





Document Number
D17/13875

COMMENTS FROM WESTERN NEIGHBOUR

34 Hawkstone St
Cottesloe
WA 6011

Ronald Boswell
Planning Officer
Cottesloe Council

August 24th 2017

Dear Ronald,

I am writing to comment on the proposed extension at 34A Hawkstone St, Cottesloe.

As the adjoining neighbour I have major concerns regarding the proposed renovations.

As you are aware the neighbours have asked me to agree to their proposal in order to expedite the approval process at Council. I will forward an email I sent to regarding my concerns about the renovations adjoining my house. I will also forward four images to help explain my position and the impact the renovations will have on the building.

I asked for a response from on the 15th of August 2017 and the 22nd of August 2017 and they have not discussed the matter further with myself.

Please also note that the plans submitted to Council do not show any habitable areas at 34 Hawkstone St as if it would have no impact on the adjoining dwelling.

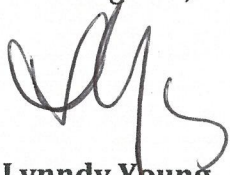
The rooflines on 34 Hawkstone St are not shown clearly on the plans submitted to Council and I have circled this area in the photo.

Please also note the properties currently have a drainage grate at the bottom of the driveway. Once the building is extended and a dividing wall constructed I am concerned about where the storm water will go.

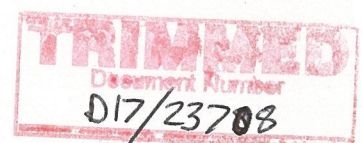
The parapet wall is very high and given the height of the roofline proposed, I have concerns about how this will affect the East side of 34 Hawkstone St (tunnel view).

Thank you very much for considering my concerns in this matter. Should you require any further information please do not hesitate to contact me.

Kind Regards,



Lynndy Young
0413 852 416
lynndy@ozemail.com.au



From: **Lynndy Young** lynndy@ozemail.com.au
Subject: 34a Hawkstone Street
Date: 24 August 2017 at 3:59 pm
To: Antonia Wise awise@westnet.com.au



From: Lynndy Young <lynndy@ozemail.com.au>
Date: 22 August 2017 at 8:35:51 am AWST

Dear

I acknowledge that your request for a response to the proposed building works submitted to Council. I have provided my feedback to you; however for clarity I will reiterate my concerns.

I have four major concerns with the plans submitted to Council.

1. The roof lines or height of the building is not in keeping with the existing structure either aesthetically or in bulk and scale and while providing for a contrast, I feel it detracts from the streetscape of the properties and potentially devalues both homes as a result.

My preference would be to see any additions that come forward of the existing building be in keeping with the original bulk and scale of the existing building.

2. The current easement of the roof and gutter on your northwest corner has not been taken into consideration and been left after the proposed build looking as if it belongs to neither property but attached to mine. This guttering currently does not drain adequately. Given that there will be new additions, it would seem appropriate to address this problematic roof corner by simply providing a design that takes this into consideration and is functional.

3. The drawing does not appear to show any drainage solution for the water coming down the western eave or where the new building meets the existing building's roofline on the south side (the front) of the existing building. I have serious concerns relating to drainage specifically because there is no mechanism shown on the drawings to deal with the water in either of these areas. The area where the existing roof and the new extension meet does not appear to ??

4. I acknowledge that the additions to the front of the building are shown to have a zincalume roof and it would be my preference to see this carried throughout the entire building rather than having the front half of the building zincalume and leaving the remainder of the building tiled, creating a sympathetic aspect for both properties. My builder has also raised concerns regarding drainage issues where tile and zincalume join.

Until these issues are addressed satisfactorily, which we have discussed I will be exercising my right to oppose.

I want to have a harmonious relationship with my neighbours, as I have always done. I have previously lived in a double storey semi-detached heritage home whilst both parties undertook full renovations. Whilst inconvenient at times, patience and empathy went a long way. From my perspective, a harmonious relationship starts with respect, empathy and consideration. I would ask that this be borne in mind. I apologise that the tv cable was disconnected and this caused you inconvenience. We tried to rectify the problem as soon as you contacted me on Friday evening. You were not home and we tried our best given I was interstate.

You previously advised me that you wanted to be home when contractors would attend the outside of your property regarding quoting on the retaining wall and dividing fence and I expect the same level of respect unless I authorise otherwise. Entering my property in my absence on the weekend, full well knowing I was not there, was inappropriate and an invasion of my security and privacy – I expect that this will never occur again.

Given the issues we have already had regarding NBN, TV Antennas etc I think sooner we separate these services to each property the better. I hope we can move forward in a more positive way than where we have started. Please let me know if you wish to discuss the plans prior to the closing of the Council advertising period.

Regards

Lynndy Young

Sent from my iPhone

Phone: 415-435-1234
Email: lynndy@company.com
Address: 123 Main St, San Francisco, CA 94102

From: Lynndy Young
To: [Redacted]

Date: [Redacted]

I have reviewed the documents you provided and have identified several areas for improvement. The first area is the data collection process, which needs to be more systematic and consistent across all departments.

The second area is the reporting format, which is currently inconsistent and difficult to read. We need to standardize the format to ensure that all reports are clear and concise.

The third area is the overall structure of the reports, which is currently too long and too detailed. We need to focus on the key findings and recommendations, and avoid unnecessary details. This will help management to quickly understand the issues and take action.

I have also identified several specific areas for improvement, such as the need for more frequent data collection and the need for more detailed reporting on the key findings. I will be working with you on these areas in the coming weeks.

I am confident that these changes will significantly improve the quality and usefulness of the reports. I will be working with you on these areas in the coming weeks. I will be working with you on these areas in the coming weeks. I will be working with you on these areas in the coming weeks.

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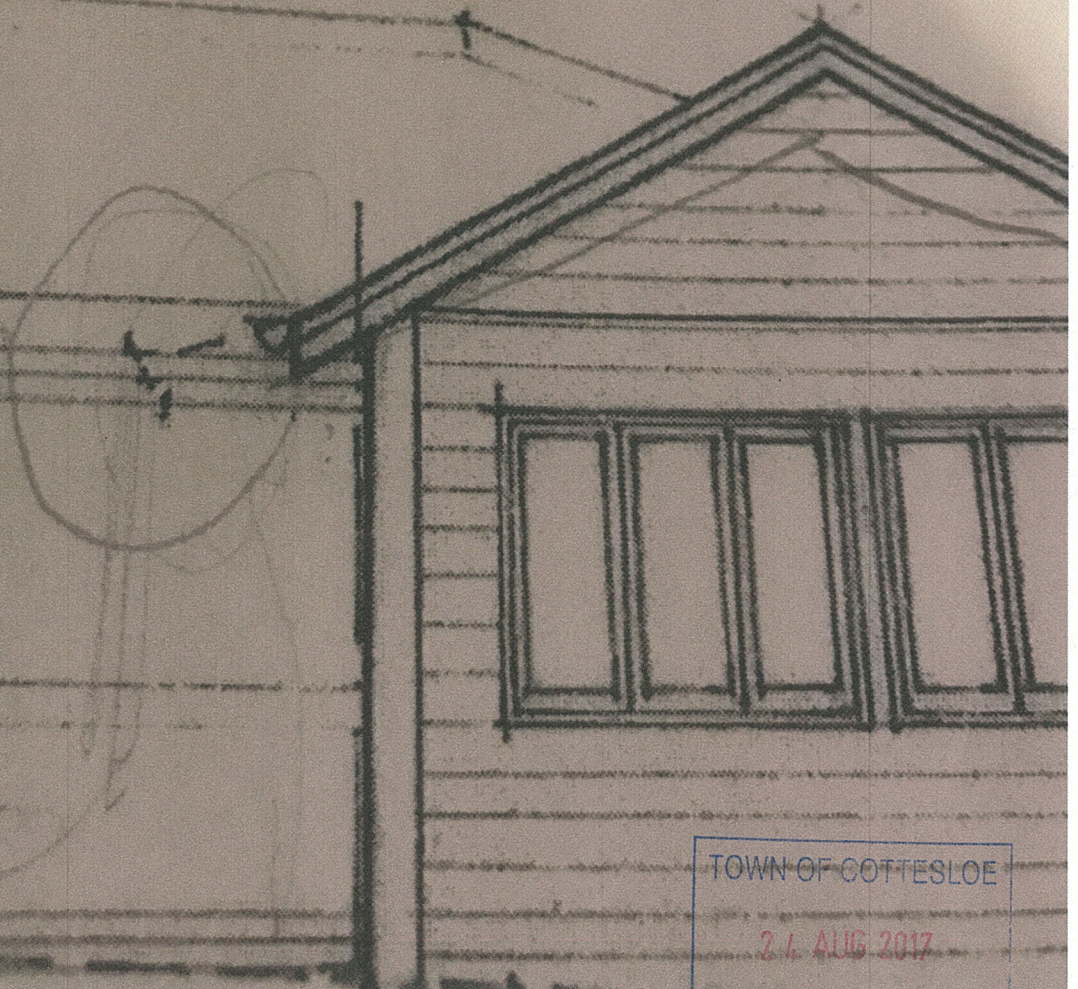
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LOT 1



