

62 Hawkstone Street

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Scale 1:770

10/05/2016



sandra klarich

DEVELOPMENT CONSULTANT

27 October 2015

Town of Cottesloe
Po Box 606
COTTESLOE WA 6011

TOWN OF COTTESLOE

- 4 NOV 2015

RECEIVED

ATTENTION: Planning Department

Dear Sir/Madam

**RE: LOT 60 (62) HAWKSTONE STREET, COTTESLOE
PROPOSED RENOVATIONS AND 2 STOREY ADDITIONS TO EXISTING
DWELLING**

Please find attached an application for Planning Approval, 3 copies of plans and relevant application fee for proposed renovations and additions to the existing dwelling.

The proposed dwelling delivers a sensitive and well-conceived design for the site within the parameters of the Towns planning requirements, site context and the Residential Design Codes.

The existing dwelling is a very modest home which lacked the desired rooms and facilities that are commanded in today's society, relative to the value of land in Cottesloe. The timber clad dwelling reflects a cottage character that delivers traditional high ceilings, skillion verandah, timber sash windows under a high pitched zincalume roof.

To provide for the needs of a growing family, the proposed rear and second storey additions encompass an unassuming scale and characteristic design that is sympathetic to the existing building bulk and the context of the street.

With this in mind, the following assessment is provided against the relevant deemed-to-comply requirements and design principles of the R Codes, in addition to the provisions of Clause 5.7 – Building Height, of the Town of Cottesloe Local Planning Scheme No 3, whereby those elements that require further explanation or propose a variation to the deemed-to-comply provisions have only been identified.

Residential Design Codes

5.1.3 Lot Boundary Setback

C3.1 i - Buildings setback from the boundary

	Required Setback	Proposed Setback	Complies
1 st Floor West	1.6m	1.503m	x
1 st Floor East	1.6m	1.528m	x

Variation:

- **Reduced first floor setback to east and west boundary of 1.503m – 1.528m in lieu of 1.6m**

The first floor setback and the light weight building structure is positioned to utilise the prevailing setback to the ground floor.

Additions to the ground floor deliver varied built form through vertical and horizontal stepping with segments of small walls, variations in window sizes and building material providing interest to the building - ultimately ameliorating the bulk of the first floor walls as seen from the adjoining properties.

Furthermore, the proposed variations are negligible and will result in absolutely no adverse effect to the provision of direct sun on the adjoining properties, whilst maintaining adequate ventilation to the proposed dwelling.

C3.2 ii – Walls built up to a boundary

	Wall Length	Wall Height	Complies
Kitchen Wall - East	8m	3.289	x
Garage Wall - East	6.8m	3m	✓
	Proposed wall length	Proposed Wall Length	
Total Length	14.8m	11.41m	x

Variations

- **Aggregate boundary wall length to eastern boundary of 14.8m in lieu of 11.41m**
- **Average wall height of 3.289m to kitchen wall in lieu of 3m**

The aggregate boundary wall length is desired to make effective use of the limited space available given the constraints around the existing building. Furthermore, the wall height to the kitchen is desired to maintain the predominant ceiling height to the existing character dwelling.

Notwithstanding this, the boundary walls will enhance the privacy and amenity for the occupiers of the proposed residence, whilst maintaining amenity levels for the benefit of the adjoining properties. The boundary walls are separated sufficiently to disperse the overall bulk, whilst being positioned adjacent to existing mature trees and shrubs on the eastern property which assists in softening the appearance of the walls, as seen from the adjoining eastern property.

The boundary walls are practicable as proposed as the overall design positively contributes and enhances the appearance of the dwelling whilst preserving the availability of direct sun to all of the adjoining eastern property.

5.1.4 Open Space

Open Space calculation: 55.14% - Complies

	Area: m2	
Existing Ground Floor	126.48	
Proposed Ground Floor	68.95	
Garage	44.93	
Rear Verandah		34.18
Front Verandah		24.62
Total		58.80
Maximum areas of verandahs/patios 50m2	8.80	
Total built area	249.16	
Site area	555.38	
Open Space	55.14%	

Local Planning Scheme No 3

5.7 Building height

2 Storey Height	Required Height	Proposed Height	Complies
Building Height	8.5m	8.448m	✓
Wall Height	6m	6.392m	✗

Variation:

- 2 storey wall height at 6.392m in lieu of 6m

The town encourages the retention of existing buildings that embrace heritage characteristics and contribute to the established character in a streetscape.

The existing dwelling encompasses increased ceiling heights that significantly contribute to its established character which is desired to be replicated into the rear extension as well as to the first floor. Continuity in ceiling height and the replication of building materials throughout ensures the addition appears seamless.

As a result of the above, the resultant wall height to the second floor is at 6.392m in lieu of 6m to the top of wall (where it meets the roof), however the overall maximum building height is compliant at 8.448m (maximum 8.5m permitted).

Furthermore, to reduce the overall appearance of the dwelling the second storey additions are located behind the original dwelling which assists in maintaining the existing roof form as viewed from the street.

With this in mind, TPS3 provides for a variation of building height where it is warranted within the circumstances and merits of the proposal, having regard to certain aspects including retaining existing heights of a dwelling. The proposed additions and resultant building height variation is deemed to adhere to this provision.

The seamless design represents a single storey element from the street and with articulate side elevations that include staggered walls, both vertical and horizontal stepping with variations in window sizes, roof form and building materials all providing interest to the building - ultimately ameliorates the overall bulk of the dwelling.

