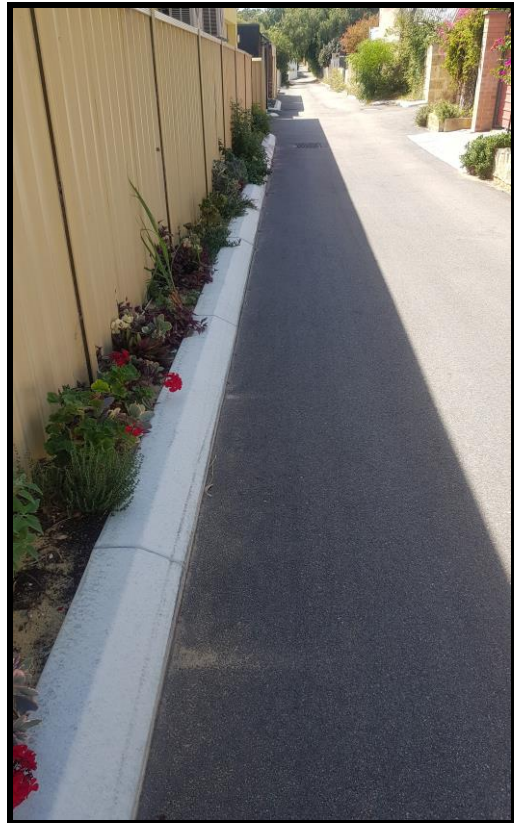


RIGHT OF WAY STRATEGY



Town of Cottesloe

DISCLAIMER: While every effort has been made to confirm the accuracy of the information provided, the Town of Cottesloe will not accept any responsibility for inaccuracies or errors within this report.

Table of Contents

	Page
Cover	1
Preface	3
<u>SECTION 1</u> Preface	5
<u>SECTION 2</u> Construction details	6
<u>SECTION 3</u> Options Treatment	5
<u>SECTION 4</u> Locality Plan	9
<u>SECTION 5</u> Individual Rights of Way Profile	10

SECTION 1 - Preface

This 2020 Right of way strategy, by the Town of Cottesloe, provides ownership and construction condition details required for each laneway.

This document has been developed through:

1. onsite inspections to ascertain existing conditions
2. Review of contemporary land gate information in providing Up to date ownership and site maps.

This document provides upgrade requirement for right of ways under the ownership of the crown and those vested in the Town of Cottesloe.

Asset condition rating table.

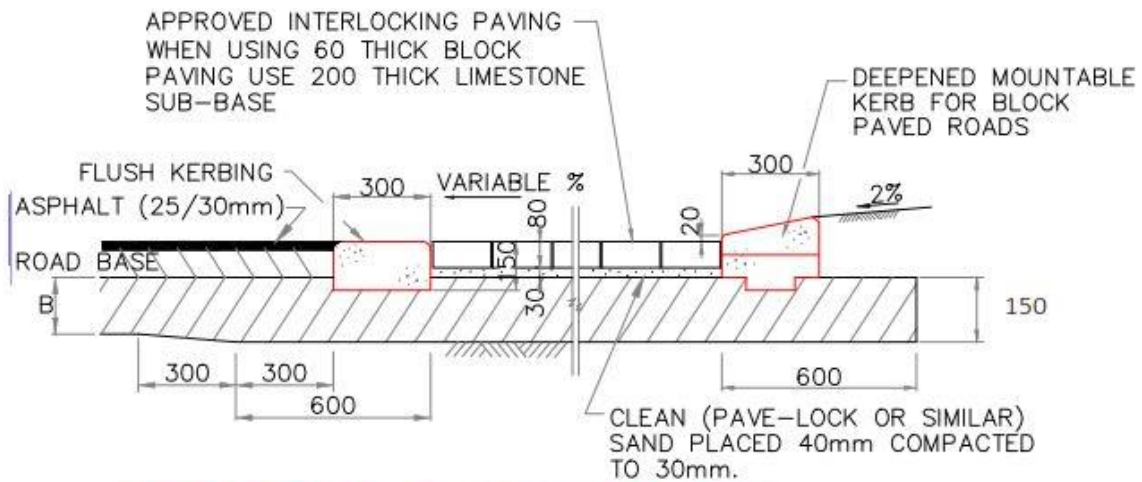
■ *Table 3 Asset condition score and remaining life*

Condition Score	Description	Asset Life Remaining
1 – Very Good	New condition, no visible signs of wear and tear or defects	95%
2 – Good	In excellent condition with only very slight condition decline (obviously no longer new)	75%
3 – Average	In a fair condition, minor evidence of deterioration of the element which could potentially shorten life	50%
4 – Poor	In poor condition with evidence of minor isolated failure in an element which will reduce future life; high maintenance cost	30%
5 – Very Poor	In a very poor condition with evidence of multiple failures and the inability to continue to satisfactorily provide the intended purpose	5%

Conditions Assessment: Based on the visual inspection and assessment of the asset, assign a condition score 1-5 as described below.

Remaining assessment – Each condition score has a corresponding remaining life rate. The percentage is applied to the standard useful life to calculate asset remaining life.

SECTION 2 - Construction details

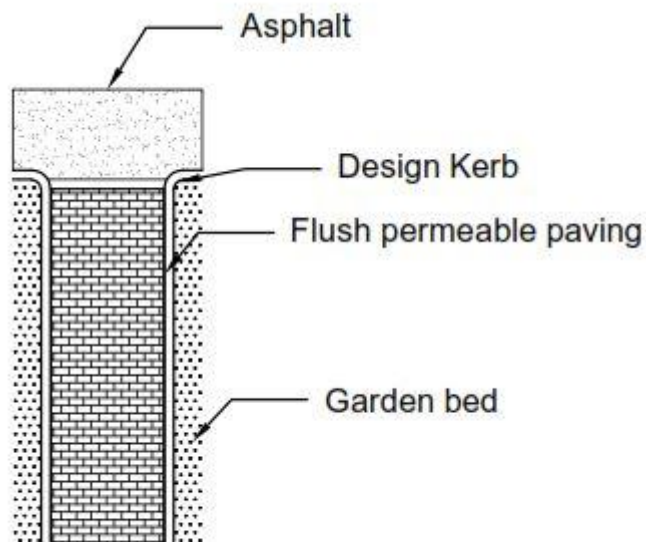


STANDARD BLOCK PAVING

INCLUDING FLUSH KERBING 1:20

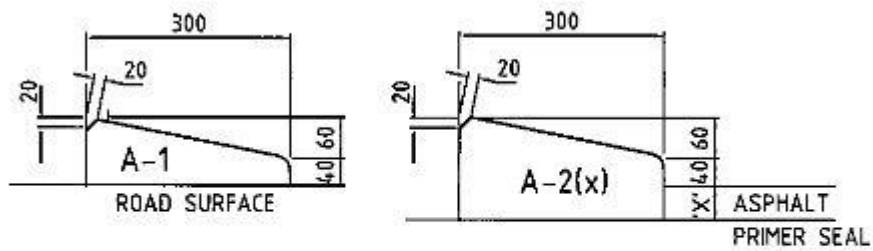
NOTES

1. WHERE KEY / STEEL SPIKES ARE REQUIRED IN KERBING REFER TO SUPERINTENDENT
2. ALL CONCRETE FOR KERB AND RAMP CONSTRUCTION TO BE A MINIMUM OF 32MPa, 20mm AGGREGATE AND A MAXIMUM SLUMP OF 65mm.
3. EXPANSION JOINT EVERY 2.0m
4. FINISH - SMOOTH FINISH



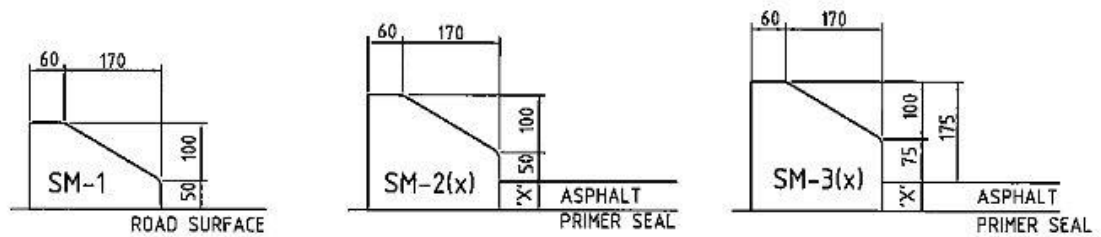
Details drawing of Standard block paving

DETAILS OF INDIVIDUAL RIGHTS OF WAY



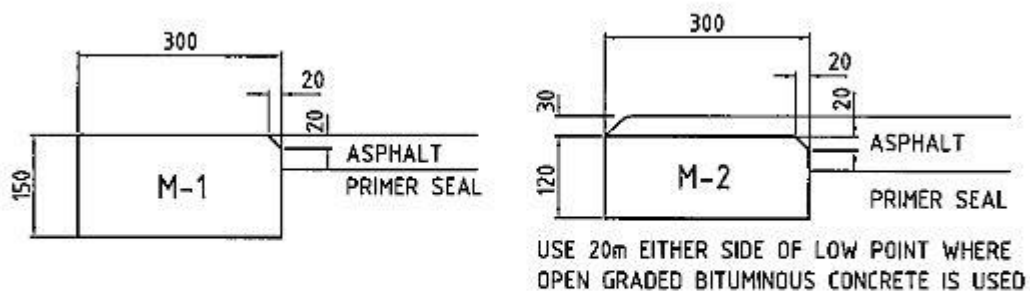
MOUNTABLE - TYPE A

USED TO MATCH LOCAL AUTHORITY KERBING
ALSO RAISED PAVEMENT AT INTERSECTION AND
ROUNDBABOUTS



SEMI-MOUNTABLE - TYPE SM

USED ON ALL MEDIANS AND ISLANDS

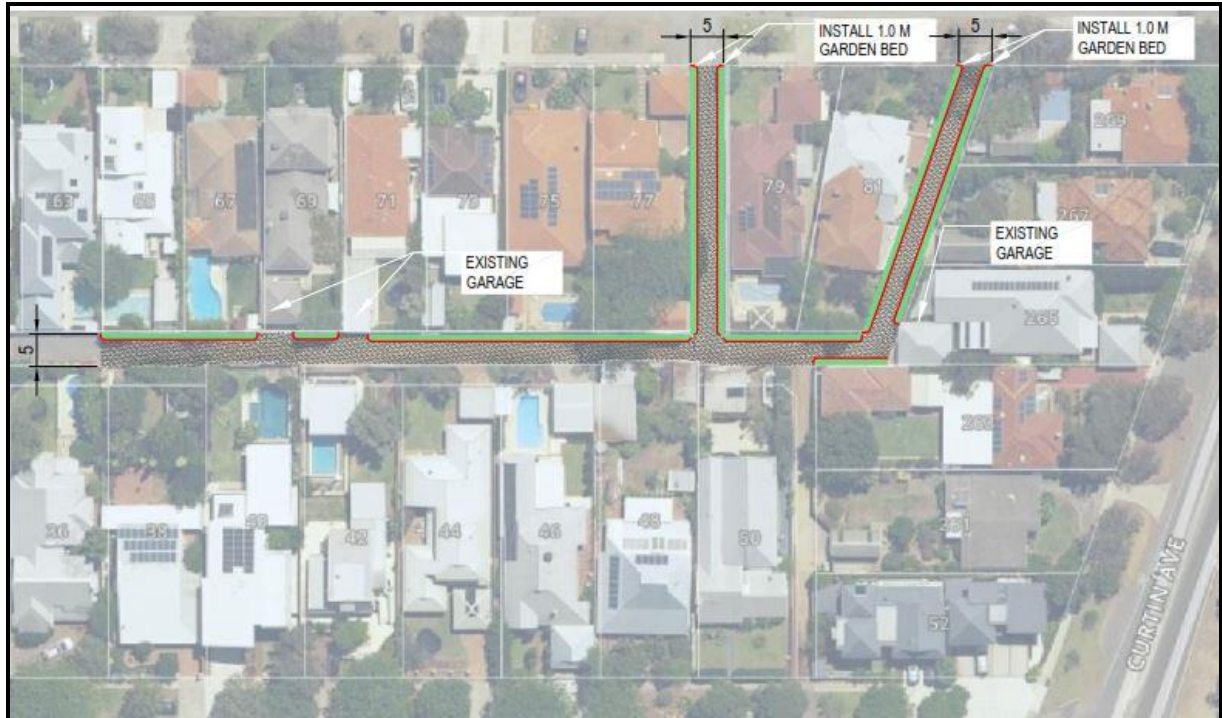


MOUNTABLE - TYPE M

USED TO DEFINE A PAVEMENT EDGE
eg. LOCAL AREA TRAFFIC MANAGEMENT SCHEMES

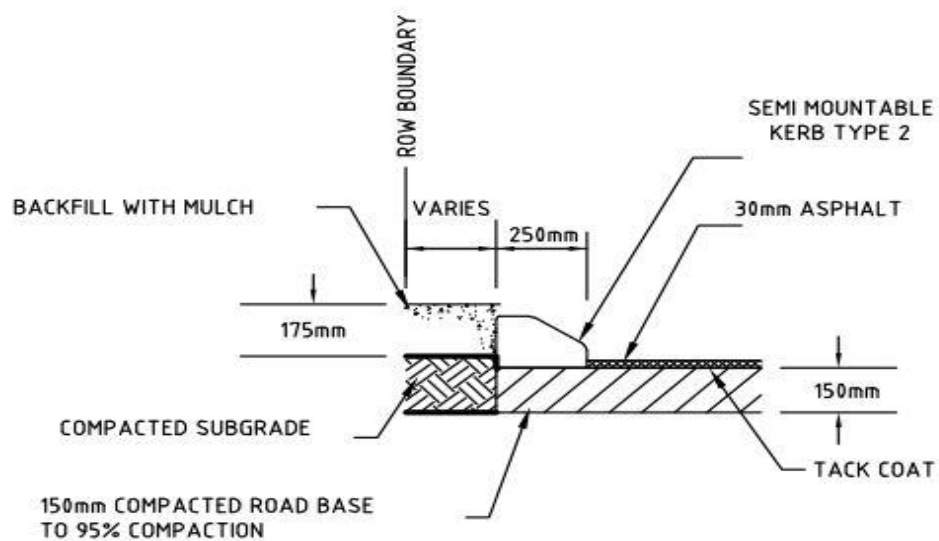
SECTION 3-

Treatment Option 1: (Asphalt and kerb with an installation of 1 meter garden bed)



LEGEND

DESIGN KERB	
ASPHALT	
GARDEN BED	



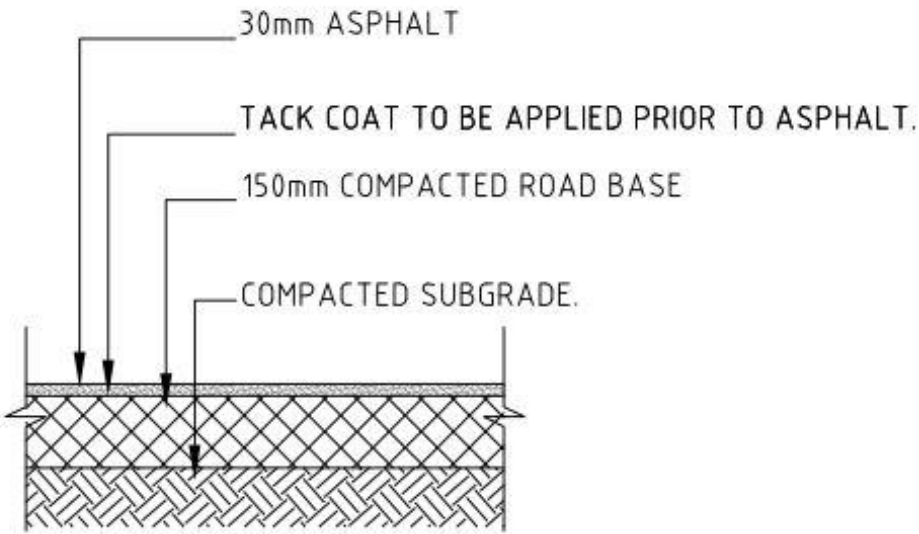
DETAILS OF INDIVIDUAL RIGHTS OF WAY

Treatment Option 2- (Asphalt only with not garden bed)



LEGEND

ASPHALT



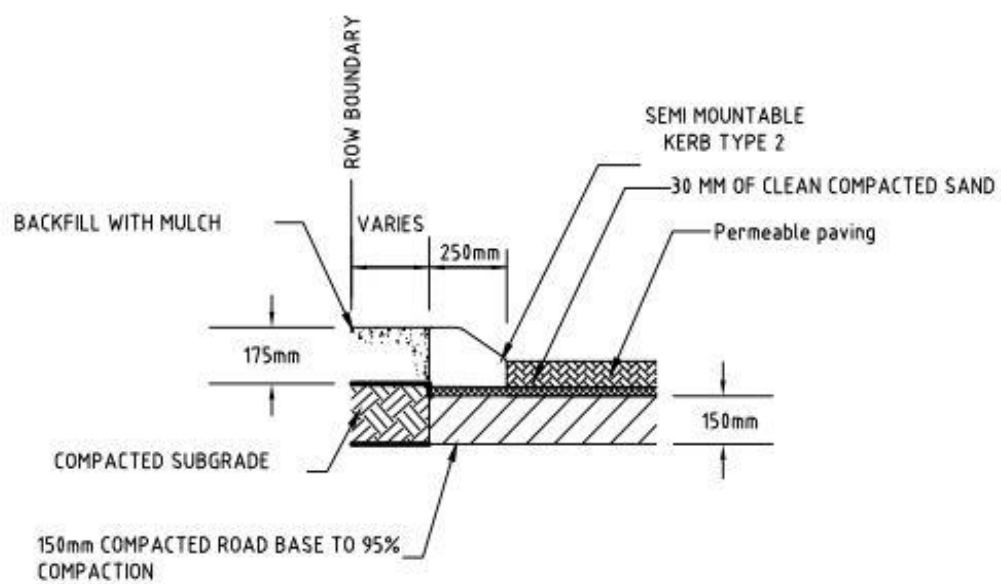
DETAILS OF INDIVIDUAL RIGHTS OF WAY

Treatment Option 3- (Bricking paving with garden bed)



LEGEND

DESIGN KERB	
ASPHALT	
GARDEN BED	



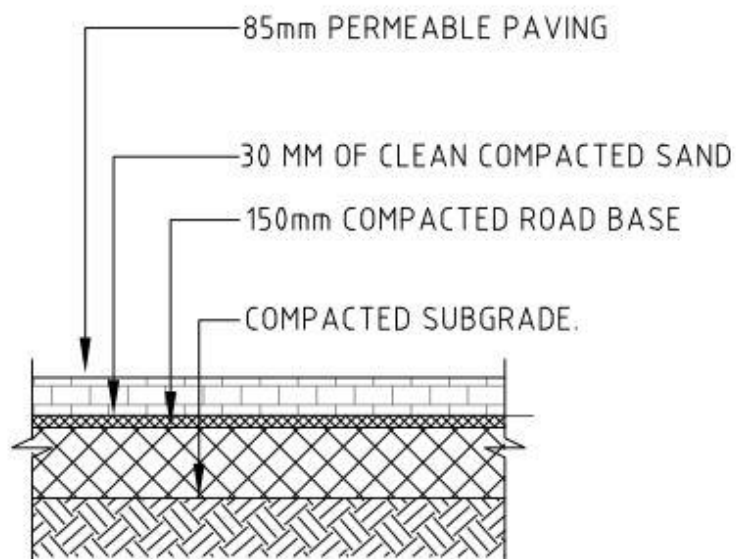
DETAILS OF INDIVIDUAL RIGHTS OF WAY

Treatment Option 4 - (Brick paving only with not garden bed)

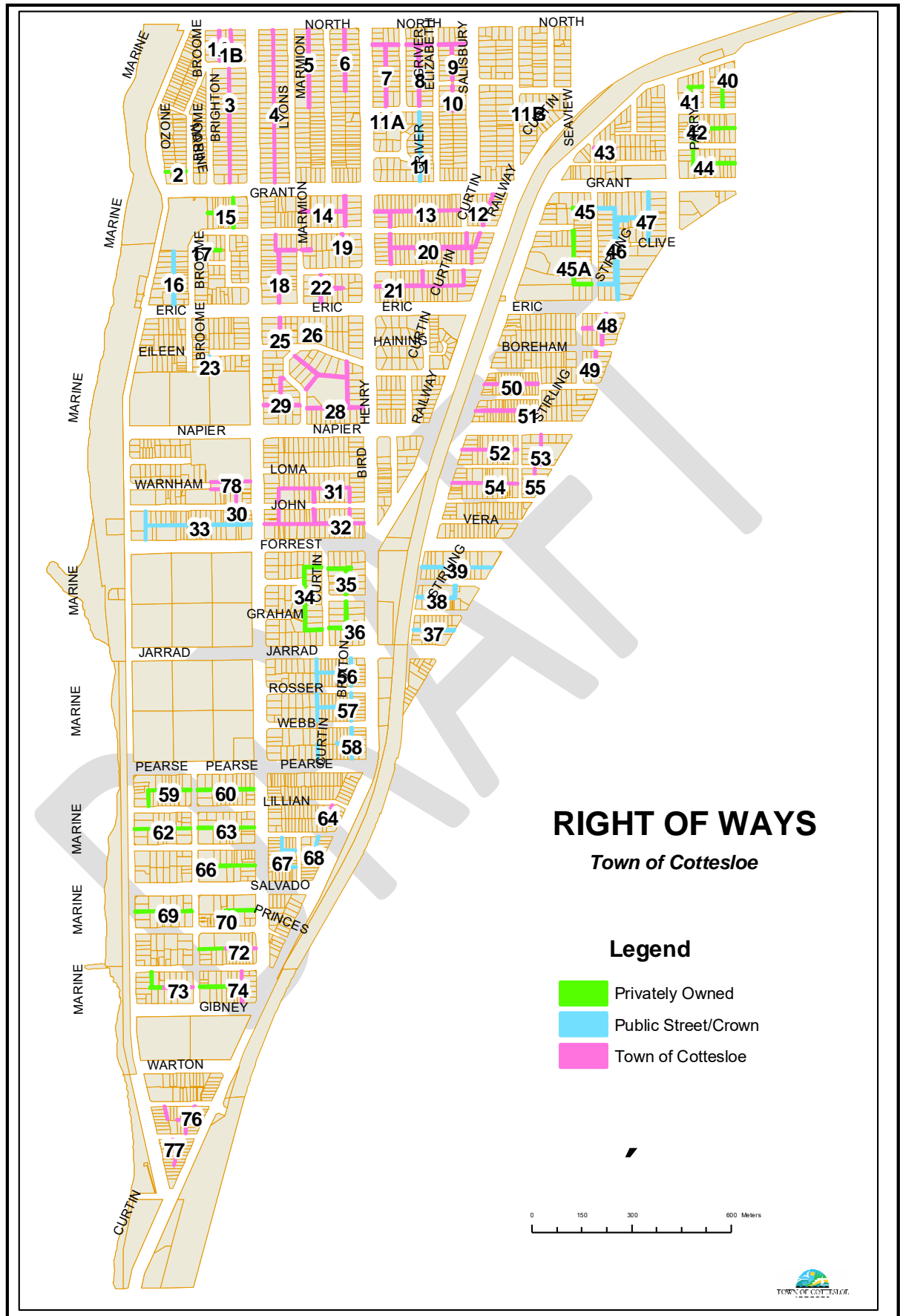


LEGEND

Brick paving



SECTION 4- Locality Plan



*privately owned laneway ownership transfers pending

SECTION 5- Individual Rights of Way

ROW – 1



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW – 1

**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 483
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3332
LENGTH 176.4m, WIDTH 3.7m, AREA 684 m² + 4 entranceways**

LANEWAY: Partly Sealed

DRAINAGE: No

**SURFACE MATERIALS: 1A- Asphalt
1B- Brick Paving**

**PROPOSED MATERIALS: 1A- Asphalt
1B- Brick paving**

**CONDITION ASSESSMENT: 1A- 3
1B- 5**

CONDITION ASSESSMENT DATE: 16/10/2018

**REGISTERED OWNER(S)
TOWN OF COTTESLOE**

(Transferred to Council as the result of sales for rates procedure 1990/91)

INSPECTION NOTES

1988- Both of these small rights of way are well used with vehicle access to almost every abutting property. Sewer main along each right of way.