LOT 2

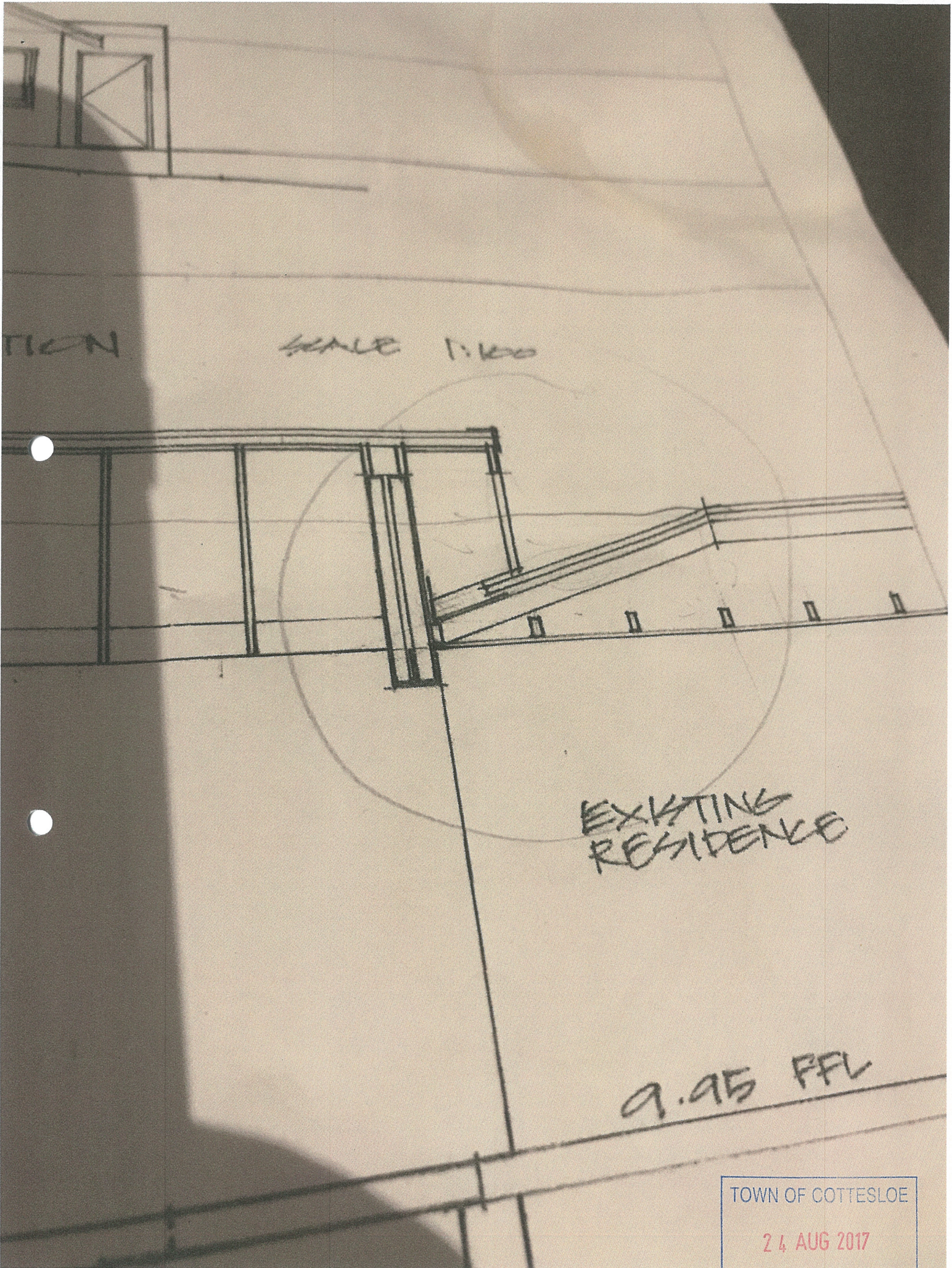


TOWN OF COTTESLOE

21 AUG 2017

RECEIVED

34 Hawkstone St



TION

SCALE 1:100

EXISTING
RESIDENCE

9.95 FFL

TOWN OF COTTESLOE
24 AUG 2017
RECEIVED

34 Hawkstone St

34A Hawkstone Street,
Cottesloe WA 6011

Sold: 29 Sep 2016 **SOLD**

Property Image Gallery



34A Hawkstone Street, Cottesloe

3823974



Email Agent

Property Snapshot

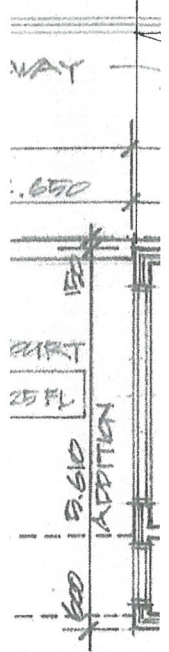
TOWN OF COTTESLOE

21 AUG 2017

RECEIVED



846



34 Hawkstone St

TOWN OF COTTESLOE
24 AUG 2017
RECEIVED

· Please see below:

· Line drawing, north elevation

Email from 23rd September 2017

Dear

I acknowledge that your request for a response to the proposed building works submitted to Council. I have provided my feedback to you; however for clarity I will reiterate my concerns.

I have four major concerns with the plans submitted to Council.

1. The roof lines or height of the building is not in keeping with the existing structure either aesthetically or in bulk and scale and while providing for a contrast, I feel it detracts from the streetscape of the properties and potentially devalues both homes as a result.

My preference would be to see any additions that come forward of the existing building be in keeping with the original bulk and scale of the existing building.

2. The current easement of the roof and gutter on your northwest corner has not been taken into consideration and been left after the proposed build looking as if it belongs to neither property but attached to mine. This guttering currently does not drain adequately. Given that there will be new additions, it would seem appropriate to address this problematic roof corner by simply providing a design that takes this into consideration and is functional.

3. The drawing does not appear to show any drainage solution for the water coming down the western eave or where the new building meets the existing building's roofline on the south side (the front) of the existing building. I have serious concerns relating to drainage specifically because there is no mechanism shown on the drawings to deal with the water in either of these areas. The area where the existing roof and the new extension meet does not appear to ??

4. I acknowledge that the additions to the front of the building are shown to have a zincaluminum roof and it would be my preference to see this carried throughout the entire building rather than having the front half of the building zincaluminum and leaving the remainder of the building tiled, creating a sympathetic aspect for both properties. My builder has also raised concerns regarding drainage issues where tile and zincaluminum join.

Until these issues are addressed satisfactorily, which we have discussed I will be exercising my right to oppose.

I want to have a harmonious relationship with my neighbours, as I have always done. I have previously lived in a double storey semi-detached heritage home whilst both parties undertook full renovations. Whilst inconvenient at times, patience and empathy went a long way. From my perspective, a harmonious relationship starts with respect, empathy and consideration. I would ask that this be borne in mind. I apologise that the tv cable was disconnected and this caused you inconvenience. We tried to rectify the problem as soon as you contacted me [on Friday evening](#). You were not home and we tried our best given I was interstate.

