

**From:** [Jordan Edwards](#)  
**To:** [Ed Drewett](#)  
**Cc:** [Darren Foster](#)  
**Subject:** RE: 19 Perth Street - Proposed upper floor addition  
**Date:** Tuesday, 8 February 2022 11:50:13 AM  
**Attachments:** [image001.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image006.jpg](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image019.png](#)  
[image026.png](#)  
[image030.jpg](#)  
[image002.jpg](#)  
[image005.png](#)  
[image012.jpg](#)  
[image017.png](#)  
[image020.png](#)  
[image022.jpg](#)  
[image027.jpg](#)  
[image028.png](#)  
[image029.png](#)  
[PD\\_19011 - Planning Binder Mk2 \(Main House\).pdf](#)  
[IMG\\_7757.jpg](#)  
[IMG\\_7760.jpg](#)  
[IMG\\_7761.jpg](#)  
[01.jpg](#)  
[02.jpg](#)  
[03.jpg](#)

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Hi Ed,

Please find attached amended plans. We have dropped the wall height a further 100mm to reduce height and overshadowing to the rear. We have obscured the RHS master bed window to 1600 AFL, deleted the master bed window to the rear of the property and screened the remaining 2 windows to the laneway to remove any overlooking concerns. We have also amended the RL's on the floor plan and shown the colours on the elevations (to match existing residence). Hopefully this addresses the neighbours concerns in regards to height and visual privacy.

I've also attached some photos of the properties in question to show that there are no outdoor living spaces or major openings being impacted as well as the back of the property where we are proposing the addition to show the current outlook (a large tree which will be remaining).

If you need anything else please let us know.

Kind regards

**JORDAN EDWARDS**

Draftsperson

**A:** unit 4, 511 wanneroo road, balcatta

**T:** [REDACTED]

**E:** [REDACTED]

**W:** [www.paramountdesign.com.au](http://www.paramountdesign.com.au)

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Finalist - 2015 HIA Perth Housing Awards - Residential Building Designer of the Year

---

**From:** Ed Drewett [<mailto:csp@cottesloe.wa.gov.au>]

**Sent:** Monday, 7 February 2022 3:05 PM

**To:** Jordan Edwards

**Subject:** RE: 19 Perth Street - Proposed upper floor addition

Hi Jordan

My previous email made reference to submitting revised plans by early last week. However, as the agenda will be published this Friday it will not give use sufficient time to complete the report or advise neighbours.

Depending on the extent of the changes that you make and whether neighbour objections are still received, then it may be possible that I could ask the Councillors that have "called-up" the application whether they may allow it to be processed under delegation.

Regards

**Ed Drewett**

Coordinator, Statutory Planning



PO Box 606 | Cottesloe WA 6911

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---

**From:** Jordan Edwards <[REDACTED]>

**Sent:** Monday, 7 February 2022 2:45 PM

**To:** Ed Drewett <[csp@cottesloe.wa.gov.au](mailto:csp@cottesloe.wa.gov.au)>

**Cc:** Darren Foster <[REDACTED]>

**Subject:** RE: 19 Perth Street - Proposed upper floor addition

Hi Ed,

We've been working on different designs and liaising with our client, we didn't realise that we had to have plans back by a certain date to make those meetings as we were never told this. If we have the plans back to you by Wednesday would we still make the initial meeting dates we were told?

Kind regards

**JORDAN EDWARDS**

Draftsperson

**A:** unit 4, 511 wanneroo road, balcatta

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**E:** [REDACTED]

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Finalist - 2015 HIA Perth Housing Awards - Residential Building Designer of the Year

---

**From:** Ed Drewett [<mailto:csp@cottesloe.wa.gov.au>]

**Sent:** Monday, 7 February 2022 2:39 PM

**To:** Jordan Edwards; Darren Foster

**Cc:** [REDACTED]

**Subject:** 19 Perth Street - Proposed upper floor addition

Good afternoon Jordan

Further to the Town's email to you of 28 January 2022, it does not appear that we have received the requested amended plans/information for this application to proceed to the February Council meetings.

The next available meeting dates are:

Agenda Forum: 15 March 2022 @ 6pm

Council: 22 March 2022 @ 6pm.

Please can you respond to my email within 7 days addressing the points previously raised. Having the extra time may enable an opportunity for the southern neighbours to review any changes you are proposing which may assist your application.

Regards

**Ed Drewett**

Coordinator, Statutory Planning

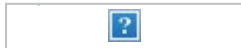


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CLIENT: RACHAEL & CAROLYN MARGARET WALLACE	SURVEYED ON: 16/01/2015	LOT: 40, 41 & 42 (#19) PERTH STREET
AUTHORITY: COTTLESLOE	PROCESSED BY: NP	SUBURB: COTTLESLOE
MAP REF: 400 14 40	SURVEYED BY: DJ	C/T: SEE NOTE
LANDGATE STREET SMART/MELWAY GREATER PERTH STREET DIRECTORY		BUILDER: PLAN 343
<b>BUILDERS/CLIENTS</b> Boundary position to site survey has been verified by boundary re-establishment survey. The information shown on this drawing is current as at the date of survey. Features located are relative to true boundary position with varying accuracies determined by the nature and vertically of the feature identified. Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOUR DIG" for confirmation of those services.		<b>Land Surveys</b> PO Box 746 BELMONT WA 6984 Telephone (08) 9477 4477 Fax (08) 9477 4499 admin@landsurveys.net.au
BUILDER REF No:	JOB No: 1500055	DWG No: 1500055
		REV. A

**LOT 40/41/42**  
838m<sup>2</sup>

**SERVICE LEGEND**

**DRAINAGE**

COMBO PIT  
GRATE  
SIDE ENTRY PIT  
STORM WATER MANHOLE

**ELECTRICITY**

CABLE DOME  
CABLE MANHOLE  
CABLE PIT  
CONSUMER POLE  
LIGHT POLE  
POWER POLE  
STAY POLE  
STAY WIRE ANCHOR  
O/H POWER LINE

**SEWERAGE**

SEWER MANHOLE  
INSPECTION OPENING  
SEWER MANHOLE

**TELECOMMUNICATIONS**

TEL/COMMS MANHOLE  
TEL/COMMS MARKER  
TEL/COMMS PIT

**WATER**

FLUSH POINT  
HYDRANT  
STOP VALVE  
TAP  
WATER MARKER  
WATER METER

**SURVEY**

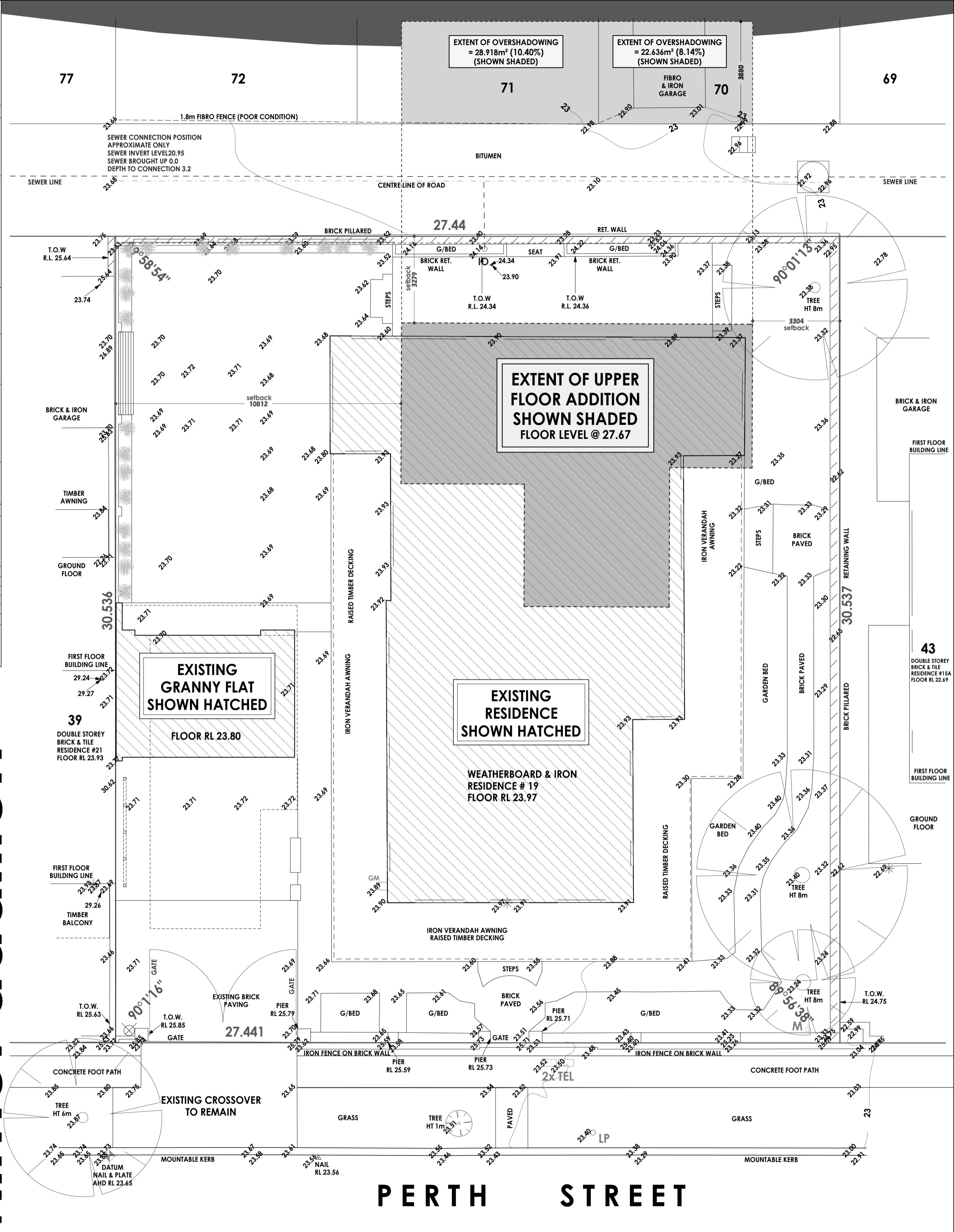
DATUM  
PEG FOUND

**SERVICE RECORD**

SERVICE	STATUS	LOCATED	SERVICE		CONFIRM
			AVAILABLE	NO SERVICE	
WATER					
SEWERAGE					
GAS					
TEL/COMM					
POWER					

U/G  
O/H

SERVICES MARKED CONFIRM REQUIRE BUILDER/CLIENT TO CONFIRM AVAILABILITY AND/OR POSITION ON SITE



**proposed eardley-wilmot addition**

NOTE: APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE 1124.