1A- Is used for rubbish collection. The major length has been constructed; bitumen surfaced and has drainage provided. The northern end is of good standard but the surface in the southern section (apparently constructed earlier) has deteriorated badly and early attention is needed to preserve the work.

1B- The section abutting Lots 11 and 12 has been brick paved. The balance is compacted earth which appeared to be in reasonable condition and did not warrant any improvement at this stage.

1992- Right of Way 1A - resurfaced (Hot Mix) by Council in 1990.

2005- Both of these rights of way are well used.

2020- Both Laneways are well used

TREATMENT OPTION 2

1A- no resurface required

1B existing surfaced material to be removed

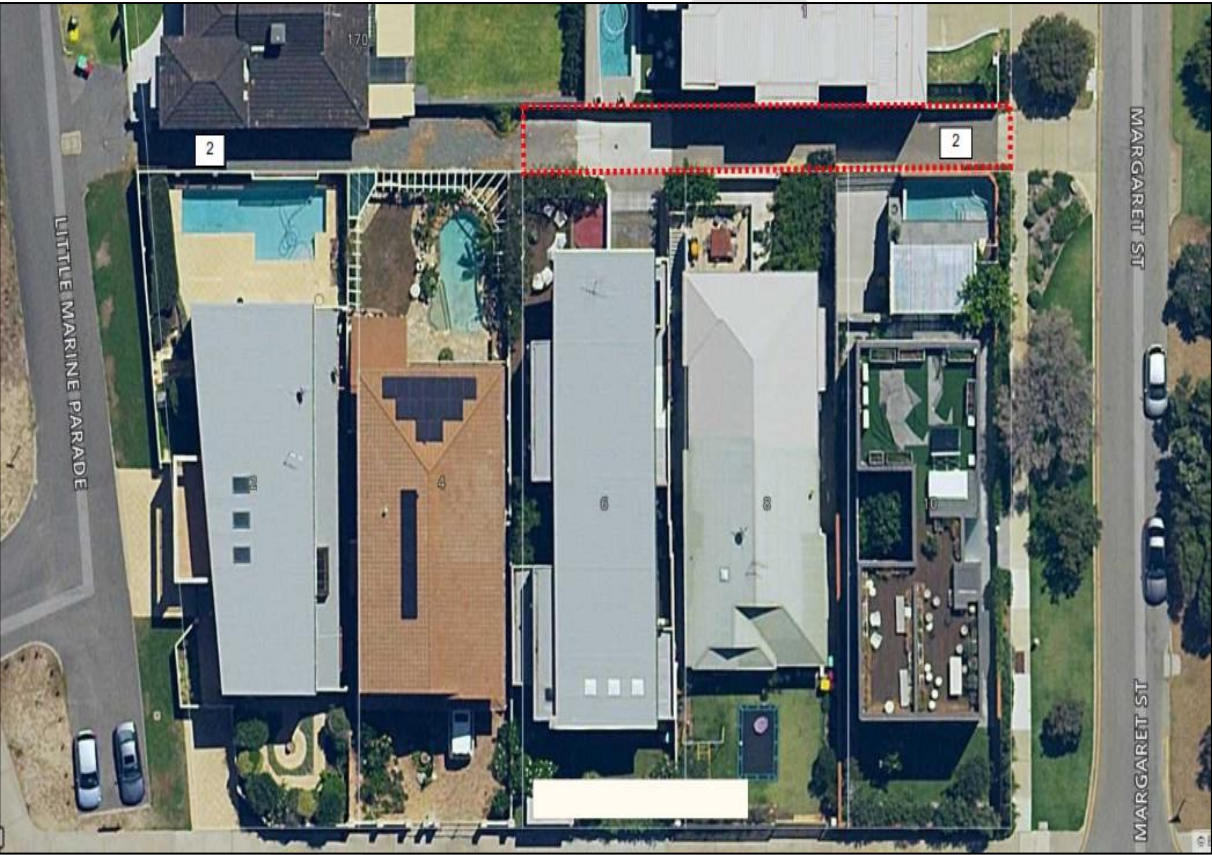
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW-2



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 2

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1898 FOLIO 975

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2689

LENGTH 65.1m, WIDTH 3.6m AREA 176m² + 2 entrance ways

LANEWAY: Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 15/03/2020

REGISTERED OWNER(S)

State of WA

(Purchased by private treaty as the result of sale for Rates procedure 1990/91)

INSPECTION NOTES

1988- The building on Lot 61 (House No. 170 Little Marine Parade) appears to have encroached approximately one meter into the right of way. From notes on file this encroachment existed at least 17 years ago.

This right of way appears to be well used but there seems little justification for such use with only two abutting properties having provision for vehicle access and neither of these indicates frequent use. Entranceways are deteriorating.

1992- Nothing significant.

2005- Encroachment now exists on title, making the ROW narrow at the western end. Lane way Boundary Reduced

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 3



CERTIFICATE OF TITLE WHICH RELATES:

3A VOLUME 1909 FOLIO 483

3B VOLUME 1909 FOLIO 485

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 3

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

3A - P3332

3B - P2735

LENGTH 346.1m, WIDTH 3.6m, AREA 1184m² + 2 entrance ways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: 3A- Red Asphalt, Sand

3B-Asphalt, Insitu concrete

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3A - Asphalt: 4 / Sand: 5

3B - Asphalt: 3/ Insitu concrete: 3

CONDITION ASSESSMENT DATE: 15/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result of sales for rates procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Unless requested by abutting owners, any improvement other than some filling of drainage scouring and minor leveling is considered to be of low priority.

INSPECTION NOTES

1998- This right of way is used for rubbish collection and has the sewer main running its full length. It is, in the main, consolidated natural sand and is in reasonable condition, although one or two sections require improvement to assist passage of vehicles with low clearance. Almost all abutting properties use it for either vehicle or pedestrian access or both.

1992- Nothing significant.

2005- This right of way is well used.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW - 4A & 4B



CERTIFICATE OF TITLE WHICH RELATES:
4A VOLUME 1909 FOLIO 483
4B VOLUME 1909 FOLIO 485

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW - 4A & 4B

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

4A - P3332

4B - P2735

LENGTH 461m, WIDTH 3.6m, AREA 1671m² + 2 entranceways

**LANEWAY: 4A-Partly Unsealed
4B Unsealed**

**DRAINAGE: 4A- No
4B- Yes**

**SURFACE MATERIALS: 4A: Asphalt / Sand
4B: Grass / Sand / soil**

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4A: Asphalt- 3 / 4A/4B: Sand- 5

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result of sales for rates procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Some minor maintenance is justified because of the rubbish service, but apart from this, any further improvement at this stage is considered to be of low priority.

INSPECTION NOTES

1988- The majority of abutting properties have provision for vehicle access from this Right of Way which is in the main consolidated natural sand. The rubbish collection service uses this right of way and the sewer main runs its full length.

1992- Nothing significant.

2005- This right of way is well used.

2020- The Laneways is well used and significant cracks on the surface

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 5



**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 483
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3332**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 5

LENGTH 236.5m, WIDTH 3.6m, AREA 855m² + 1 entranceway

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt/Grass

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result of sales for rates procedure 1990/9 1)

RECOMMENDED ACTION (1988 Report)

Leave as it is for the present time unless abutting owners are prepared to contribute to construction and drainage.

INSPECTION NOTES

1988- Sewer main runs along the right of way. Almost all abutting properties have provision for vehicle access and it is obvious that this 'dead end' right of way is well used. The southern section adjoining the retirement villas is brick paved with some drainage provision. Drainage appears to be disposed of into Council's Lyons Street sump. The remainder of the right of way is generally of compacted sand. It is in reasonable condition and does not warrant improvement from Council funds.

1992- Nothing significant. NOTE: The section shown dotted in Lot 82 is still included in Council's Title although it was closed and included in Lot 82 some years ago. Apparently it will not be transferred until either the owner of Lot 82 makes application or there is a transfer or similar dealing. The owner has previously been advised of this situation.

2005- Lot 82 has made application and transferred title onto his title. Access is being gained through lot 500 (the retirement villas) to this dead-end right of way. This right of way is well used.

2020- Nothing significant. But the laneway is well used

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW-6



**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 484
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P4459**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW-6

LENGTH 252m, WIDTH 5.1m, AREA 976m² + 1 entranceway

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt/Grass

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 5

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result of sales for rates procedure 1990/97)

RECOMMENDED ACTION (1988 Report)

Take action to formally close that section which has been fenced in by abutting owners, with a possible sale of land to abutting owners.

Leave the remainder of the right of way as it is for the time being unless abutting owners are prepared to contribute to paving and drainage.

INSPECTION NOTES

1988-The majority of abutting owners have provision for vehicle access. The sewer main is in the right of way which is of compacted earth with surface drainage. It is evident that this right of way is well used except for the section southward from Lot 21 (House No. 36 Lyons Street) - from where it appears to have been "unofficially closed".

1992- The section of the right of way south of Lot 21 was closed in 1992 and land apportioned to abutting properties. Certificate of Title will need to be amended.

2005- Certificates of titles have been amended and there is a fence at the end of the right of way. The right of way is well used, with most new houses currently under construction gaining access to it.

2020- The laneway is well used, significant damage and cracks on the surface.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 7



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 7

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1750 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3659

LENGTH 793.3m, WIDTH 5.0m, AREA 3849m² + 10 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt, Grass

PROPOSED MATERIALS: Asphalt and Brick paving

CONDITION ASSESSMENT: 5

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

As the Council owns the title, there seems no urgent demand for improvement, no immediate action is recommended except that perhaps consideration could be given to seeking the declaration as a public street of that section of right of way No. 9 which has been paved with BG blocks. This could be desirable from the aspect of Traffic Act control.

INSPECTION NOTES

1988- About half of the abutting properties use this right of way for vehicle access and the sewer main runs through it. It is compacted sand with surface drainage and is in reasonable condition. Some drainage wash into Federal Street may justify some attention to a small section but the balance does not warrant any improvement at present.

1992- Nothing significant.

2005- The right of way is well used.

2020- Nothing significant, but the laneway is well used.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 8



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 8

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1750 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3659

LENGTH 793.3m, WIDTH 5.0m, AREA 3849m² + 10 entranceways

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt, sand, soil

PROPOSED MATERIALS: Asphalt and Brick paving

CONDITION ASSESSMENT: Asphalt - 4 Sand - 5

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

As the Council owns the title, there seems no urgent demand for improvement, no immediate action is recommended except that perhaps consideration could be given to seeking the declaration as a public street of that section of right of way No. 9 which has been paved with BG blocks. This could be desirable from the aspect of Traffic Act control.

INSPECTION NOTES

1988- Used by about 35% of abutting owners for vehicle access and the sewer is along this right of way. Although not as tidy as right of Way No. 7, this is of similar standard and any proposed pavement improvement would be of low priority.

1992- Nothing significant.

2005- The right of way is well used.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 9



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 9

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1750 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3659

LENGTH 364m, WIDTH 5.0m, AREA 1820m² + 10 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Red Asphalt, Grass, Paving

PROPOSED MATERIALS: Asphalt and Brick paving

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

As the Council owns the title, there seems no urgent demand for improvement, no immediate action is recommended except that perhaps consideration could be given to seeking the declaration as a public street of that section of right of way No. 9 which has been paved with BG blocks. This could be desirable from the aspect of Traffic Act control.

INSPECTION NOTES

1988- The east west section between Kathleen and Griver Streets has been paved with BG blocks by the Council and is of good standard. The north/south section to Balfour Street is well used (30% take vehicle access) and is compacted sand with surface drainage and in reasonable condition.

1992- Nothing significant.

2005- The right of way is well used.

2020- Significant Cracks on the surface

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 10



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 10

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1750 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3659

LENGTH 364m, WIDTH 5.0m, AREA 1820m² + 10 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt, Sand

PROPOSED MATERIALS: Asphalt and Brick paving

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

As the Council owns the title, there seems no urgent demand for improvement, no immediate action is recommended except that perhaps consideration could be given to seeking the declaration as a public street of that section of right of way No. 9 which has been paved with BG blocks. This could be desirable from the aspect of Traffic Act control.

INSPECTION NOTES

1988- More than half of the abutting owners use this right of way for vehicle access. It also contains the sewer main. It is very similar to the others in this group and is not considered to be in need of urgent attention.

1992- Nothing significant.

2005- The right of way is well used.

2020- Nothing significant. But the laneway is well used

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

Row-11



**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 812 FOLIO 98
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P9049**

11 - LENGTH 208.6m, WIDTH 4.3m, AREA 907m² + 2 entranceways

11A - LENGTH 36.1m, WIDTH 1.7m, AREA 65m² + 2 entranceways (pedestrian)

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 11

LANEWAY: Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt, Sand, Grass

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 11: Asphalt/ Sand – 5
11A: Asphalt - 2 sand/ Grass – 5**

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

STATE OF WA (TRUSTEES OF PUBLIC EDUCATION ENDOWMENT)

SUMMARY OF INSPECTION NOTES (1988 Report)

Sewer along this right of way was apparently installed prior to subdivision of the Andrews Place sub Lot 9 and is offset - along the eastern side of the right of way. Although used by the rubbish collection service and by a number of abutting owners for vehicle access this right of way is in good condition. It is of compacted sand with surface drainage and no pavement improvement is considered necessary at the present time.

RECOMMENDED ACTION (1988 Report)

Leave as it is unless abutting owners seek improvement by contributing.

INSPECTION NOTES

1992- Nothing significant. Except that the 1991 amendment to Section 167A of the Transfer of Land Act now classes ROW 11 and 11A as Public Ways.

2005- 11A is only able to be walked through as it is not wide enough for vehicles. It is covered with slabs. Both rights of way are well used.

2020- Nothing significant, Both rights of way are well used.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 11B



CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1372 FOLIO 591

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D45023

LENGTH 69.0m, WIDTH 3.7m, AREA 244m² + 1 entranceway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 11B

LANEWAY: Partly unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 15/10/2018

REGISTERED OWNER(S)

STATE OF WA

A note on the Diagram of Survey indicates that the Right of Way was to be vested in the Crown as provided in the Town Planning Act.

SUMMARY OF INSPECTION NOTES (1988 Report)

This right of way has been constructed and sealed the full width for its full length and provides vehicle access to 6 of the 7 abutting properties. The pavement is in need of some maintenance and kerbing to protect fences and improve drainage has been proposed.

An enquiry was previously received as to whether the Council could assist in arranging the required work. It was considered that action by the Council under the provisions of Section 297 of the Local Government Act would prove impractical because of the unfair apportionment of costs in this instance. It is anticipated that the owners involved will eventually make their own arrangements for this work.

RECOMMENDED ACTION (1988 Report)

Leave for the present time.

INSPECTION NOTES

1992- A recent 1991 amendment to the Transfer of Land Act provides that a right of way vested in the Crown as a condition of subdivision approval is a Public Right of Way. This right of way would appear to be such a Public Right of Way and it is possible that Council is authorised by Sections 301 of the Local Government Act to expend Municipal funds on its improvement.

2005- Right of way is well used and is in good condition.

2020- The right of way is well used but still in good condition.

TREATMENT OPTION 2

Existing surfaced material to be removed

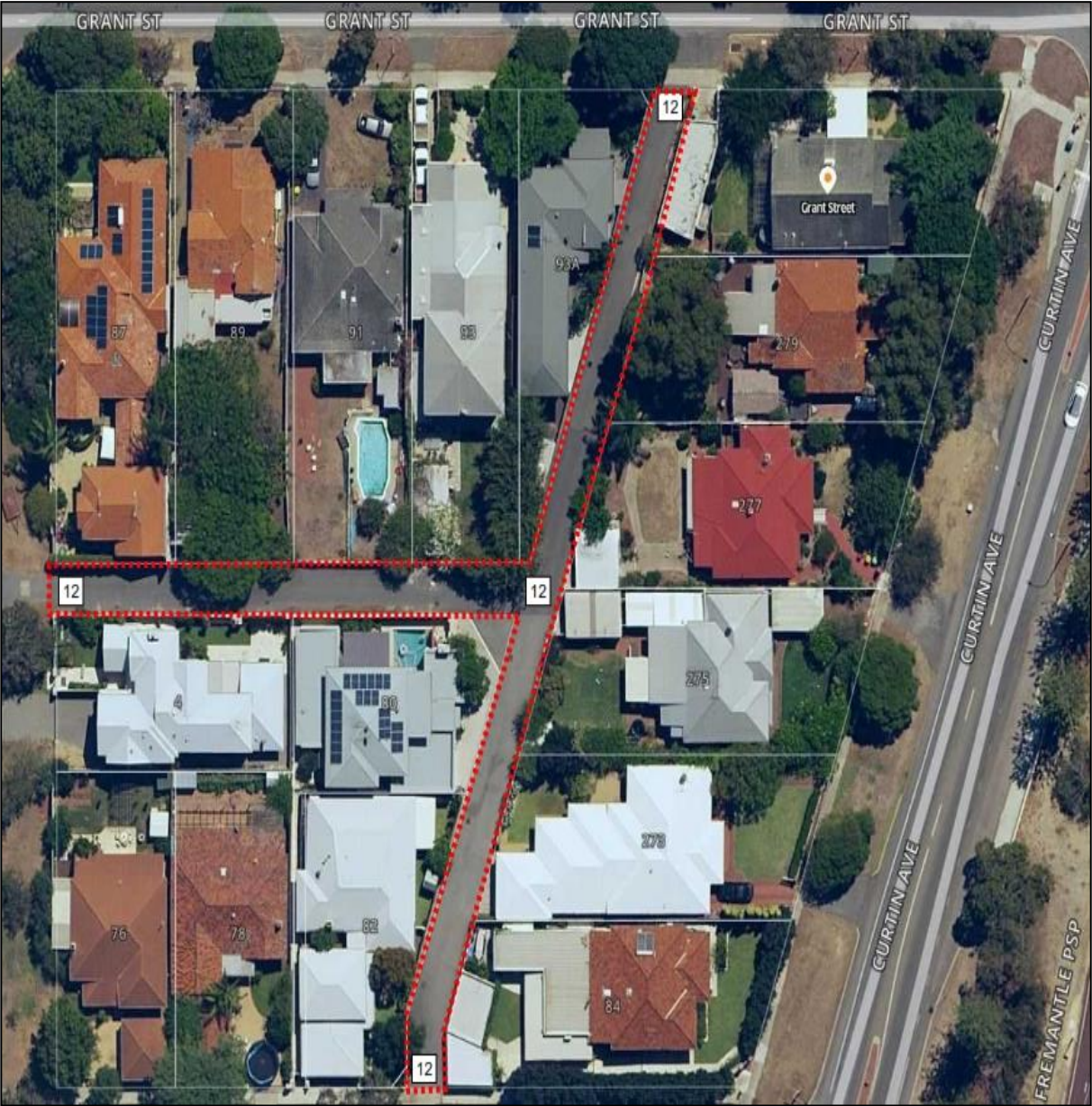
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 12



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 12

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 479

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3369

LENGTH 178.5m, WIDTH 5.0m, AREA 777m² + 3 entranceways

LANEWAY: Partly unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result of sales for rates procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave as it is.