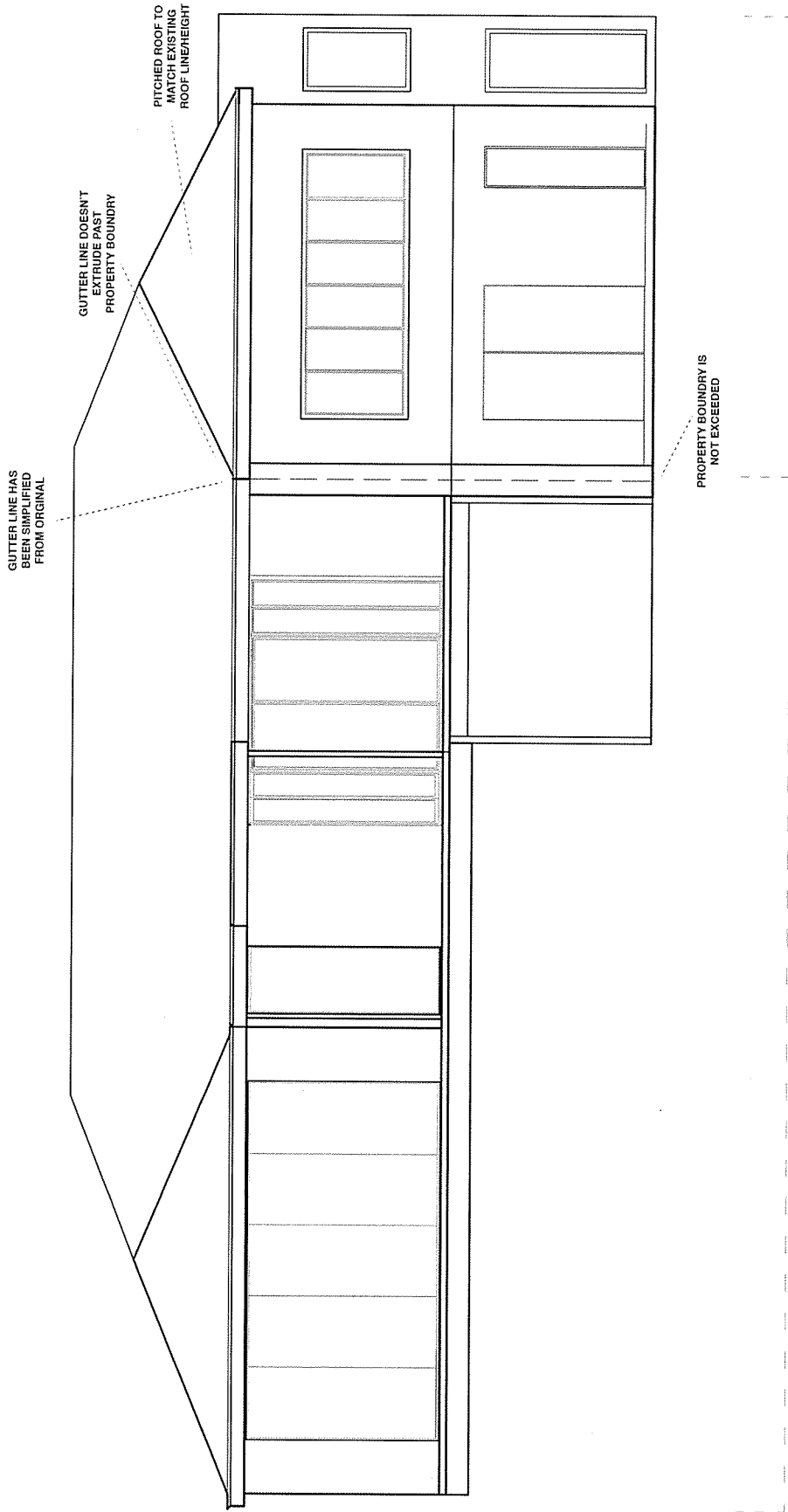
You previously advised me that you wanted to be home when contractors would attend the outside of your property regarding quoting on the retaining wall and dividing fence and I expect the same level of respect unless I authorise otherwise. Entering my property in my absence on the weekend, full well knowing I was not there, was inappropriate and an invasion of my security and privacy – I expect that this will never occur again.

Given the issues we have already had regarding NBN, TV Antennas etc I think sooner we separate these services to each property the better. I hope we can move forward in a more positive way than where we have started. Please let me know if you wish to discuss the plans prior to the closing of the Council advertising period.

Regards

Lynndy Young

Sent from my iPhone



LOT 1
EXISTING RESIDENCE

LOT 2
PROPOSED ADDITION

LOT 2 34/A HAWKSTONE STREET, COTTESLOE - PROPOSED ADDITIONS	
[SCALE (or A3)]	
1:50 [VISUAL REPRESENTATION ONLY]	[DATE]
NORTH ELEVATION	SEPTEMBER 2017
S. DEVINE	[DRAWING]
	A01

From: Lynndy Young <lynndy@ozemail.com.au>
Sent: Wednesday, 4 October 2017 12:55 PM
To:
Cc: Ronald Boswell; Lynndy Young
Subject: 34A Hawkstone Street, Cottesloe
Attachments: PDF1 EL BRICK.pdf

Dear

I again acknowledge your request for a response to the proposed building works submitted for my approval on 23rd September 2017. To date you have not responded to my written concerns except to provide two further sets of plans, one of which was apparently incorrect. (The roof pitch doesn't seem to line up on the latest set of plans) Nor have the new plans addressed my concerns.

It would have been considerate on your behalf to inform me that the last plans submitted to council were incorrect and being redrawn. I have considered seriously every set of plans provided by you. This has taken considerable time and consultation with council and other parties more knowledgeable in reading plans than myself. Your proposed renovations will have a huge impact on my property and I have every right to be concerned about how this will affect my property.

I provided feedback to you on the 22nd August 2017 and thus far only one area of concern has been addressed regarding tidying up the roof that overhangs my property where you have an easement.

Again, my concerns relating to the plans you have provided to me are:

1. The roof lines or height of the building is not in keeping with the existing structure either aesthetically or in bulk and scale. My preference for any additions that come forward of the existing building be in keeping with the original bulk and scale of the existing building.

This has not been addressed in anyway, in fact the proposed structure has become even LARGER. The height of this extension is one of my major concerns.

My preference would be to see the existing ridgeline on your current roof maintained at this height along the length of the extension with the front south facing roof hipped at the end of the extension. I believe this will lessen the impact of a very large structure adjoining my property.

2. There is no detail regarding the drainage solution for the water coming down the western eave or where the new building meets the existing building's roofline on the south side (the front) of the existing building. No detail regarding roof junctions either. I have serious concerns relating to drainage specifically because there is no mechanism shown on the drawings to deal with the water in either of these areas. As mentioned on the phone last week, the roof is leaking at the easement on the south facing wall which is damp and the paint is bubbling. This needs to be addressed sooner rather than later as this has been causing damage to the property for some time.
3. My concerns regarding the material used on the roof of the new structure and the existing structure has not been addressed or mentioned.

Furthermore,

4. There is very little information regarding the finished detail of the building. Will I be looking at a rendered wall from my lounge room? Will there be timber cladding? Also, none of the drawings include the entire building making it very difficult to see the overall effect.
5. I would like clarification that you will rectify any damages/changes required to be made to the 34 Hawkstone Street in order to complete your extension.

Until these issues are addressed satisfactorily, I will be exercising my right to oppose.

With regards to the retaining wall at the back of our property, I again state that I am happy to attend to this as soon as you are ready.

Regards

Lynndy Young

Ronald Boswell

From: Lynndy Young <lynndy@ozemail.com.au>
Sent: Wednesday, 18 October 2017 5:00 PM
To: Ronald Boswell
Subject: 34a Hawkstone Street

Dear Ronald,

Further to our conversation and the public advertisement of planning proposal for 34A Hawkstone Street dated 1/9/2017 I would like to provide the following comment.

My preference is for any additions on the boundary comply with the residential design code. This is a very large structure on the boundary of my property.

Please feel free to contact me if you require any further information.

Kind regards,

Lynndy Young

RESPONSE BY APPLICANT

Dear Lynndy

The Facts

You have advised us that you have been obtaining council and other advice on our plans, however the ongoing objections from you do not seem to have taken into account the following:

Survey strata - from your email below, it appears that you are not aware that our properties are survey strata properties and as such we are not bound by strata bylaws requiring your consent as to how our property appears to you. In fact, we are both entitled to demolish our homes and rebuild, as long as the party wall is made good. This is why people convert from strata to survey strata. Your email below indicates that you are seeking to ensure our property looks as though it is attached to your property. That is not what we are seeking. For either of these properties to have any value for resale, it is imperative that they do not have an appearance of being attached. As Kerry Wells (your internal renovations advisor) advised us previously when she sent us plans she had drafted for our property prior to us taking possession, the best way forward is to ensure the properties appear as separate entities. Her plans were of a concrete block structure.

We are in compliance with the R Codes which is what is required for council approval. We have tried to accommodate your requests which arise every few weeks. We are not applying to you for approval as to the architectural merits of our design. We are doing what is required of us and providing you with our plans for approval and attempting to accommodate any valid concerns. We fully appreciate that you have the right to express concerns in the following areas and have advised you:

- a) Are there any overlooking issues - NO
- b) Does the proposal comply with the R codes - YES
- c) Is the plot ratio within the R codes - YES
- d) Will the construction comply with Australian Building Standards - YES
- e) Are the ridge and eave heights at or below maximum permitted - YES
- f) Will you have a guarantee that any damage caused to your property will be repaired - YES
- e) Will any drainage issues be addressed - YES
- g) Will the new roof produce excessive glare to my property – NO
- h) Will you be advised when and if there is to be any work done on the party wall that requires notification as per the Building Act 2011 - YES

Issues raised by you

We initially sent you the plans drafted by our architect by email on 10 June 2017. On 22 July (on your return from overseas) we invited you into our house and garden so that you could see any overlooking issues and talked you through the plans. When we looked at the overlooking problem in the backyard, you advised that you were keen to extend out the back. On the 5th August you replied to our email querying whether you had had a chance to have a look at the plans supplied. You responded in part:

"In general I don't see any major issues from my point of view apart from the roof"

Issue 1 - roof height and material

We made enquiries of our builder (Chris Brine) about this issue, who advised that both the ridge height and the eave height are well below the maximum heights under the R Codes and the ridge line of your property is not exceeded (R Code compliant). However in order to address your concerns we decided to take the initial architects plans and have them computerised by the builder's draftsman so that we could facilitate and expedite any changes. We did so at great expense and further delay to us - we had no control over the availability of the draftsman to amend the plans, so we could return them to Council and you. You were provided with our builder's response and a sketch showing reflection angles:

"The more I thought about the roof glare issue last night the less it makes sense to me really. There will be some of the roof seen but it really won't be terribly intrusive on #34. I've marked up the attached showing the only real line of sight that they will have. Also given the location of the summer sun and the surrounding trees I personally can't see this as an issue. I've attached below the range of ColourBond colours which are available so perhaps going for a Dune or Shale Grey will keep everyone happy as they are less reflective colours."