LOT	C/T
40	1865/816
41	1865/817
42	1865/818

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REV.	VARIATION	DRN	DATE
		S.C.	03/09/2019
	PLANNING AMENDS	J.E.	14/12/2021
	PLANNING AMENDS	J.E.	08/02/2022

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**client**  
EARDLEY-WILMOT

**address**  
#19 PERTH STREET  
COTTLESLOE

**job no.**  
PD\_19011

**sheet no.**  
1 of 5

**scale**  
1 : 100 @ A2

**drawing name:**  
SITE PLAN

**design subject to council approval**

77

72

71

FIBRO & IRON GARAGE

70

3

4

# LANEWAY

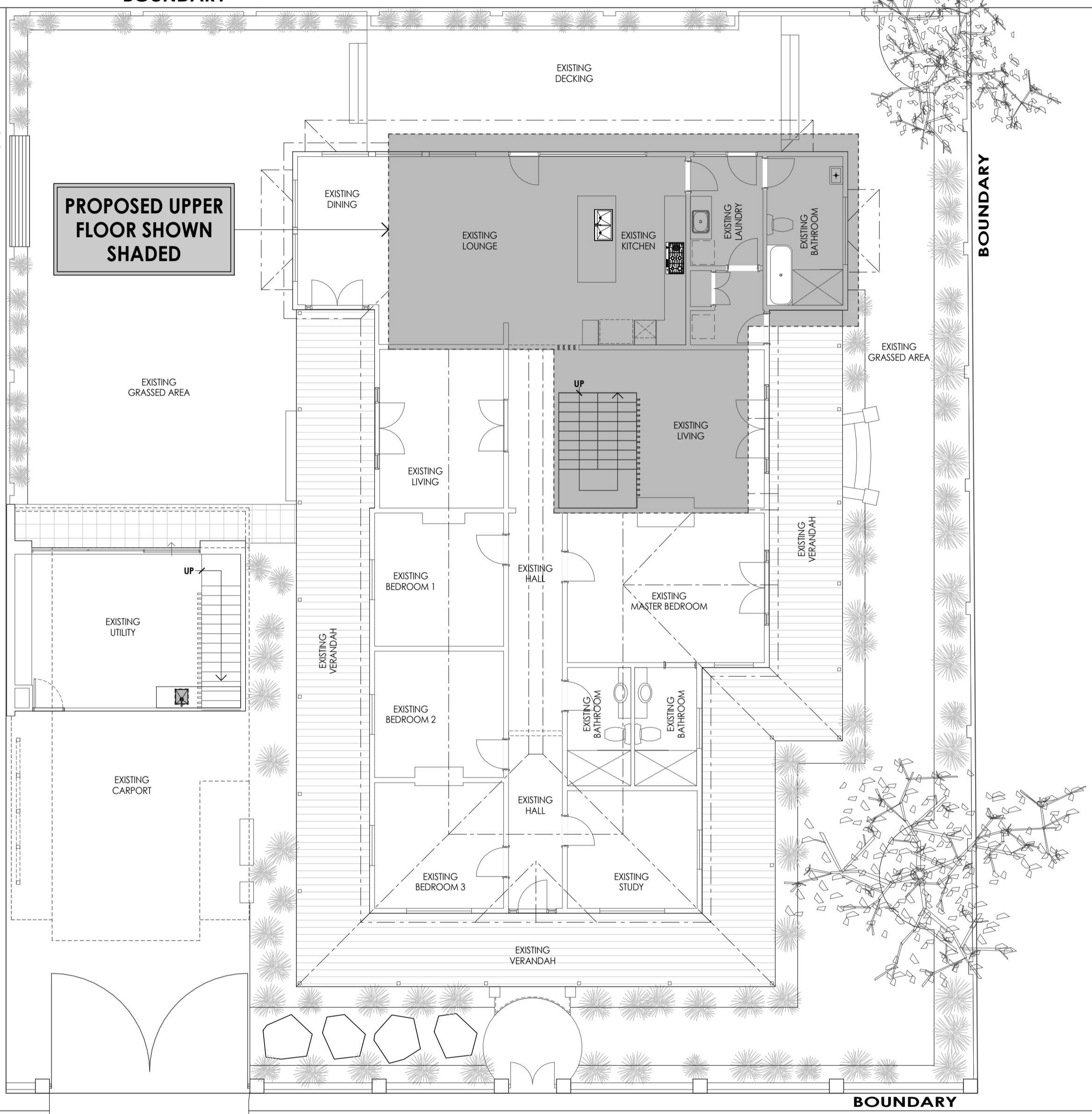
BOUNDARY

BOUNDARY

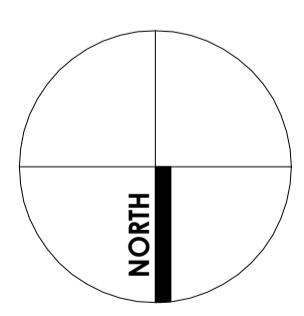
BOUNDARY

BOUNDARY

PROPOSED UPPER FLOOR SHOWN SHADED



# PERTH STREET



**LOT 40/41/42**  
838m<sup>2</sup>

2  
1

# proposed eardley-wilmot addition

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	PLANNING AMENDS	J.E.	17/05/2019	
	PLANNING AMENDS	J.E.	16/12/2021	
	PLANNING AMENDS	J.E.	08/02/2022	

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client **EARDLEY-WILMOT**

address **#19 PERTH STREET COTTESLOE**

job no. **PD\_19011**

sheet no. **2 of 5**

scale **1 : 100 @ A2**

drawing name: **GROUND FLOOR PLAN**

**design subject to council approval**

existing areas:

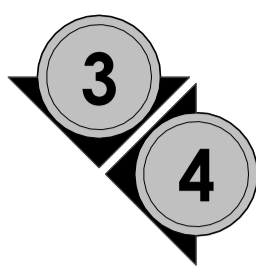
GROUND FLOOR: 249.34m<sup>2</sup>  
UTILITY: 31.899m<sup>2</sup>  
TOTAL: 281.239m<sup>2</sup>

77

72

71

70

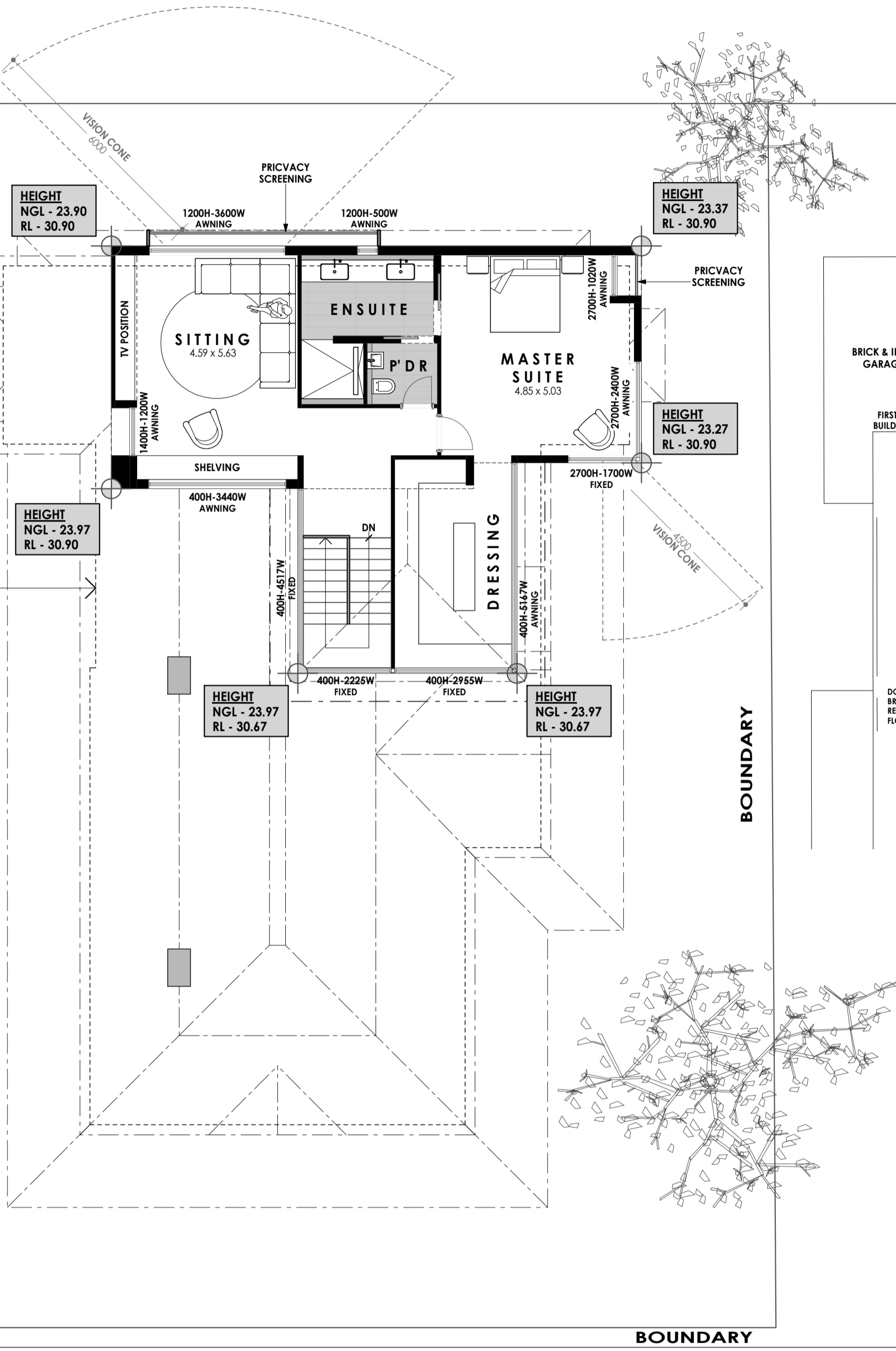
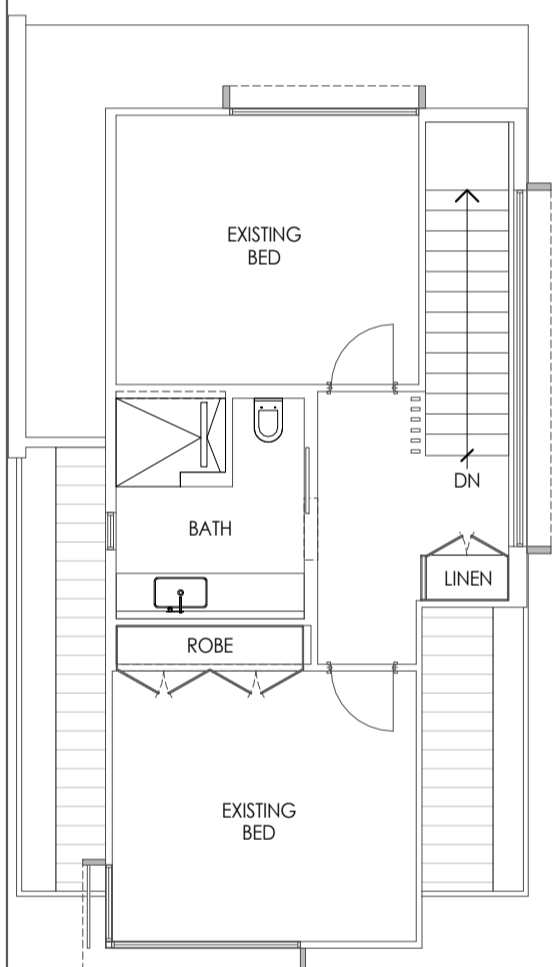