INSPECTION NOTES

1988- Sewer mains run through this Right of Way. Almost all adjoining properties use it for vehicle access. Compacted sand is in reasonable condition. Hard to justify any pavement improvement at present.

1992- Nothing significant.

2005- Right of way is well used.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 13



ROW- 13

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1658 FOLIO 987

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2648

LENGTH 302.9m, WIDTH 5.0m, AREA 1470m² + 3 entranceways

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)
TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)
Leave as it is.

INSPECTION NOTES

1988- Sewer main runs through this right of way. Well used by abutting owners for vehicle access. Compacted sand is in reasonable condition. Some sections have been strengthened with rubble, etc. Hard to justify any pavement improvement at present.

1992- Nothing significant.

2005- Well used right of way.

2020- Nothing significant, But is well used right of way

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 14A & 14B



CERTIFICATE OF TITLE WHICH RELATES:

14A VOLUME 1909 FOLIO 485

14B VOLUME 1906 FOLIO 174

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

14A - P2735

14B - P2701

LENGTH 224.5m, WIDTH 5.0m, AREA 1128m² + 2 entranceways

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 14A & 14B

**LANEWAY: 14A- Unsealed
14B- Sealed**

**DRAINAGE: 14A- No
14B- No**

**SURFACE MATERIALS: 14A- Sand, Soil
14B- Grass, Sand, Soil**

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 14A/B- 5

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the result procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Take no action to improve standard of construction but consider in the future the advantages which can accrue to all abutting owners and Council if this right of way is closed.

INSPECTION NOTES

1988- Sewer main in right of way. Section between Hawkstone Street and Grant Street is well used. Has not been constructed but is in reasonable condition and there appears no need for construction at present. The dead end section to the west shows little evidence of use by vehicles. This is an instance where closure and incorporation into abutting properties will increase most adjoining block areas to a size which will enable development as duplex site.

1992- Nothing significant. Should any enquiries be received for purchase, subdivision and amalgamation of any part of this right of way Council should consider a 'guided scheme' for the precinct bounding the right of way.

2005- Hawkstone to Grant Street is still well used, with little use up the dead end.

2020- Hawkstone to grant street is well used significant cracks and hole on the surface

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 15



CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1898 FOLIO 975

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2689

LENGTH 171.1m, WIDTH 3.6m, AREA 619m2 + 2 entranceways

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 15

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Purchased by private treaty as the result of sale for rates procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Some improvement and possibly sealing of the southern section from Hawkstone Street must be considered. How it is to be funded, must be decided by Council. (Especially in view of the considerable correspondence received from one Hawkstone Street resident regarding previous maintenance)

INSPECTION NOTES

1988- Sewer main is laid in this right of way. The section from Grant Street is used by the rubbish service contractors. The northern half of this section has been paved and drained and serves as vehicle access for a considerable number of flats on Lots 25 and 26 Broome Street as well as other adjoining properties. The southern half of this section through to Hawkstone Street is rubble and compacted sand and is well used. Wash from the sealed section is causing scour damage in this section. The east - west section to Grant Marine Parade is used by some abutting owners for vehicle access and a number have pedestrian gates. It is of natural material and is in reasonable condition.

1992- Nothing significant.

2005- Large sections of this right of way have been upgraded. The middle section is of a low standard due to the construction material and the heavy traffic.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 16



NOTE: In approximately 1986 a spur westward from this right of way running along the rear boundaries of Lots 29 and 30 was subdivided and amalgamated with an adjoining lot to create Lot 101 (Golden Sands) although no longer shown, this section of Lot 101 is still a right of way endorsed on the Certificate of Title Lot 101 as such.

**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1706 FOLIO 796
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D68557**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 16

LENGTH 161.89m, WIDTH 5.03m, AREA 838m² + 1 entranceway

LANEWAY: sealed

DRAINAGE: Yes

SURFACE MATERIALS: Brick Paving

PROPOSED MATERIALS: Brick Paving and Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

STATE OF WA (QUEEN ELIZABETH II)

Note: As a condition of approval of the subdivision/amalgamation resulting in Lot 101 (mentioned in the note above) the remainder of the right of way as shown in the sketch was transferred to the Crown. Because of a recent amendment to the Transfer of Land Act, it would probably now be classified as a Public Right of Way.

INSPECTION NOTES

1988- Approximately, 98 meters of this right of way northward from Eric Street (as marked on the plan) has been paved to its full width with Calsil Interpave blocks and some drainage has been included. Cosmetically, this is probably the best section of right of way in Cottesloe.

For the remaining section northward to Grant Marine Park, some construction plan should be prepared to ensure that if, and when, it is paved, there are no problems resulting from Accumulating storm water (this section is in a hollow).

1992- Paving now extends further northward because of improvements associated with redevelopment of abutting property and action has been taken to exclude vehicles entering or leaving the reserve via the right of way.

2005- North of Lot 10 has bollards across the right of way to stop access by vehicles, but pedestrians still have access. Right of way is brick paved but is very undulating.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 17



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 17

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1540 FOLIO 913

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D4485

LENGTH 37.8m, WIDTH 5.0m AREA 195m² + 1 entranceway

LANEWAY: sealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

Leave it as is.

SUMMARY OF INSPECTION NOTES

1988- Vehicular access to this right of way is through Lot 363 which was excised from the Grant Marine Park Reserve for this purpose. Lot 363 is vested in the Council as Reserve 39078. Some gravel has been placed in part of the access through the reserve and some of the right of way. The balance is compacted sand. The right of way is used for vehicle access to the flats at No. 3 Hawkstone Street and by Mr. Davies. The house adjoining the reserve takes vehicle access from the reserve. Some abutting properties have pedestrian gates. Generally the condition of the access reserve and the right of way are sufficient for the current use.

1992- Mr. Davies erected a gate obstruction across the west end of the right of way and notified the owners of units on Lot 24 that they had no right of carriageway. This seems contrary to the Diagram of Survey which establishes the right of carriageway. The Corporate Body was seeking legal confirmation of its rights.

2005- A gate has been constructed between Lots 50 and 2 enclosing the right of way to incorporate it into the yard of Lot 6.

2020- Nothing significant. The right of way is well used.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 18 & 18A



CERTIFICATE OF TITLE WHICH RELATES:

18A VOLUME 1909 FOLIO 485

18 VOLUME 1906 FOLIO 174

PLAN (P) OR DIAGRAM (D)) IN WHICH INCLUDED:

18A - P2735

18 - P2701

LENGTH 265.8m, WIDTH 5.0m AREA 1426m² + 3 entranceway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 18 & 18A

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 18- 3
18B- 2**

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

**TRANSFERRED TO COUNCIL AS THE RESULT OF SALE FOR RATES
PROCEDURE 1990/91)**

RECOMMENDED ACTION (1988 Report)

If considered warranted, seek declaration as a public street and if/when this is achieved, construct and drain to proper standards at Council's cost.

INSPECTION NOTES

1998- This section of right of way northward from Eric Street adjoining the Eric Street Shopping Centre has been constructed and sealed. Paving deteriorates as proceeding northwards and becomes consolidated earth at Hawkstone/Chamberlain Streets. This right of way is well used by the Shopping Centre and the residents of the abutting flat properties in Broome Street. Almost all abutting properties take vehicle access from this right of way and as a consequence, the unconstructed sections show considerable wear. There also appears to be a drainage problem developing with flow into Broome Street properties.

1992- A section west of Chamberlain Street and an extension of the paved section from Eric Street have since been paved and drained in conjunction with grouped housing developments on abutting blocks. There are still, however, sections in almost urgent need of improvement.

Council should have an overall design prepared for this right of way to be paved and drained throughout and after obtaining an estimate, decide how the work should be funded.

2005-Right of way is heavily used. Area behind Lots 82 and 37 shows signs of wear and tear.

2020- Right of way is heavily used. Lot of wear and tear

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 19



CERTIFICATE OF TITLE WHICH RELATES:
19 (Southern Half) VOLUME 1906 FOLIO 174
19A VOLUME 1906 FOLIO 174

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:
19 - P2701
19A - P2701

LENGTH 91m, WIDTH 5.0m, AREA 458m² + 2 entrance ways

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 19

LANEWAY: Partly Unsealed

DRAINAGE: 19- Yes
19A- No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 19- 2 / 19A-3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

ROW 19 - Leave as it is.

ROW 19A - Leave until such time as abutting landowners can agree to closure.

INSPECTION NOTES

1988- ROW 19 It has been constructed sealed and drained and provides vehicle access to four abutting properties although ostensibly it appears to be incorporated in property 14 Chamberlain Street

ROW 19A In July 1982, the whole of this part of right of way running from Hawkstone Street to Florence Street, was gazetted as being closed and apparently tax plans and similar records were so amended. Subsequently, because there had been an error caused by an earlier application which did not proceed, a notice only closing the southern section was gazetted.

Therefore although not shown on Council plans the section marked still exists and can be seen on site.

1992- Nothing significant.

2005- ROW19 is well used with all Lots gaining access directly onto it. ROW 19A is used infrequently but is well maintained and free of obstructions.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m2 impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 20

**LANEWAY: 20A- Partly sealed
20B, C, D- Unsealed**

DRAINAGE: NO

SURFACE MATERIALS: Asphalt/ Sand / Soil

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 20A- 3
20B, C, D- 5**

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(CERTIFICATE OF TITLE 1909/478 & 1909/479 WERE TRANSFERRED TO COUNCIL AS THE RESULT OF SALE FOR RATES PROCEDURE 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave it as is, except to perhaps close the fenced in section.

INSPECTION NOTES

1998- A sewer main is contained in this right of way. The majority of abutting properties have vehicle access from the right of way. It is reasonably trafficable and at this stage does not have a high priority for pavement improvement. There would seem to be considerable fence encroachment and the section contained in sub Lot 21 has been fenced inside the abutting Florence Street properties except for the spur back to Florence Street which has been obstructed to vehicle traffic at its northern end by the erection of steel poles.

1992- Nothing significant. With regard to the additional width on the south side of this right of way which has-been fenced with Lots 4 -13 inclusive for many years, Council should decide as to whether the fences be removed or section closed. The title has been transferred free of all encumbrances (except that it is still a right of way) which nullifies any claims to title by adverse possession. It would therefore seem appropriate to now consider the future of this section.

2005- Fences still encroach into right of way from Lots 4 to 13. Bollards are still in place between Lots 4 and 1. The right of way is well used.

2020- The right of way is well used.

TREATMENT OPTION 1

Existing surfaced material to be removed

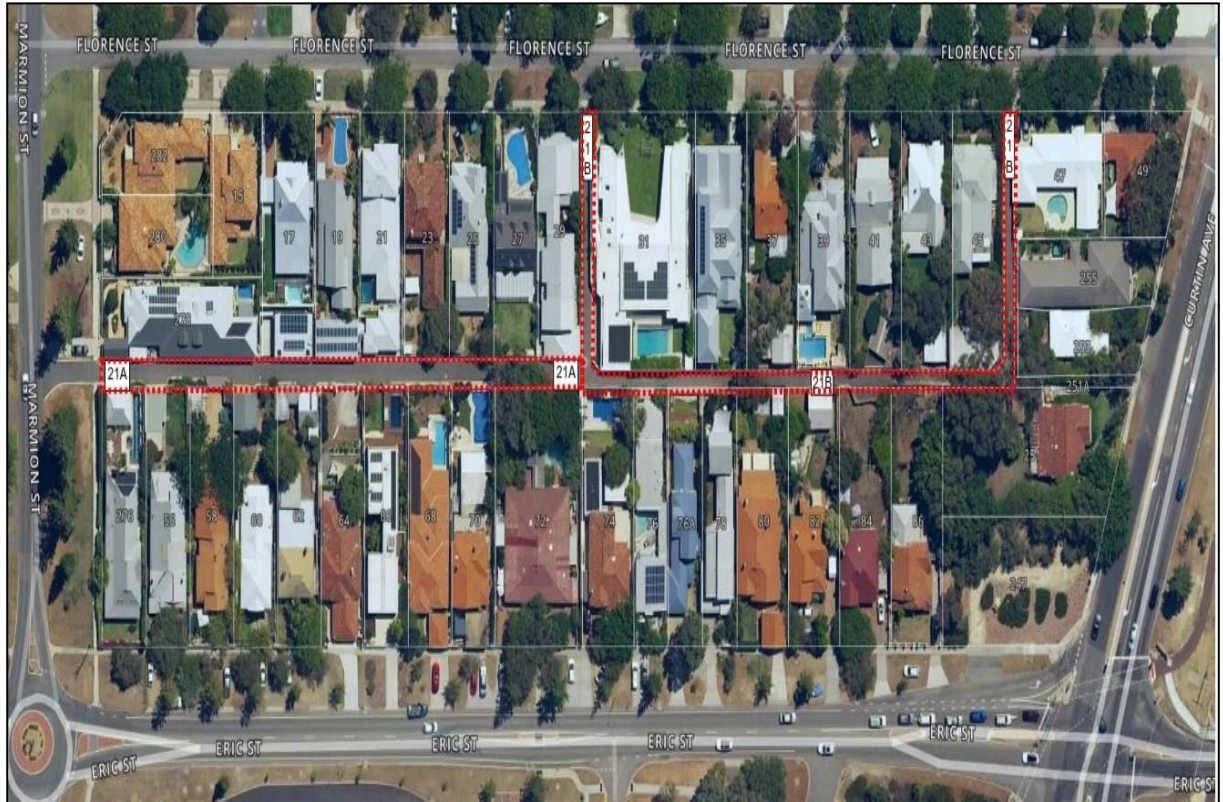
30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 21& 21A



CERTIFICATE OF TITLE WHICH RELATES:

21A VOLUME 1658 FOLIO 987

21B VOLUME 1909 FOLIO 478

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

21A - P2648

21B - P1932

LENGTH 356.3m, WIDTH (A) 5.0m, (B) 3.0m, AREA 1341m² and 3 Entranceways

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 21& 21A

**LANEWAY: 21A- Partly unsealed
21B- Sealed**

DRAINAGE: NO

**SURFACE MATERIALS: 21A- Asphalt /Sand
21B- Red Asphalt**

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 21A- Asphalt- 2 Sand- 5
21B- 5**

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)
TOWN OF COTTESLOE

CERTIFICATE OF TITLE 1909/478 WAS TRANSFERRED TO COUNCIL AS THE
RESULT OF SALE FOR RATES PROCEDURE 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave as it is until such time as abutting owners request construction.

INSPECTION NOTES

1988- A sewer main is contained in this right of way and is well used by vehicles. The majority of abutting properties have garages and/or gates served from the right of way. Some odd sections have been paved in concrete, bricks or bitumen but the major part is only compacted sand. No apparent problems.

1992- Nothing significant.

2005- Right of way is well used.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed
30mm Asphalt surface installed
1 meter wide garden bed installed to both sides
1200*1200 soak well installed every 110m² impermeable surfaces.

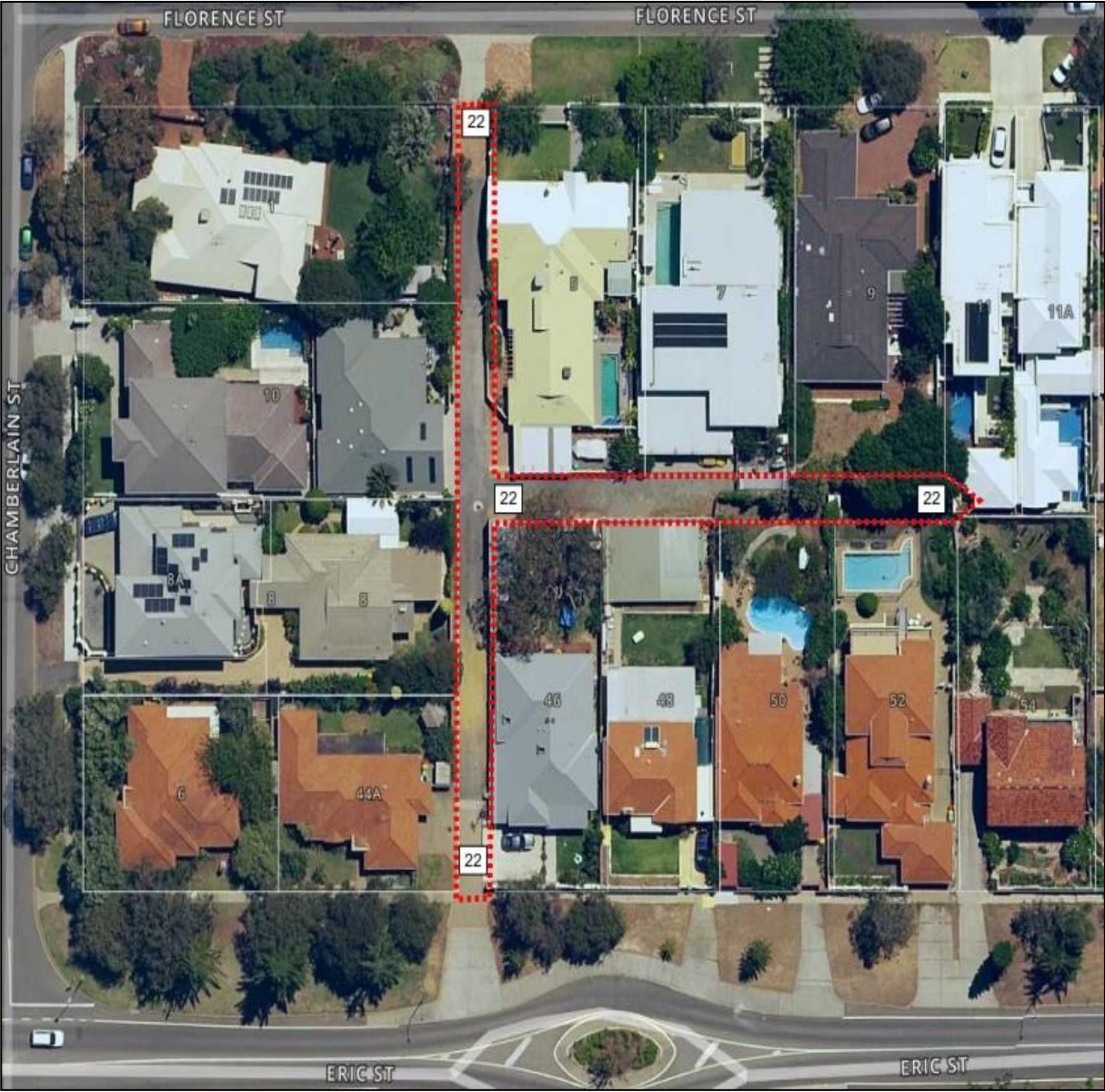
For (B) - 3.0M

TREATMENT OPTION 2

Existing surfaced material to be removed
30mm Asphalt surface installed
No garden bed
1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 22



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 22

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1906 FOLIO 174

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2701

LENGTH 226.4m, WIDTH 5.0m, AREA 762m² + 2 ENTRANCEWAYS

LANEWAY: Unsealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt /Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 3 Sand- 5

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Already in hand and will be reported in due course.

INSPECTION NOTES

1988- From the eastern boundary of Lot 42 (House No. 5 Florence Street) this right of way has been "unofficially closed" by the abutting owners fencing sections within their own properties. Council has already considered suggested closure and the views of abutting owners are currently being sought in this regard (1988), plus the possible construction of the remaining section at the cost of abutting owners.

1992- Section adjoining Lot 3 was closed and incorporated in Lot 3. No significant change since 1988 report.

Council should decide whether obstructions should be removed from the area and "taken over" or whether closure should again be proposed.

2005- Fence installed behind Lot 43 and the land equally divided into Lots 5, 6, 43 and 44. Right of way between 42 and 43 is infrequently used and is in a poor condition. The remainder of the right of way is well used.

2020- The right of way is heavily used.