<http://colorbond.com/colour>

Since this exchange and to facilitate approval from you the builder amended the plans to accommodate the roof intersection and in doing so has further reduced any potential glare issues. You were provided with these plans.

Issue 2 - drainage

In terms of the drainage issue, in our latest plans the gutters are now separate entities. Our drainage will drain down our drainpipe as shown in the attached photo. Our builder has reassured us that any drainage issues will be managed appropriately. The existing drainage layout will not be known until our section of the driveway is pulled up. As you have discovered in your kitchen and your builder has advised you, the existing plumbing and drainage of these two properties is compromised and needs to be addressed, as the situation arises. We relayed our builder's advice to you. He is a reputable builder and he has confirmed that drainage will be addressed.

Issue 3 - intersection of the roof

The next issue you raised was the junction of the two roof lines which we returned to the builder's draftsman and made changes to accommodate your concerns. This included raising the wall height sufficiently so your skillion roof could tuck in underneath and butt up to the party wall to make for a neater intersection and also to get rid of the unsightly dog leg which was another of your concerns.

Issue 4 - overhang

We accept that there was an error by the draftsman in transferring the architect's plans to the computerised version in relation to overhang (which we did not see), however that was identified for you and we immediately returned the plans to the builder to request correction. That has now been corrected and you have had those plans since 23 September.

Issue 4 - bulk

This concern has never been raised by you previously. Bulk is an indefinite term that does not apply, as we are proposing only to extend within the parameters of the existing building (height restrictions and plot ratio are compliant with R Codes). This comment confirms our grave concerns that your intention is to ensure we

appear "attached" to your house and the overall effect of our survey strata home on your facade is minimalised. As stated above, this property is a survey strata and can be demolished which would leave you with an unfortunate facade.

In essence we have been delayed in obtaining approval because of your objections which we have diligently tried to address by returning our plans to the builder. The builder we have engaged is AT Brine & Co, third generation Master Builders (not out of the Post). They have built parts of the University, Graylands Hospital and numerous other Perth landmarks so I'm sure they can repair a domestic roof junction or remedy any other issues. Accidental damage to your property would be covered by their insurance.

The wall will most likely be rendered and the colour appropriate in terms of glare although these are cosmetic issues at this stage.

Party Wall

We have raised our concerns about this issue with you in a separate email.

Regards

COMMENTS FROM EASTERN NEIGHBOUR

Ronald Boswell

From: Bruce Dewar <bruce@castledex.com.au>
Sent: Wednesday, 18 October 2017 11:20 AM
To: Ronald Boswell
Subject: 34a Hawkstone Street

Hello Ronald,

Thanks for your time today.

I would be just a little concerned about how close that double story wall would be to our boundary line and how high compared to how it is at the moment.

We do have some bedroom windows down that side of the house, so worried about extra noise and less light.

Also, any windows that would over look our property would be an issue.
I am sure the Cottesloe council will deal with these issues as they see fit.

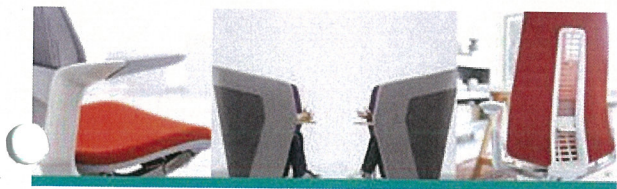
Feel free to call me on mobile if any issues 0419940585

Many Thanks
Bruce Dewar

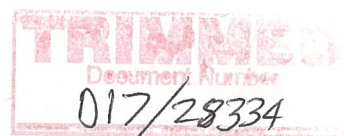
Regards,
Bruce

BRUCE DEWAR . DIRECTOR

CASTLEDEX
INSPIRED WORKPLACES



A 17 Ruse St, Osborne Park, WA 6017
T 08 6241 2430 | M 0419940585 | F 08 6241 2424 | E bruce@castledex.com.au
W www.castledex.com.au | W www.kolorkode.com.au



RESPONSE BY APPLICANT

Ronald Boswell

From:
Sent: Monday, 23 October 2017 5:44 AM
To: Ronald Boswell
Subject: Re: Submission from western neighbour
Attachments: IMG_4071.JPG; IMG_4115.png; 124B2397-.jpg; Reply to Ronald Boswell.pdf

Hello Ronald,

Our response to the eastern neighbour's recent concerns is attached along with photos of the existing views.

Regards

On 18-Oct-17 2:02 PM, Ronald Boswell wrote:

Hello

As discussed on the phone today...

The Town has received a written submission from the eastern neighbour who has two concerns (outlined below). The submission has come in to the Town on the last day of the advertising period. The eastern neighbour has the following concerns:

- How close that double story wall would be to our boundary line and how high compared to how it is at the moment. There are bedroom windows on the western side of the house, so worried about extra noise and less light.
- Possible overlooking from the new kitchen window.

Can you please provide the Town with your own justification against the points raised?

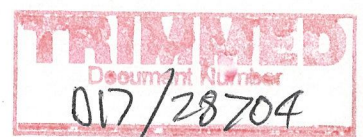
Kind regards,

Ronald Boswell

MURP, BSc, BA
Planning Officer



Town of Cottesloe
109 Broome Street | Cottesloe WA 6011
P O Box 606 | Cottesloe WA 6011
☎ (08) 9285 5000 | F (08) 9285 5001
✉ | po@cottesloe.wa.gov.au
🌐 | www.cottesloe.wa.gov.au



Dear Ronald

Please see below our response to the eastern neighbour's two concerns raised on the last day of the most recent advertising period:

- ***How close that double story wall would be to our boundary line and how high compared to how it is at the moment. There are bedroom windows on the western side of the house, so worried about extra noise and less light.***

As detailed on the proposed plans the height of the wall in question is approximately 300mm taller than the existing external structure's wall however this is only to a short length of the overall building length and the overall building height is lower than the existing structure's ridge line.

The overall height of the proposed extension is well below the maximum R-code height allowable for this building given the existing ground RLs. This has been done intentionally to minimise the impact of the proposed structure on the streetscape presence (given its projection forward towards the street front boundary). This also minimises any potential overshadowing of the adjacent building. We note that the neighbouring property is on the eastern side of the proposed extension works so this will not substantially reduce any northern light entering into the neighbouring home.

The proposed extension has a stairwell void area between the new lounge/bedroom areas and the neighbouring property and the external wall will be a double brick wall with no openings at all towards the eastern neighbour. The removal of the entrance gate and cessation of the use of the front door at the top of the current external staircase (now the primary access to our house; and adjacent to the downstairs habitable areas of the eastern neighbour) will remove all current noise impact of the gate and/or door opening and closing multiple times a day. The proposed main entrance door faces the street and is set back from the front of the neighbour's house by approximately 2 metres. The proposed plan will have much reduced noise impact on the neighbour's habitable areas. As there are no openings in the proposed eastern external wall, sound transmission will be non-existent.

Further, the current car port will no longer exist so that the noise impact of vehicles exiting in reverse up an inclined driveway will no longer impact on the eastern neighbor.

In summary the only change in the amount of noise transference between properties is to the absolute benefit of the eastern neighbor because of the removal of the gate, the external staircase access, and the car port, all which currently negatively impact on the amenity of the neighbour.

- ***Possible overlooking from the new kitchen window.***

Where the proposed new kitchen window is located there is currently an existing glazed door opening with a sidelight window (refer to the attached photo of the existing). The proposed new window will be significantly reducing any potential overlooking from what is currently existing and in place.

The 2 storey extension provides for an internal staircase with no windows on the eastern side. This will enhance privacy as it will enable removal of the external staircase, which now provides a view of the swimming pool and down into the kitchenette/laundry area from the landing outside the front door. The window proposed will be approximately 50% of the current existing opening and set back from access by virtue of the kitchen bench planned to be installed. There is no overlooking other than to 50% of the current existing view of the neighbour's tiled roof, large silver chimney and Norfolk pines to the north east. There is no other natural light in the kitchen area.

Alternatively, we are happy to withdraw the "new window" proposed and leave it as the current "existing window/door" area.

Kind regards,





COMMENTS FROM APPLICANT ON DESIGN PRINCIPLES

Ronald Boswell

From:
Sent: Friday, 20 October 2017 4:53 PM
To: Ronald Boswell;
Subject: Design Principles
Attachments: Design Principles.pdf

Hello Ronald

Please find attached our response to queries re design principles.

Regards

Retaining walls above 0.5m from natural ground level (NGL) do not meet the deemed-to-comply criteria of the Residential Design Codes for retaining wall and fill height. The maximum retaining wall and fill height above NGL is 0.5m. Therefore, your application is seeking planning concession for the retaining wall height, and the two-storey boundary wall. Therefore, your planning application is subject to you addressing the Design Principles of the Residential Design Codes to a satisfactory standard.

