

25 Mann Street

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Scale 1:644

22/11/2016







# COTTESLOE MUNICIPAL INVENTORY

## DESCRIPTION OF THE PLACE

Material in file no 253

Edwardian Bungalow, 1915, hipped corrugated iron/zincalume roof with three small gables two to the east and one to the south. These are half-timbered with turned finials. Bullnosed verandah has a cement floor and turned posts but no decorative wooden fretwork remains. This was removed in the 1960s renovations. Small louvred section in the projecting gable allows for air flow. The awning over the windows in the projecting section of the house has been replaced in the 1990s with an 1870s style concave awning. The windows of this section are casement with three lights below and three small fixed above. The upper lights are of stained glass with a dainty floral motif. The front door has lights on either side and above. The stained glass has been removed and replaced with unsympathetic vertical glass of c1960s vintage. Pair of front windows to the verandah are double hung. The sills beneath the windows have decorative plaster scrolling beneath the corniced sills. The tuckpointed red brick has been painted. Extensions to the house on the seaward side are extensive. A 1940s-1960s addition is a garage on the side.

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## SIGNIFICANCE

This house was built by New Zealand architect builder Alfred Riggs as his own house. It is part of an attractive street scape in elevated leafy Mann Street one of the most attractive streetscapes in the district. Riggs built 3 Congdon Street as a home for his daughter and her husband Bolt.

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28 OCT 2016

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# WAPC Location Plan



## Location Plan for: Subdivision Application

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

Application Number: **154405**

Decision: **Outstanding**

Printed: **27/10/2016**

### Application Status

- Approved
- Refused
- Outstanding

### Existing LPS Zones and Reserves

- R Code boundaries
- Residential

### Easements and Referrals

### Region Scheme Reserves

### Localities & Local Government Boundaries

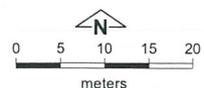
- Local government boundary
- Locality



Department of Planning



Western Australian Planning Commission



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**Kim McGowan.**

Licensed Land Surveyor.

PO Box 700, Cottesloe. WA. 6911

October 24th. 2016

*The Secretary.  
Western Australian Planning Commission.  
140 William Street, Perth. WA. 6000.*

**Re: Letter to Attach to Form 1A Subdivision Application.  
23 & 25 Mann Street, Cottesloe. (Lots 27 and 28 on PPlan 2418).**

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

**1. Subject Land:**

Lots 27 and 28 on Plan 2418.

Total Area 1666 sq.metres.

Zoning: Residential R20. Town of Cottesloe.

**2. Improvements:**

One residence with an attached garage, a swimming pool and a tennis court.

**3. Public Transport:**

The home is located approx. 220 metres by footpath to Grant Street train station (on the Perth to Fremantle line).

**4. Views / Outlook:**

The subject land is elevated. From the living area of the existing residence there are ocean views and pine tree views to the west / northwest over the Grant Street / Marmion Street valley. There is also a view corridor southwest to Fremantle Harbour and beyond to Garden Island.

**5. ROW Access:**

ROW (on Plan 2814) access rights for both lots 27 and 28 are expressed on their Certificates of Title. The ROW abutting the north boundary of lot 27 is 5.03 metre wide.

Proposed Lot 1 will have vehicle access from the ROW and also have a 1.5 metre wide pedestrian access walkway through to Mann Street.

**6. Lot Frontages:**

The frontages of each of the 3 proposed lots fronting Mann Street meet the *Table 1* (10 metre) minimum lot frontage requirement. Proposed Lot 3 (with vehicle access from the ROW) has a 10 metre frontage to the ROW and a 1.5 metre wide walkway frontage to Mann Street.



**7. Subdivision to be completed in 2 stages:**

**Stage 1:**

Proposed Lot 1, 380 sq. metres.

Proposed Lot 2, 385 sq. metres.

Proposed Lot 3, 900 sq. metres. (to be further subdivided into 2 lots in stage 2)

*The proposed lots shown in stage 1 meet the Table 1 (450 sq.m) average lot area requirements. (Stage 1 Average Lot Area = 555 sq.m)*

**Stage 2:**

Proposed Lot 3a, 450 square metres.