TREATMENT OPTION 1

Existing surfaced material to be removed

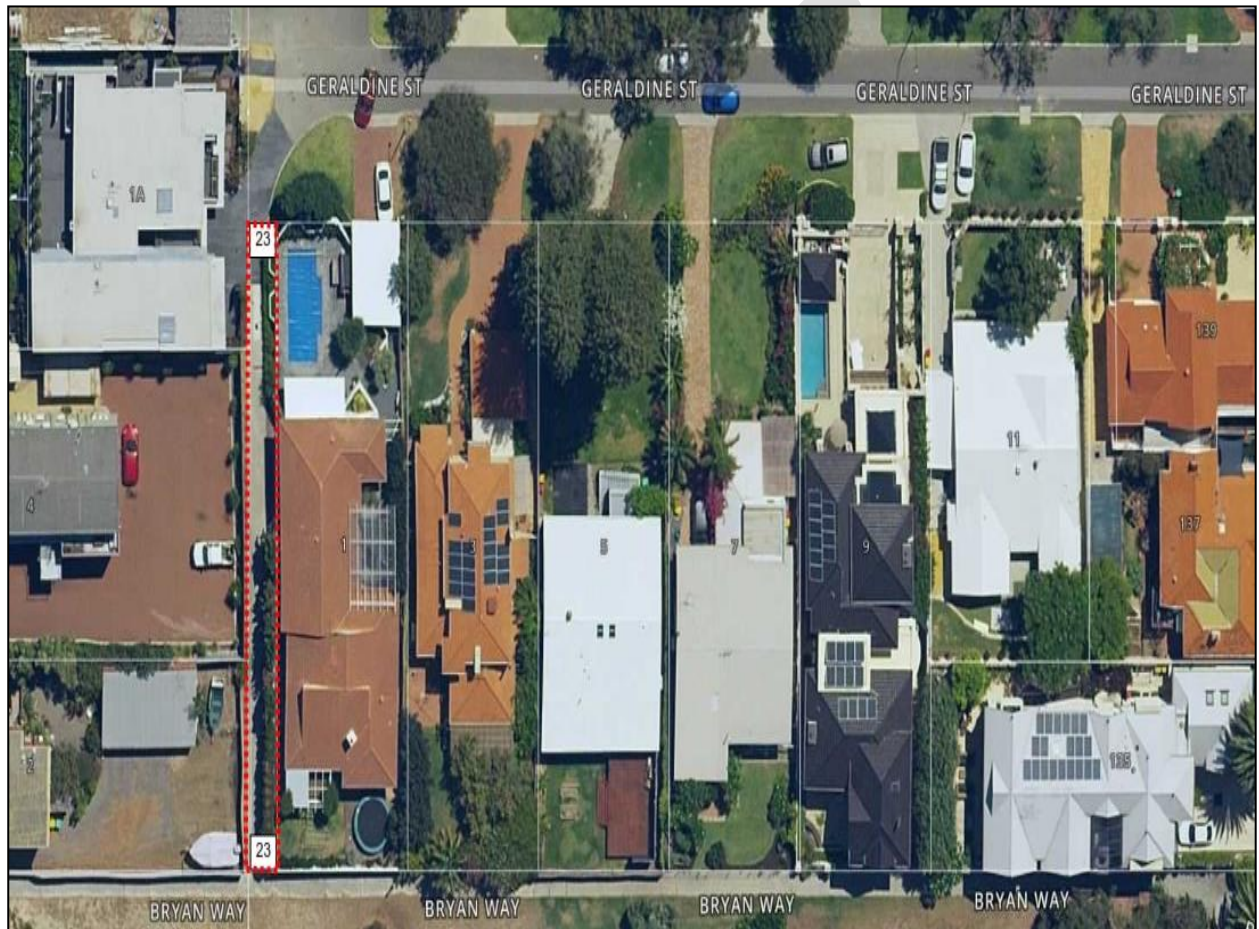
30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 23



Crown Reserve: R45117
Lot: 384 and 390
Management: Town of Cottesloe
Use: Pedestrian Access Way (PAW) and Public Utilities Services
LENGTH 46.8m WIDTH 3.0m AREA 147m² + 2 entranceway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 23

LANEWAY: Sealed

DRAINAGE: NO

SURFACE MATERIALS: Asphalt /Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 3 Sand- 5

CONDITION ASSESSMENT DATE: 13/03/2020

RECOMMENDED ACTION (1988 Report) (*Rewritten 2005*)

Obstruct pedestrian access way to prevent vehicle access and develop pedestrian pathway to link with dual use path in the reserve.

INSPECTION NOTES (*Rewritten 2005*)

1988- This PAW was dedicated as a road on the 18th March 1983. A 'spite strip', privately owned of 0.2m wide, ran down the western side of the PAW. This 'spite strip', stopped the lots in Gadsdon Street from gaining rear access into Geraldine Street. On the 3rd September 1997, council closed the Road (current PAW) and on the 5th December 1997, the Road became a Crown Reserve, for the use as a Pedestrian Access Way and Public Utilities Services. The 'Spite Strip' was purchased by Council and now forms part of the PAW. The owners of No. 1 Geraldine Street, relinquished their rights to access from the PAW (May 1997 letter on file), opting for access from Geraldine Street.

1992- Nothing significant.

2005- This pedestrian access way is to be used for pedestrian access only. Bollards have been installed at the southern end to stop vehicular traffic. The right of way is constructed in concrete and is in good condition. As the pedestrian access way is for pedestrian access only, no vehicles are allowed to travel upon or over the reserve. This effectively denies Lots 5,6,34 and part of the frontage of Lot 77 access over and from the pedestrian access way. Investigate the installation on bollards at the northern end.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 24 - Closed



CERTIFICATE OF TITLE WHICH RELATES: *VOLUME 1679 FOLIO 737 Cancelled*
(*The Volume and Folio is the last title that the ROW exists on before being cancelled*)
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D4478

INSPECTION NOTES (1988 Report)

1998- Serves to provide vehicle access to the units in Gadsdon Street and to the rear of 3 Eileen Street. The pavement is in reasonable condition and does not justify improvement by the Council.

RECOMMENDED ACTION (1998 Report)

Leave it as is.

INSPECTION NOTES

1992-Nothing significant, except that the Council has approved a proposed subdivision/amalgamation to include the right of way in abutting property in the same ownership.

2005-All rights of way over ROW 24 were extinguished on 27 September, 1993. The right of way has been included into Lot 54.

DRAFT

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 25



ROW- 25

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1906 FOLIO 174

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2701

LENGTH 80.4m, WIDTH 5.0m, AREA 396m² + 2 ENTRANCEWAYS

LANEWAY: sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Reconstruct entranceways to standard but leave right of way as it is for the present.

INSPECTION NOTES

1988- The sewer main is installed in this right of way which is used by the rubbish collection service and almost every abutting property has vehicle access from it. It is compacted sand, well used and in reasonable condition. At the present time, it does not need improvement but the entranceway each end need upgrading.

1992- Nothing significant.

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 26



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 26

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 481

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D5214

LENGTH 49.0m WIDTH 3.6m AREA 175m² + 1 ENTRANCEWAY

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Grass

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 17/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- Right of way 26 provides vehicle access to three of the abutting properties. It is in reasonable condition and one section has been reticulated by an adjoining owner.

1992- Nothing significant.

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 27- CLOSED

ROW- 28



CERTIFICATE OF TITLE WHICH RELATES:

28A VOLUME 1906 FOLIO 174

28B VOLUME 1909 FOLIO 482

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

28A - P2701

28B - P3313

LENGTH 541.7m, WIDTH 5.0m, AREA 2728m² + 5 ENTRANCEWAYS

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: 28A- Asphalt

28B- Red Asphalt / Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 13/03/2020

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 28

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

1) That sections (1) and (2) and the eastern part of section (3) of right of way No. 28B (shaded on the plan) be closed and incorporated in abutting properties as shown.

2) That the remaining part of section (3) be left as it is until abutting owners indicate need for improvement and desire to contribute towards cost.

3) That right of way No. 28A, which is completely constructed be left as it is.

SUMMARY OF INSPECTION NOTES (1992 Report)

1988- ROW 28A: has been constructed to a good standard and has the sewer main in both sections. It serves the Council's Works Depot and the majority of the abutting properties use it for access to their garages and yards. It is an example of the better standard of right of way in the district with mainly good garages and reasonable fencing.

ROW 28B: comprises three sections numbered (1), (2) and (3) on the plan.

Section (1) has been effectively closed at its eastern end by a garage erected at the rear of Lot 6 (House No. 11 Clarendon Street).

This property also contains a tennis court which encroaches across the right of way. Fencing continues across the right of way and this part is exclusively used by Lot 6. The remaining part of Section (1) has been included inside the Council Depot as shown. The part behind Lot 4 is very steep and broken with old quarry face, retaining wall, etc.

Section (2) from Nailsworth Street is part used by Lot 10 to provide vehicle access to the house and garage but the remainder is extremely steep and overgrown.

Section (3) has a concrete entranceway and section providing access to garages adjoining Lots 7 and 1. Section abutting Lots 8 and 9 is not constructed but is being used by vehicles. The section abutting the rear of lot 10 is extremely steep and overgrown.

1992- Nothing significant.

2005- The area behind lot 3, 4 and 5 is unable to be driven upon due to being unconstructed (sand) and overgrown.

2020- The right of way is well used

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 29



**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1906 FOLIO 174
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2701
LENGTH 197m, WIDTH 5.0m, AREA 97m² + 3 ENTRANCEWAYS**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 29

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 2 Sand- 5

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Presuming that section (2) was constructed at the cost of abutting owners, the Council may be authorised to spend municipal funds on the necessary maintenance which action is recommended. Section (1) and (3) should be left as they are until abutting owners request improvement.

INSPECTION NOTES

1988- This right of way is effectively divided into 3 sections marked (1), (2) and (3) on the plan. The southern end of section (1) is obstructed by an earth embankment and a small retaining wall. This right of way is well used by the abutting owners and is in fair condition.

Section (2) is separated from section (3) by posts erected across the right of way just east of the "T" junction. Section (2) has been constructed and sealed. Some sections of the seal are breaking up. From the posts to Nailsworth Street (Section (3)) is mainly compacted sand with some gravel. Generally, this section is in fair condition.

1992- Nothing significant.

2005- Retaining wall constructed between Lots 85 and 91. A significant drop on the other side of the retaining wall now exists with a set of pedestrian steps on the east side of this wall. Bollards still exist between Lots 91 and 89 to stop through traffic. Construction of a house on lot 85 is currently being undertaken and the right of way has been sealed in this area.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 30



CERTIFICATE OF TITLE WHICH RELATES:

30A - VOLUME 1909 FOLIO 489

30B - VOLUME 35 FOLIO 370

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

30A - P339

30B - P339

LENGTH 119m, WIDTH 2.7m AREA 328m² + 2 ENTRANCEWAY

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 30

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

30A TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

30B William Whitney DARTNALL and Henry Stirling TRIGG

RECOMMENDED ACTION (1988 Report)

Leave as it is for the time being except for necessary maintenance to prevent scour and retain investment in construction already completed.

INSPECTION NOTES

1988- The sewer main is contained in this right of way, which has been constructed throughout to varying standards with varying materials, e.g. BG blocks, concrete slabs, bitumen paving, etc. Some drainage scouring with wash into John Street indicates need for some attention in section with BG blocks strips. This narrow laneway is fairly well used and is in reasonable condition.

1992- Nothing significant.

2005- Right of way at Warnham Road end uses Lot 15 access to enter into right of way. Very little drainage to be seen. ROW 30B was found to be still in the original owner's names. Council should ask for this part of the right of way to be handed over, to keep the western end of the right of way open.

2020- The right of way is well used and significant damage on the surface

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 31



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 31

CERTIFICATE OF TITLE WHICH RELATES:

31A VOLUME 1909 FOLIO 490

31B VOLUME 1909 FOLIO 494

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

31A - P339 Lot 123

31B P377

LENGTH 365m, WIDTH 2.7m, AREA 996m² + 3 ENTRANCEWAYS

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt / Grass

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 31A- 3
31 B- 5**

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave as it is for the present time.

INSPECTION NOTES

1998- The three sections northward from John Street are used for vehicle access but for the main part of the east/west part of this right of way, very little such use is evident. A number of abutting properties have pedestrian gates but little use of them is evident. The spurs being used for vehicle access are in reasonable condition and no improvement would seem warranted.

1992- Nothing significant.

2005- Lot 34 has encroached onto the right of way. The right of way east of Lot 34 shows signs of little use due to its poor condition. The right of way west of Lot 34 is well use

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 32



CERTIFICATE OF TITLE WHICH RELATES:

32A VOLUME 1909 FOLIO 490

32B VOLUME 1909 FOLIO 494

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

32A - P339 Lot 124

32B - P377

LENGTH 465.1m, WIDTH 2.7m, AREA 1277m² + 5 ENTRANCEWAYS

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Grass / Soil

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 32A: 3
32B:5**

CONDITION ASSESSMENT DATE: 16/03/2020

ROW- 32

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Improvement of Section A seems justified whereas any improvement in Section B would only be warranted if requested by and paid for by those who are making use of it. It is suggested that consideration be given to having the right of way contained in Section A, and that part in section B adjoining the west boundary of Lot 199 declared as a public street so that in due course the Council can expend municipal funds on its improvement.

INSPECTION NOTES

1988- This right of way should be considered in its two section.

ROW 32A Almost every abutting property takes vehicle access from this right of way. Some construction has been done at the western end but is not in good condition. The condition of the right of way between the two spurs to John Street is not good. Both spurs back to John Street are well used.

ROW 32B The spur back to John Street at the eastern end, is used to provide vehicle access to a garage at the rear of Lot 111. It is in reasonable condition. A steep drop behind Lot 110 and an accumulation of earth spoil in this section prevents vehicle passage southwards to the main stem of the right of way. This section, from the central spur to Marmion Street is steep, overgrown and little used. Only two or three properties at the Marmion Street end take vehicle access from this section of right of way.

1992- Nothing significant.

2005- ROW 32A is well used. ROW 32B is of a very poor standard and is untrafficable due to its steepness. A dirt surface and steep drop still exists behind lot 110.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 33



CERTIFICATE OF TITLE WHICH RELATES: *RIGHT OF WAY DEDICATED AS PUBLIC STREETS 17607, 17608, 17609*

ROW- 33

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P339(1)

LENGTH 438m, WIDTH 2.7m, AREA 1191m² + 4 ENTRANCEWAYS

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

PUBLIC STREETS

UNDER THE CARE, CONTROL AND MANAGEMENT OF THE COUNCIL

RECOMMENDED ACTION (1988 Report)

That Council completes the construction, drainage and sealing of the remaining sections of these public streets.

INSPECTION NOTES

1988- Sewer main exists in this system. The sections within sub Lot 48 have been paved, sealed and drained and are in reasonable condition. It was also noted that considerable wash was coming from the unpaved section in sub Lot 50 and that storm water has been flowing into one John Street property and then into a swimming pool on a neighboring property.

1992- Nothing significant.

2005- The right of way is well used and is fully constructed.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

ROW- 34



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 34

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2094 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3639

LENGTH 292.4m, WIDTH 5.0m, AREA 1452m² + 2 ENTRANCEWAYS

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Pavers

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner
of Troy Terrace, DAGLISH

RECOMMENDED ACTION (1988 Report)

It is considered that this right of way will justify improvement within the near future. This is one which should be considered for declaration as a public street so that the Council may spend municipal funds on its construction in due course.

INSPECTION NOTES

1988- This right of way is well used. Part of it has been sealed and used for vehicle access by numerous abutting properties. The sewer main is installed in this right of way. It is generally in good condition but some wash was noticed into Barsden Street from the spur nearest Forrest Street.

1992- Nothing significant, except that a survey of abutting owners indicated that the majority were opposed to contributing to the cost of paving and draining in accordance with the provisions of S296 of the Local Government Act.

2005- Appears to be well used.

2020- Massively well used

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 35



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 35

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2005 FOLIO 282

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3639 Lot 68

LENGTH 145.7m, WIDTH 5.03m, AREA 729m² + 2 ENTRANCEWAYS

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Pavers

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner

RECOMMENDED ACTION (1988 Report)

Leave as they are until such time as redevelopment justifies improvement or when abutting owners request construction.

INSPECTION NOTES

1988- This right of way is well used and the compacted sand is generally in reasonable condition. Approximately half of the abutting properties appear to take vehicle access but at this stage, any improvement is considered to be of low priority.

1992- Nothing significant.

2005- Small section of right of way has been fenced in by lot 47. The right of way in this area is in a poor condition due to building construction in this area.

2020- Nothing significant.

PROPOSAL TREATMENT

Owner is responsible for the laneway.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 36



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 36

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2094 FOLIO 697

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3639 Lot 67

LENGTH 182.1m, WIDTH 5.0m, AREA 918m² + 3 ENTRANCEWAYS

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2005 FOLIO 282

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3639 Lot 68

LENGTH 145.7m, WIDTH 5.03m, AREA 729m² + 2 ENTRANCEWAYS

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 3 / Sand - 5

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

Private owner
of Troy Terrace, Daglish

RECOMMENDED ACTION (1988 Report)

Leave as they are until such time as redevelopment justifies improvement or when abutting owners request construction.

INSPECTION NOTES (1992 Report)

1998- This right of way is well used and the compacted sand is generally in reasonable condition. Approximately half of the abutting properties appear to take vehicle access but at this stage, any improvement is considered to be of low priority.

1992-Nothing significant.

2005-The construction of the right of way is half done i.e. 2m wide behind Lots 29 and 44.

2020- Nothing significant.

PROPOSAL TREATMENT

Owner is responsible for the laneway.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 37



ROW- 37

CERTIFICATE OF TITLE WHICH RELATES: *RIGHTS OF WAY DEDICATED AS PUBLIC STREETS 17603, 17604, 17605*

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Red Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

PUBLIC STREETS

UNDER THE CARE, CONTROL AND MANAGEMENT OF THE COUNCIL.

RECOMMENDED ACTION (1988 Report)

Maintenance, as required, is possible from Council funds.

INSPECTION NOTES

1998- The network within the Town Centre has been fully constructed with sealed pavements and some drainage provision. There is some evidence of pavement deterioration due to wet conditions in some sections and some maintenance work would be timely.

1992- Some maintenance, brick paving and drainage improvements have since been completed.

2005- New brick paving laid behind Lots 24 and 46.

2020- The right of way is still in good condition

TREATMENT OPTION 2

Existing surfaced material to be removed

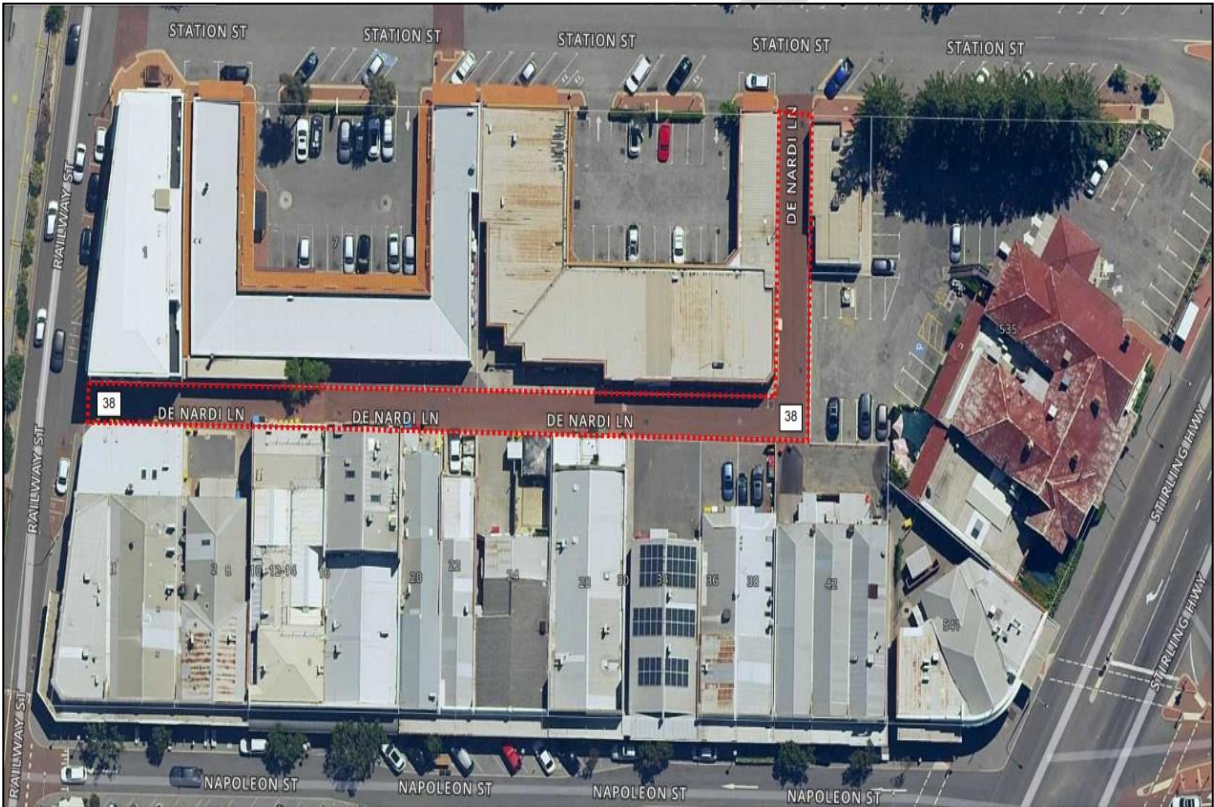
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 38



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 38

CERTIFICATE OF TITLE WHICH RELATES: *RIGHTS OF WAY DEDICATED AS PUBLIC STREETS 17603, 17604, 17605*

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Red Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

PUBLIC STREETS

UNDER THE CARE, CONTROL AND MANAGEMENT OF THE COUNCIL.

RECOMMENDED ACTION (1988 Report)

Maintenance, as required, is possible from Council funds.

INSPECTION NOTES

1998- The network within the Town Centre has been fully constructed with sealed pavements and some drainage provision. There is some evidence of pavement deterioration due to wet conditions in some sections and some maintenance work would be timely.

1992- Some maintenance, brick paving and drainage improvements have since been completed.

2005- New brick paving laid behind Lots 24 and 46.

2020- Nothing Significant

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 39



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 39

CERTIFICATE OF TITLE WHICH RELATES: *RIGHTS OF WAY DEDICATED AS PUBLIC STREETS 17603, 17604, 17605*

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

PUBLIC STREETS

UNDER THE CARE, CONTROL AND MANAGEMENT OF THE COUNCIL.

RECOMMENDED ACTION (1988 Report)

Maintenance, as required, is possible from Council funds.

INSPECTION NOTES

1998- The network within the Town Centre has been fully constructed with sealed pavements and some drainage provision. There is some evidence of pavement deterioration due to wet conditions in some sections and some maintenance work would be timely.

1992- Some maintenance, brick paving and drainage improvements have since been completed.

2005- New brick paving laid behind Lots 24 and 46.