In light of the above, the proposed wall height variation (however overall compliant building height) is reasonable as it assimilates the prevailing dwelling and desired streetscape to deliver a compatible bulk and scale which preserves the desired character of the area.

Summary

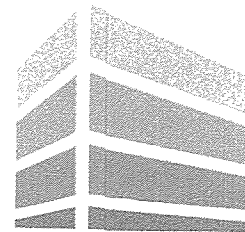
I have demonstrated the developments compatibility of bulk and scale to other dwellings in the area, including a rational level of consistency in building height and setbacks, whilst preserving the amenity of the adjoining properties.

The proposed additions are deemed to meet the relevant design principles and adhere to the Building Height provisions within LPS3 and therefore your discretion and approval for the proposed renovations and additions is sought.

Should you require any further information, please do not hesitate to contact Sandra Klarich

Kind regards

Sandra Klarich
Planning Consultant



URBAN INSITE
DESIGN & DRAFTING

6th May 2015

The Chief Executive Officer
Town of Cottesloe
PO Box 606
Cottesloe
WA 6911

Dear Sir

**re: Extension to house at 62 Hawkstone Street, (Lot 60) Cottesloe
Response to neighbour comment on application for Development Approval**

I am happy to address the comments made by the owner of the neighbouring property to this development on the east.

It is often the case that landowners not versed in planning regulation do not understand the structure of the Codes. They assume that the Deemed-to-Comply provisions are a definitive requirement, rather than one way of meeting the Codes standards. If this development had met the DtC provisions it would not have involved the neighbour at all.

However the Design Principles exist so that, as WAPC's Planning Bulletin 109/2013 states: *"there is always an opportunity to consider different ways to design for specific sites to achieve more appropriate outcomes than can be achieved under 'deemed-to-comply' requirements."*

In other words, as I have submitted, this design proposal complies with the design principles and does not need to take account of the DtC provisions. It is a more appropriate outcome for this specific site circumstances both for my client and the neighbours.

Addressing each of the matters raised: Walls built to Boundary

1 Effective Use of Space

The existing house provides substantial constraints to development due to its placing on the lot and the fact that the western neighbour has built a parapet wall along a portion of the western boundary to the rear of the houses;

Building the kitchen wall on the boundary is necessary to allow access to the rear garden from this space and to allow the living/ dining space to make good use of the limited width of the lot;

The kitchen wall is only slightly higher than the DtC standard and aligns with the next door house. It does not therefore impact on outdoor living areas or habitable rooms which are themselves set well back from this boundary;

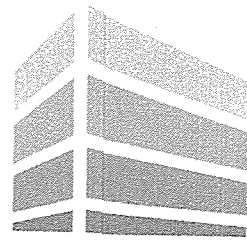
No specific impact resulting from the proposed dimensions of either of these walls has been described by the complainant;

The garage wall is distant from both houses and therefore does not impact on outdoor active spaces which are accessible from the neighbouring house;

The impact of each of these walls should be considered separately and both meet the Design Principles and do not affect direct sun to manor openings or outdoor living areas.

2 Privacy and Amenity

There are no privacy issues arising from either of these structures and therefore the consideration of screening does not arise. The boundary walls do however make a substantial contribution to acoustic privacy since a wall that is set back would have windows directly facing the neighbour, with the potential to cause noise disturbance.



URBAN INSITE
DESIGN & DRAFTING

3 Practicable and Sun

The design does not exceed "acceptable" standards since it has been justified under the Design Principles of the Codes. Solar access to the existing house and its surrounding active outdoor living areas is not compromised; indeed the provision of shade in late afternoon could be seen as a positive in Perth's hot summers.

First storey setback

The setback proposed for the new upper floor is only slightly less than that which would have been Deemed-to-Comply and therefore should have been expected by the neighbour. As explained above, in that case, the neighbour would not have been consulted;

The proposed setback allows the new upper floor to align with the lower wall without an unsightly step in the elevation;

Reduction of the setback by between 72 and 97mm is insignificant and can have no substantial impact on the neighbour;

The complainant states that the setback "variation" is only 0.72m but this is incorrect. The actual proposed difference from the DtC setback is one tenth of this dimension. It may be that the whole of this complaint has been made because the writer cannot do the arithmetic and thinks that the upper floor wall is nearly three quarters of a metre closer to the boundary than my client could have built without consultation. 97mm is minimal whereas 720mm would have some impact.

It is not unusual for landowners in this area to seek to maximise development potential and therefore their ability to use and enjoy their property. In this case it has been done without compromising the amenity that both neighbours enjoy and we thank you for responding to this complaint appropriately.

Please contact the undersigned if you have any questions or require additional justification.

Yours sincerely

Leon Spiccia

13 April 2016

Chief Executive Officer
Town of Cottesloe
PO Box 606
Cottesloe, WA

TOWN OF COTTESLOE

13 APR 2016

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Dear Sir/Madam

RE: Submission on Development Application for Lot 60 (No.62) Hawkstone Street Cottesloe

I write in relation to the abovementioned matter. Our house abuts the eastern boundary and we have some concerns regarding the proposal as follows:

Built to boundary walls (eastern boundary)

The proposed dwelling seeks two separate sections of built to boundary wall abutting our property totalling 14.8m in length with heights between 3.289m and 3.0m (average 3.15m).