# LANEWAY

BOUNDARY

BOUNDARY

EXTENT OF GROUND FLOOR



BRICK & IRON GARAGE

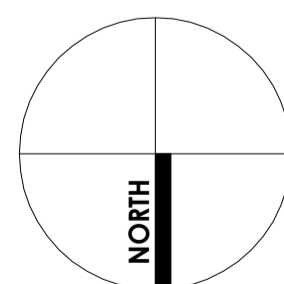
FIRST FLOOR BUILDING LINE

43  
DOUBLE STOREY  
BRICK & TILE  
RESIDENCE #15A  
FLOOR RL 22.69

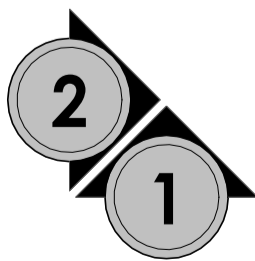
BOUNDARY

BOUNDARY

# PERTH STREET



LOT 40/41/42  
838m<sup>2</sup>



# proposed eardley-wilmot addition



### NOTES

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		D.F.	17/05/2019
	PLANNING AMENDS	J.E.	14/12/2021
	PLANNING AMENDS	J.E.	08/02/2022

### client

EARDLEY-WILMOT

### address

#19 PERTH STREET  
COTTESLOE

### job no.

PD\_19011

### sheet no.

3 of 5

scale 1 : 100 @ A2

### drawing name:

UPPER FLOOR PLAN

design subject to council approval

### proposed areas:

UPPER FLOOR: 104.445m<sup>2</sup>  
PERIMETER: 48.04m

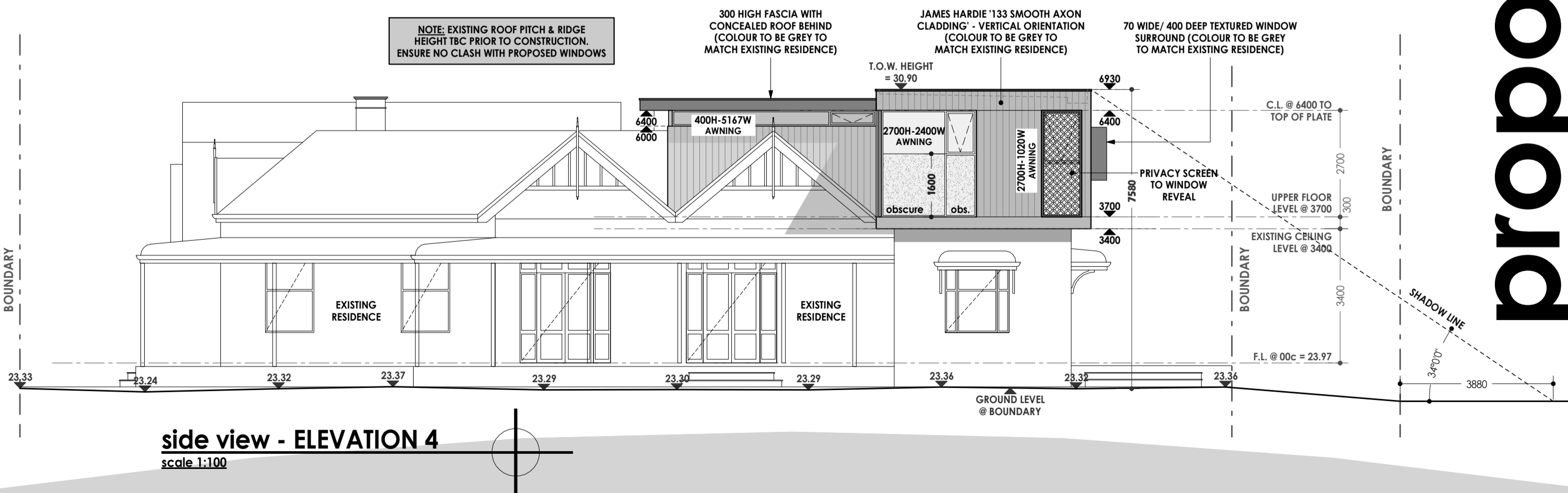
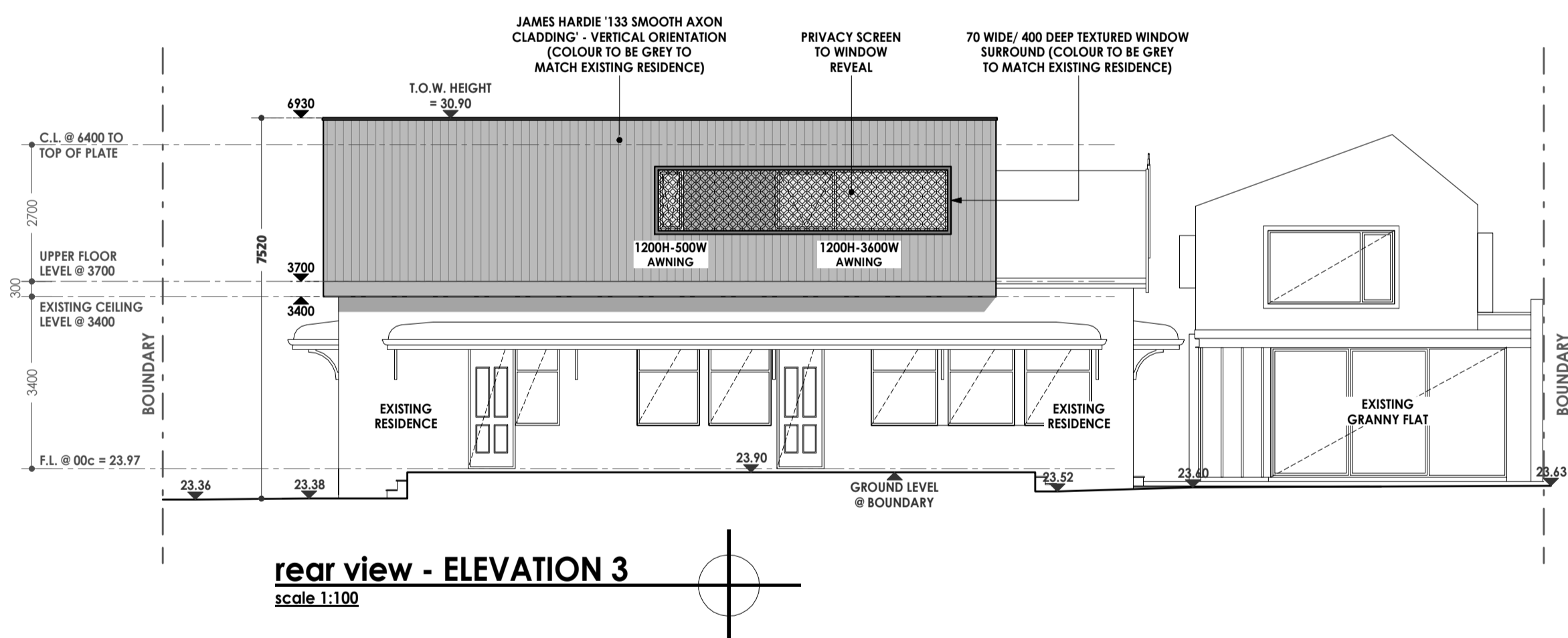
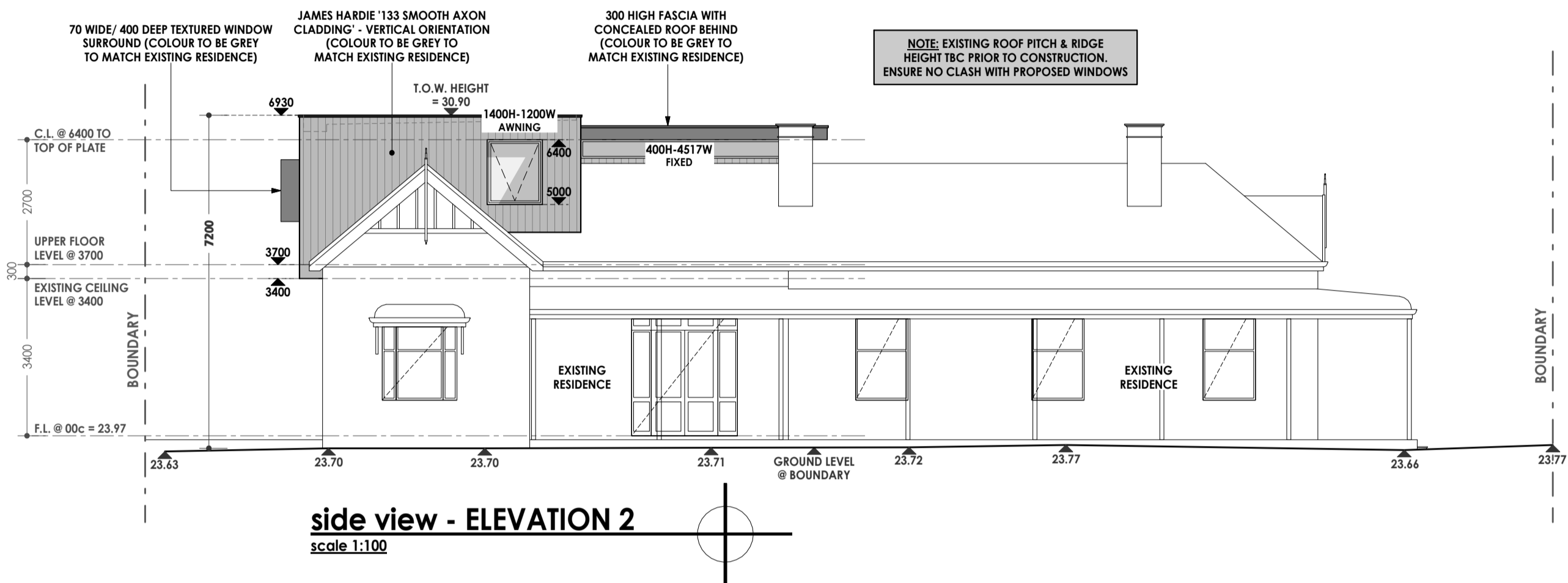
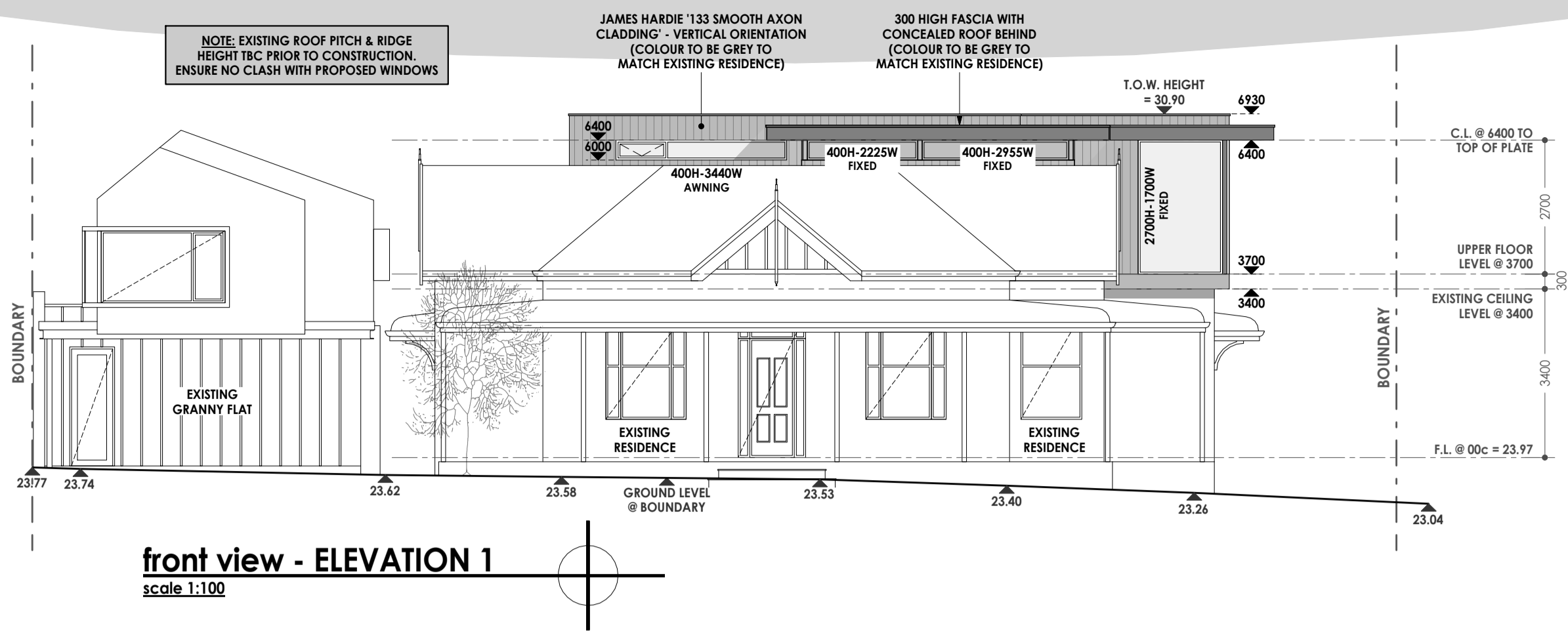
### existing areas:

GRANNY FLAT: 55.65m<sup>2</sup>

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# proposed eardley-wilmot addition



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	PLANNING AMENDS	J.E.	14/12/2021
	PLANNING AMENDS	J.E.	08/02/2022

**client**

**EARDLEY-WILMOT**

**address**

**#19 PERTH STREET  
COTTESLOE**

**job no.**

**PD\_19011**

**sheet no.**

**4 of 5**

**scale 1:100 @ A2**

**drawing name:**

**ELEVATIONS**

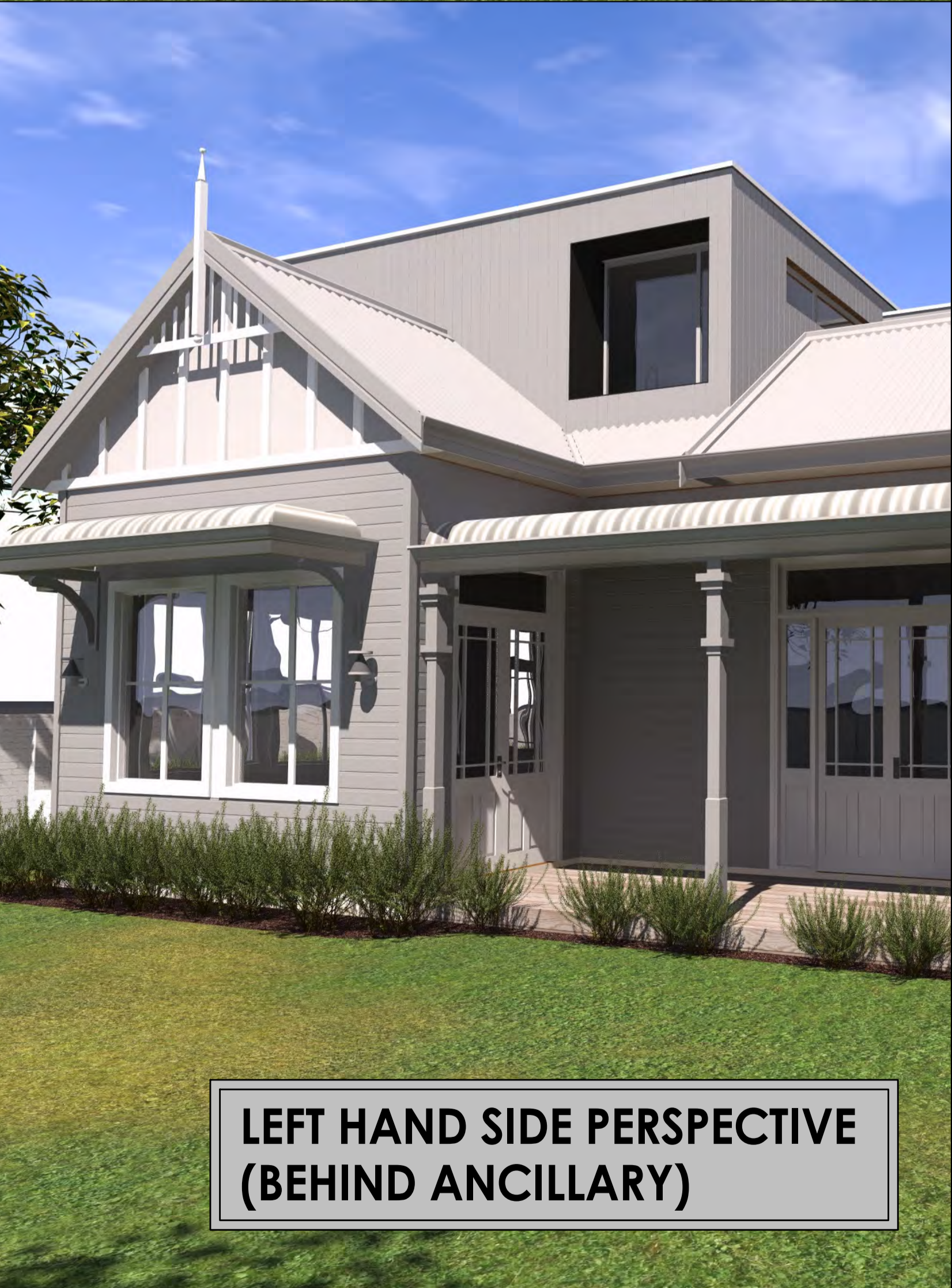
**design subject to council approval**



**STREET  
PERSPECTIVE**



**RIGHT HAND SIDE  
LOOKING TO REAR  
PERSPECTIVE**



**LEFT HAND SIDE PERSPECTIVE  
(BEHIND ANCILLARY)**

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	PLANNING AMENDS	J.E.	08/02/2022