Proposed Lot 3b, 450 square metres.

*The proposed lots shown in stage 2 meet the Table 1 (450 sq.m) average lot area requirements. (Stage 2 Average Lot Area = 450 sq.m)*

**8. Lot areas:**

*All of the proposed lots meet the Table 1 (350 sq.m) minimum lot area requirements.*

**9. Existing Residence:**

The proposal is for the existing residence to remain on Proposed Lot 3 (900 sq. metres) of stage 1 and then removed for the stage 2 subdivision of Proposed Lot 3 into two 450 sq. metre Lots. (ie. Proposed Lots 3a and 3b).

**10. Conclusion:**

In summary, the subdivision application will create, over 2 stages, 4 lots from 2 existing lots. This 2 stage subdivision proposal, as noted above, meets the general site requirements of the R-codes.

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 to not hesitate to contact the undersigned.

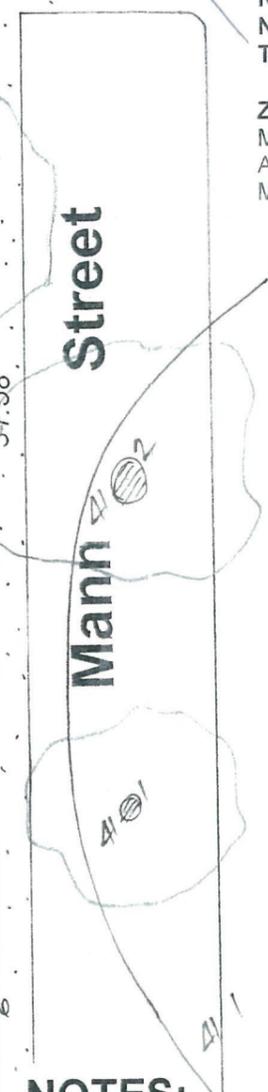
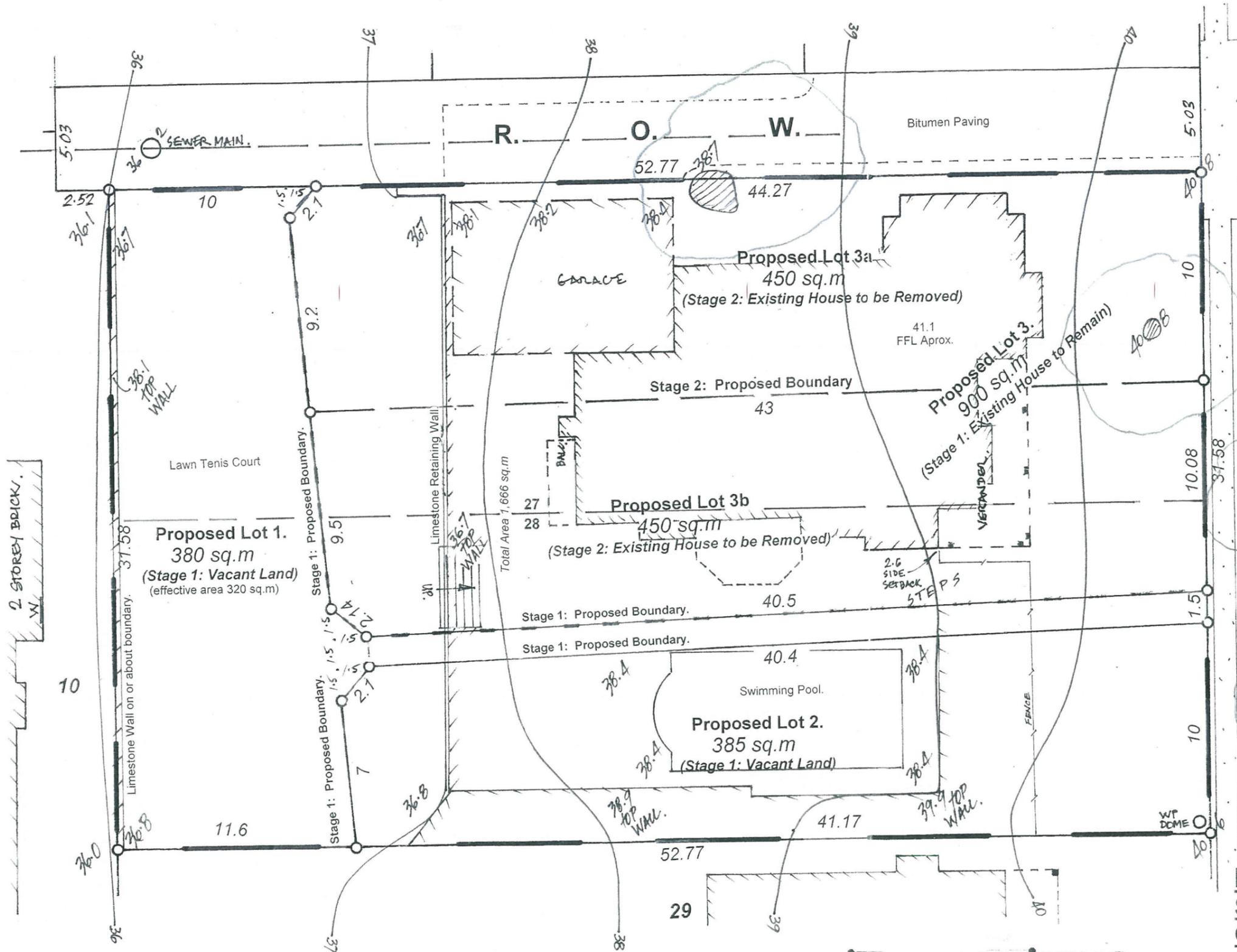
Kind sincerely,