2020- The right of way is still in good condition but a few cracks on the surface.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 40



ROW- 40

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1890 FOLIO 735

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2562

LENGTH 136m, WIDTH 3.4m AREA 467m² + 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Pavers / Sand

PROPOSED MATERIALS: Asphalt / Pavers

**CONDITION ASSESSMENT: Pavers- 4
Sand- 5**

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Private Owner
Of Hillside Avenue, Claremont

And Private Owner
Of Parry Street, Cottesloe

RECOMMENDED ACTION (1988 Report)

Leave as it is, except that consideration might be given to excluding vehicles from the north/south section.

INSPECTION NOTES

1988- This right of way shows little evidence of use. There are only two vehicle gates and neither of these appears to have been used in a long time. Generally, the main section is overgrown with grass and is untidy. Fences are only average. There have been several applications in the past for this right of way to be closed but because of objections received, the Council decided not to proceed.

1992- Nothing significant.

2005- Right of way shows sign of little use.

2020- Right of way is well used

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 41



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 41

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1890 FOLIO 735

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2562

LENGTH 105.6m WIDTH 3.4m AREA 363m² plus 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Red Asphalt / Sand

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner
Of Hillside Avenue, Claremont

And Private Owner
Of Parry Street, Cottesloe

RECOMMENDED ACTION (1988 Report)

Leave it as is.

SUMMARY OF INSPECTION NOTES (1992 Report)

1988- The section from Windsor Street westward has been fully paved and provides access to paved parking areas at the rear of the abutting Railway Street properties.

The section from Hillside Avenue is only slightly used and any improvement to this section is considered of low priority at the present time.

1992- This right of way was, during 1991, fully paved and drained in conjunction with the development of Cottesloe Chambers at the corner of Congdon/Railway Street and residential redevelopment on Lot 501 Windsor Street.

2005- Lot 501 divided into lots 100 and 101. A lot of development is currently occurring in this area.

2020- Nothing significant.

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 42



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 42

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1890 FOLIO 735

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2562

LENGTH 176.4m, WIDTH 3.4m, AREA 644m² + 2 ENTRANCEWAYS

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Brick pavers

PROPOSED MATERIALS: Asphalt / Brick Pavers

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner
Of Hillside Avenue, Claremont

And Private Owner
Of Parry Street, Cottesloe

RECOMMENDED ACTION (1988 Report)

Leave it as is for the present time

INSPECTION NOTES

1988- A section at the Parry Street end has been constructed some years ago, the remainder is generally compacted sand. Half of the abutting properties appear to use this right of way for vehicle access and its condition was considered to be reasonable. The spur from the "T" junction northward towards Hillside Avenue appears to have been unofficially closed.

1992- A section abutting the rear of Lot 501 has been paved by the Owner (Mr. A.M.R. Hewitt).

2005- The northern end of the ROW near lot 51 appears to have been included in the Lot. Right of way is well used.

2020- The right of way is well used few damage is notice on the surface

TREATMENT OPTION

Owner is responsible for the laneway.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 43



ROW- 43

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 488

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P606

LENGTH 64.3m WIDTH 5.0m AREA 323m² + 1 ENTRANCEWAY

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Insitu concrete

PROPOSED MATERIALS: Asphalt / Brick Pavers

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

SUMMARY OF INSPECTION NOTES (1988 Report)

1988- At time of inspection, sand wash from this right of way was evident in Mann Street down to Railway Street. The condition of the right of way at the rear of Lot 15 was not good because of the operation of equipment associated with development commencing in that Lot. It is understood that the owner of the duplex development on this lot has arranged with the abutting owners to brick pave the right of way from his property to Mann Street. Any extension eastward to serve the remaining two abutting Lots is not proposed at present.

1992-This Right of Way has now been concrete paved and drained for its full length.

2005- Right of way appears to be well used.

2020- Right of way is well used significant crack can be notice on the surface.

TREATMENT OPTION 1

Existing surfaced material to be removed

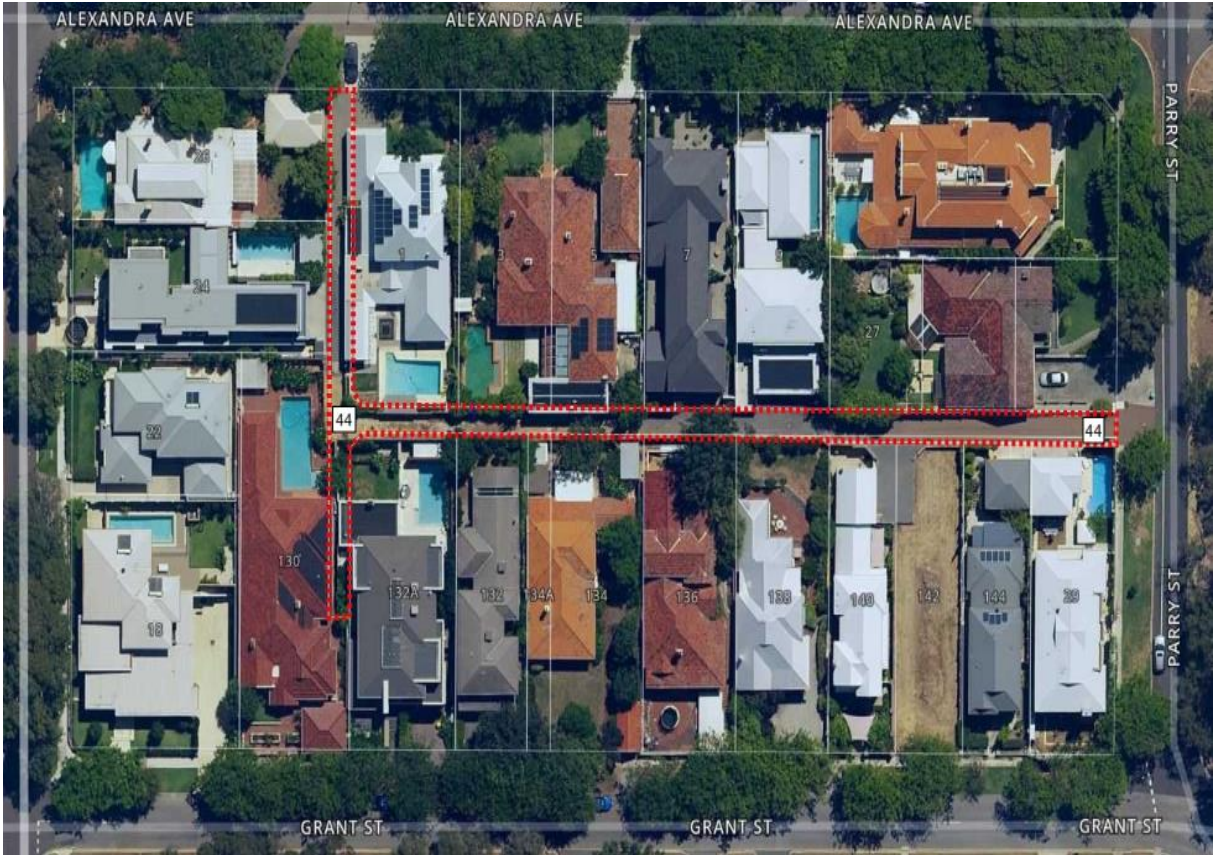
30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 44



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 44

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1890 FOLIO 735

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2562

LENGTH 192.8m, WIDTH 3.4m, AREA 669m² + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner

RECOMMENDED ACTION (1988 Report)

Consider officially closing the short section which has been enclosed within adjoining properties. Leave the remainder of the right of way as it is.

INSPECTION NOTES

1988- Sewer main is laid in this right of way which is used by a number of abutting owners for vehicle access to their properties. A proposal for closure either in whole or in part was circularised to abutting owners in 1980 but did not proceed because the majority of replies opposed the proposal. Since then the dead end spur southward towards Grant Street from the "T" junction has "disappeared" and is incorporated in adjoining properties. Any improvement to the right of way, which is mainly compacted sand and in reasonable condition does not at the present time seem justified.

1992- Nothing significant.

2005- Right of way between Lots 2 and 54 is still fenced into Lot 2. Right of way appears to be well used.

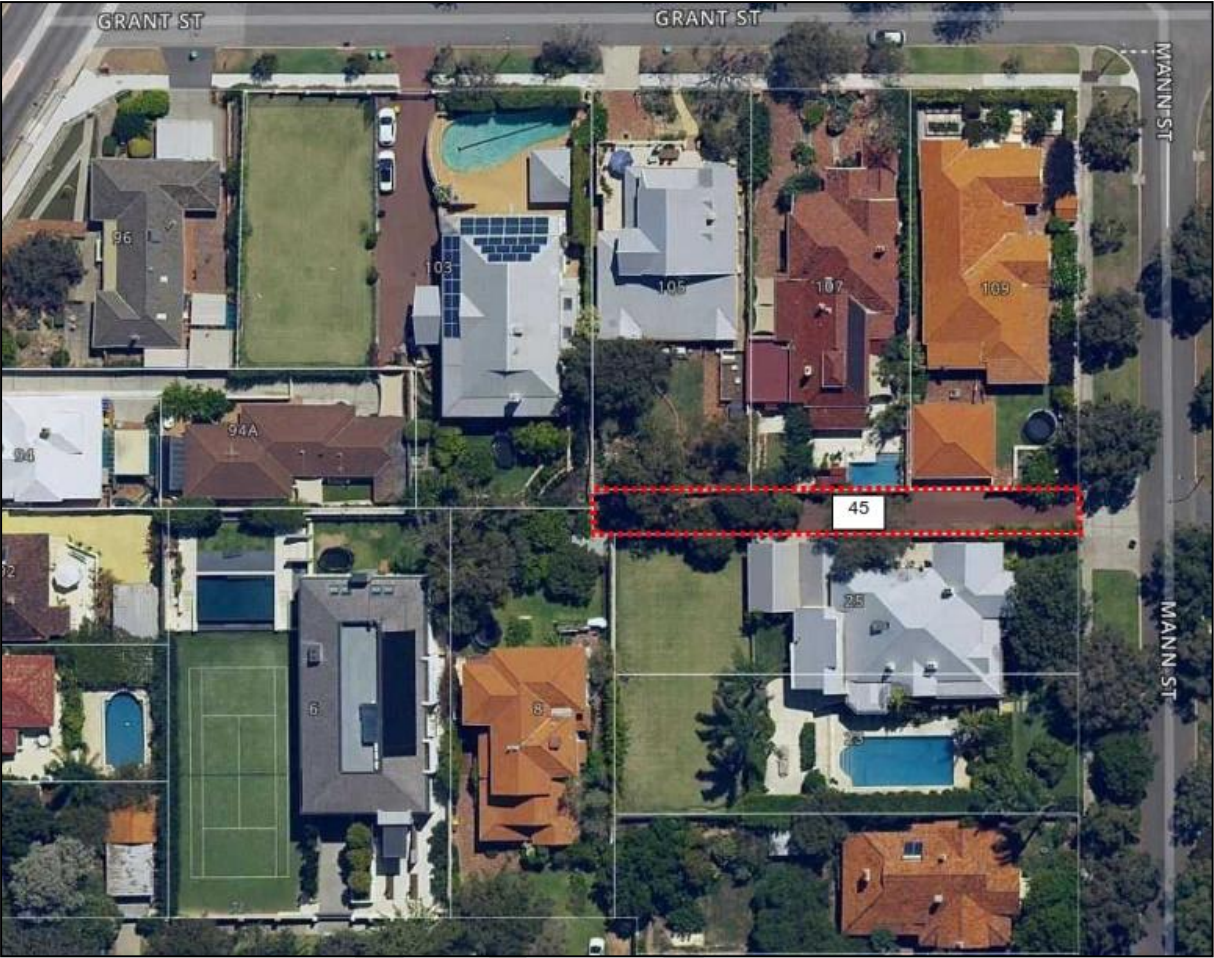
2020- Nothing significant.

TREATMENT OPTION

Owner is responsible for the laneway.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 45



ROW- 44

**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1649 FOLIO 391
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2418
LENGTH 331.6m, WIDTH 5.0m, AREA 1295m² + 3 entranceways**

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand / Red Asphalt

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 45- Red Asphalt- 2 Sand- 5
45A- Red Asphalt- 3**

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Private Owner

SUMMARY OF INSPECTION NOTES (1988 Report)

RECOMMENDED ACTION (1988 Report)

Leave as they are for the time being and reconsider when future of Wanslea decided.

INSPECTION NOTES

1988- Appears to be little used. The owner/occupier of Lot 24, corner Mann/Grant Streets, uses it for vehicle access to a garage at rear of the property. Little other use is evident. The owner, Mr. Syminton recently had trees and- shrubs planted along sides of the right of way, to the dismay of at least one abutting owner. The sewer line goes down the center of this right of way. Closure of this right of way and apportionment of the land and Lots 24, 25, 26 and-27 (which I consider can be done without unduly interfering with vehicle access to the garage) appears sensible and I am surprised that it has not been requested by owners concerned.

ROW 45A Is used for vehicle access by the resident of House No.7 Greenham Street and apparently by easement or agreement over Wanslea property by the adjoining House No. 5 Greenham Street. The only other vehicle use appears to be to the rear of House No. 112 Eric Street. In this right of way also, the owner has planted trees at the Greenham Street end. Consideration of the future of this right of way should be deferred pending a decision as to the future use of the Wanslea reserve.

1992- Nothing significant.

2005- ROW 45A is in a poor condition (boggy) from Lot 31 to 40. The section of right of way 45, behind Lot 26 has been incorporated into the Lot.

2020- Nothing significant. But the laneway has massively used.

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 46 & 47

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 15/03/2018

REGISTERED OWNER(S)

PUBLIC STREETS

Under the Care, Control and Management of the Council.

RECOMMENDED ACTION (1988 Report)

Council has already approved application to have this network declared public streets and the requisite ministerial approvals have been sought.

INSPECTION NOTES

1988- These rights of way experience considerable vehicular use which is in no way limited to the rights of abutting owners in their respective areas. With some reservations, the Council's Solicitors have agreed that these rights of way are public places within-the meaning of the Local Government Act. This means that the Council can expend municipal funds on those sections which have been constructed previously, but any work on those sections not previously constructed, would have to be apportioned and recouped from abutting owners in accordance with Section 296 of the Local Government Act.

It is considered that application in accordance with Section 287 of the Local Government Act to have these rights of way declared public streets is justified, and if this is successful, the Council can then expend Council funds on construction. This will require the special approval of the Minister for Town Planning for streets of less than 20 meters in width.

1992- Eventually dedicated as Public Streets during 1989 and subsequently paved and drained by Council.

Now in reasonable condition. Named McNamara Way.

2005- Well used right of way.

2020- Right of way is well used

TREATMENT OPTION 1

Existing surfaced material to be removed

30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 48



**CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 491
PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2643
LENGTH 164.5m, WIDTH 5.0m, AREA 784m² + 3 entranceways**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 48

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

It is considered that use of this right of way is in the main confined to residents, and in some cases, visitors to the abutting properties and any improvements should be at the cost of the owners of such properties. The only alternative would seem to be declaration of the right of way, in whole or in part, as a public street and this seems hard to justify.

INSPECTION NOTES

1998 - (1) The Eric Street/Gordon Street section appears to be well used.

The north/south section from Eric Street has been constructed and bitumen surfaced and is in fair condition. It was apparently developed in conjunction with a driveway through the rear of Pt Lot 9 (121 Eric Street) and parking areas and associated car shelters to the rear of the Doctor's Surgery on Lot 100 (459 Stirling Highway).

2) The east/west section to Gordon Street serves garages at the rear of most of the abutting properties. It has had rubble pavement material provided in some sections but is now scouring and in need of early attention.

Of the properties abutting the section out to Boreham Street only Lot 5(465 Stirling Highway) appears to use this right of way for vehicle access but it does appear to attract more use than that generated by this one property.

1992- Because of a worsening drainage problem, Council, once it became owner of the right of way title, funded the paving and drainage necessary to complete the construction of this facility.

2005-The right of way is well used and fully constructed in good condition.

2020- The right of way is well used and significant crack is noticeable

TREATMENT OPTION 1

Existing surfaced material to be removed

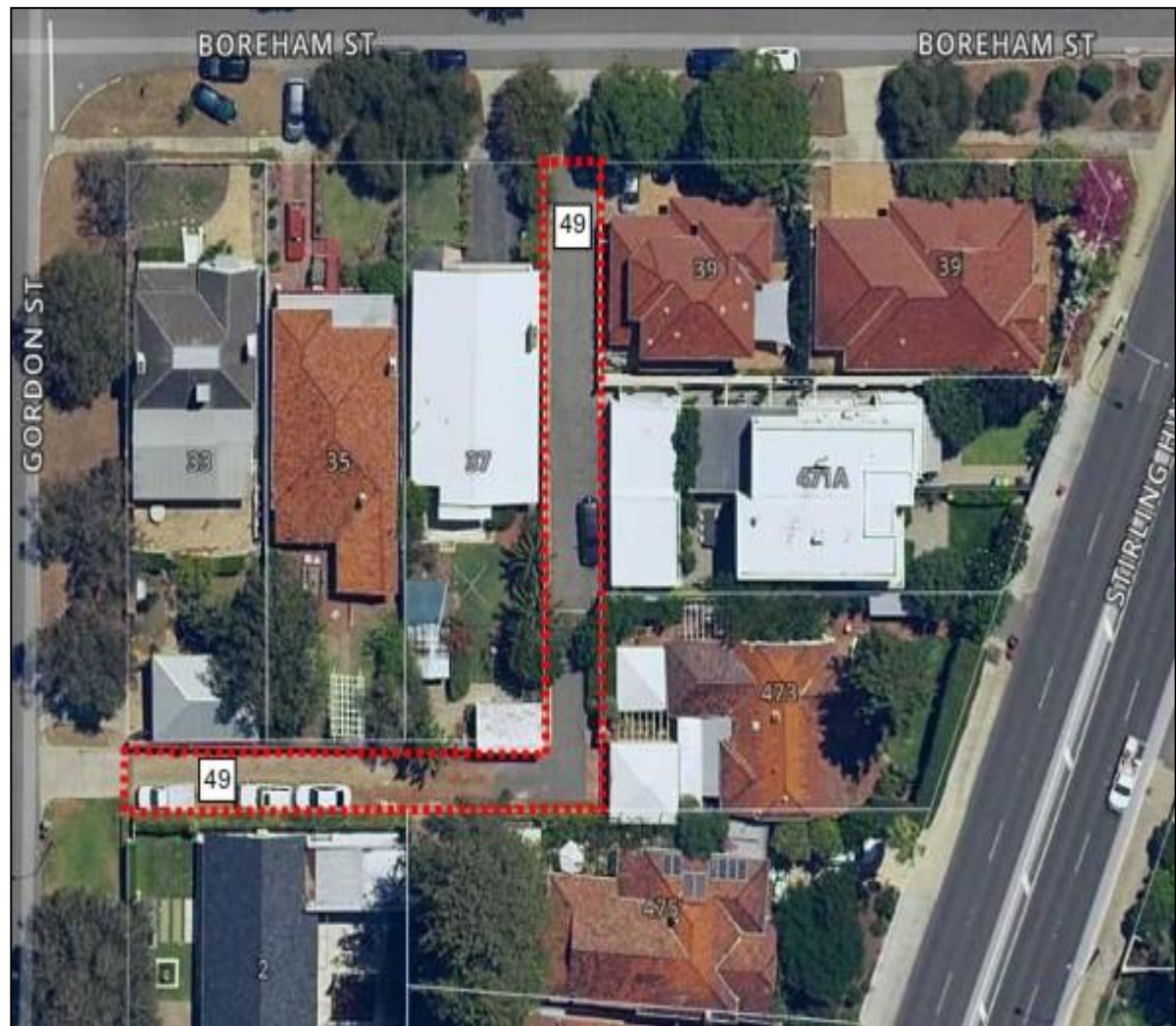
30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 49



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 49

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 491

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P2643

LENGTH 83.2m, WIDTH 5.0m, AREA 390m2, + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 5

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

SUMMARY OF INSPECTION NOTES (1988 Report)

1988-This right of way includes the sewer main and appears to serve only Lot 1 for vehicle access, although the majority of adjoining properties do have pedestrian gates. It is in good condition for the purpose it serves.

RECOMMENDED ACTION (1988 Report)

Leave as it is.

INSPECTION NOTES

1988-This right of way includes the sewer main and appears to serve only Lot 1 for vehicle access, although the majority of adjoining properties do have pedestrian gates. It is in good condition for the purpose it serves.

1992- Nothing significant.