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client  
**EARDLEY-WILMOT**

address  
**#19 PERTH STREET  
COTTESLOE**

job no.  
PD\_19011

sheet no.  
**5 of 5**

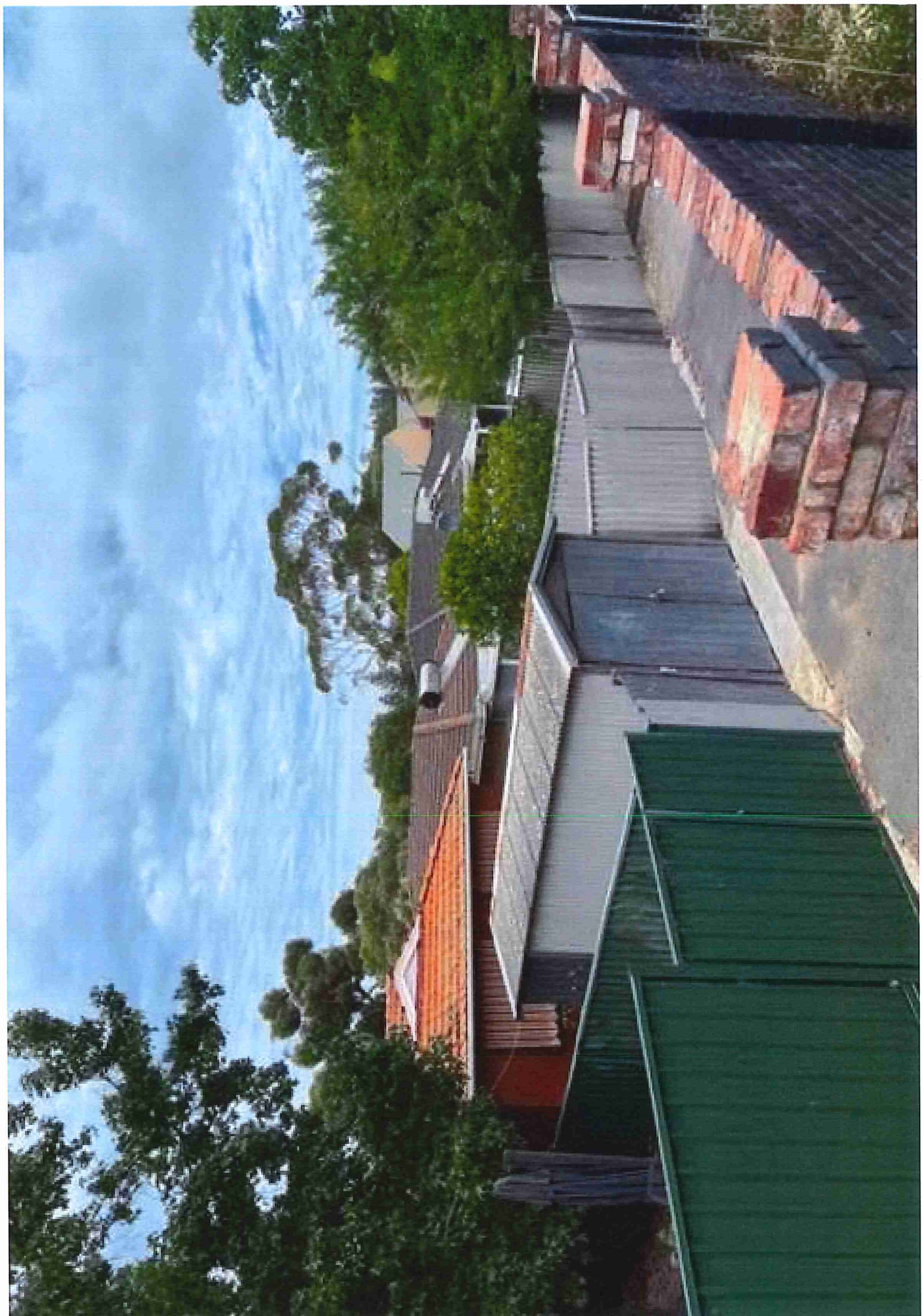
scale 1 : 100 @ A2

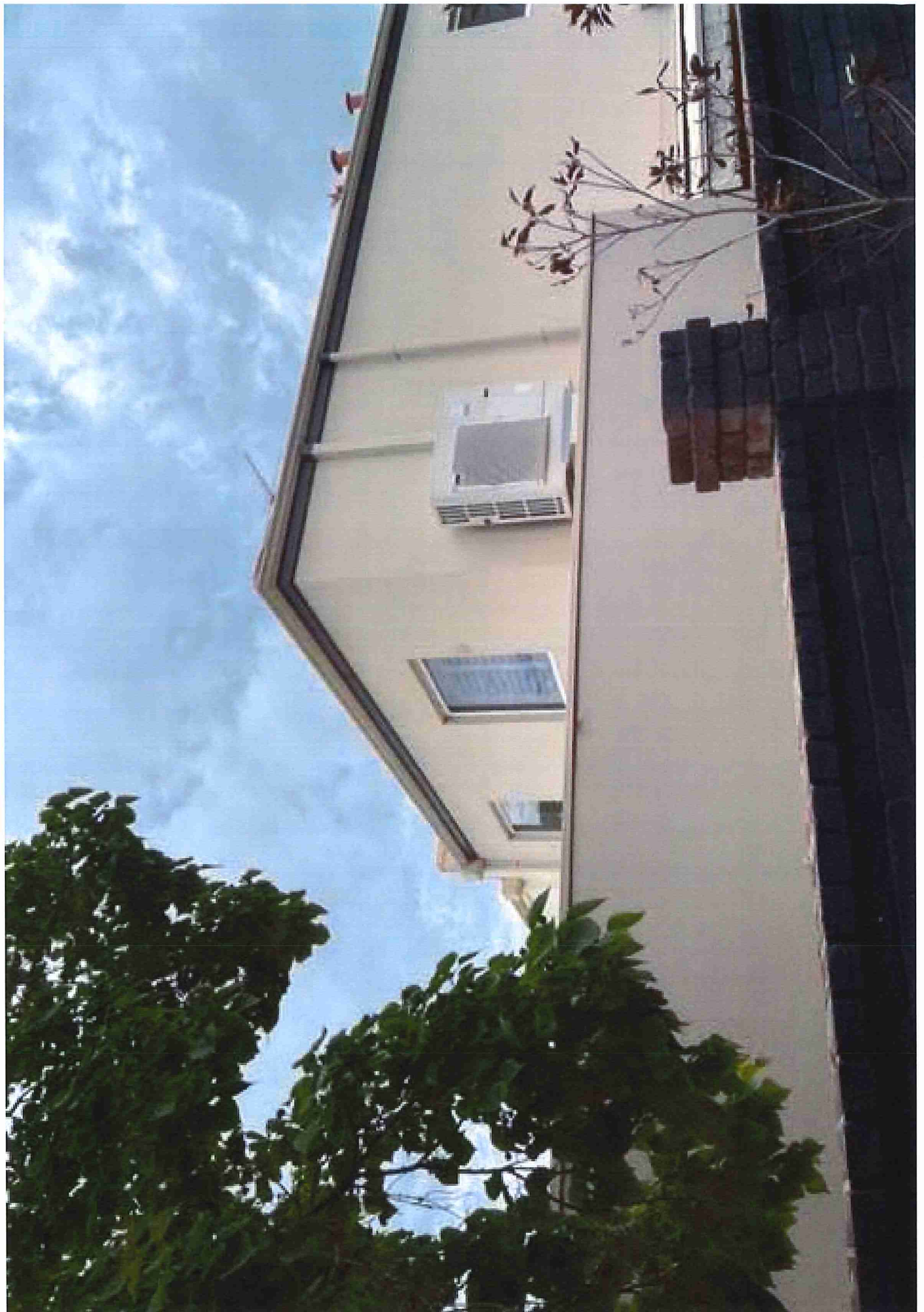
drawing name:  
**3D PERSPECTIVES**

**design subject to council approval**















## HERITAGE IMPACT ASSESSMENT

Residence, 19 Perth Street Cottesloe

### PROPOSED REAR SECOND STOREY ADDITION



<b>Name</b>	<b>Residence, 19 Perth Street</b>
<b>Address</b>	19 Perth Street Cottesloe
<b>Site</b>	Lots 40, 41, 42
<b>Date</b>	10 August 2021
<b>Prepared by</b>	Laura Gray, Heritage & Conservation Consultant trading as Heritage Intelligence (WA)
<b>Prepared for</b>	Paramount Design
<b>Heritage Listings</b>	Department of Planning Lands & Heritage InHerit database No P08135 Town of Cottesloe Heritage Inventory: 2014. Category 2 Local Planning Scheme 3: Heritage List 2015

**Statement of Significance** Hereunder in italics is the Statement of Significance from inHerit database:  
Residence 19 Perth Street Cottesloe (c.1900), a single storey timber framed and clad dwelling with a corrugated metal roof and bullnose veranda, in Federation bungalow architectural style has cultural heritage significance for the following reasons;

*“One of the larger houses in this area which is predominantly small scale and an elegant presence in the street. It has been a boarding house, a brothel and a hospital. The history could do with research.”<sup>1</sup>*

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1 State Heritage Office: inHerit database No P08135.

The Town of Cottesloe's 'Reason for Inclusion' (in the Town's Heritage Inventory, and Heritage List) are noted in the inHerit database record:

1. *The place is of higher-order local cultural heritage significance, being classified as Category 2 in the Town's Municipal Inventory (MI).*
2. *In 2005 the Town undertook a review of MI Category 2 places towards the Heritage List for LPS3. The study recommended that 19 Perth Street be retained as Category 2 and given higher protection by inclusion on Schedule 1 of the Town's then operative Town Planning Scheme No. 2 (wherein Schedule 1 was akin to a Heritage List).*
3. *The heritage place has been restored to a high standard and is in excellent condition, contributing to the character and amenity of the street.*
4. *Heritage advice provided to the Town supports that the heritage place should be retained and preserved.*
5. *In June 2014 Council considered and refused a planning application for demolition of 19 Perth Street.*

Note: On 30 May 2014 the Heritage Council determined that Residence, 19 Perth Street Cottesloe "Does not warrant assessment" for consideration of entry onto the Register of Heritage Places.