Kim McGowan.  
Licensed Land Surveyor.

**Proposed Subdivision of:  
23 and 25 Mann Street,  
Cottesloe. WA. 6011**  
Lots 27 and 28 on Plan 2418.  
Town of Cottesloe.

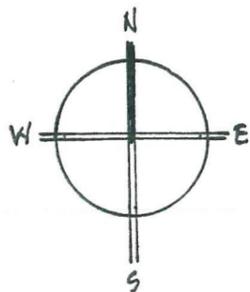
Number of Existing Lots = 2  
Number of Proposed Lots = 4 (Over 2 Stages)  
Total Original Area = 1,666 sq.m

**Zoning R20.**  
Minimum Lot Area Requirement = 350 sq.m  
Average Lot Area Requirement = 450 sq.m  
Minimum Frontage Requirement = 10m



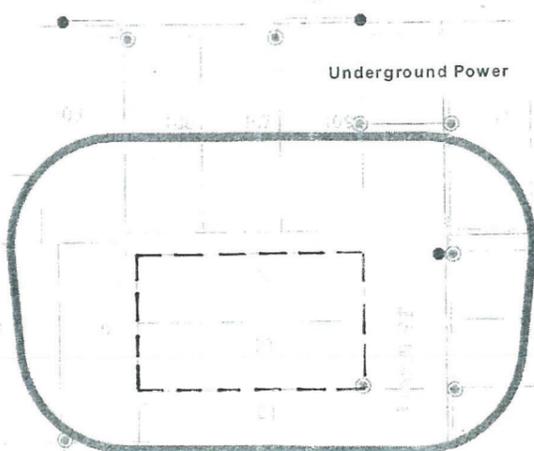
**NOTES:**  
**Subdivision Proposal to be Completed in 2 Stages.**  
**Stage 1:**  
Lot 1 = 380 sq.m (Vacant Land)  
Lot 2 = 385 sq.m (Vacant Land)  
Lot 3 = 900 sq.m (Existing house to Remain)  
**Stage 1: Frontage and minimum and average lot areas comply with R20 Table 1 requirements.**  
**Stage 2:**  
Lot 3a = 450 sq.m (Vacant Land. House to be removed)  
Lot 3b = 450 sq.m (Vacant Land. House to be removed)  
**Stage 2: Frontage and minimum and average lot areas comply with R20 Table 1 requirements.**

Scale 1:200 (A3)  
October 22nd. 2016



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28 OCT 2016  
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DEPARTMENT OF PLANNING	
DATE	FILE
26/10/2016	154405



Kim McGowan.  
Licensed Land Surveyor.