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 1

Existing surfaced material to be removed

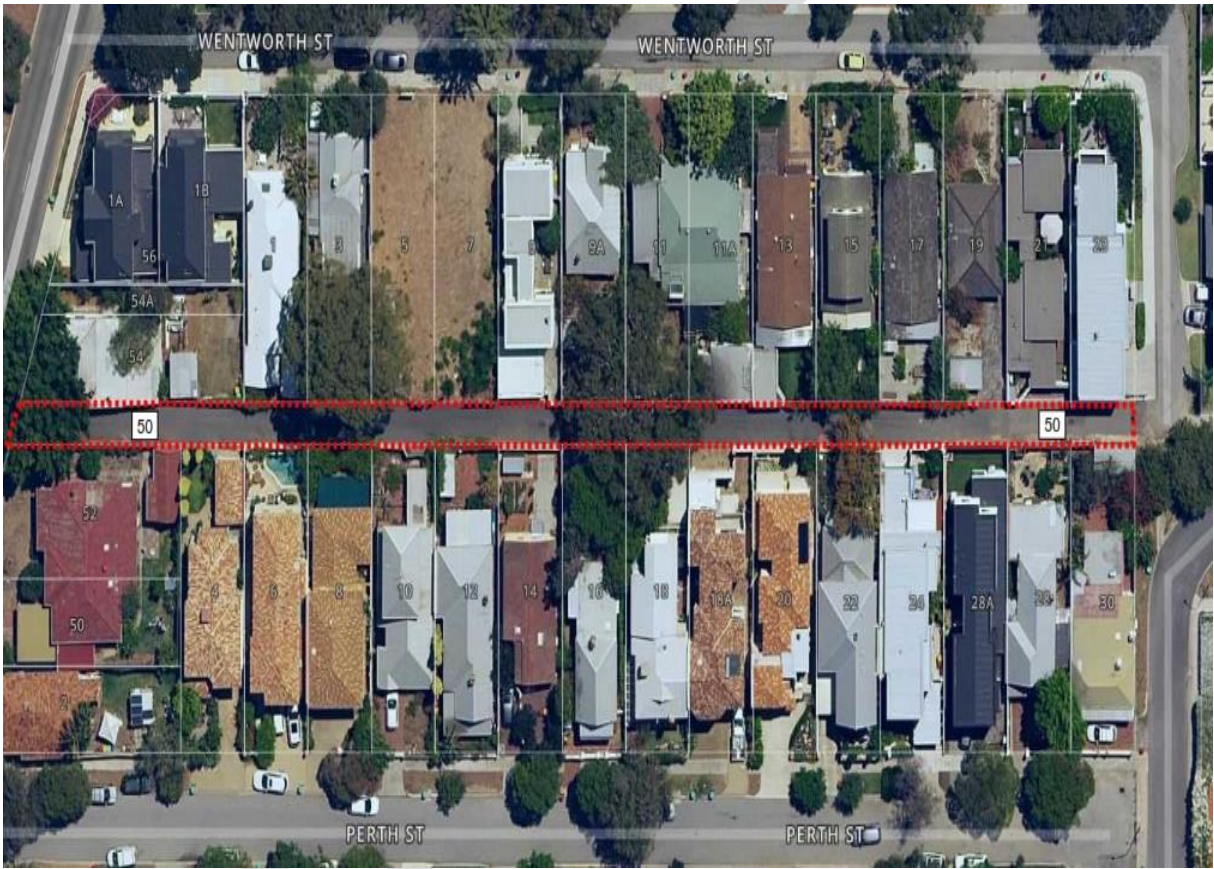
30mm Asphalt surface installed

1 meter wide garden bed installed to both sides

1200*1200 soak well installed every 110m2 impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 50



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 50

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1812 FOLIO 198

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P343

LENGTH 351.3m, WIDTH 4.2m, AREA 1471m², + 4 entranceways

LANEWAY: Sealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

INSPECTION NOTES

1988- Neither of these rights of way show much evidence of use. The sewer main is contained in each and they are both overgrown with grass and generally untidy. Adjoining fences are not of a good standard.

1992- Nothing significant.

2005- ROW 50 appears to be well used. ROW 51 is well used and has been partly sealed by various owners.

2020- Right of way is still in good condition but little wear and tear.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 51



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 51

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1812 FOLIO 198

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P343

LENGTH 351.3m, WIDTH 4.2m, AREA 1471m², + 4 entranceways

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

INSPECTION NOTES

1988- Neither of these rights of way shows much evidence of use. The sewer main is contained in each and they are both overgrown with grass and generally untidy. Adjoining fences are not of a good standard.

1992- Nothing significant.

2005- ROW 50 appears to be well used. ROW 51 is well used and has been partly sealed by various owners.

2020- Right of way is still in good condition but little wear and tear.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 52



ROW- 52

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 487

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P442

LENGTH 167.3m, WIDTH 2.8m, AREA 436m² + 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Red Asphalt / Paving

PROPOSED MATERIALS: Asphalt / Paving

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave it as is.

INSPECTION NOTES

1988- Sewer main is in right of way, which is compacted earth and is in reasonable condition. Some garages at Dalgety Street end but very little vehicle use evident in the major part of the right of way. No urgent need for improvement.

1992- Nothing significant.

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 53



Note: The section from Napier Street between Lots 2 & 3 is a Dedicated Public Street.

ROW- 53

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 487

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P442

LENGTH 64.2m, WIDTH 2.7m, AREA 176m² + 2 entranceways

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt / Brick Paving

PROPOSED MATERIALS: Asphalt / Brick Paving

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- Now not applicable.

1992- The full length from Burt Street to Napier Street has been paved and drained by developers of Stirling Highway Townhouses.

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

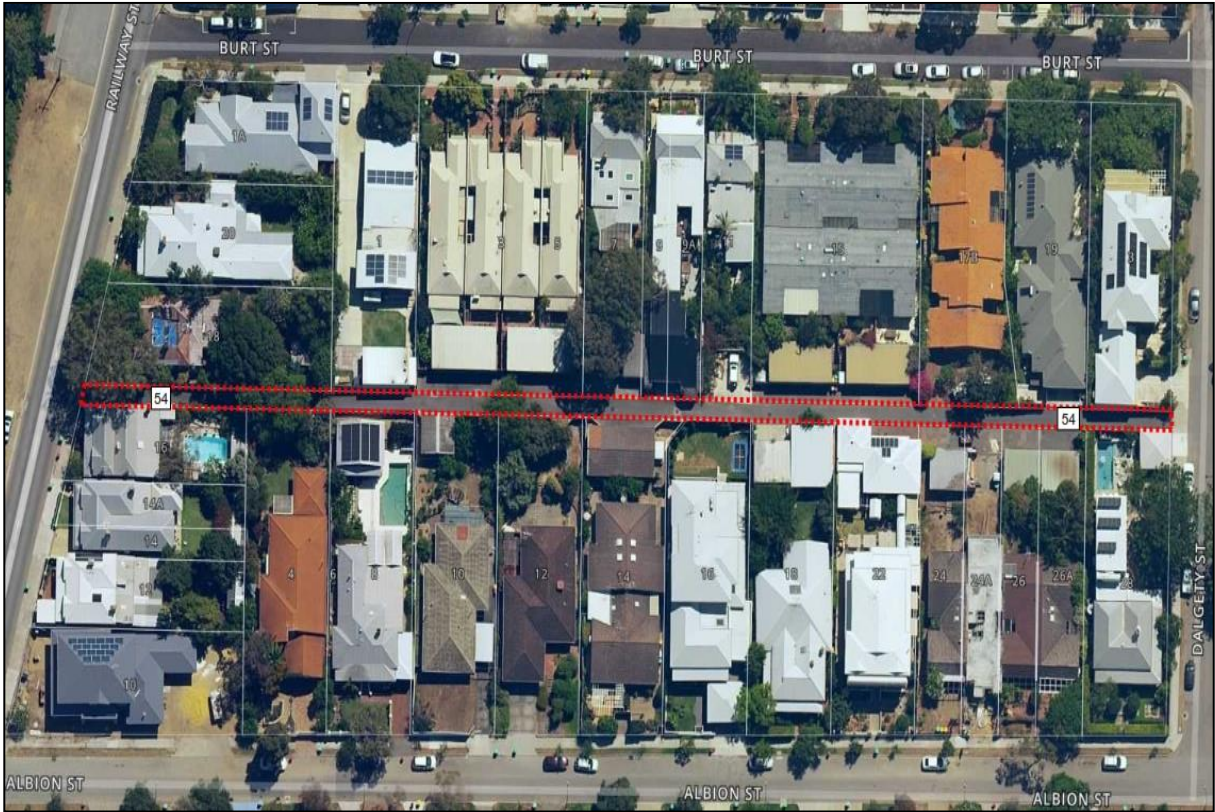
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 54



ROW- 54

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 487

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P442

LENGTH 197.4m, WIDTH 2.8m, AREA 529m² + 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- This right of way contains sewerage and drainage systems. It has been paved from Dalgety Street to the rear of those lots fronting Railway Street. It is well used serving vehicle garages adjoining it for almost its full length. Drainage gullies appear to cater for stormwater, as little wash is evident in the unpaved section, which is in reasonable condition and requires no immediate attention.

This is one of the more satisfactory rights of way in the district and is an example of what can be achieved.

1992- Nothing significant.

2005- Well used right of way.

2020- The right of way is well used

TREATMENT OPTION 2

Existing surfaced material to be removed

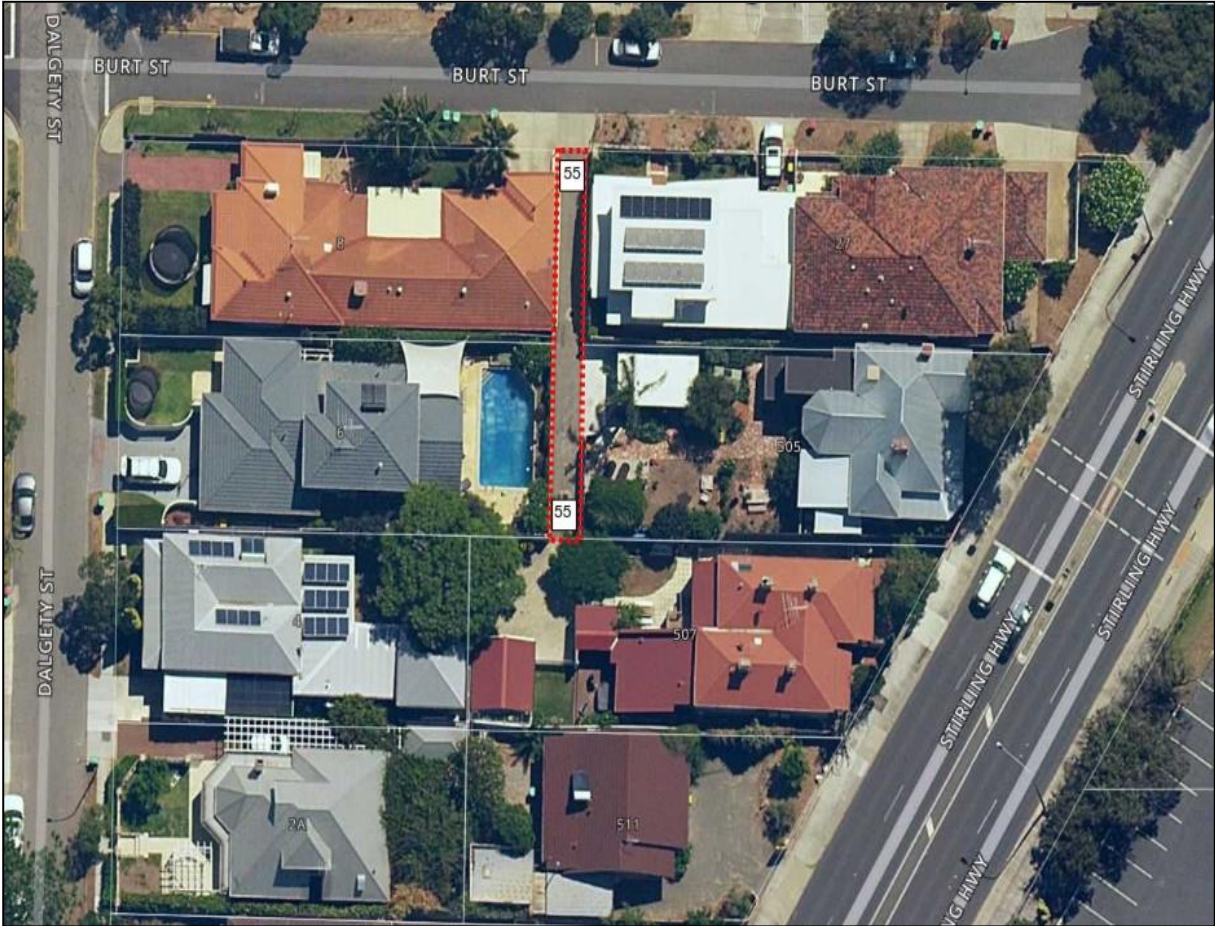
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 55



ROW- 55

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 487

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P442

LENGTH 29.6m WIDTH 2.7m AREA 80m² + 1 entranceway

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Town of Cottesloe

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave as it is until redevelopment of abutting properties justifies improvements.

INSPECTION NOTES

1988- This right of way contains the sewer and provides vehicle access to Lots 8 & 9. It is compacted earth and in reasonable condition and there is no evident need for improvement at the present time.

1992- Nothing significant.

2005- This is a well used right of way which has now been sealed and is in good condition.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

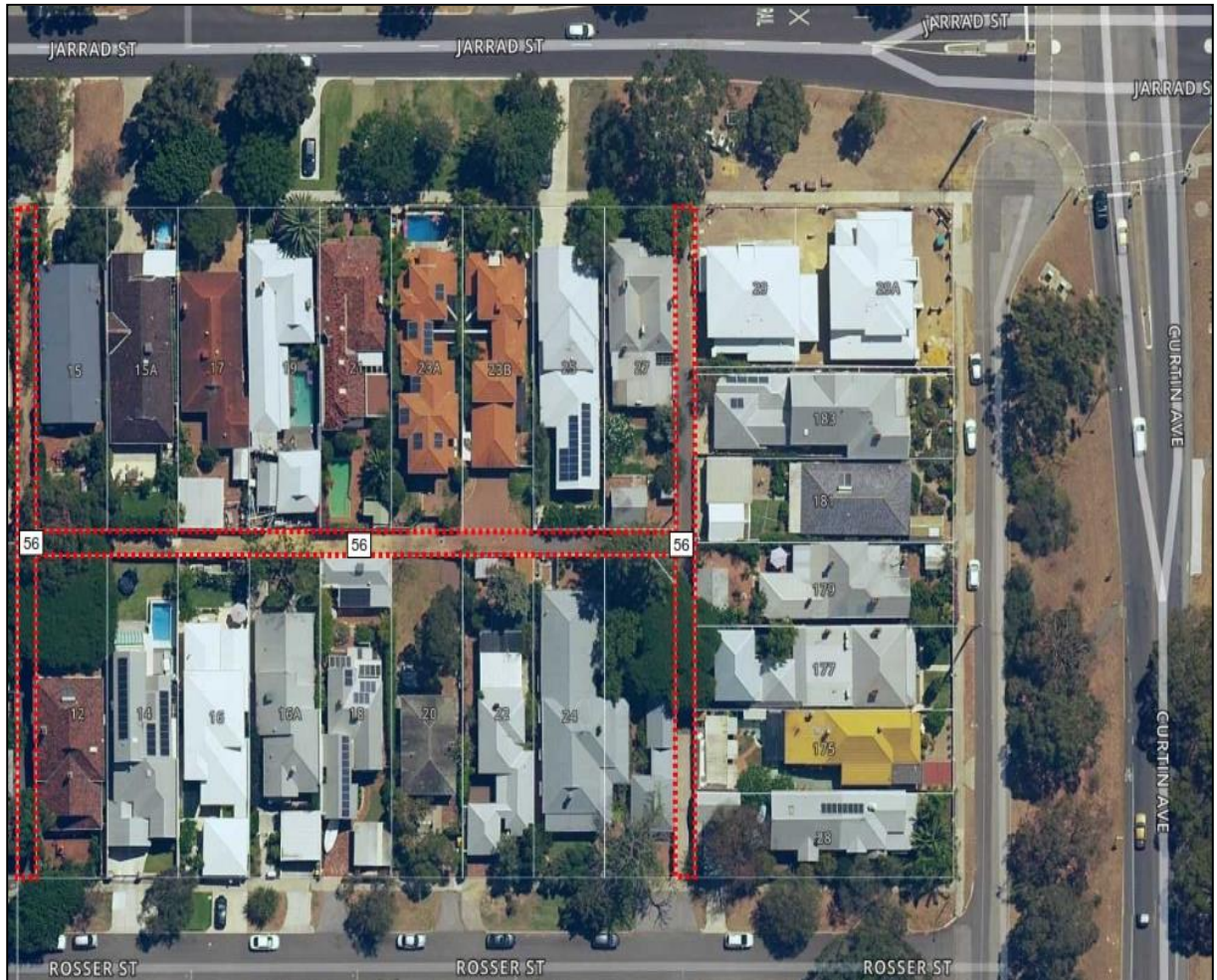
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 56



Note: There is a reserve strip 150mm in width which abuts the western side of this (and rights of way 57 & 58) running from Jarrad Street to Pearse Street. It is contained in Certificate of Title 2047/269 owned by The Town of Cottesloe.

Note: The Town of Cottesloe holds title (1576/127) truncation at the NE corner of Lot 18 (D57136).

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 56

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 164 FOLIOS 8

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P5627

LENGTH 267.0m, WIDTH 3.0m, AREA 788m² + 4 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt / Paving

PROPOSED MATERIALS: Asphalt / Paving

**CONDITION ASSESSMENT: Asphalt: 5
Paving: 3**

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

State of WA (Queen Victoria)

INSPECTION NOTES

1988- A section adjoining the western boundary of Lot 26 has been fenced within that lot for many years (since November 1956 according to statements on file). Similarly the section adjoining Lot 1 has been “unofficially” closed during recent years. In 1983/84, the Council considered closing those sections adjoining the western boundaries of Lots 1 and 26, but decided not to proceed because of objections received from owners within the subdivision.

The balance of the right of way is used occasionally but not sufficient to warrant it being considered for declaration as a public street.

1992- Nothing significant, except that as a result of a recent amendment to Section 167A of the Transfer of Land Act, this Right of Way may now be classed as a Public Way.

2005- ROW between lots 1 and 13 has been fenced off and used by lot 1. The ROW from lot 22 to 26 is used very little for access, as a fence is between lots 26 and 1.

2020- The section from house number 15 to 27 is heavily used

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed on existing surface and brick paving

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 57



Note: There is a reserve strip 150mm in width which abuts the western side of this (and rights of way 56 & 58) running from Jarrad Street to Pearse Street. It is contained in Certificate of Title 2047/269 owned by the Town of Cottesloe

ROW- 57

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 164 FOLIO 8

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P5627

LENGTH 267.1m, WIDTH 3.0m, AREA 852m² + 4 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

State of WA (Queen Victoria)

RECOMMENDED ACTION (1988 Report)

Leave as it is for the present time but eventual construction seems desirable.

SUMMARY OF INSPECTION NOTES (1992 Report)

1988- This right of way is well used for vehicle access by the majority of abutting properties except for a short section at the rear of Lots 27 & 28. Most is compacted sand and rubble and is in reasonable condition at time of inspection.

1922- Nothing significant. Except that, as the result of a recent amendment to Section 167A of the Transfer of Land Act, this right of way may now be classed as a Public Way.

2005- The right of way between Lots 47 to 52 and Lots 23 and 27 is used very little for vehicle access, but could be used for pedestrian access.

2020- The right of way is well used

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 58



Note: There is a reserve strip 150mm in width which abuts the western side of this (and Rights of Way No. 56 & 57) running from the rear of lot 53 Webb Street to Pearse Street. It is contained in Certificate of Title 2047/269 owned by the Town of Cottesloe.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 58

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 164 FOLIO 8

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P5627

LENGTH 184.1m, WIDTH 3.0m + 2.86m, AREA 563m², + 3 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: Asphalt- 3 Sand- 5

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

State of WA (Queen Victoria)

RECOMMENDED ACTION (1988 Report)

Leave as it is for the present time but eventual construction seems desirable.

INSPECTION NOTES

1988- ROW58 (1) The western section from Pearse Street is fully constructed and serves to provide vehicle access to garages at the rear of the adjoining Lots 4 and 79. It is in reasonable condition at time of inspection.

1992- Nothing significant. Except that, as the result of a recent amendment to Section 167A of the Transfer of Land Act, this right of way may now be classed as a Public Way.

2005- ROW 58 (1) has not had vehicle access for years as trees and bushes have grown through the bitumen.

ROW 58 (2) is well used. Behind Lot 58 the right of way is lawn.

2020- ROW 58 (1) is well used and part of it is slightly damage but it is in good condition.