Information from the inHerit database record No P08135 describes Residence, 19 Perth Street Cottesloe as:

*An elegant presence in the street and of historic importance as a hospital and brothel. The original section of this house has historical significance for being constructed on part of the original subdivision prior to 1901.*

*A large timber-framed house built before 1901 with symmetrical front comprising a door and sidelights and flanking double-hung sash windows with flanking coupled sidelights. There is a major gable over the front door and surrounding bull-nosed verandah. It commenced life as a smaller cottage and has been enlarged at some time during its life. In 1905 owned by Alfred Loveland, labourer. Nurse Loveland and her daughter Naomi had four rooms of this house as a hospital at some time.<sup>2</sup> Reputed to also have been a boarding house and a brothel.*

## The context

Residence, 19 Perth Street Cottesloe is located towards to east end of Perth Street on the south side. Perth Street is a relatively short street (Numbers 1-27 on south side) accessed off Railway Street at the west end and is a 'no-through-road' to Rockett Lane at the east end. The street rises significantly

---

2 Marchant J R; "Heritage of Pines." p. 43.



from Railway Street to Rockett Lane, with No.19 on the crest of the rise on the south side of Perth Street.

The tree-lined street comprises predominantly narrow front lots, with an eclectic architectural mix of one and two-storey residences dating from the c.1900 Federation bungalows through to contemporary 2021. As well as No.19, there are four Federation residences (No's 12 [brick]; 16 [timber-clad], and No. 28 [painted brick], and No. 30 [timber-clad].

The Federation residences are outnumbered by single and predominantly double storey contemporary residences along both sides of Perth Street. The residence at No.19 is the only Federation residence on the north side of Perth Street in the streetscape dominated by contemporary residences.

Several of the contemporary residences, and the granny flat to No 19, are detailed with minimalist walls of metal or timber cladding. Other 1970s, 80s, 90s, and 2000s residential constructions are predominantly rendered with some face brick.

Mature street trees provide a shady ambience in the narrow street.

Refer to photographs @ Appendix 1

#### **The place**

The Federation residence at 19 Perth Street, Cottesloe has a rendered pillar and metal grille fence along the front boundary that partly obscures views of the residence.

The separate 2020 contemporary granny flat is located on the east side of the residence on the same setback alignment from the front boundary.

The residence demonstrates characteristics of the Federation Bungalow architectural style<sup>3</sup> that are typical of the period of its original construction (c.1900). Although additions and extensive renovations have taken place, No 19 Perth Street still presents a good example of a timber-clad Federation Bungalow residence.

The single storey residence has a symmetrical frontage with central entry and a bullnose veranda to the front and sides. The existing rear addition extends on the west and east to the outside edge of the side veranda. The hipped roof is clad with corrugated metal sheeting with a feature gable to the front. Additions to the rear of the original residence (as noted in the historical information) present gable details to the west elevation.

Refer to photographs @ Appendix 1

#### **The proposal**

It is proposed to construct a second storey addition across the rear of the residence above part of the ground floor addition to the original (c.1900) residence.

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3 For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 2002.

The proposal is a contemporary structure that makes a response to the 2020 granny flat. It is partially set into the existing roof space that minimising the north facing wall of the front elevation of the existing residence. The southwest corner room of the second storey addition, positioned above the existing ground floor structure is evident on the north and west elevations of the residence.

Refer to drawings @ Appendix 2

**Aspects of the proposal that respect the heritage significance of Residence, 19 Perth Street Cottesloe.**

Residence, 19 Perth Street Cottesloe is identified as being significant for its historical association with the early development of Cottesloe. It's significance is also described as "*an elegant presence in the street*" and "*contributing to the character and amenity of the street*". It is noted that there were additions to the rear of the original Federation residence.

The proposed contemporary second storey addition located at the rear of the residence and partially within the existing roof space, is above part of the residence that was an addition to the original Federation residence, and therefore has no physical impact on the original c.1900 fabric.

The proposal contrasts with, and highlights, the existing Federation residence, in responding to the 2020 granny flat and the contemporary residences on the south and north sides of Perth Street including specifically No's 24 and 26 that are located opposite No.19. The contrast serves to highlight the historic aesthetic of the Federation residence at No.19, clearly and honestly identifying the significance of the Federation architecture against contemporary architecture.

The eclectic streetscape is dominated by contemporary two-storey developments and mature street trees. The proposal is consistent in scale, materials and form with those contemporary elements, although the rear location, and partial concealment within the existing roof space minimises its visual impact on the existing residence and the streetscape.

The Federation residence contributes to the streetscape contrasting with, and highlighted by, the contemporary elements. No.19 is the most prominent Federation residence in Perth Street, in the immediate context of two-storey contemporary residential buildings on both sides of Perth Street.

The proposed second storey addition in contemporary style, respects the heritage value of Residence, 19 Perth Street Cottesloe with no physical impact on original fabric, and by way of contrast, accentuating the aesthetic significance and appreciation of the Federation residence.

**Aspects of the proposal that could have a detrimental impact on the heritage significance of Residence, 19 Perth Street Cottesloe.**

The proposed contemporary second storey addition serves to highlight the heritage residence in preference to faux-Federation architecture.

It is physically separate from the original residence, being constructed above an addition to the original residence. It respects the heritage value with no detriment to the original fabric, heritage significance or appreciation of Residence, 19 Perth Street Cottesloe.

### **Alternative solutions that have been considered and why they have been discounted**

The proposal has been the subject of considerable design development.

Conservation theory supports the concept of contemporary interventions and/or additions to heritage places, as it serves to highlight the cultural heritage values rather than mimic and not present a true understanding of the integrity and authenticity of the original heritage place.<sup>4</sup>

The site is constrained preventing any ground-floor-level additions for the residential requirements of a modern family. The proposed contemporary second storey addition at the rear, above non original fabric is a well-considered outcome with minimal physical or aesthetic impact.

### **Conclusion about the nature and extent of the heritage impact of the proposal.**

The proposed second storey addition, located at the rear of the residence, respects the heritage value of 19 Perth Street Cottesloe by way of contrast, accentuating the aesthetic significance, integrity and appreciation of the original Federation residence.

The proposed second storey addition is consistent with the eclectic streetscape that is dominated by contemporary two-storey developments. The proposal has little if any impact on the streetscape, due to the rear location partially within the existing roof space, with streetscape views obscured by the mature street trees and minimised by the location on the crest of the rise in Perth Street.

The proposed contemporary style second storey addition is a well-considered outcome with minimal physical or aesthetic impact that respects and highlights the heritage attributes of the Federation residence at 19 Perth Street, Cottesloe retaining its significance as “*an elegant presence in the street*” and “*contributing to the character and amenity of the street*”.

**Appendix 1**      Photographs (August 2021)

*Hereunder*

**Appendix 2**      Drawings and renderings: Paramount Design Job No. PD 19011. Sheets 1-5.

*Attached separately*

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4      The Burra Charter. Australia ICOMOS. 2013. Conservation Principles. Articles 2-5, 22.

## Appendix 1

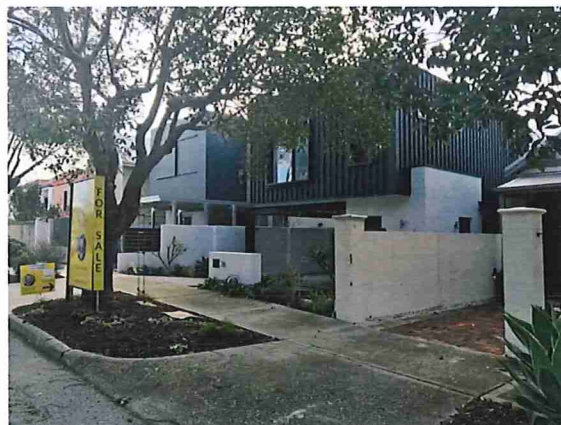
### Photographs



Perth Street streetscape south side: looking southwest from the east end showing (L-R) No's 25, 23 & 21.



Perth Street streetscape: looking west from the east end. No 19 (left) obscured by street trees.



Perth Street streetscape north side: looking northwest from the east end showing 2020 contemporary residences at No's 24 & 26 (L-R).

## HERITAGE IMPACT ASSESSMENT

Proposed rear 2<sup>nd</sup> storey addition

19 PERTH STREET COTTESLOE



Perth Street streetscape south side: looking southwest showing No 19 residence and the 2020 granny flat (left).



View showing the 2020 granny flat at No.19, on the east side of the residence.



Front view of No.19 Perth Street.

**HERITAGE IMPACT ASSESSMENT**

Proposed rear 2<sup>nd</sup> storey addition

**19 PERTH STREET COTTESLOE**



View showing Federation residence at No.19 Perth Street, and the 2020 granny flat (left).



Perth Street streetscape north side: looking northeast to the east end showing 2020 contemporary residences from No.20 to 24 (L-R).



Perth Street streetscape north side, opposite No. 19: looking northeast to the east end showing 2020 contemporary residences from No's 24 & 26 (L-R).

## HERITAGE IMPACT ASSESSMENT

Proposed rear 2<sup>nd</sup> storey addition

**19 PERTH STREET COTTESLOE**



Perth Street streetscape north side: looking northeast showing No's 24 & 26 (L-R).



Perth Street streetscape south side: looking southwest showing No.13.



Perth Street streetscape south side: looking southwest showing No's 13 and 11 (L-R).

## HERITAGE IMPACT ASSESSMENT

Proposed rear 2<sup>nd</sup> storey addition

19 PERTH STREET COTTESLOE



Perth Street streetscape south side: looking southeast showing (L-R) the 2020 No.19 granny flat, No.19 west gables, and No.15's stone fence and tiled roofs.



Perth Street streetscape south side: looking southeast showing (L-R) the 2020 No.19 granny flat, No.19 west gables, and No.15's stone fence.