Part 5 section C3.2 of the Residential Design Codes requires built to boundary walls in areas coded R20 to have an average height of 3.0m (max 3.5m) up to a maximum length of the greater of either 9m or one third the length of the boundary behind the front setback, being 11.41m.

Based on the above the proposed combined boundary walls are 3.39m longer and 0.15m above the average height for the acceptable criteria. We believe they will create unnecessary building bulky and result in a visually dominant wall that will negatively impact us.

The following provides a counter argument to the applicants proposed justification:

1. *The boundary wall will make effective use of the limited space available given the constraints of the existing house.*

We contend that the block size and geography is sufficient to design a suitable house that complies with the acceptable standards without negatively impacting us. The proposed 8.0m kitchen wall and 6.8m garage wall are simply an aesthetic measure that are not based on any meaningfully difficult site constraints or any valid planning grounds given the size of the block provides the ability to design something with less impact to the neighbours. Further, the kitchen wall section does not provide a supporting wall for the second storey above so could easily be modified.

2. *The boundary wall will enhance the privacy and amenity of the occupiers whilst maintaining amenity levels for the adjoining properties. Walls are also placed next to mature trees that will soften their appearance.*

It is true that built to boundary walls can assist in avoiding privacy issues however so will highlight windows, inoperable fixtures, frosted glass and a host of other architectural features that could be used if the wall had adequate setback or compliant length. The impact should not be measured on privacy of the proposed building but rather the bulk and presence of the wall and its impact on the adjoining neighbours who have to look at it.

3. *The boundary walls are practicable as proposed as the design enhances the dwelling whilst maintaining direct sun to the eastern property.*

The design may be practicable and desirable from the owner's perspective but clearly it exceeds the acceptable standards without thorough justification, and will result in a bulky appearance to the adjoining property (ours). Further, and contrary to the applicants statement we believe the design will reduce available direct sunlight given the boundary walls are longer than the acceptable standard and will naturally restrict western sun and possibly airflow due to the built to boundary wall being 3.289m at that point and the overall two storey building height being closer due to reduced upper storey setbacks (refer following section).

Eastern setback to first storey

The application seeks a reduced eastern setback to the first storey. This will further contribute to the bulk of the building and negative enjoyment of our property given the kitchen built to boundary wall is already slightly higher than acceptable and 8.0m in length (plus the garage boundary wall of 6.8m making it exceed built to boundary wall requirements).

We appreciate that the setback variation is only 0.72m however the proposed extension could easily comply with the required setbacks given the two storey extension is directly above the new rear extension and does not rely on the old part of the building for support.

The applicant's justification is based on continuation of the setbacks from the existing dwelling and articulation and stepping wall/building design. We believe that continuing the existing setbacks can be appropriate but not at the risk of negatively impacting neighbouring properties. Further, stepping and articulating the building form is effectively a requirement under the acceptable standards for two storey dwellings so using it as justification is hardly building the case for acceptance.

We note the application also proposes a reduced western setback, which shows that the design is pushing the setbacks on both sides to maximise the building footprint.

We trust the above items will be considered in your review of the Development Application.

Kind regards

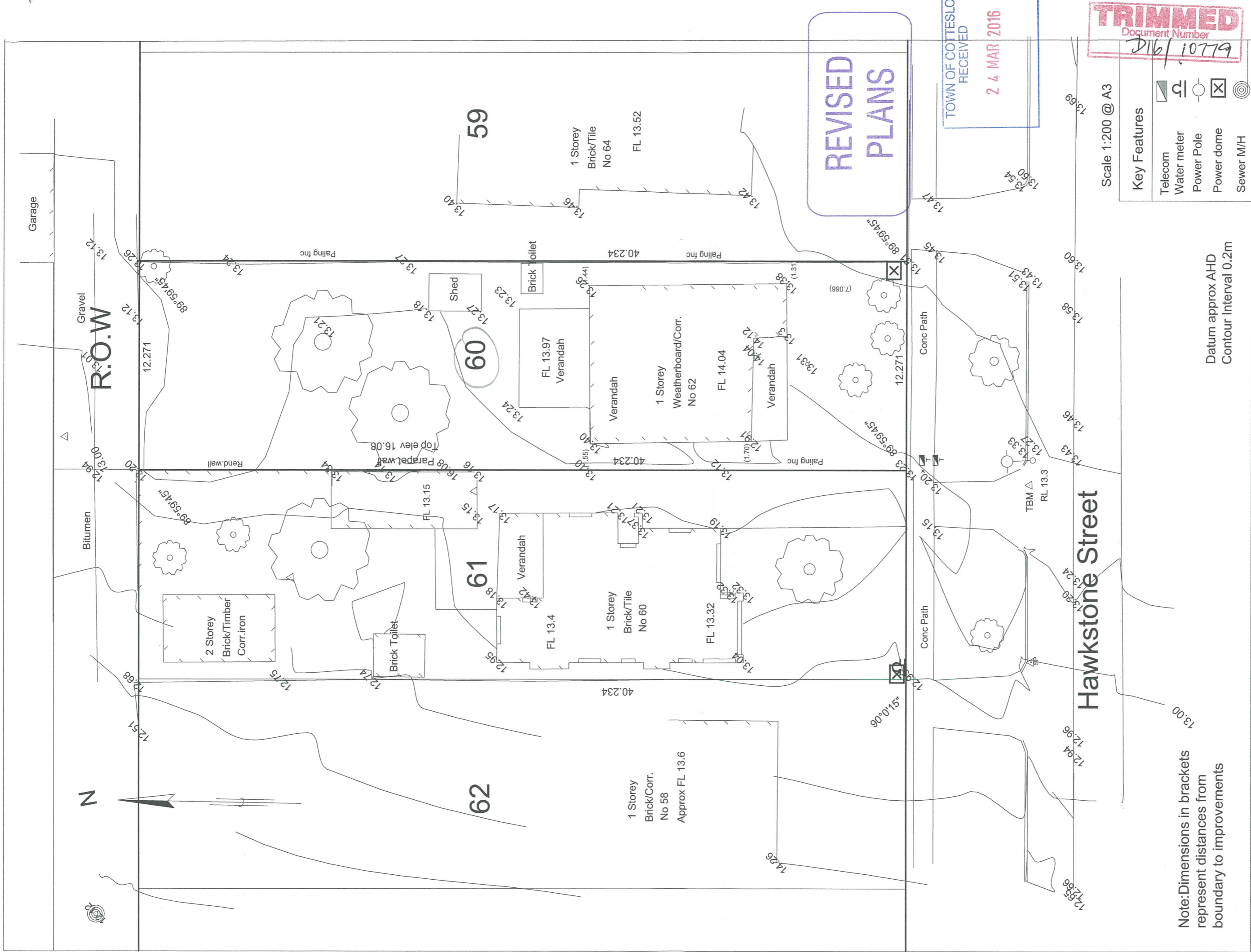
Margaret, Iain and Louisa Ellis, and Brian Taylor

