break up the bulk of the project, with the added variations of building materials, privacy screens, sloping roof, colour palate and landscaped roof gardens that provide a series of different textures and architectural elements.

The proposal sits at a plot ratio of 0.829. In relation to the test of whether the proposal meets the design principle purpose of the R-Codes, the modular articulated built form of the Swanbourne Village proposal:

- Provides a diversity in dwellings to ensure a range of types and sizes;
- Each dwelling is of sufficient size to cater for the needs of residents, including direct access to private open spaces;
- Ensures adequate daylight, direct sun and ventilation for existing and proposed buildings and the open space associated with them;
- Moderates the visual impact of building bulk on a neighbouring property through modulation, separation, articulation, materials and colour palate;

- Creates a bulk and scale consistent with the built form of the locality, fitting of the Swanbourne local centre;
- Is less than the height permitted in the Planning Scheme amendment No.5 to LPS No.3 that would otherwise increase unit diversity.

Pursuant to the Planning Scheme the overall private open space calculation is 50.5 square metres. Accordingly, the private open space provision, as determined by the Local Planning Scheme and not the LDP, is well catered for.

## 4.1 KEY CONTRIBUTIONS TO PLANNING PRACTICE

Key contributing factors to good planning practice as exhibited by the proposal's siting and situation.

### 4.1.1 SITUATION

The Western Australian Planning Commission endorsement of the Scheme Amendment No. 5 sets the scene for increasing the residential density in the context of:

- Transit Oriented Development
- Walkable catchment
- Mixed use contemporary living within a local centre
- Optimised commercial and residential growth through appropriately scaled buildings and higher-density
- Provides housing need and choice that suits the needs of the local community
- Enables aging in place for a people with strong sense of community and identity
- Sustains population levels that support the economic growth of the of the Swanbourne Village local centre commercial enterprise in an area of high accessibility to local and CBD amenity and convenience.

Although out dated, these principles are mirrored in the Town of Cottesloe Local planning strategy.

### 4.1.2 SITING

With reference to siting, the design outcome:

- is a contextually scaled urban built form nestled into a sloping site



- offers a variety and diversity mixed use living that better reflects the context of a local centre
- responds to the Residential Design Codes fulfilling the Design Principles and objectives of the R-Codes and emulating Local Planning Scheme objectives that offer relatively clear scope when assessing proposals
- provides high levels of sustainable living amenity
- contributes to the character and streetscape quality

This is a quality sustainable, principled design development fit for purpose and **urbanplan** strongly recommends it to the JDAP for approval please.

**Annex A**

**Diagram of Survey and Tiltes**

218U  
Perth Batch  
M899460



WESTERN



AUSTRALIA

REGISTER NUMBER <b>25/D17655</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>4/2/2015</b>

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1156** FOLIO **370**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 25 ON DIAGRAM 17655

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

WISE EARTH PTY LTD OF LEVEL 2, 100 RAILWAY ROAD, SUBIACO  
(T M899460) REGISTERED 30 JANUARY 2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1156-370 (25/D17655).  
PREVIOUS TITLE: 1083-256.  
PROPERTY STREET ADDRESS: 128 RAILWAY ST, COTTESLOE.  
LOCAL GOVERNMENT AREA: TOWN OF COTTESLOE.



218U  
Perth Batch  
M895225



WESTERN



AUSTRALIA

REGISTER NUMBER <b>24/D17655</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>25/2/2015</b>

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1156** FOLIO **371**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 24 ON DIAGRAM 17655

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

WISE EARTH PTY LTD OF LEVEL 2, 100 RAILWAY ROAD, SUBIACO  
(T M895225 ) REGISTERED 27 JANUARY 2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.


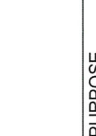
-----END OF DUPLICATE CERTIFICATE OF TITLE-----