Perth Street streetscape: view of No.19 looking to southeast.

**HERITAGE IMPACT ASSESSMENT**

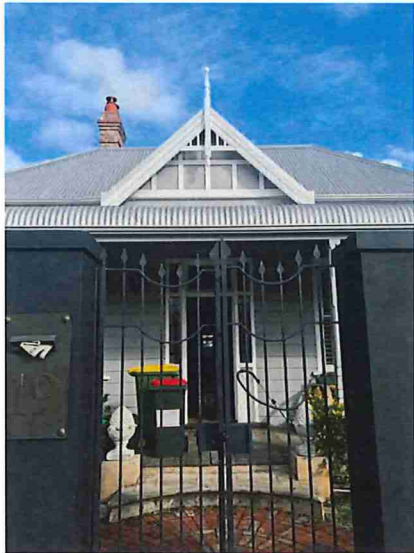
Proposed rear 2<sup>nd</sup> storey addition

**19 PERTH STREET COTTESLOE**





No 19 Perth Street: Front view looking southeast.



No 19 Perth Street: front entry.

**From:** [Christine Margaret Bryant](#)  
**To:** [Jennifer Bender](#)  
**Subject:** Property development at 19 Perth street  
**Date:** Wednesday, 16 February 2022 4:11:58 PM

---

Dear Jennifer

I am the owner of [REDACTED] Napier Street, Lot [REDACTED].

Thank you for the revised plans for the above property, although the changes seem to be minimal and do not address the concerns of my neighbours and myself.

I cannot see any improvement on the impact to my back garden. It will be overwhelmed by a large box stuck on the back of a very pleasing roofline and profile.

I believe the shadow, particularly in winter when a north facing back garden is to be enjoyed, will have an impact given the height of the structure and proximity to my garden. I spend time in my garden every day and believe it will be an intrusion on my privacy, as well as that of my neighbours.

I ask that the plans be rejected.

Regards

Christine Bryant

**From:** [Tricia Clarke](#)  
**To:** [Jennifer Bender](#)  
**Cc:** [Ed Drewett](#)  
**Subject:** RE: 19 Perth Street - Proposed upper floor addition to rear of dwelling  
**Date:** Tuesday, 15 February 2022 9:46:59 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

---

Dear Jennifer

Thank you for your email and the opportunity to review the amended plans for the development application at 19 Perth Street

Given that these newly amended plans only show a marginal reduction to the roof height of the building, the comments I provided in my letter to you of 15 November 2021 remain unchanged. The amended height will still exceed the maximum building height requirement of 7m.

In addition to the height issue, it is the very stark imposing box-like nature of the proposed structure that will have an adverse impact on the neighbours across the northern laneway. Having a structure of this height and type will have a negative impact on the use of the north-facing rear aspect of my property as well as to my neighbours to the east.

Furthermore, the overshadowing (which is confusing to understand on the plans) will block light and sun to my property. The existing house is already close to the rear boundary, so I can't see how with the proposed new height that this will not create a significant overshadowing of the properties behind.

I remain opposed to the plans in the development application for 19 Perth Street. Please take my comments into consideration when assessing this application.

Thank you

Regards

Tricia Clarke  
Owner of [REDACTED] Napier Street

Tricia Clarke  
[REDACTED]  
[REDACTED]

---

**From:** Jennifer Bender [mailto:[tpo@cottesloe.wa.gov.au](mailto:tpo@cottesloe.wa.gov.au)]  
**Sent:** Tuesday, 8 February 2022 2:10 PM  
**To:** [REDACTED]  
**Cc:** Ed Drewett  
**Subject:** 19 Perth Street - Proposed upper floor addition to rear of dwelling

Good afternoon,

Further to your submissions on the above-mentioned planning application, please find attached amended plans provided by the applicant to address concerns raised. The plans show that the proposed rear addition has been reduced in height by 0.3m (to RL30.90) compared to the original advertised plans, and the southern and western-facing windows have privacy screens added.

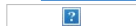
Please provide any additional comments you wish to make with regard to the amended plans by close of business on Tuesday 15 February 2022 to allow the application to be further considered.

Kind regards,

**Jennifer Bender**  
Planning Officer



PO Box 606 | Cottesloe WA 6911  
Phone (08) 9285 5000  
Email [tpo@cottesloe.wa.gov.au](mailto:tpo@cottesloe.wa.gov.au)  
Web [www.cottesloe.wa.gov.au](http://www.cottesloe.wa.gov.au)



*Town of Cottesloe acknowledges the Whadjuk Nyoongar people as the traditional custodians of the lands and waters where the Town is situated. We pay our respects to their Elders past, present and emerging.*

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[Please consider the environment before printing this email](#)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Date:** Monday, 14 February 2022 10:45:46 PM  
**Attachments:** 19 Perth St from [REDACTED] Napier St.jpg

Dear Jennifer,

Thank you again for the opportunity to review the latest plans for the proposal for additional developments at 19 Perth Street.

I am the owner of [REDACTED] Napier Street which backs onto the proposed development. My home is the one with the fibro and iron garage (Lot 70).

#### Wall height

I note in your most recent email that a maximum building height of 7.0m is the requirement for the proposed roof type. And as advised in your earlier email I note the revised drawings show a revised wall height 300mm lower than the original drawings.

I also note numerous views in which the wall height is indicated to be 6.93m. Is this an attempt by the architect to confuse those residents who are not so familiar with drawings that the wall height may actually be acceptable since it appears to be less than 7.0m?

Jennifer, I am sure that you are not fooled by these repetitive mentions of 6.93m (above the finished floor level) and you will clearly understand that the wall height above the natural ground level (on the side which faces my home) is actually between 7.52m and 7.58m which clearly exceed the 7.0 m requirement. Credit to the architect for providing these two dimensions.

#### Overshadowing

I note the revised plans have significantly increased the extent of overshadowing on Lots 70 and 71. However, I trust the council will treat these figures with an appropriate degree of suspicion based on the apparent inability of the architect to do the calculations correctly in the first instance.

The real impact of the overshadowing is not the shaded area on sheet 1 of 5 but the ominous bulk of the proposed structure.

This photo (original attached) looking north from the rear of Lot 71 shows the imposing stature of the existing dwelling. The ridge of the roof is about 8.2m but the setback of the ridge from my boundary fence is over 10.0m and using the conventional shadowing angle of 34deg, the shadow line barely reaches the bottom of my fence.

By comparison, the proposed structure is 7.58m high and the setback now is just 6.9m. Again, using the conventional shadowing angle of 34deg, the shadow line marches onto my property by over 4m (I am not sure how the architect calculated 3.88m).

You might think, so what, it is only a fibro and iron garage. However, I am planning to redevelop the property and will be looking to make the best possible use of the north facing aspect of my property and the prospect of a 7.58m high wall in my back yard is daunting indeed.

#### Summary

There has been a reduction of 300mm in the total wall height but the the total weight still exceeds the limit by nearly 600mm.

I don't think enough thought and consideration has been given to the details of the development to stretch the rules to approve the application.

I trust that you will make a fair assessment for the benefit of all residents and neighbours.

Regards  
Geoff Rich  
[REDACTED]

owner [REDACTED] Napier Street

----- Original Message -----

**From:** "Jennifer Bender" <tpo@cottesloe.wa.gov.au>

**To:** [REDACTED]

**CC:** [REDACTED]

**Sent:**

Fri, 11 Feb 2022 02:05:54 +0000

**Subject:**

RE: 19 Perth Street - Proposed upper floor addition to rear of dwelling

Hello Geoff,

Based on the proposed roof type, a building height of 7.0 metres is the requirement.

Kind regards,

**Jennifer Bender**  
Planning Officer

PO Box 606 | Cottesloe WA 6911

Phone (08) 9285 5000

Email [tpo@cottesloe.wa.gov.au](mailto:tpo@cottesloe.wa.gov.au)

Web [www.cottesloe.wa.gov.au](http://www.cottesloe.wa.gov.au)

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#### COVID-19 UPDATE

The Town's administration office is open however please call, email or visit us online if you can.

- Please do not come if you feel unwell
- Masks are currently mandatory as well as registering your attendance
- Meetings with Town staff are now by appointment only
- Please use contactless payment where possible

Thank you for your cooperation and understanding in supporting us to ensure the safety and wellbeing of our community staff and those around us.

[Please consider the environment before printing this email](#)

**From:** [REDACTED]

**Sent:** Wednesday, 9 February 2022 11:22 AM

**To:** Jennifer Bender <tpo@cottesloe.wa.gov.au>; [REDACTED]

**Cc:** Ed Drewett <csp@cottesloe.wa.gov.au>

**Subject:** Re: 19 Perth Street - Proposed upper floor addition to rear of dwelling

Jennifer,

Thank you for the revised drawings.

I will review them and revert shortly.

In the meantime, can you please confirm the normal values for maximum wall height and maximum roof height?

Geoff Rich  
[REDACTED]

----- Original Message -----

**From:**

"Jennifer Bender" <[tpo@cottesloe.wa.gov.au](mailto:tpo@cottesloe.wa.gov.au)>

**To:**

[REDACTED]

**Cc:**

"Ed Drewett" [REDACTED]

**Sent:**

Tue, 8 Feb 2022 06:10:15 +0000

**Subject:**

19 Perth Street - Proposed upper floor addition to rear of dwelling

Good afternoon,

Further to your submissions on the above mentioned planning application, please find attached amended plans provided by the applicant to address concerns raised. The plans show that the proposed rear addition has been reduced in height by 0.3m (to RL30.90) compared to the original advertised plans and the southern and western facing windows have privacy screens added.

Please provide any additional comments you wish to make with regard to the amended plans by close of business on Tuesday 15 February 2022 to allow the application to be further considered.