The Town requires you to address the following four items below for completion of the planning assessment for your development application:

5.1.3 Lot boundary setback

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;

Given that the survey strata block is only 7 metres wide it is imperative to maximise the width of the building in order to make any extension feasible. The concessional setback proposed on the **east** side is 60cm which is the currently existing setback between the eastern boundary and the external staircase. The 2 storey extension provides for an internal staircase with no windows on the east side. This will enhance privacy as will enable removal of the external staircase, which now provides an almost unobstructed view of the swimming pool and down into the kitchenette/laundry. The proposed extension affects only 1 small frosted window (appears to be a bathroom) and approximately half another window which currently has an existing corrugated opaque plastic cover from eave to top of boundary fence. We assume this was placed for privacy reasons. Any privacy issue would be solved by the proposed plan.

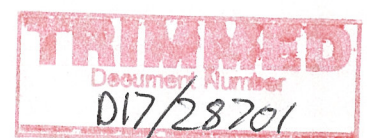
The two storey boundary wall on the west side is an extension of the existing party wall and as such provides much needed privacy to both the **western** neighbor and ourselves. This will preclude any overlooking problems, which currently exist by virtue of the existing design.

- does not compromise the design principle contained in clause 5.1.3 P3.1;

The proposed plan would not impact adversely on the ventilation. Currently there is only minimal direct sun at midday. This will not be altered in any significant way and the proposed plan would not impact adversely on the ventilation. We will paint the wall of the proposed extension in a light colour.

- does not have any adverse impact on the amenity of the adjoining property;

We do not believe that the building will have any adverse effect on the amenity of the neighbours. In fact the plans vastly improve the privacy, both visually and acoustically on both sides. From an acoustic perspective, the current entrance driveway will no longer exist so that any noise close to the eastern neighbour's boundary wall will be eliminated.



- ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and

The extension will not have any major openings that affect rooms or outdoor living areas detrimentally for either adjoining property. The only major openings in the proposed plan are facing Hawkstone St. There is a small fully frosted ground floor window adjacent to the extension which is in shade at the moment from both the boundary fence and our carport. The eastern neighbour's ground level is some 60-80 cm lower than ours so the current shading on that side of the house where there is a 1 metre setback and a 50cm eave is extensive. Where the bathroom window is located I would say the shading is permanent. The neighbor has installed a corrugated privacy screen from eave to boundary fence top over windows in the room on the north side of the bathroom which exacerbates the shading effect. If the proposal goes ahead the neighbor would be able to remove this privacy screen which would greatly improve natural light to those rooms

- positively contributes to the prevailing development context and streetscape.

The architect's design is conservative, functional and unobtrusive. Visually, it will be similar to many Cottesloe homes. The block is naturally sloping away to the north to the extent that the street level elevation appears to show a single level building.

5.3.8 Retaining walls

P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.

There is no retaining wall proposed for the **eastern** boundary as there is already a rock wall in place. There is no detrimental effect to the adjoining property.

The wall on the **western** side (along the driveway) is no longer proposed to be a retaining wall. The carbay will now be built on the existing slope and not project horizontally from street level.

The retaining wall running east – west will be designed and engineered to building specifications.

5.3.7 Site works

P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.

Excavation to allow for the extension is minimal. Approximately 25 cubic metres

P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.

There will be no landscaping visible from the street as a result of cut/fill

5.4.1 Visual privacy

P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- building layout and location;
- design of major openings;
- landscape screening of outdoor active habitable spaces; and/or
- location of screening devices.

There will be minimal overlooking of active inhabitable living areas achieved through the proposed plan and building layout. The proposed building layout will reduce current overlooking to both the east and west adjoining properties outdoor living areas. There are no (major) openings on the east or west side of the proposed plans. The only proposed major openings in the extension are facing Hawkstone Street.

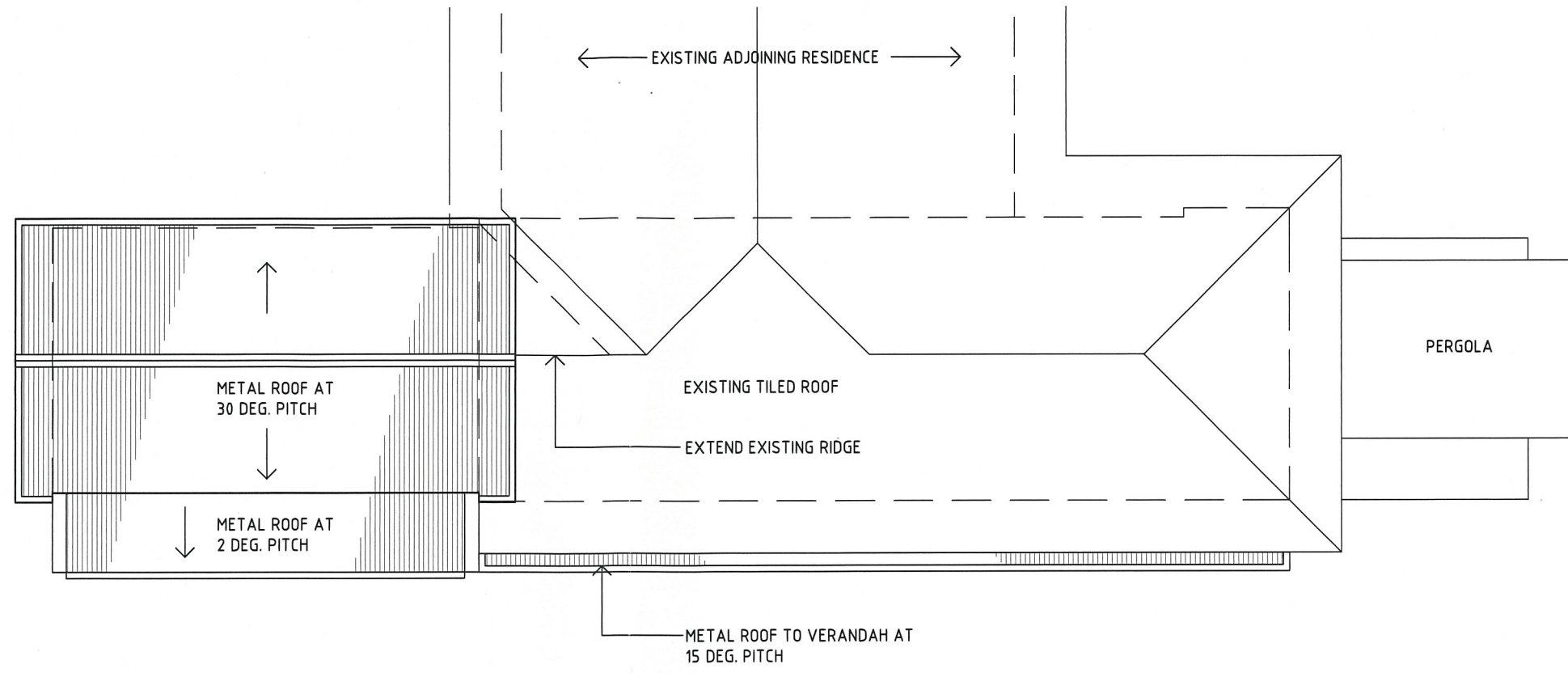
The currently existing external staircase leading to the current entrance to the house (glass window and door) has been proposed in the plan to be reduced to around 50% of its depth only rather than a full sized door and window as currently exists. This is a major improvement in privacy from the current arrangements. The only impact is beneficial to the eastern neighbor as there is a 50% reduction in the door/window and it will sit behind a kitchen bench. If there is a problem with the 50% reduction of the area, we are very happy to leave the current design unaltered.

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

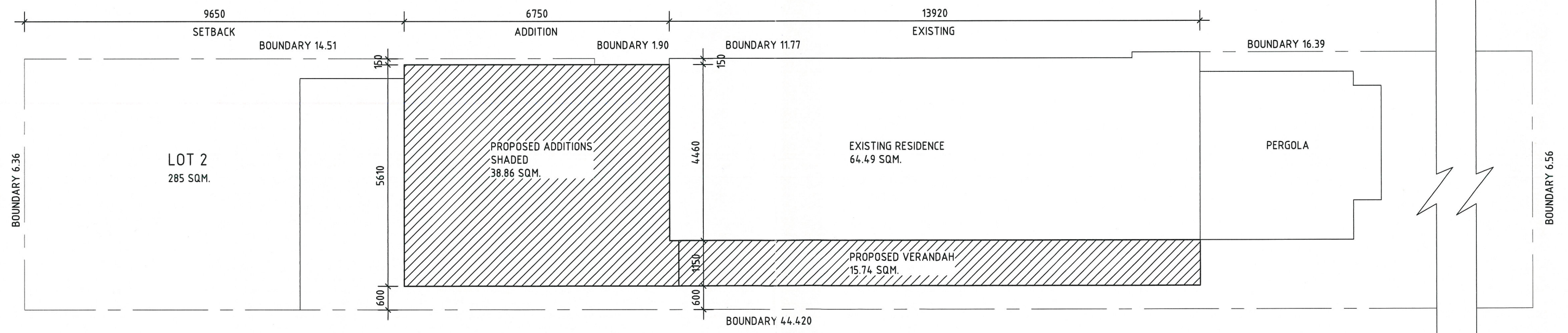
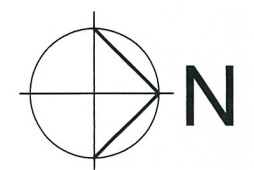
- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
- **building** to the boundary where appropriate;
- setting back the first floor from the side boundary;
- providing higher or opaque and fixed windows; and/or
- screen devices (including **landscaping**, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

Maximum visual privacy is provided through the design layout. There are no openings in the extension that overlook the eastern or western neighbor.