ROW 58 (2) is well used

TREATMENT OPTION 2

Existing surfaced material to be removed

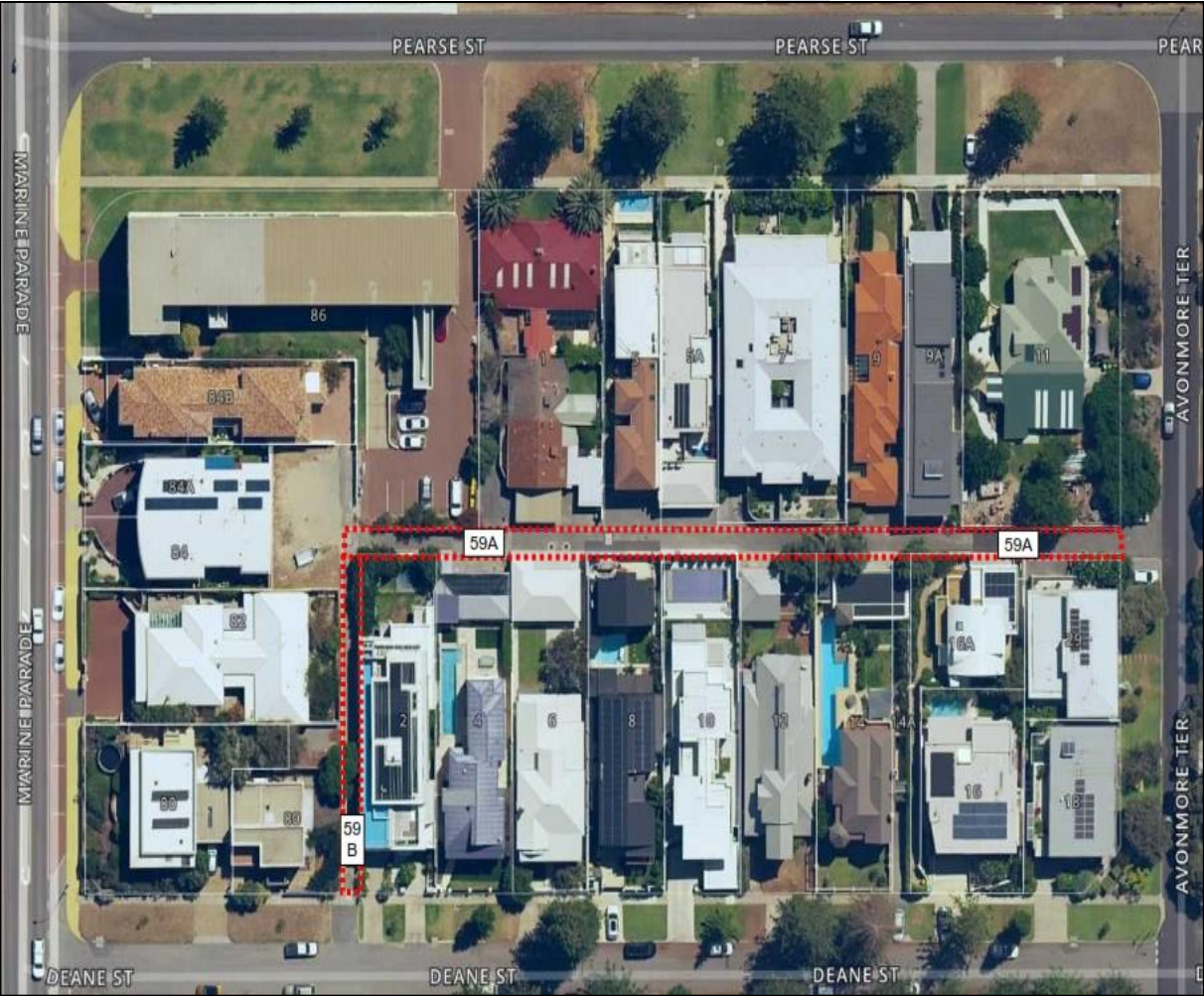
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 59



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 59

CERTIFICATE OF TITLE WHICH RELATES:

59A VOLUME 2027 FOLIO 199

59B VOLUME 1878 FOLIO 924

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

59A - P3392 Lot 66

59B - D5063 Lot 3

LENGTH 171.0m, WIDTH 3.0m, AREA 537m² + 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Sand

PROPOSED MATERIALS: Asphalt

**CONDITION ASSESSMENT: 59A- 3
59B- 4**

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

Town of Cottesloe

INSPECTION NOTES

1988- A section of right of way 59B has been constructed. The remaining section and all of right of way 59A comprise mainly consolidated sand with small sections of gravel and/or rubble.

1992- Nothing significant.

2005- Right of way is well used and is fully constructed and in good condition. Lot 25 needs the corner truncated as currently it is very tight.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 60



DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 60

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2027 FOLIO 199

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392

LENGTH 171.0m, WIDTH 3.3m, AREA 545m² + 2 entranceways

LANEWAY: Sealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)

Town of Cottesloe

INSPECTION NOTES

1988- This right of way has been fully constructed. The sealed surface in the middle section is apparently older than the sections each end and some deterioration is apparent in the middle section.

From Council records it seems that in 1968 the abutting owners contributed to the cost of upgrading this right of way, and it is probable, that it would now qualify as a public street under the care, control and management of the Council. (see Section 296(a))

1992- Nothing significant.

2005- Well used right of way and in good condition.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 61 - CLOSED

ROW- 62



NOTE: RIGHT OF WAY DIVIDED ALONG CENTRE LINE

ROW- 62

CERTIFICATE OF TITLE WHICH RELATES:
VOLUME 2027 FOLIO 199 (Northern Half)
VOLUME 1915 FOLIO 964 (Southern Half)

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392

LENGTH 171.3m, WIDTH 3.3m, AREA 492m² + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Private Owner
at Avonmore Terrace, COTTESLOE

Private owner at 12 Rosendo Street, COTTESLOE

INSPECTION NOTES

1988- Both ends have had sections constructed in association with developments of adjoining units but the centre section which is on a steep grade, is only compacted sand with some rubble. At time of inspection, it had scoured badly in sections and was considered dangerous for vehicles. Wash from this section is affecting soakwells in the paved area of No. 6 Rosendo Street (Lot 13). This has been the cause of complaints since 1984 and these can be expected to continue until this remaining section is constructed.

1992- Nothing significant.

2005- Right of way is well used, has been fully constructed and is in fair condition.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2

Existing surfaced material to be removed
30mm Asphalt surface installed
No garden bed
1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 63



Note: Northern and southern halves combined onto one title.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 63

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 2027 FOLIO 200

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392 Lot 68

LENGTH 171.0m, WIDTH 3.3m, AREA 526m² + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

Private owner at
Eric Street, COTTESLOE

INSPECTION NOTES

1988- Sections at each end have been constructed with sealed pavements, apparently in conjunction with adjoining developments. These sections are in good condition.

The middle section has to some extent been strengthened with rubble but is not in good condition and there is evidence of loose surface material, dust and drainage wash affecting soakwells lower down.

This is another instance where those who contributed to improvement of the right of way are inconvenienced by the lack of action of those who have not.

1992- Nothing significant.

2005- Right of way is well used and constructed in fair condition.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 64



ROW- 64

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 810 FOLIO 140

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: D13179

LENGTH 44.7m, WIDTH 2.8m, AREA 126m² + 1 entranceways

LANEWAY: Sealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)
TOWN OF COTTESLOE

INSPECTION NOTES

1988- Because of closure of section between Lillian/Reginald Streets (and spur to the east as well as sale of the section abutting the rear of Lot 115 the earlier 1988 notes are no longer applicable. The only remaining section is that shown in the plan above. The only property with implied rights of carriageway is the front section of Lot 113 although Council as owner has granted permission to the owners of Lots 24, 25 & 26 (Curtin Ave) to use the right of way to access their properties. An enquiry as to possible purchase of this right of way by the owner of Lot 115 is currently being considered by Council. The future of this right of way should be deferred until a decision is made in respect of this enquiry.

1992- Nothing significant.

2005- Fence has been installed between Lot 25 and 26. Access to Lot 113 is by the right of way. Lots 26 and 27 have incorporated the right of way into their backyards.

2020- Nothing significant.

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

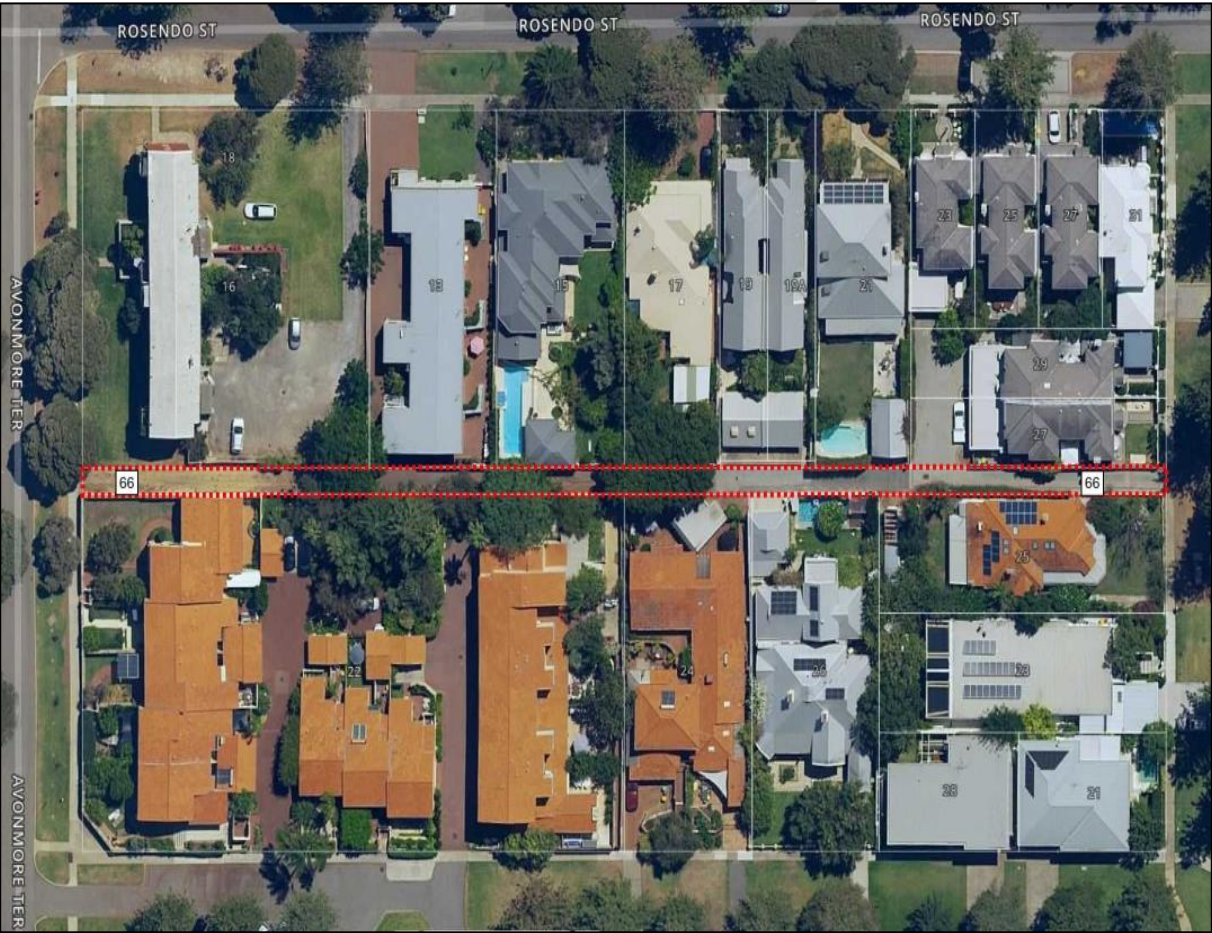
No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 65 - CLOSED

ROW- 66



ROW- 66

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1925 FOLIO 431

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392 Lot 69

LENGTH 171.0m, WIDTH 3.3m, AREA 566m² + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Asphalt / Pavers / Sand

PROPOSED MATERIALS: Asphalt / Pavers

**CONDITION ASSESSMENT: Asphalt- 3
Pavers- 2**

CONDITION ASSESSMENT DATE: 20/03/2020

REGISTERED OWNER(S)

Private owner
of Rosendo Street, COTTESLOE

INSPECTION NOTES

1988- This right of way appears to be well used to provide vehicle access to some abutting properties. The developments at the Avonmore Terrace end have not taken access from this right of way. It has some sections which have been paved and the remainder has some gravel and rubble strengthening. Generally the condition was good

1992- Leave as it is for the present.

2005- This right of way is well used.

2020- Nothing significant.

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 67



ROW- 67

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 164 FOLIO 8

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3177

Lot 200

LENGTH 201.2m, WIDTH 3.0m, AREA 520m² + 3 entranceways

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Red Asphalt / Soil

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

State of WA (Queen Victoria)

INSPECTION NOTES

1988- The section abutting the west side of Lot 85 (Reginald Street) has been constructed to provide access to the rear of Lot 85. The section adjoining the north boundary of Lot 84 (George Street) was opened and used to access Lot 85 during building work. The major section of this network is of compacted sand in reasonable condition. A number of abutting owners use this network for vehicle access.

1992- Nothing significant, except that as the result of a recent amendment to Section 167A of the Transfer of Land Act, this right of way may now be classed as a Public Way.

2005- The northern end of ROW 67 is well used. The southern end is overgrown.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 68



ROW- 68

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 164 FOLIO 8

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3177

LENGTH 85.7m, WIDTH 3.1m, AREA 224m² + 1 entranceway

LANEWAY: Unsealed

DRAINAGE: No

SURFACE MATERIALS: Sand / Insitu concrete

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 5

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

State of WA (Queen Victoria)

RECOMMENDED ACTION:

Leave as it is for the present

INSPECTION NOTES

1988-The section hatched on the sketch has been included in adjacent properties with a gate across the right of way at the north east corner of Lot 3. The section between Lots 4 & 102 may have been shared. The open section of the right of way is compacted earth in reasonable condition with abutting properties having either vehicle or pedestrian access gates. It is doubtful whether these abutting owners would agree to closure and there does not appear to be sufficient use to demand any improvement.

1992- Nothing significant. Except that, as the result of a recent amendment to Section 167A of the Transfer of Land Act, this right of way may now be classed as a Public Way.

2005- A fence has been installed between Lots 3 and 4, with that part of the right of way incorporated into Lot 4. Southern end of the right of way is overgrown.

2020- Right of way is massively used and it is in poor condition

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 69



ROW- 69

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1915 FOLIO 965

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392

Lot 70

LENGTH 171.2m, WIDTH 3.3m, AREA 574m² + 2 entranceways

LANEWAY: Partly Unsealed

DRAINAGE: No

SURFACE MATERIALS: Sand / Pavers

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 5

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(s)

Private owner
of troy Terrace, DAGLISH

INSPECTION NOTES

1988- A concrete entranceway and a short section of right of way has been constructed from Avonmore Terrace to provide vehicle access to a garage on the first abutting property on the north side. An entranceway has been provided at the Marine Parade end and the right of way has been brick paved to provide vehicle access up to 2 Princes Street (Lot 11). The intervening section is extremely steep and has not been constructed nor does it appear to be used for any purpose.

1992- Nothing significant.

2005- The unconstructed section still exists and is very steep. This part of the right of way is rarely used for access.

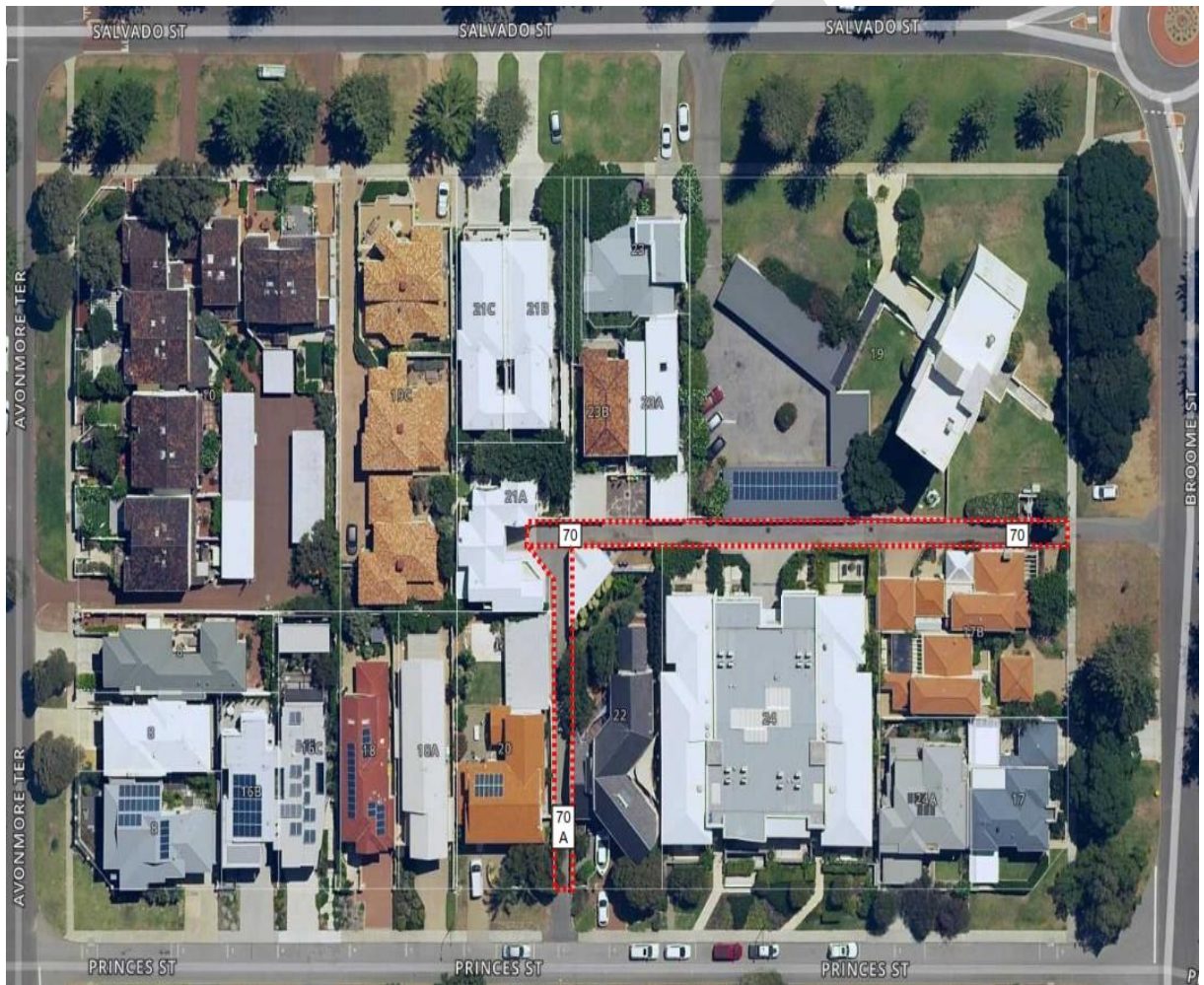
2020- Nothing significant.

TREATMENT OPTION

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 70



CERTIFICATE OF TITLE WHICH RELATES:

70 VOLUME 2217 FOLIO 812

70A VOLUME 1400 FOLIO 530

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

70 - P27325 Lot 56

70A - P30681 Lot 52

LENGTH 134.1m, WIDTH 3.3m, AREA 473m² + 2 entranceways

ROW- 70

LANEWAY: Partly Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 4

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

ROW 70 Private owner
Of troy Terrace, DAGLISH

ROW 70A TOWN OF COTTESLOE

RECOMMENDED ACTION (1988 Report)

As this right of way has been fully constructed and can be considered a public place within the meaning of the Local Government Act, it is probable that the Council is authorised to expend municipal funds on its future maintenance and/or improvement. Leave as it is but review as any development proposals on abutting properties are submitted.

INSPECTION NOTES

1988- Fully constructed, sealed and drained. No work requirement noted.

1992- Nothing significant

2005- Well used right of way.

2020- Nothing significant.

TREATMENT OPTION 2 (70A)

Existing surfaced material to be removed
30mm Asphalt surface installed
No garden bed
1200*1200 soak well installed every 110m2 impermeable surfaces.

TREATMENT OPTION (70)

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 71 - CLOSED

ROW- 72



NOTE: The section within sub Lot 81 and the northern half of the section in sub Lot 82 is contained in one title (A) and the southern half within another (B).

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 72

CERTIFICATE OF TITLE WHICH RELATES:

72(1) VOLUME 2217 FOLIO 812

72(2) VOLUME 1909 FOLIO 480

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P3392

LENGTH 171m, WIDTH 3.3m, AREA 511m² + 2 entranceways

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt / Pavers

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

ROW 72 (1) PRIVATE OWNER

ROW 72 (2) TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- The whole of this ROW has been paved and drained in conjunction with various adjoining redevelopment projects.

1992- Nothing significant, except that as the result of a recent amendment to Section 167A of the Transfer of Land Act, this right of way may now be classed as a Public Way.

2005- Well used right of way. The right of way is fully constructed with the brick paved section in good condition and the bitumen section in fair condition.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2 (72(2))

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

TREATMENT OPTION (72(1))

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 73



This ROW is considered in 3 sections - (1), (2) & (3). Section 1 running between lots 3 and 51 is now closed and incorporated into lot 3.

CERTIFICATE OF TITLE WHICH RELATES:

(2) VOLUME 2217 FOLIO 811

(3) VOLUME 1909 FOLIO 486

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

(2) P27326 Lot 55

(3) D4058

LENGTH 216.4m, WIDTH 3.1m, AREA 544m² + 2 entranceways

ROW- 73

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt / Pavers

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

(2) Private owner
of Gibney Street, COTTESLOE

(3) TOWN OF COTTESLOE
(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- This right of way, which contains the sewer, is well used from Avonmore Terrace including service access to Lady Lawley Cottage Homes. The grade becomes steeper proceeding west. The section marked (1) above, had been unofficially closed for some years, and is obstructed with fences and retaining walls. Closure was requested in 1982 and the Council agreed subject to the alternative section to Beach Street (section (3) above) being paved and drained. Some such work has been done behind Lots 2 & 3, but the section behind Lot 1 is still unconstructed, and section (1) has not yet been officially closed. Section 2 has been constructed for a short distance from Avonmore Terrace and the remainder is compacted earth and is in only fair condition.

1992- Nothing significant. Closure of obstructed section (1) and overall construction of (2) & (3) should be considered.

