

151898

R20

TOWN OF COTTESLOE
 30 NOV 2017
 RECEIVED

LANE STREET

NAPIER STREET

NAPIER STREET

ROCKETT LANE



**Location Plan for:
 Subdivision Application**

This data is to be used only for the processing of a
 Subdivision Application

Application Number: **155977**
 Decision: **Outstanding**
 Printed: **28/11/2017**

Application Status

Approved Refused

Outstanding

Existing LPS Zones and Reserves

R Code boundaries

Place of public assembly

Residential

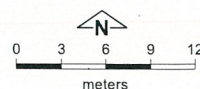
Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries

Local government boundary

Locality

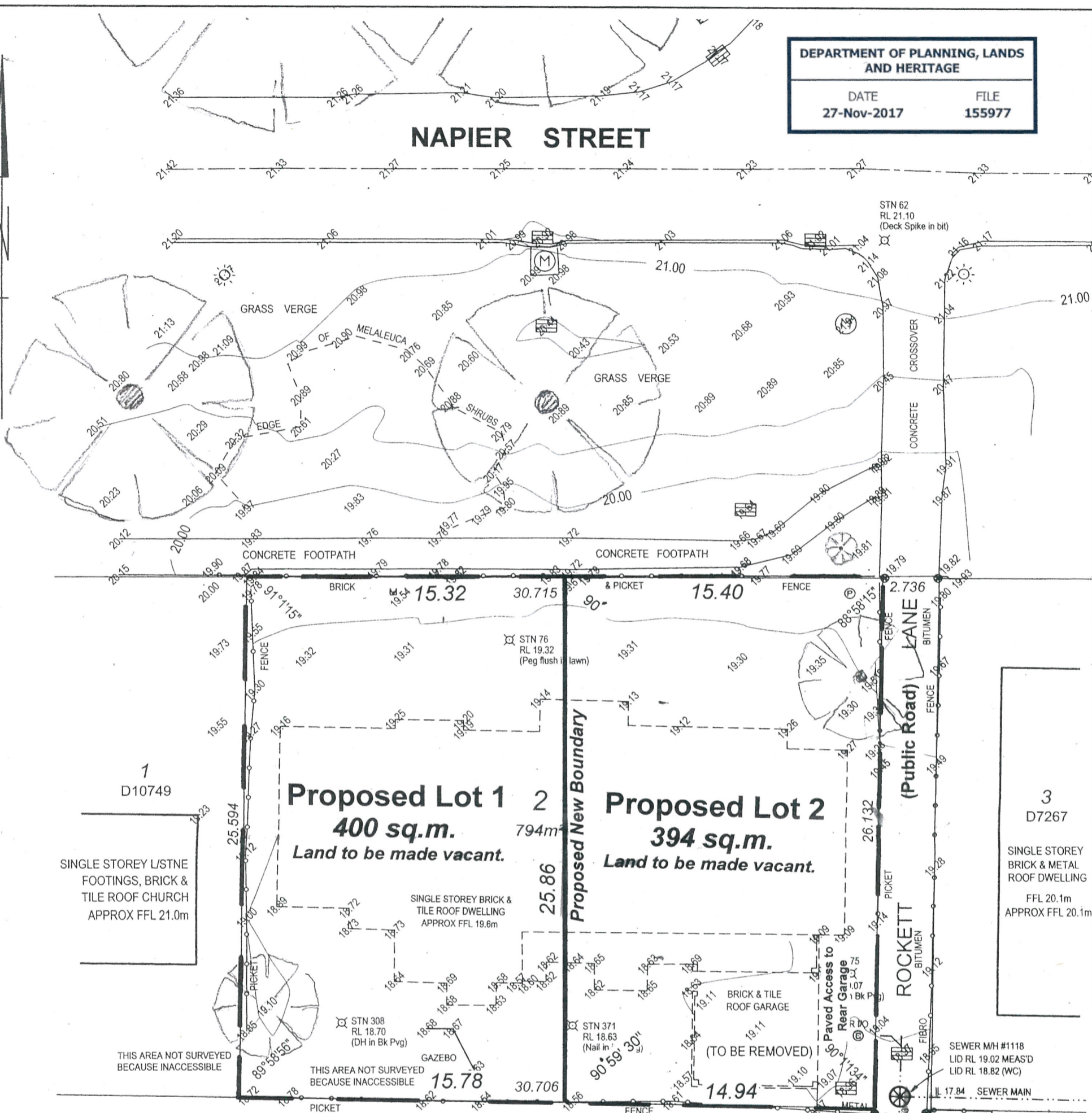








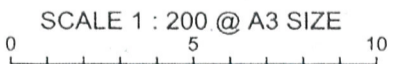
Original Area of Lot = 794 sq.m. Number of Existing Lots = 1. Number of Proposed lots = 2
 All areas and dimensions on this plan are subject to WAPC approval and final boundary survey.
 The existing house, outbuildings and all improvements are to be removed.