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ROOF PLAN
 SCALE 1:100



SITE/CALCULATIONS PLAN
 SCALE 1:100

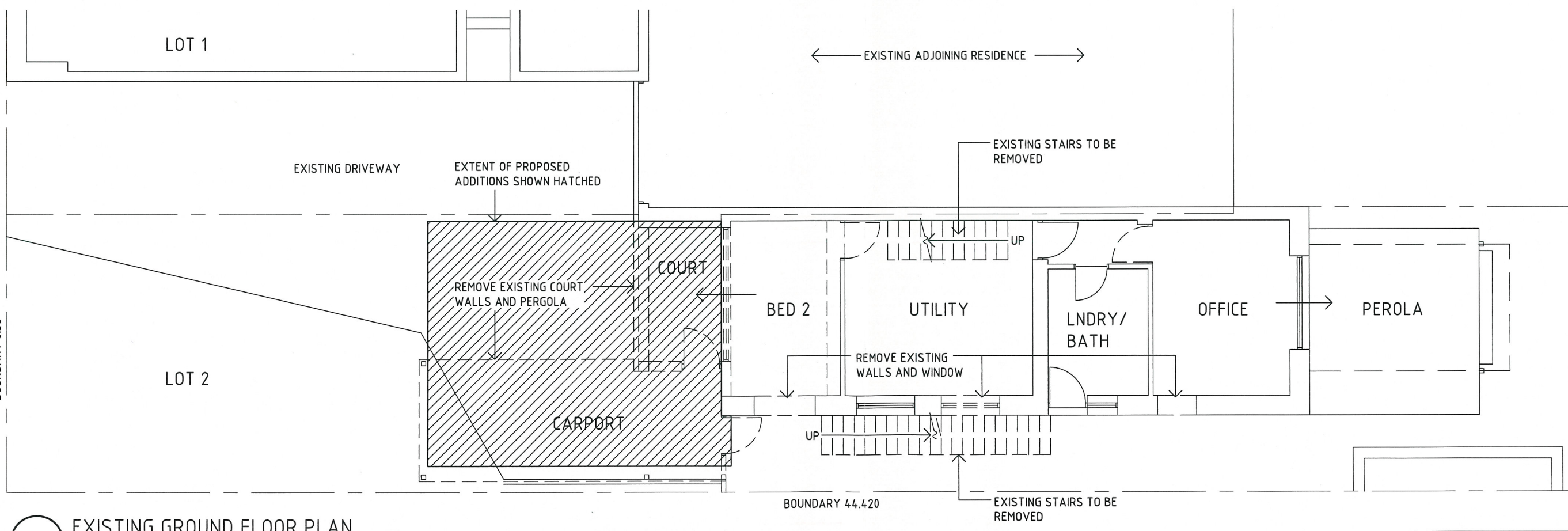
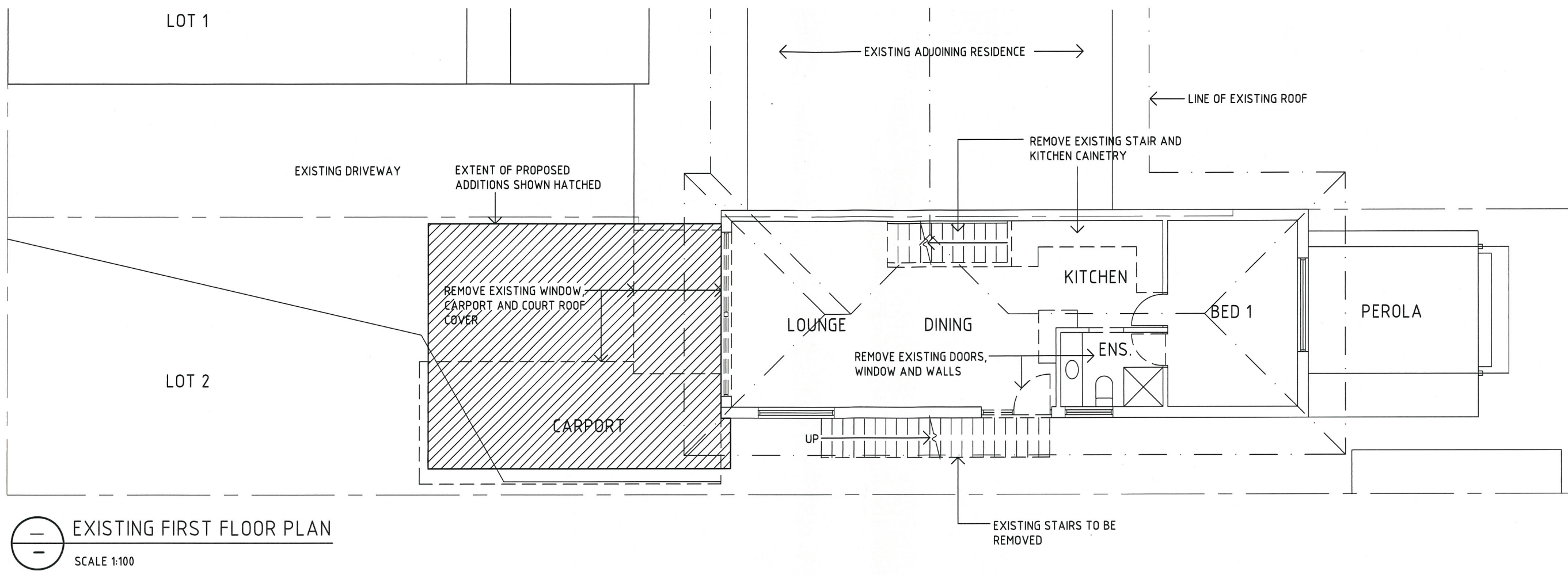
OPEN SPACE CALCULATIONS
 LOT 2 AREA : 285 SQM.
 TOTAL BUILD AREA : 119.09 SQM.
 OPEN SPACE : 165.91 SQM IE: 58.21%

REVISED
 PLANS

ISSUE	DATE	AMENDMENT	BY	SGM ARCHITECTURAL DRAFTING		DRAWING TITLE	SCALE (@ A3)
				63 Davies Road, Claremont WA 6010 Australia Tel 0437 005 480		PROPOSED ADDITIONS LOT 2 34/A HAWSTONE STREET COTTESLOE SITE AND ROOF PLANS	1:100
							DATE DRAWN CHECKED
							AUGUST 2017
							JOB No. DRAWING No. ISSUE
							A01

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**REVISED
 PLANS**

ISSUE	DATE	AMENDMENT	BY

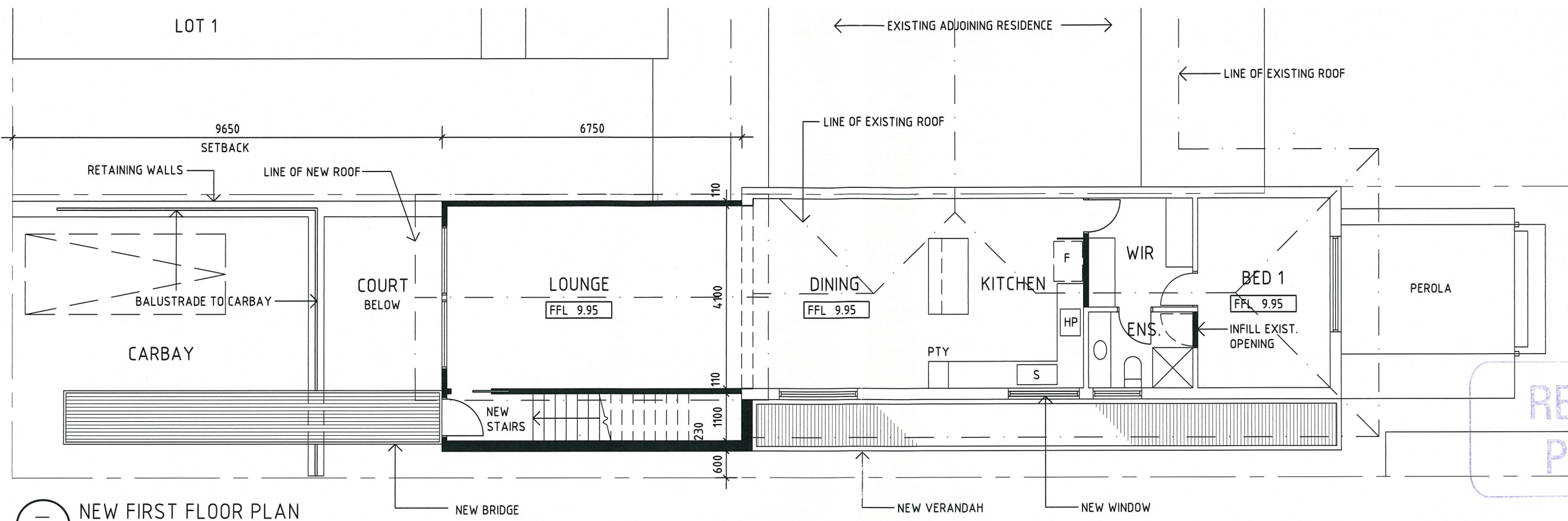
SGM ARCHITECTURAL DRAFTING
 63 Davies Road, Claremont
 WA 6010 Australia
 Tel 0437 005 480