Cottesloe









Note: Dimensions in brackets represent distances from boundary to improvements

REVISIED PLANS

TOWN OF COTTESLOE RECEIVED
24 MAR 2016

TRIMMED
Document Number
216/10779

Scale 1:200 @ A3

Key Features

Telecom	
Water meter	
Power Pole	
Power dome	
Sewer M/H	

Datum approx AHD
Contour Interval 0.2m

Andrew Stevens Construction

mobile: 0417 933 223
email: pek1@bigpond.com

47 Brighton Street
Cottesloe, WA 6011
Builder Registration 10842

STAGE: PLANNING ISSUE

CLIENT: KARIN & JAMES AITKEN

ADDRESS: Lot 60#62
HAWKSTONE STREET
COTTESLOE

SHEET:

EXISTING SITE PLAN

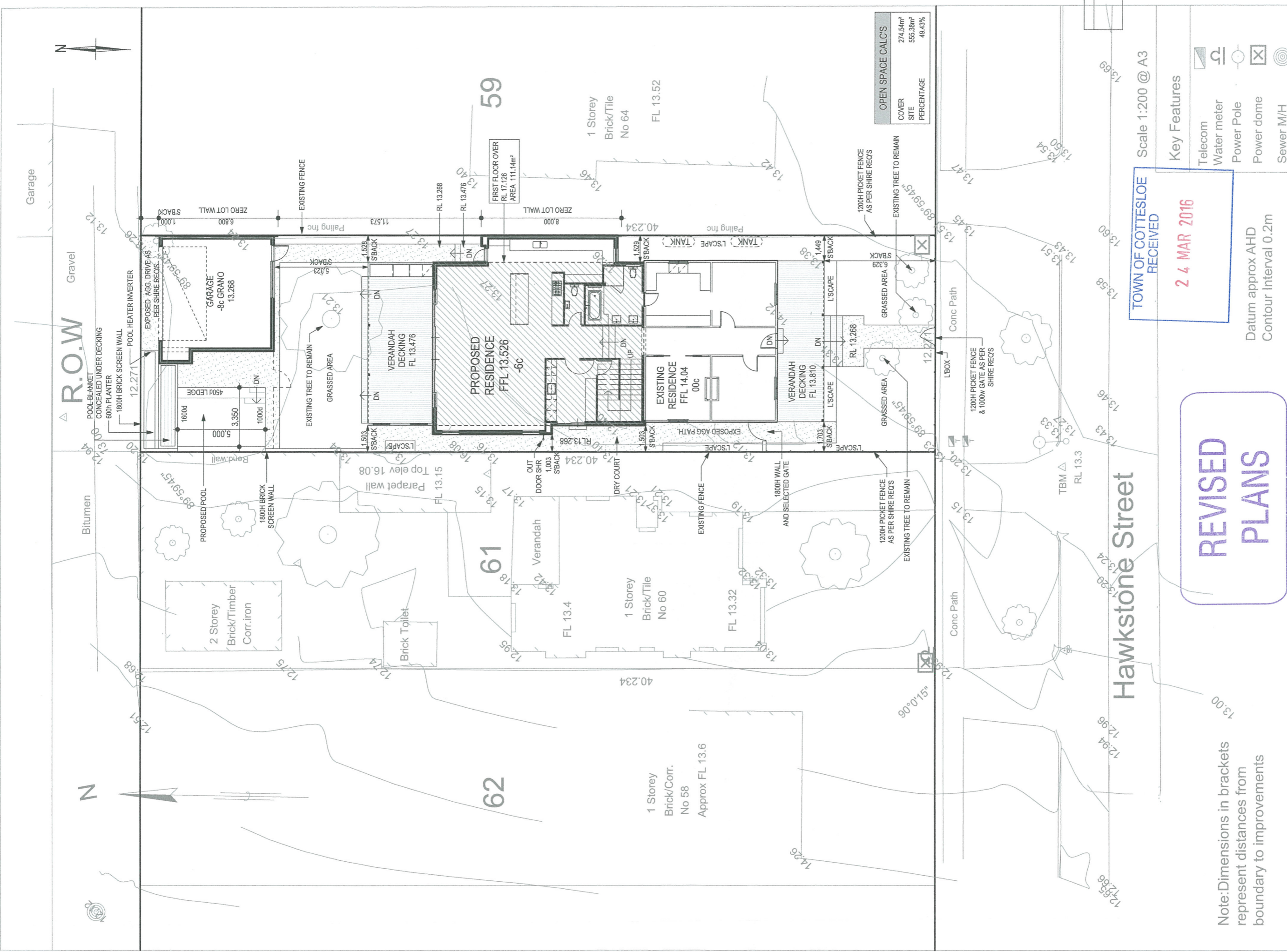
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04.08.2015	01	GROUND FLOOR CONCEPT
26.08.2015	02	REVISED CONCEPT
22.09.2015	03	REVISED SKETCH INC. ELES
08.10.2015	04	PLANNING ISSUE
26.11.2015	05	PLANNING SECTION
16.03.2016	06	ALTERNATE ELEVATIONS
22.03.2016	07	COUNCIL AMENDMENTS