2005- ROW (3) is fully sealed, enabling ROW (1) to be closed and no longer shown. Part of right of way behind Lots 47 and 48 is in a poor condition.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2 73(3)

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

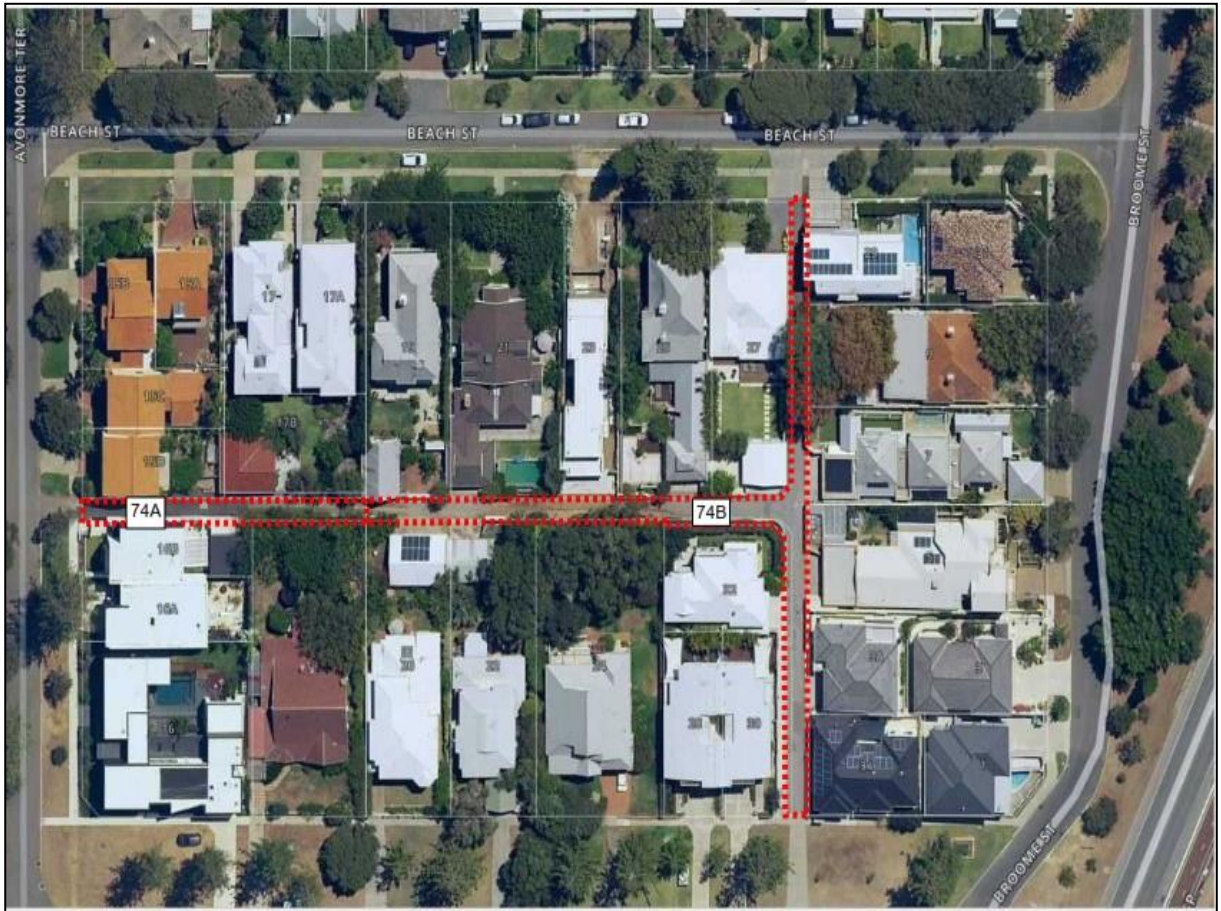
1200*1200 soak well installed every 110m² impermeable surfaces.

TREATMENT OPTION 73 (2)

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 74



CERTIFICATE OF TITLE WHICH RELATES:

(A) VOLUME 1926 FOLIO 684

(B) VOLUME 1909 FOLIO 480

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED:

(A) P3392

(B) P1491

LENGTH 217.9m, WIDTH 3.3m, AREA 672m² + 3 entranceways

ROW- 74

LANEWAY: Unsealed

**DRAINAGE: 74A- No
74B- Yes**

SURFACE MATERIALS: Asphalt / Pavers /sand

PROPOSED MATERIALS: Asphalt / Pavers

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 13/03/2020

REGISTERED OWNER(S)

(A) PRIVATE OWNER
of Gibney Street, COTTESLOE

(B) TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave as it is for the time being but future construction will eventually be required.

INSPECTION NOTES

1988- A section from Avonmore Terrace adjoining Lots 38 & 34 has been constructed including some drainage. The remaining sections are compacted earth. This right of way appears to be well used but no immediate requirement for improvement was evident.

1992- Nothing significant

2005- This right of way is well used.

2020- Right of way is well used but it is in fair condition

TREATMENT OPTION 2 (B)

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

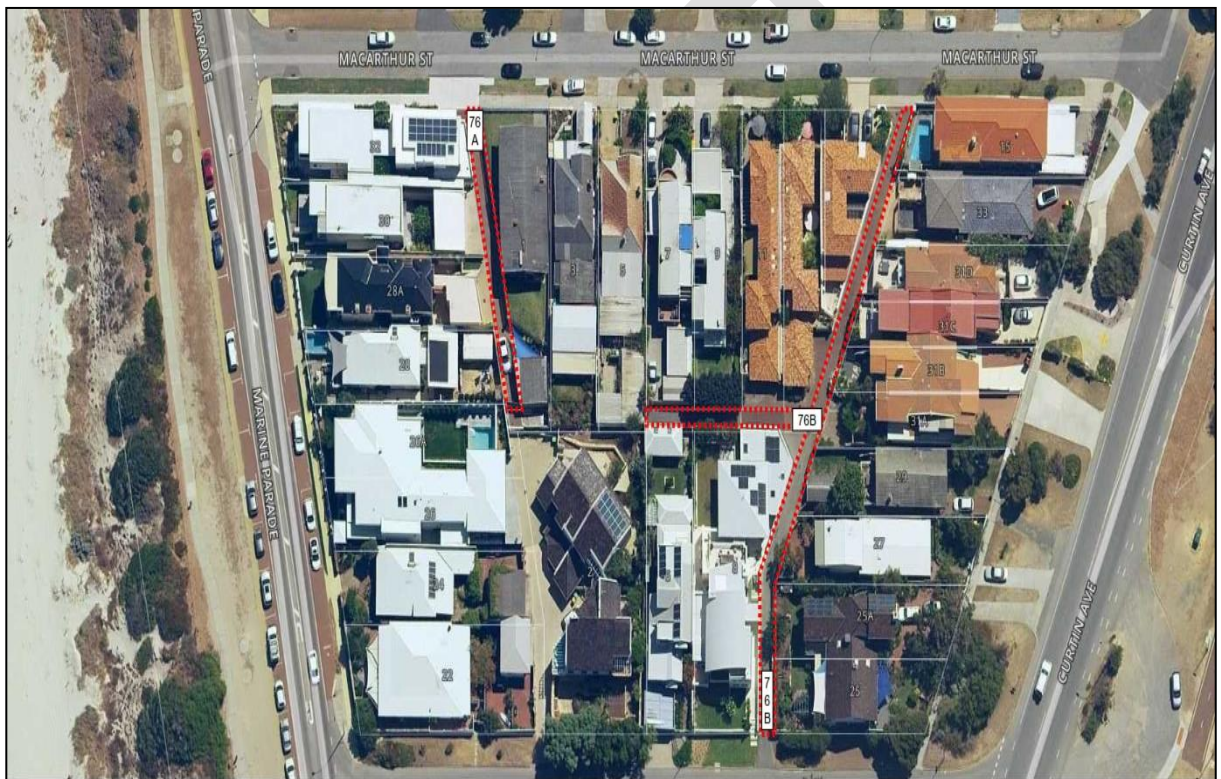
TREATMENT OPTION (A)

Owner is responsible for the laneway

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 75– CLOSED

ROW- 76



NOTE: The northern section of both sections A & B which were contained in sub Lot 89 are included in one Certificate of Title (1909/493) while the southern sections which were contained in sub Lot 90 are included in another Certificate of Title (1909/482).

**CERTIFICATE OF TITLE WHICH RELATES:
VOLUME 1909 FOLIO 492
VOLUME 1909 FOLIO 493**

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 76

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P262

LENGTH 160m (estimated), WIDTH 3.0m AREA 496m² + 3 entranceways

**LANEWAY: 76A- Sealed
76B- Unsealed**

**DRAINAGE: 76A- No
76B- Yes**

**SURFACE MATERIALS: 76A- Red Asphalt
76B- Red Asphalt / Asphalt**

PROPOSED MATERIALS: Asphalt / Pavers

**CONDITION ASSESSMENT: 76A- 2
76B- 3**

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

RECOMMENDED ACTION (1988 Report)

Leave for the present time until improvement requested by those property owners served by these ways.

INSPECTION NOTES

1988- Both sections (A) and (B) are used by abutting owners. Mainly compacted earth, they are in reasonable condition and it is not considered that current use warrants any improvement.

1992- Nothing significant

2005- ROW 76A and 76B are well used. The right of way behind 53 and 54 is lawn.

2020- Right of way is well used but it is in good condition

TREATMENT OPTION 2

Existing surfaced material to be removed

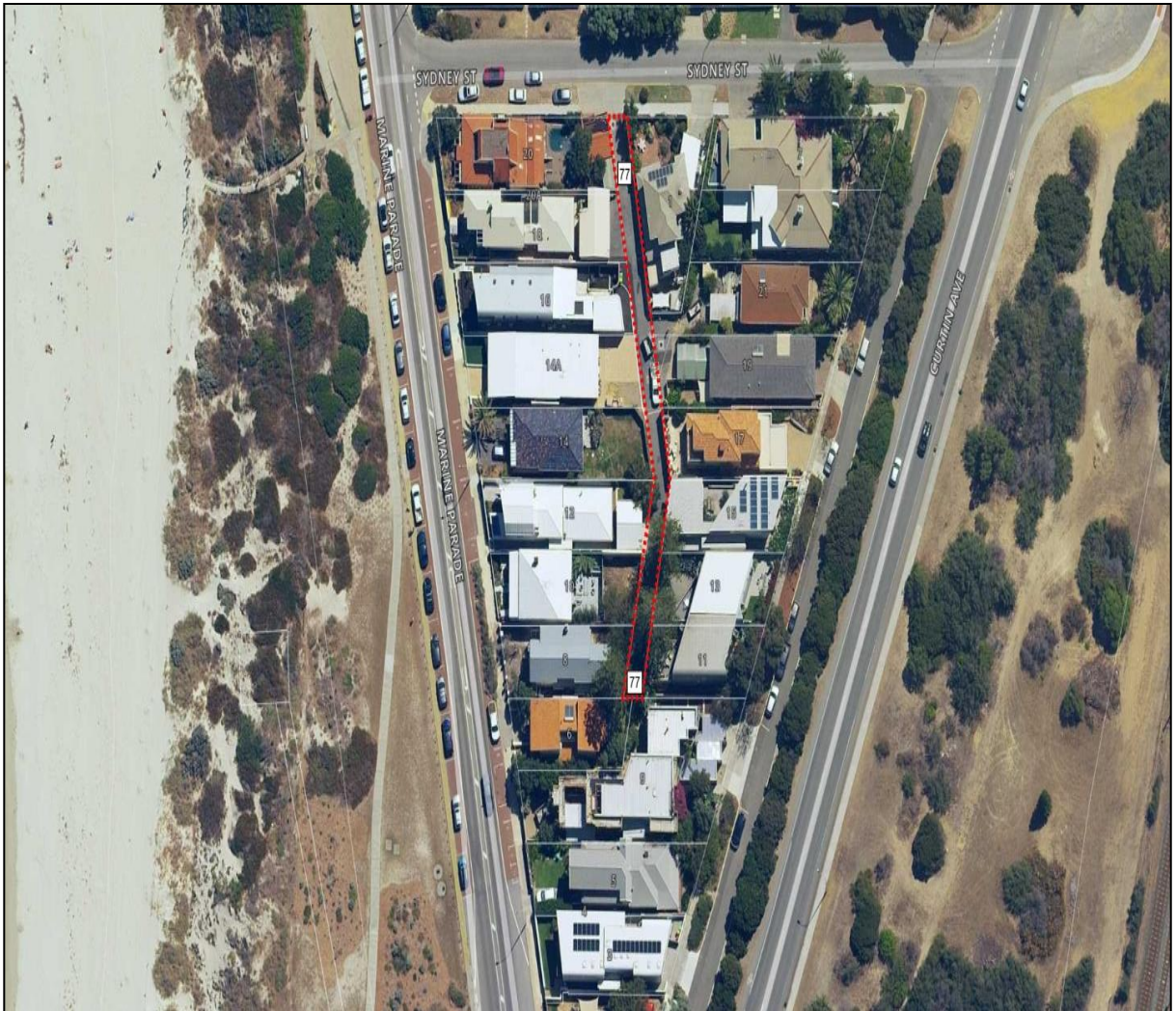
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

ROW- 77

DETAILS OF INDIVIDUAL RIGHTS OF WAY



ROW- 77

DETAILS OF INDIVIDUAL RIGHTS OF WAY

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1909 FOLIO 492

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P262

LENGTH 91.4m, WIDTH 4.1m, AREA 327m² + 1 entranceways

LANEWAY: Unsealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 3

CONDITION ASSESSMENT DATE: 16/10/2018

REGISTERED OWNER(S)

TOWN OF COTTESLOE

(Transferred to Council as the Result of Sale for Rates Procedure 1990/91)

INSPECTION NOTES

1988- This right of way being a dead end serves only abutting properties, some of which use it for vehicle access. It is mainly compacted sand with some gravel and rubble strengthening, and is in reasonable condition for its current usage.

1992- Nothing significant

2005- This right of way is well used. Lawn is behind Lot 77.

2020- Nothing significant

TREATMENT OPTION 2

Existing surfaced material to be removed

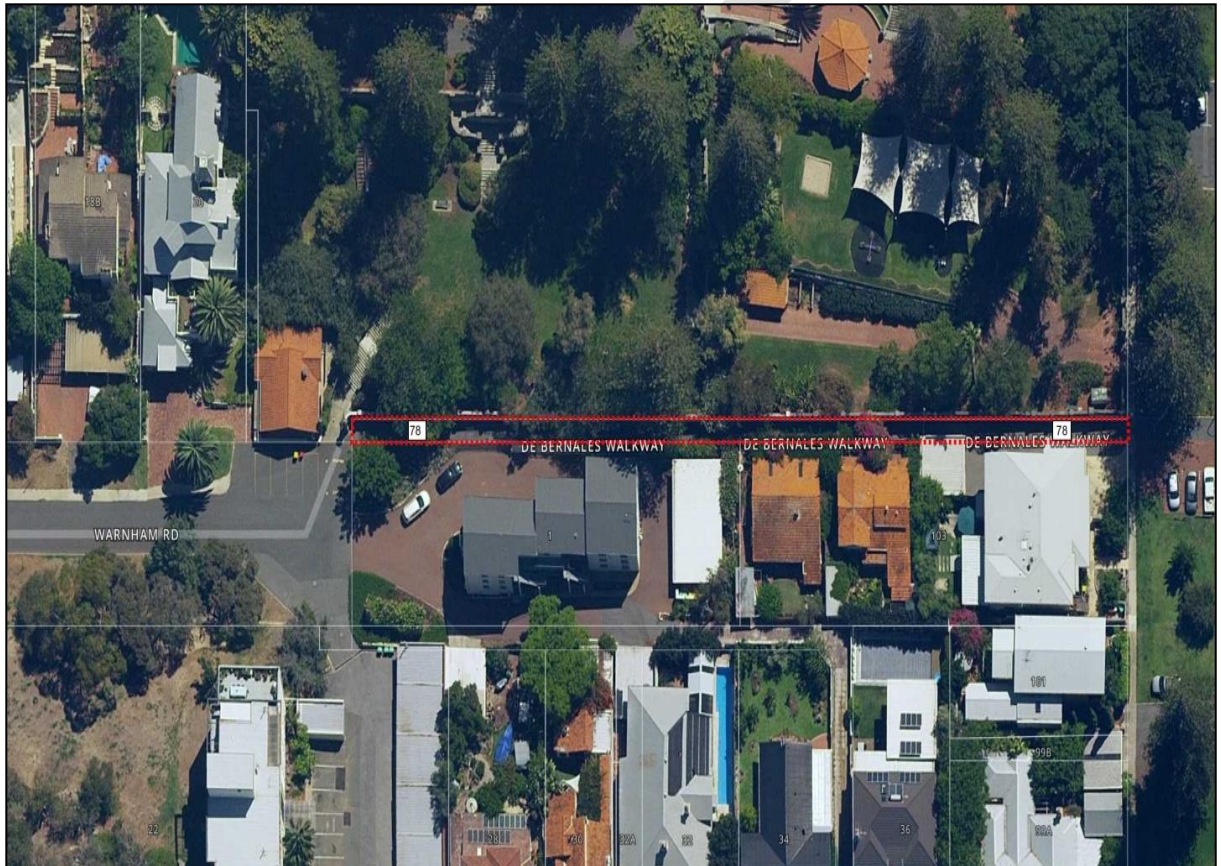
30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 78



Note: De Bernales Walk

DETAILS OF INDIVIDUAL RIGHTS OF WAY

ROW- 78

CERTIFICATE OF TITLE WHICH RELATES: VOLUME 1131 FOLIO 203

PLAN (P) OR DIAGRAM (D) IN WHICH INCLUDED: P6202

LENGTH 120.9m, WIDTH 2.5m, AREA 305m² + 2 entranceways

LANEWAY: Sealed

DRAINAGE: Yes

SURFACE MATERIALS: Asphalt

PROPOSED MATERIALS: Asphalt

CONDITION ASSESSMENT: 2

CONDITION ASSESSMENT DATE: 16/03/2020

REGISTERED OWNER(S)
TOWN OF COTTESLOE

INSPECTION NOTES

1988-Title searches confirm that the ROW is included within the Civic Centre property and the Titles Office has verbally agreed that only the Council has rights of carriageway. However, the Strata Title to Pt Lot 16 does show right of way and both it and Pt Lot 15 could have acquired rights. The situation concerning the rights of these two properties adjoining the south side of the right of way is obscure and may need to be legally clarified in the event of any future redevelopment proposal of either property.

1992- Nothing significant

2005- This right of way is used for pedestrian access and is well used.

2020- Nothing significant

TREATMENT OPTION 2

Existing surfaced material to be removed

30mm Asphalt surface installed

No garden bed

1200*1200 soak well installed every 110m² impermeable surfaces.

Council Policy	Right of Way		
Reference	<i>Strategic Community Plan 2013-2023</i> Priority Area: 5 Major Strategy: 5.2	<i>Corporate Business Plan 2020 - 2024</i> Priority Area: 5 Actions: 5.2	
Responsible Officer	Manager Engineering Services		
Policy Area	Engineering Services		
Council Adoption Date	23 June 2020	Version Number	
Amendment Dates		Next Review Date	

This Policy replaces all previous policies related to this topic.

1. Policy Purpose

- 1.1. Establish guidelines towards managing the administration of Rights of Ways (ROWs), having regard to legislative requirements and other existing Council policies, strategies and guidelines.
- 1.2. The intent would be to provide a safe trafficable surface for property access and public thoroughfare.

2. Policy Scope

- 2.1. This policy applies to all employees, contractors and entities involved with any works associated with or affecting any ROW owned by the Crown.
- 2.2. The associated ROW Strategy provides an approach toward any upgrade done by the Town of Cottesloe or any adjacent future development.
- 2.3. It provides a future direction towards obtaining the required funding to finance upgrades that will be completed by the Town of Cottesloe and the administration of the previous ROW contribution as part of any property development.
- 2.4. This policy will provide a process for the transfer of land held by Council as private property and used by the public as access to the Crown.

- 2.5. This policy applies only to all ROWs under management orders by the Crown to the Town of Cottesloe.
- 2.6. All privately owned ROWs are exempted from this policy.

3. Policy Requirements

3.1. Ownership

All ROWs either owned or transferred under the ownership of the Town of Cottesloe shall be reclassified as Crown land and vested to the Council in accordance with the Land Administration Act (1997). All encroachments and unauthorised use must be removed before returning such land to the Crown.

Encroaching land owners shall be given the option of purchasing the area of deemed unauthorised use. In these circumstances, a land valuation shall be obtained from a licenced property valuation agent and any valuation exceeding the value of \$20,000 shall be handled in accordance with the Local Government Act (1995) section 3.58 – Disposing of Property where practical or reasonable. Council approval will required should it not be possible or practical for the land to be dispose of in the manners described in legislation.

3.2. Bonds

A bond shall be held for any building and construction works that occur adjacent to or along a ROW. This will be calculated by the Manager of Engineering Services and paid for by the property developer, builder, property owner or any other third party before a building licence or workzone permit is approved for the works.

Upon completion, the laneway shall be inspected by the Works Manager and once this officer is satisfied with the condition of the laneway, the bond will be returned. Any damage identified will either be deducted from the bond paid or repaired by the applicant.

3.3. ROW Naming

All naming of ROW shall be approved by Council. Preliminary approval shall be obtained from Landgate for any proposed name(s). Residents and property owners along the unnamed ROW will then be consulted before the matter is brought to Council for consideration. Once this has been approved by Council and Landgate, a street sign shall be installed.

3.4. **ROW Upgrade and Preservation**

All resurfacing, upgrades and preservation of laneways shall be consistent with the ROW Strategy. Council will fund all resurfacing works by allocating a percentage of annual property rates to a ROW reserve. All rates received from privately owned laneways shall be deposited into this reserve.

All unsealed ROWs will then be prioritised accordingly and resurfaced over a ten year program. Any deviation from the design specified within the approved ROW Strategy and the long term program shall be at the discretion of the Manager of Engineering Services. The ROW Strategy shall be updated upon the completion of any upgrade or resurfacing works undertaken for each laneway.

Where a development or subdivision approval includes a condition requiring the sealing and drainage of a portion of ROW/Laneway to allow rear vehicle access, the developer shall be responsible for the cost and completion of such works.

4. Definitions

- 4.1. There are no definitions relevant to this Policy.

5. Legislation

- 5.1. Local Government Act (1995)
- 5.2. Land Administration Act (1997)

6. Other Relevant Procedures/Key Documents

- 6.1. ROW Strategy June 2020 Version