DRAWING TITLE
PROPOSED ADDITIONS
LOT 2 34/A HAWSTONE STREET COTTESLOE
EXISTING PLANS

SCALE (@ A3) 1:100		
DATE AUGUST 2017	DRAWN	CHECKED
JOB No.	DRAWING No. A02	ISSUE

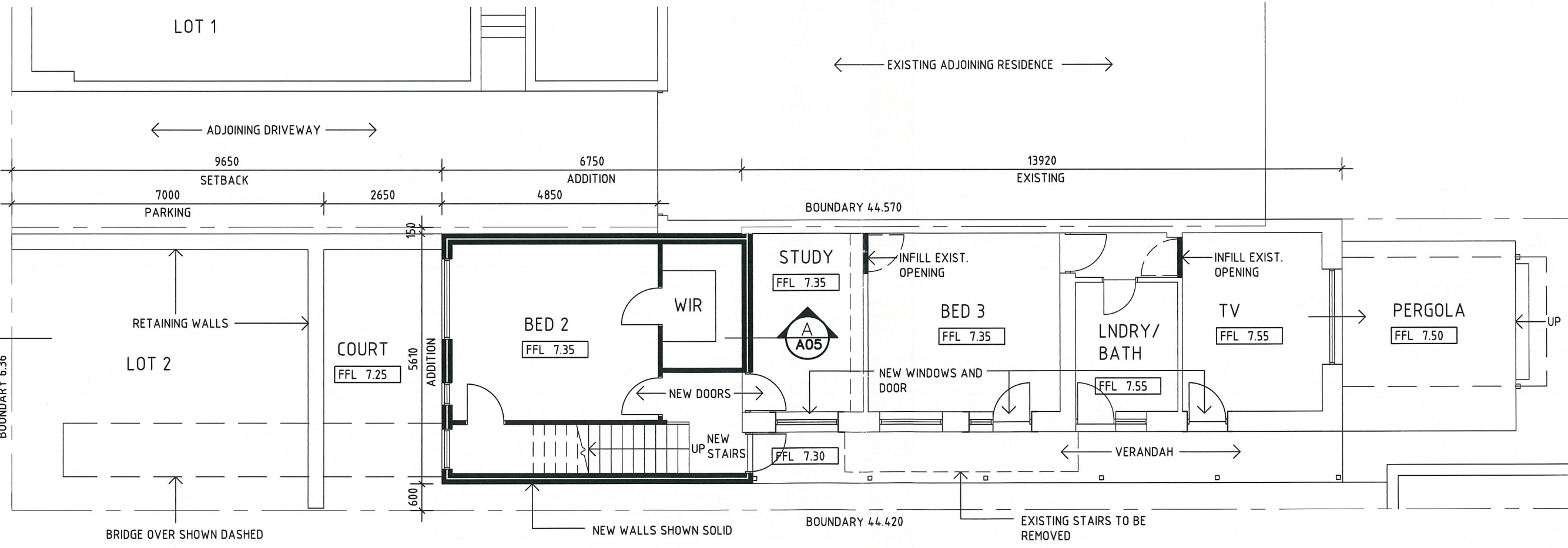
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NEW FIRST FLOOR PLAN
SCALE 1:100

REVISED PLANS



NEW GROUND FLOOR PLAN
SCALE 1:100

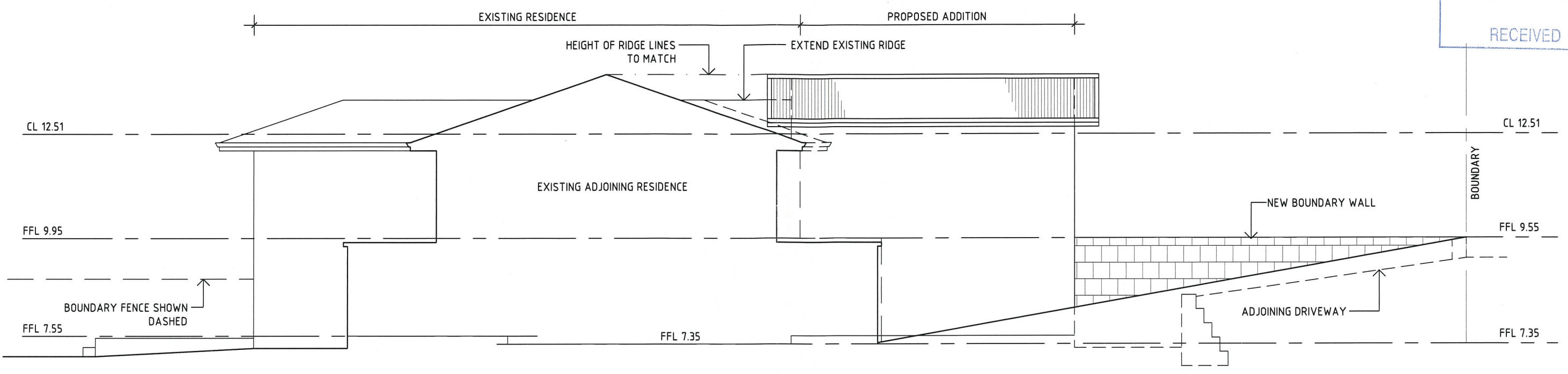
ISSUE	DATE	AMENDMENT	BY

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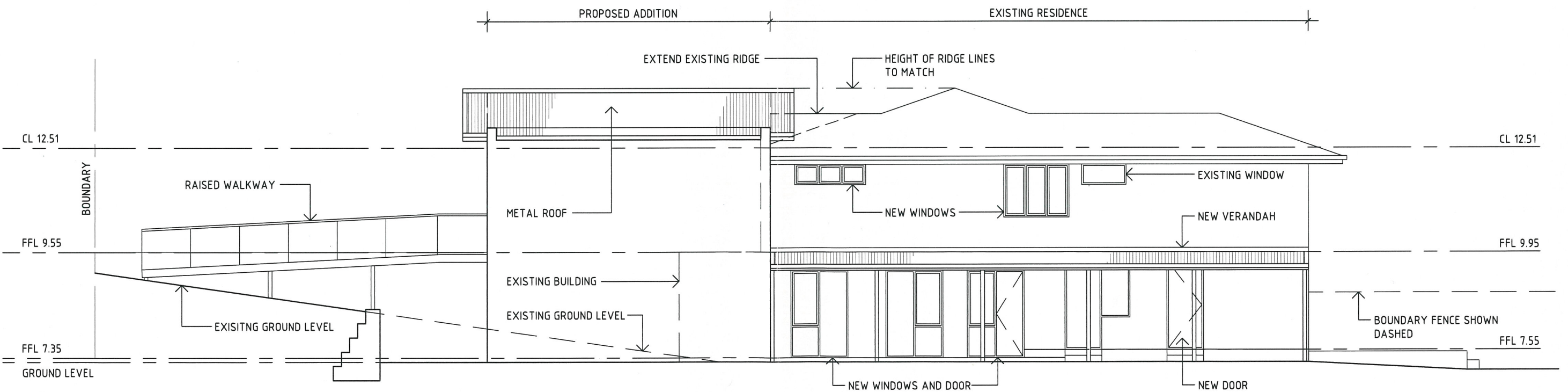
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DRAWING TITLE	SCALE (@ A3)
PROPOSED ADDITIONS	1:100
LOT 2 34/A HAWSTONE STREET COTTESLOE	DATE AUGUST 2017
PROPOSED NEW PLANS	DRAWN DRAWING No.
	CHECKED ISSUE
	A03