SHEET No.: 1 of 7

JOB No.: 15032

SCALE 1:200 AT A3

DATE PRINTED: Tuesday, 22 March 2016



R.O.W

Hawkstone Street

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24 MAR 2016

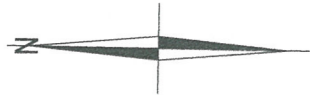
Note: Dimensions in brackets represent distances from boundary to improvements

- Key Features
- Telecom
 - Water meter
 - Power Pole
 - Power dome
 - Sewer M/H

Datum approx AHD
Contour Interval 0.2m

OPEN SPACE CALC'S		
COVER	274.54m ²	
SITE	555.38m ²	
PERCENTAGE	49.43%	

Andrew Stevens Construction mobile: 0417 933 723 email: pek1@bigpond.com 47 Brighton Street Cottlesloe, WA 6011 <small>Builders Registration 10842</small>	STAGE: PLANNING ISSUE CLIENT: KARIN & JAMES AITKEN ADDRESS: Lot 60#62 HAWKSTONE STREET COTTESLOE	SHEET: PROPOSED SITE PLAN DATE: 04.08.2015 REV: 01 DESCRIPTION: GROUND FLOOR CONCEPT REVISED CONCEPT REVISED SKETCH INC. ELES PLANNING ISSUE PLANNING SECTION ALTERNATE ELEVATIONS COUNCIL AMENDMENTS	SHEET No.: 2 of 7 JOB No.: 15032 SCALE: 1:200 AT A3 DATE PRINTED: Tuesday, 22 March 2016
	STAGE: PLANNING ISSUE CLIENT: KARIN & JAMES AITKEN ADDRESS: Lot 60#62 HAWKSTONE STREET COTTESLOE	DATE: 04.08.2015 REV: 01 DESCRIPTION: GROUND FLOOR CONCEPT REVISED CONCEPT REVISED SKETCH INC. ELES PLANNING ISSUE PLANNING SECTION ALTERNATE ELEVATIONS COUNCIL AMENDMENTS	DATE: 04.08.2015 REV: 02 DESCRIPTION: REVISED CONCEPT 22.09.2015 REV: 03 DESCRIPTION: PLANNING ISSUE 08.10.2015 REV: 04 DESCRIPTION: PLANNING SECTION 26.11.2015 REV: 05 DESCRIPTION: ALTERNATE ELEVATIONS 16.03.2016 REV: 06 DESCRIPTION: COUNCIL AMENDMENTS 22.03.2016 REV: 07