Kind regards,

**Jennifer Bender**

Planning Officer

PO Box 606 | Cottesloe WA 6911

Phone (08) 9285 5000

Email [tpo@cottesloe.wa.gov.au](mailto:tpo@cottesloe.wa.gov.au)

Web [www.cottesloe.wa.gov.au](http://www.cottesloe.wa.gov.au)

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Please consider the environment before printing this email



**From:** [Christine Margaret Bryant](#)  
**To:** [Town Of Cottesloe](#)  
**Cc:** [cr.barrett@cottesloe.wa.gove.au](mailto:cr.barrett@cottesloe.wa.gove.au)  
**Subject:** Proposed development at 19 Perth street  
**Date:** Friday, 3 December 2021 2:15:05 PM  
**Attachments:** [IMG\\_4220.jpeg](#)

---

From : Christine Bryant  
[REDACTED] Napier Street  
Cottesloe 6011

To the Planning Council

I am late lodging an objection to the proposed development at 19 Perth Street as I have been in hospital with a broken hip and arm.

I live directly behind the property at 19 Perth Street. The proposed development will overlook the garden, which my family and I use throughout the year. The proposed development will block Northern sunshine in the Winter as the height is more than at present and the design will encroach very much on my privacy. This is very important for my family's enjoyment and to the value of my property. In addition the design is an ugly box on the back of an aesthetically pleasing rear view of the house.

At present there is no encroachment on my privacy as can be seen from the following photograph.



The proposed development for 21 Perth Street would also impact on my privacy with the extension on the top of the garage at the rear fence line. This does not seem acceptable.

I have lived in my house for 45 years and have done renovations which have always complied with council regulations.

*I oppose both these applications for all the reasons outlined above. Furthermore these plans should be rejected as they seek discretion against three deemed to compliance provisions.*

*I will be grateful if you will consider my comments when reviewing the project.*

*Christine Bryant*





**From:** [REDACTED]  
**To:** [Town Of Cottesloe](#)  
**Cc:** [REDACTED]  
**Subject:** Comments on Planning Proposal for 19 Perth Street - Att: J Bender Planning Officer  
**Date:** Thursday, 18 November 2021 3:04:32 PM  
**Attachments:** [IMG\\_1518.JPG](#)

---

Dear Jenny,

Thank you for your letter dated 28Oct21 inviting my comment on a proposal for additional developments at 19 Perth Street.

I am the owner of [REDACTED] Napier Street which backs onto the proposed development.

#### **Wall height and overshadowing**

The plans I obtained using the link in your letter have a lot of dimensions except those I need to easily check the overshadowing. Elevation 4 has a total wall height (actually the roof height, since the development is a flat-roofed box) of 7880mm. Using the apparently accepted norm of 34deg for the midwinter sun for Cottesloe, the 7880mm ridge will throw a shadow 11685mm across the lane and over my property.

Using the scale advised by the draftsman, I have marked the extent of the 11685mm shadow on the Site Plan. You can see in the attached photo of my scribbles that the shadow encroaches on my property more than 4 times the amount marked on the site plan by the draftsman.

Please urgently request a copy of the overshadowing calculations from the developer.

#### **Boundary setback**

I am currently concerned about the size and proximity of the existing development.

If you take a walk along the Napier Street footpath in front of my property you will notice that the current roof line at 20 Perth Street is already visible above my roof. The addition of another story will look very imposing from Napier Street.

I can appreciate that the Perth Street residents want any development "out the back" so it doesn't detract from the aesthetics of the original building when viewed from Perth Street. However, the further "out the back" the development is moved just transfers the visual impact to Napier Street residents.

I understood that boundary setbacks were intended to centralise any developments so the impact was shared by all neighbours and residents. I trust that you will apply the boundary setback planning requirements for the fair and balanced benefit of all residents and neighbours.

#### **Visual privacy**

I have looked at the vision cones on the Upper Floor Plan. Currently, these cones are not a concern but I might think differently if I was looking at a similarly imposing development for my property. I trust that you will make a fair assessment for the benefit of all residents and neighbours.

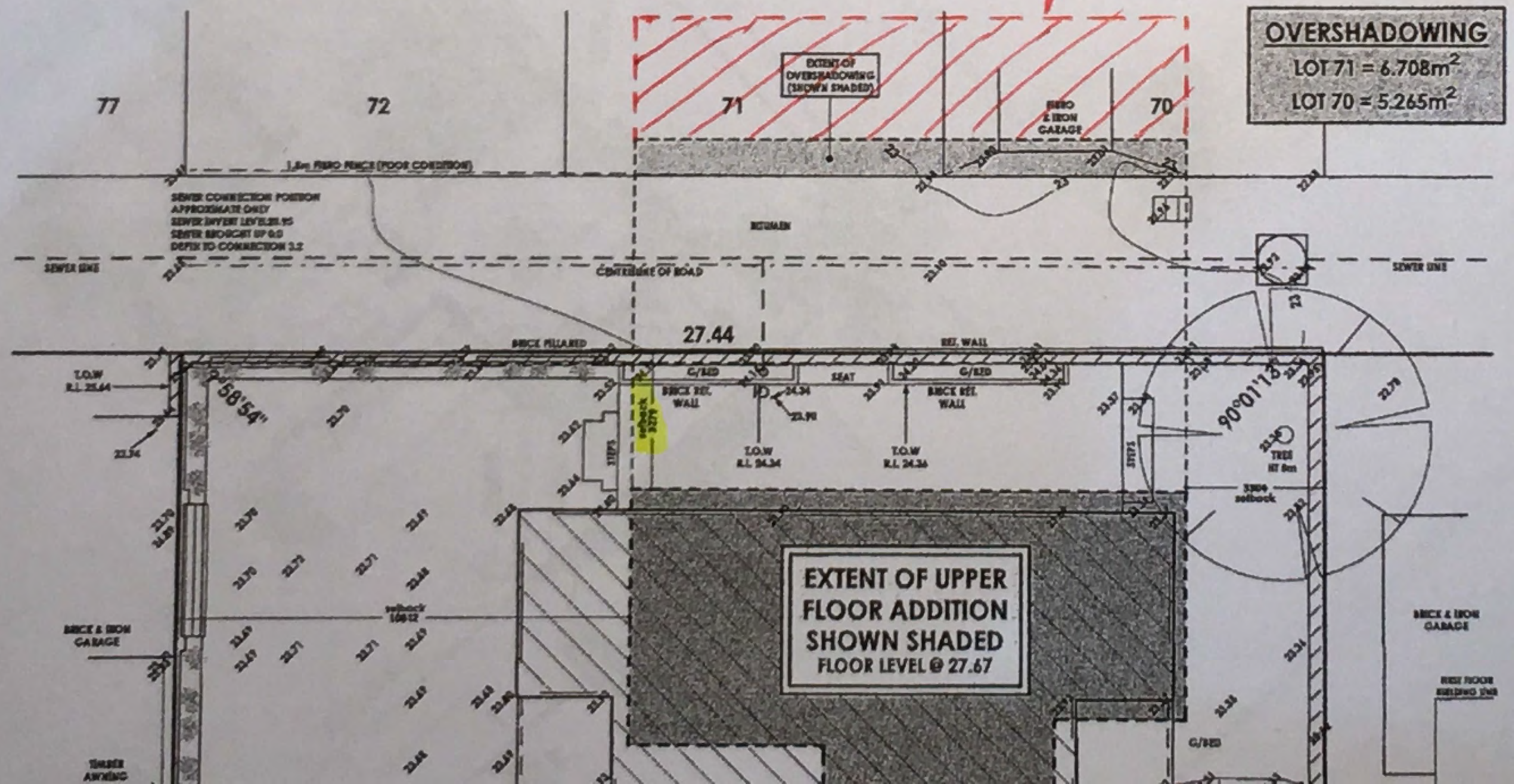
Regards

Geoff Rich

[REDACTED]  
owner [REDACTED] Napier Street

CAROLYN MARGARET WALLACE	SURVEYED ON: 16/01/2015	LOT: 40, 41 & 42 (#19) PERTH STREET	C/T: SEE NOTE
LANDGATE STREET SMART/MELWAY GREATER PERTH STREET DIRECTORY	PROCESSED BY: NP	SUBURB: COTTLESLOE	PLAN 343
SURVEYED BY: DJ		BUILDER:	PO Box 746 BELMONT WA 6984 Telephone (08) 9477 4477 Fax (08) 9477 4499 admin@landsurveys.net.au
<small>by boundary re-establishment survey. The information shown on this drawing is current as at the date of boundary position with varying accuracies determined by the nature and verticality of the feature identified. entation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. OUR DIG" for confirmation of those services.</small>		<b>Land Surveys</b>	
BUILDER REF No:	JOB No: 1500055	DWG No: 1500055	REV. A

ADDITIONAL OVERSHADOWING



15 November 2022

Ms J Bender  
Planning Officer  
Town of Cottesloe  
109 Broome Street  
Cottesloe WA 6011

Dear Ms Bender

Re: Planning Proposal 19 Perth Street, Cottesloe – Reference 5.2021.4190

Thank you for your letter regarding Notice of Public Advertisement of Planning Proposal for 19 Perth Street, Cottesloe.

The proposed plans for a second story addition to the rear of the dwelling on this property will have an unacceptably adverse impact on the general surrounds and to the nearby properties.

My home is located on the other side of the lane at the rear of 19 Perth Street and adjoins diagonally across from the proposed second storey addition.

I am opposed to the proposed plans as they will have a negative impact as my property would be part-shadowed due to some light and sun being blocked from the north-eastern side. For this reason, the wall height of the proposed second story, as well as the setback to the lot boundary are both unacceptable.

Secondly, I am very concerned about the future visual privacy to the rear of my property with the large windows proposed in the plans. There is a reference to a privacy screen and awnings on some of the windows, but these only protect the privacy of the occupants of 19 Perth Street and not that of any neighbours.

In addition, I recall that some years ago a previous application to demolish 19 Perth Street was rejected due to the historical nature of the dwelling on the property. It does now seem incongruent that this proposed addition is completely out of character with this historical design. Whilst these new plans show the Perth Street façade will remain largely unchanged, the neighbours at the rear will be subjected to a completely altered view.

I oppose this application for all the reasons outlined above. Furthermore these plans should be rejected as they seek discretion against three deemed to comply provisions as listed in your letter.

Thank you for considering my comments when reviewing this application.

Regards

Tricia Clarke