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WEST ELEVATION
 SCALE 1:100

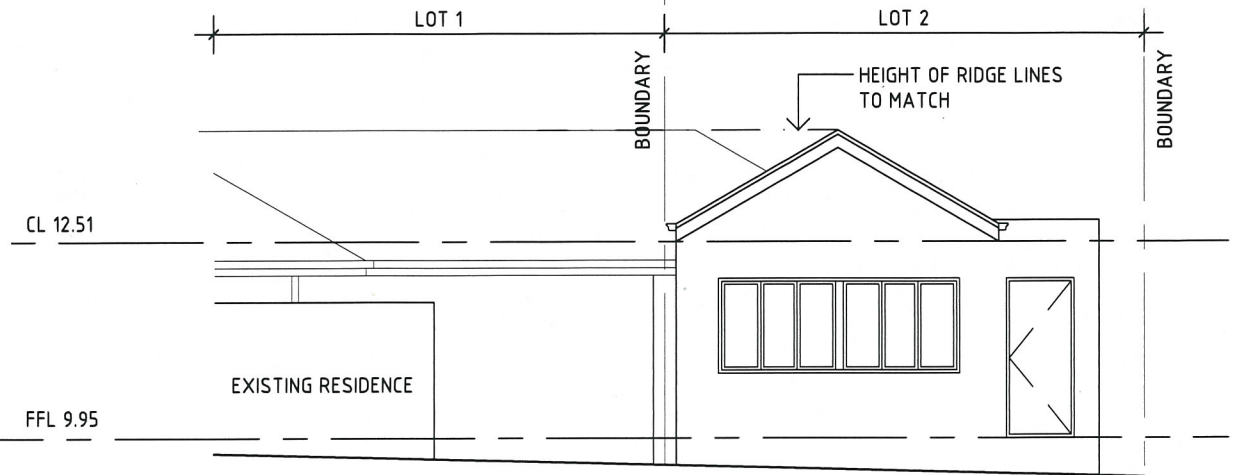
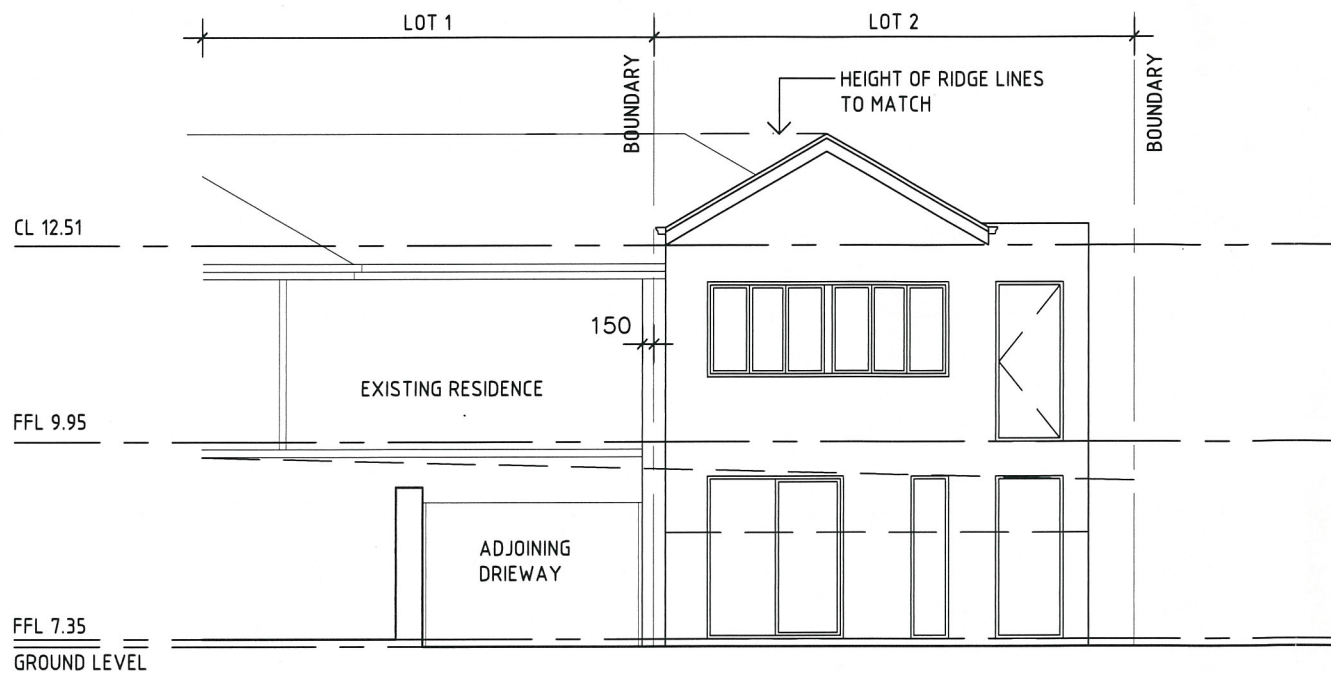


EAST ELEVATION
 SCALE 1:100

REVISED
 PLANS

ISSUE	DATE	AMENDMENT	BY	SGM ARCHITECTURAL DRAFTING		DRAWING TITLE	SCALE (@ A3)
				63 Davies Road, Claremont WA 6010 Australia Tel 0437 005 480		PROPOSED ADDITIONS	1:100
						LOT 2 34/A HAWSTONE STREET COTTESLOE	DATE DRAWN CHECKED
						ELEVATIONS	AUGUST 2017
							JOB No. DRAWING No. ISSUE
							A04

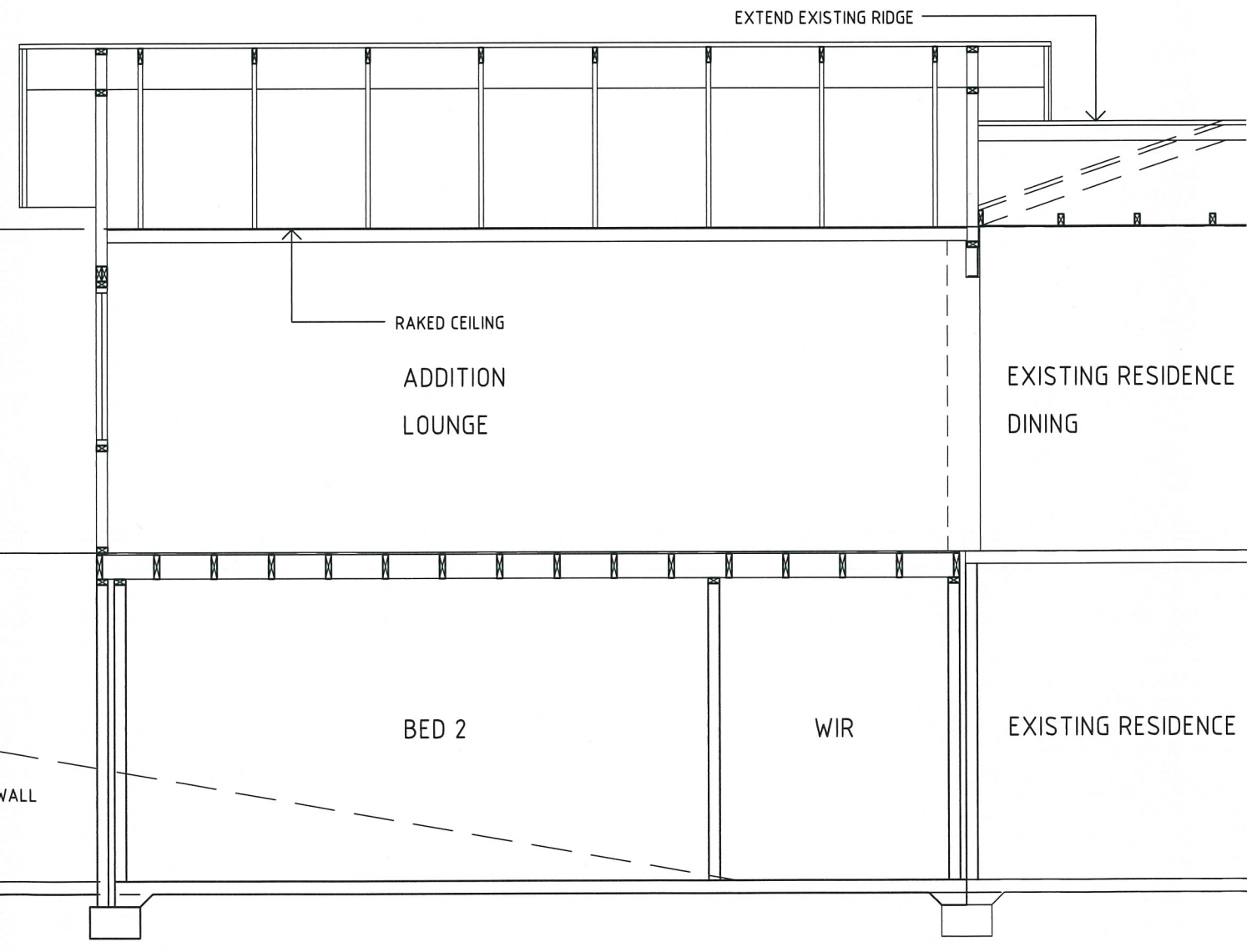
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○ HAWKSTONE STREET ELEVATION
SCALE 1:100

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○ SOUTH ELEVATION
SCALE 1:100



AA SECTION
SCALE 1:50

REVISED
PLANS

ISSUE	DATE	AMENDMENT	BY

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DRAWING TITLE
PROPOSED ADDITIONS
LOT 2 34/A HAWSTONE STREET COTTESLOE
SECTION AND ELEVATIONS

SCALE (@ A3) 1:100, 1:50		
DATE AUGUST 2017	DRAWN	CHECKED
JOB No.	DRAWING No.	ISSUE
	A05	