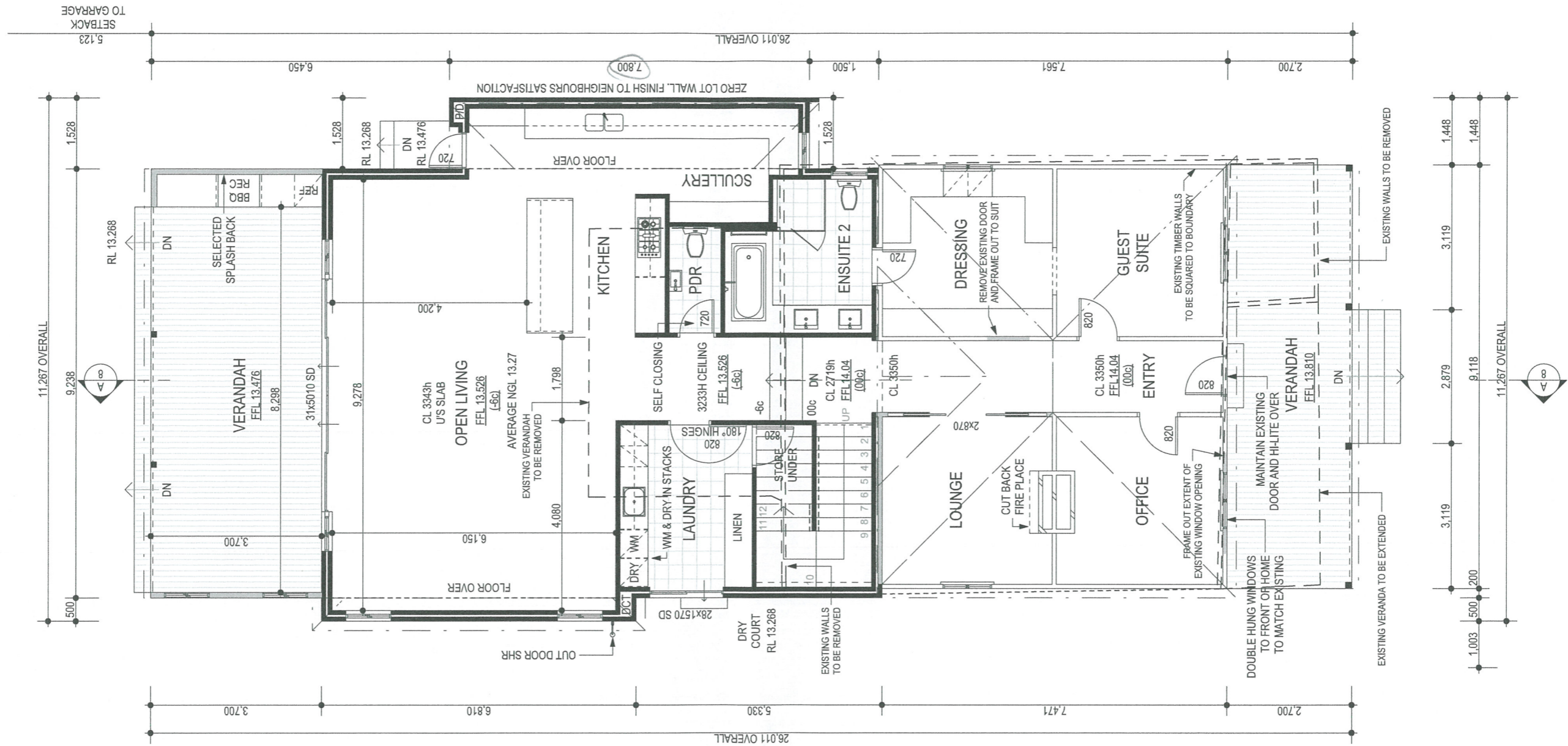


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PLANS

TOWN OF COTTESLOE
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24 MAR 2016

WALL LEGEND	
	WALL TO BE REMOVED
	NEW STUD WALL
	NEW BWK WALL
	EXISTING STUD WALL



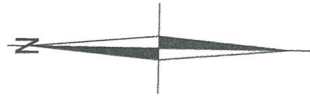
**Andrew Stevens
Construction**

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Cottesloe, WA 6011
Builders Registration 10842

STAGE:	PLANNING ISSUE	SHEET: FLOOR GROUND				SHEET No.:	3 of 7
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		22.03.2016	07	COUNCIL AMENDMENTS			
							JOB No.: 15032
							SCALE 1:100 AT A3
							DATE PRINTED: Tuesday, 22 March 2016

NAME	AREA (m2)
GROUND FLOOR NEW	126.48
GROUND FLOOR EXISTING	68.95
GARAGE	44.93
REAR VERANDAH	34.18
FRONT VERANDAH	24.62
GARDEN SHED	7.32
TOTAL	306.48 m²