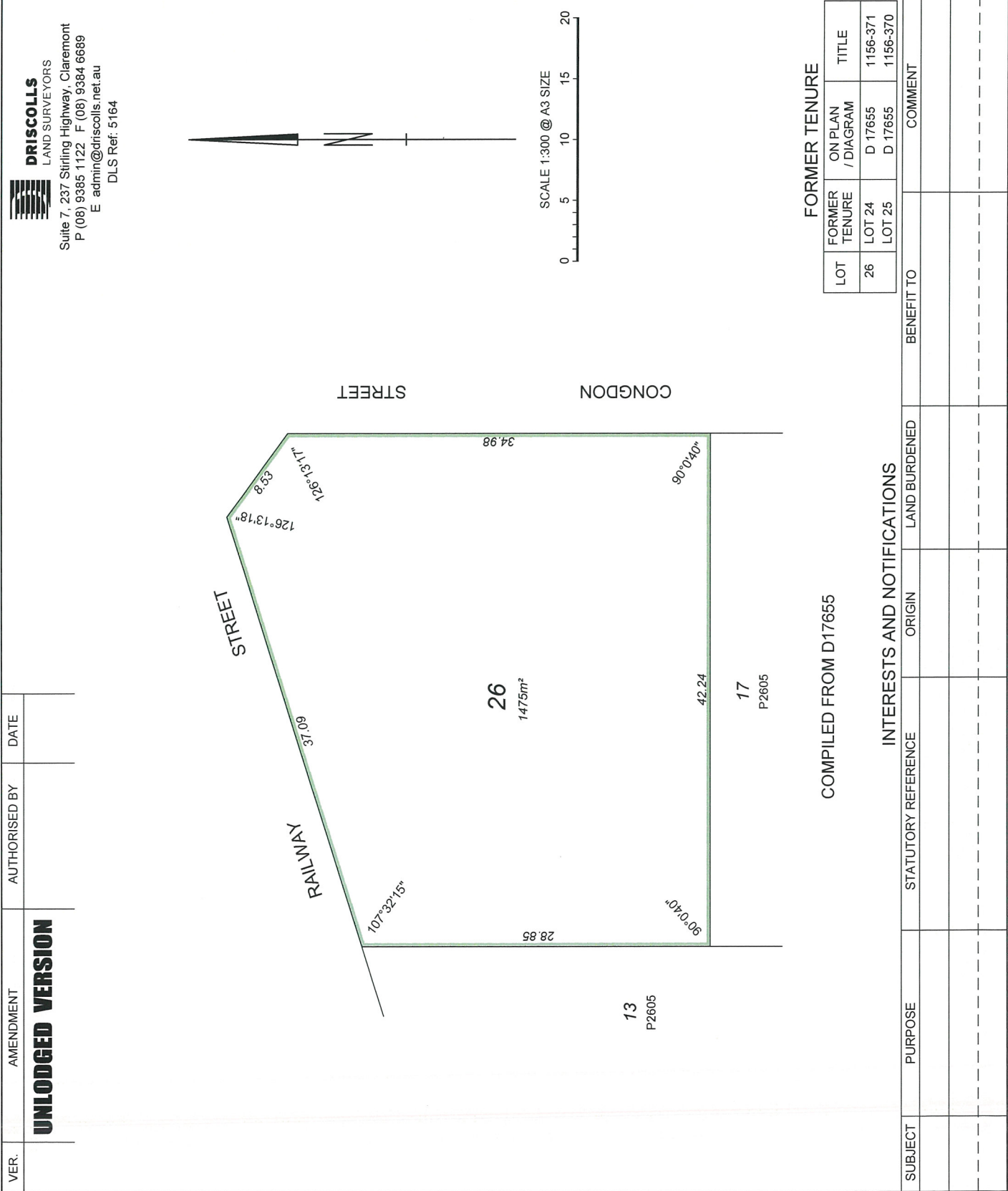
**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1156-371 (24/D17655).  
PREVIOUS TITLE: 1083-256.  
PROPERTY STREET ADDRESS: 126 RAILWAY ST. COTTESLOE.  
LOCAL GOVERNMENT AREA: TOWN OF COTTESLOE.



TYPE	FREEHOLD	S.S.A. NO
PURPOSE	SUBDIVISION	
PLAN OF	LOT 26	
FORMER TENURE	SEE TABLE	
LOCAL AUTHORITY	TOWN OF COTTESLOE	
LOCALITY	COTTESLOE	
D.O.L. FILE		
FIELD RECORD	COMPILED	
SURVEYOR'S CERTIFICATE - Compiled I, VICTOR ROBINSON SMITH hereby certify that this compiled plan:- (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.		
LICENSED SURVEYOR		24.07.2018 DATE
DATE	FEE PAID	ASSESS No.
I.S.C.	LODGED	
DATE	EXAMINED	
WESTERN AUSTRALIAN PLANNING COMMISSION FILE 156195		
Delegated under S.16 P&D Act 2005	DATE	
SUBJECT TO IN ORDER FOR DEALINGS		
FOR INSPECTOR OF PLANS AND SURVEYS		
APPROVED		
INSPECTOR OF PLANS AND SURVEYS / AUTHORISED LAND OFFICER		
		