SITE DETAILS
 Soil: Sandy / Loam / Limestone / Rock
 Retic: Lawns / Gardens
 Power: Overhead / Underground
 Other:

NOTES: Scale. 1:200. (A3)

- VERTICAL DATUM: AHD (SSM MEL39 RL 24.991 AHD)
- HORIZONTAL DATUM: LOCAL - BASED ON CADASTRAL BOUNDARY.
- SEWER INFORMATION HAS BEEN SUPPLIED FROM WATER CORPORATION PLANS.
- ONLY VISIBLE FEATURES HAVE BEEN LOCATED BY FIELD SURVEY.
 PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED TO CONFIRM LOCATION OF ALL UNDERGROUND AND NON VISIBLE SERVICES.
- ONLY TREES WITH TRUNK SIZE GREATER THAN 0.3mØ HAVE BEEN LOCATED BY FIELD SURVEY.
- REFER TO CERTIFICATE OF TITLE FOR ENCUMBRANCES.
- ALL NEW LOT CONFIGURATIONS, DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY & WAPC CONDITIONS.



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AMENDMENTS

Iss N°	DATE	DRN	DESCRIPTION	CHECKED
1	20.11.2017	VRS	DATE OF SURVEY: 08 & 09.11.2017 (OFFICE FB 499)	JWA

Kim McGowan.
 Licensed Land Surveyor.
 0406 017 017
 kim.2020@westnet.com.au
 PO Box 700, Cottesloe. WA. 6911

Plan Showing Proposed Subdivision of Lot 2 on Diagram 10749. C/T Vol. 1056, Fol. 731.
99 Napier Street, Cottesloe. Town of Cottesloe.
 Date: 20th. November 2016. Level and Feature Survey Plan by Driscolls Land Surveys.

Produced for the exclusive use and benefit of our client only.
 DWG N°: 5131 SHEET N°: 1
 CAD: 5131 SHT1 ISS1.DWG A3

Kim McGowan.

Licensed Land Surveyor.

0406 017 017

PO Box 700, Cottesloe. WA. 6911

kim.2020@westnet.com.au.

December 4th. 2017

The Secretary.

Western Australian Planning Commission.

140 William Street, Perth. WA. 6000.

Re: WAPC Ref: 155977

Letter to Attach to Form 1A Subdivision Application.

99 Napier Street, Cottesloe. (Lot 2 on Diagram 10749).

To assist in your assessment of the recently lodged freehold subdivision application please note the following in regards to the subject land and subdivision proposal.

1. Subject Land:

Lot 2 on Diagram 10749.

Total Area 794 sq.metres.

Corner Lot fronting 2 public roads. (Napier Street and Rocket Lane)

Zoning: Residential R20.

Town of Cottesloe.

2. Improvements:

One residence with a a double garage with vehicle access fronting Rocket Lane.

It is proposed that all improvements on the subject land will be removed and the land be made vacant.

3. Public Transport:

The Land is located approx. 120 metres by footpath to Stirling Highway and an additional 40 metres to bus stops.

4. Outlook / Solar Access:

Both of the proposed lots front Napier Street (to the north) which is approx. 40 metres wide providing the lots with a spacious northern outlook to extra wide verges and mature eucalyptus trees on the opposite side of Napier Street.

In addition, both lots have excellent permanent northern solar access - each proposed lot with 15.3 metre wide northern frontages to Napier Street.

5. Corner Lot Fronting 2 Public Roads:

The subject land is a corner lot fronting 2 public roads.

Napier Street to the north is approx. 40 metres wide. Proposed lot 1 (with a 15.32 frontage) will have vehicle access from Napier Street.

Rockett Lane is a public through road (2.74 wide and paved) and runs between Napier Street and Burt Street. It is intended that proposed lot 2 will have vehicle access from Rockett Lane - as per the existing double garage which is situated on the south east corner of the subject land.

The 2 residences immediately south of the subject land have vehicle access from Rockett Lane as do the group of town houses situated on the east side of Rockett Lane. (ie. 3 Rockett Lane). These town houses are set back from Rocket Lane and the setback area is paved - adding to the effective width of Rockett Lane. (as shown on the application plan)

6. Lot Frontages:

*The frontages of both of the proposed lots **comply** with the Table 1 (10 metre) minimum lot frontage requirement. (ie. Proposed Lot 1 has a 15.32 metre frontage to Napier Street and proposed lot 2 has a 15.4 metre frontage to Napier Street plus a 26.13 metre frontage to Rockett Lane)*

7. Minimum Lot areas:

*Both of the proposed lots **comply** with the Table 1 (350 sq.m) minimum lot area requirements. (ie. Lot 1 area is 400 sq.m and lot 2 area is 394 sq.m)*

8. Average Lot Area / Variation:

The Table 1 average lot area requirement is 450 sq.m per lot.

As the total area of the subject land is 794 sq.m a 11.8% variation to the average lot area requirement is requested.

9. Nearby Developments:

With street numbers between 78 and 96, fronting Napier Street and located **directly opposite** the subject land are 11 lots with frontages of approx. 9.15 metres and land area of approx. 279 sq. metres.

10. Conclusion:

The subdivision application will create 2 lots from 1 existing lot corner lot.

Both proposed lots have excellent amenity, access to all services and very good vehicle access to 2 existing and constructed public roads.

They are of regular shape, with good frontage to depth ratio and have a very sort after area of approx. 400 sq. metres each. They are both level, with no retaining requirements and are simple to build on.

The subdivision proposal complies with the average area variation greater than 5% requirements as set out in DC Policy 2.2 - Residential Subdivision (October 2017).

We trust this information will assist you and we look forward to your favourable consideration of the proposal. Should you have any queries or wish to discuss any aspects of the application please do not hesitate to contact the undersigned.

Kind sincerely,

Kim McGowan.
Licensed Land Surveyor.
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kim.2020@westnet.com.au