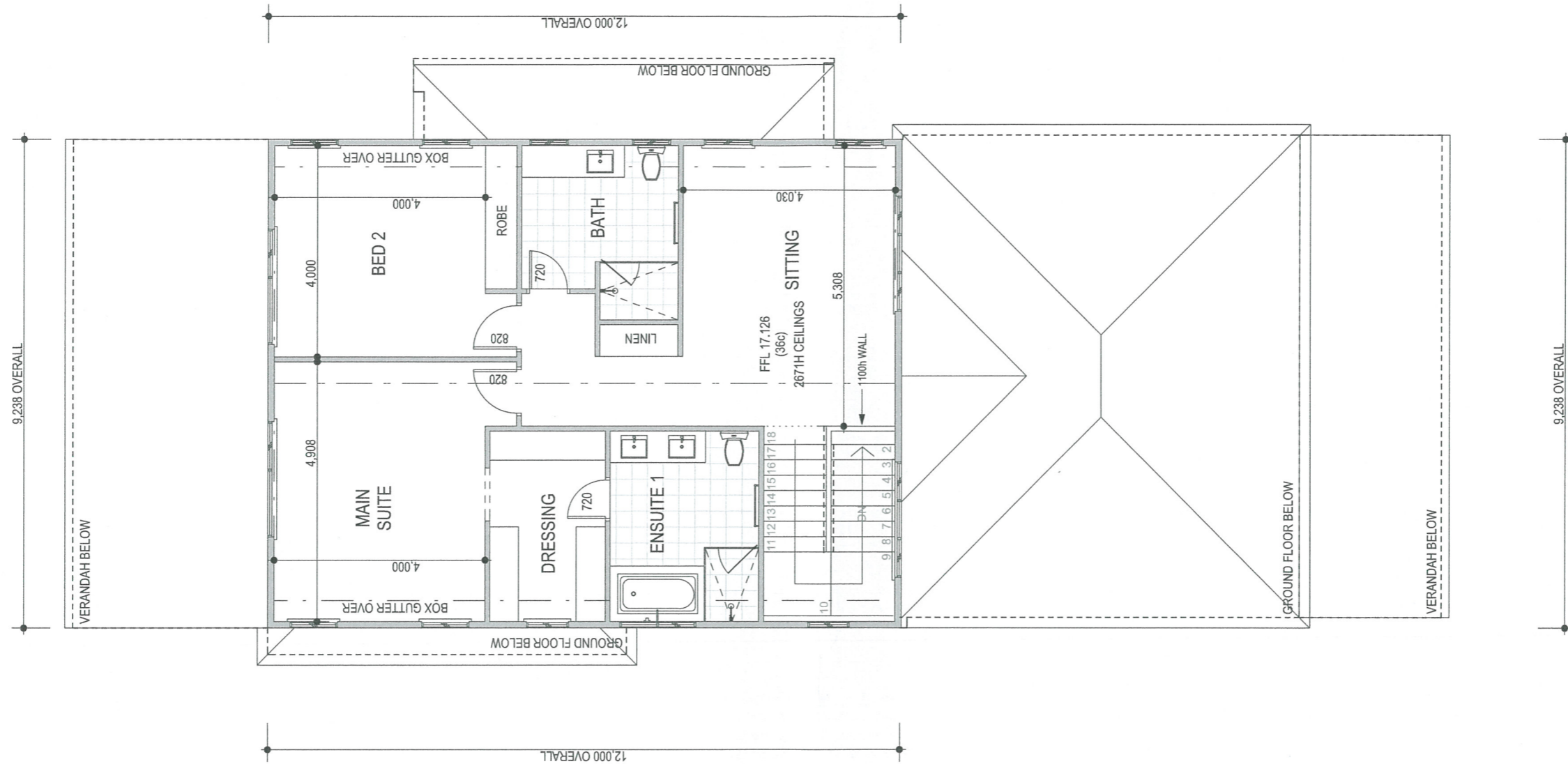


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TOWN OF COTTESLOE
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WALL LEGEND	
	WALL TO BE REMOVED
	NEW STUD WALL
	NEW BMK WALL
	EXISTING STUD WALL



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Construction

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47 Brighton Street
Cottesloe, WA 6011
Builders Registration 10842

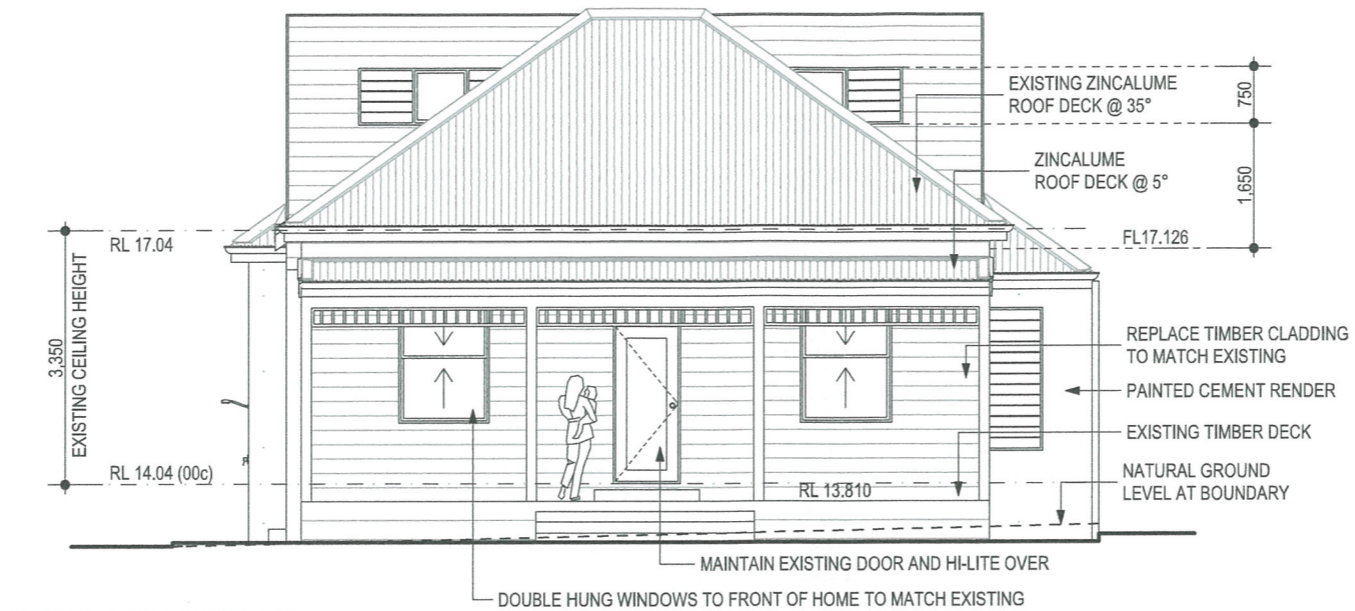
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JOB No.: 15032						SCALE 1:100 AT A3
						DATE PRINTED: Tuesday, 22 March 2016