DEPOSITED PLAN <b>411059</b> SHEET 1 OF 1 SHEETS VERSION 1		

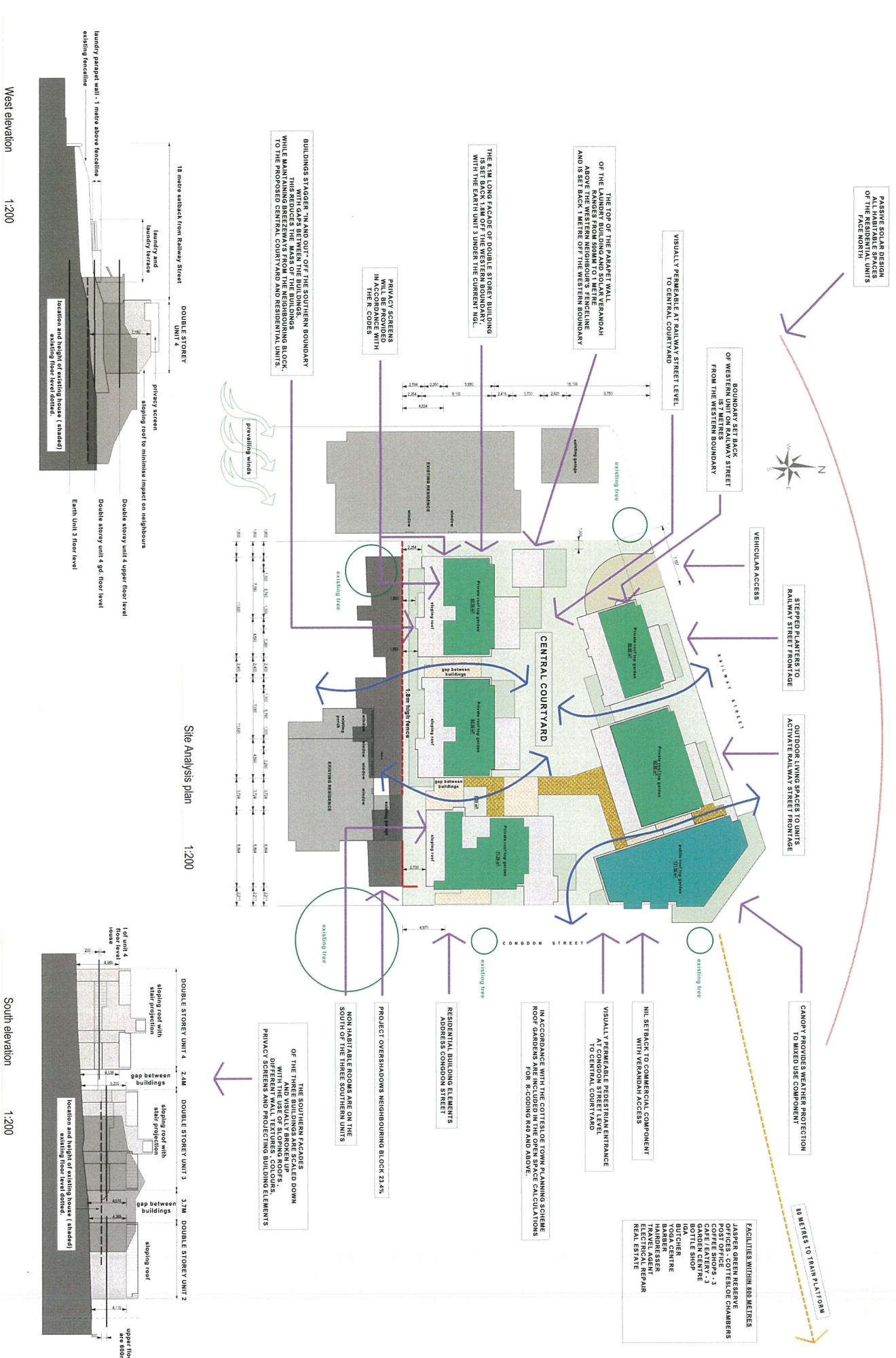


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## **Annex B**

### **Site Analysis Plan**



**ECOTECH ARCHITECTS**  
 energy efficient architecture + urban design  
 address | 4/136 Railway St Swanbourne WA  
 phone | +61 8 9286 3811  
 email | contact@ecotech-architects.com

**CLIENT/PROJECT:**  
 MIXED USE DEVELOPMENT  
 ON LOT 28 (formerly Lots 24 & 25)  
 RAILWAY STREET, COTTESLOE.

**DRAWING TITLE**  
 SITE ANALYSIS PLAN

**PROJECT STATUS:**  
 PLANNING APPROVAL

**ARCHITECT:**  
 James Shaw

**SCALE:**  
 PRINT DATE: 1/11/2018

**PROJECT NO:**  
 15001

**DWG NO:**  
 CD 11

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## **Annex C**

### **Design Development Plans and Drawings**