NAME	AREA (m2)
FIRST FLOOR	111.14
	111.14 m ²

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24 MAR 2016



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

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Construction**

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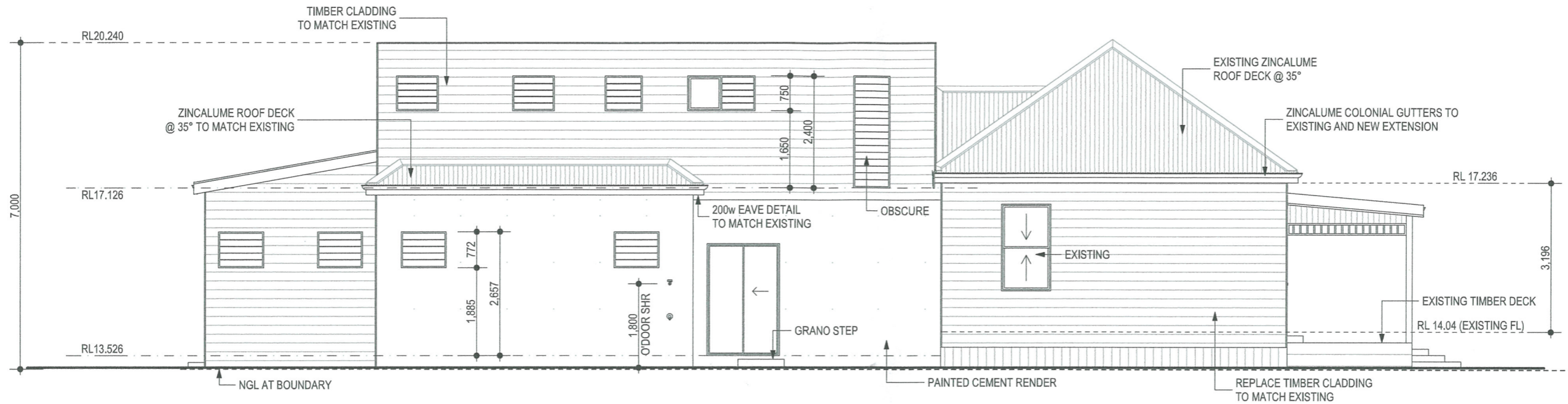
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Cottesloe, WA 6011
Builders Registration 10842

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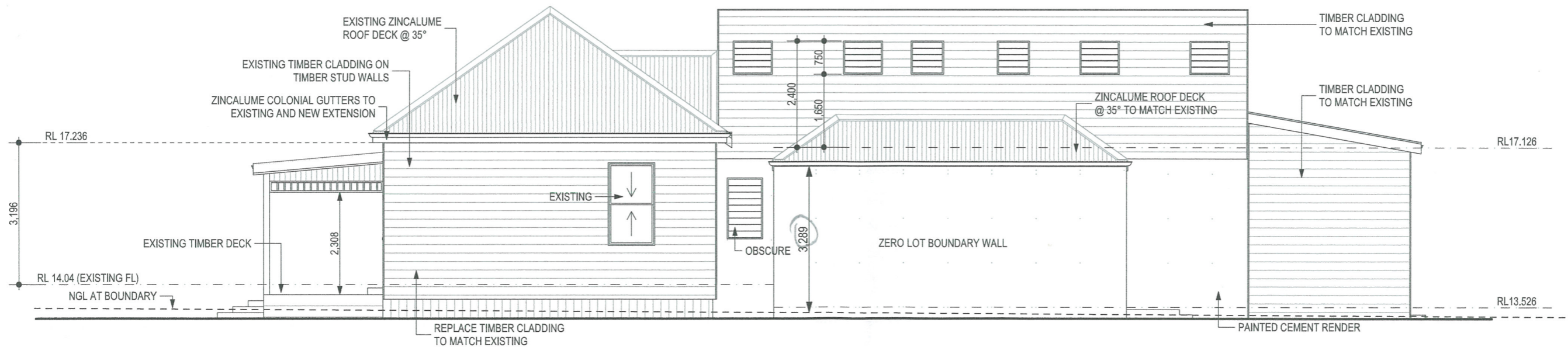
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TOWN OF COTTESLOE
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WEST ELEVATION
1:100



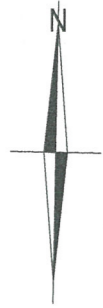
EAST ELEVATION
1:100

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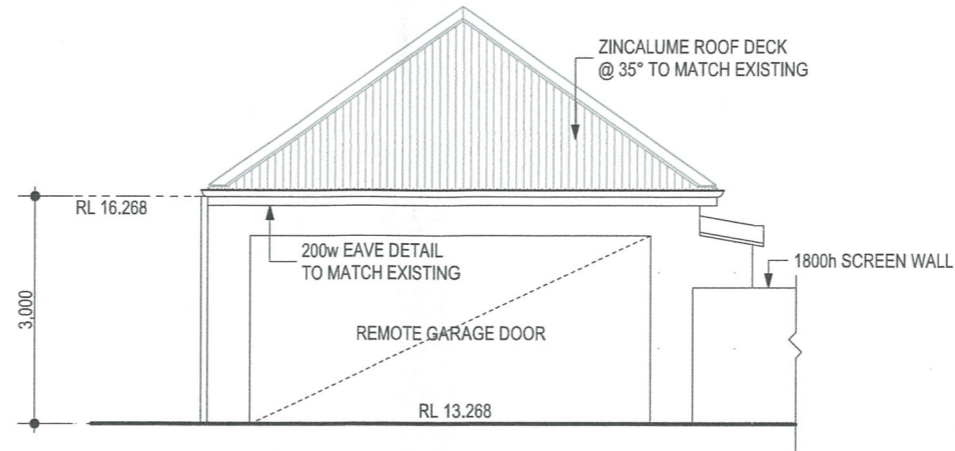
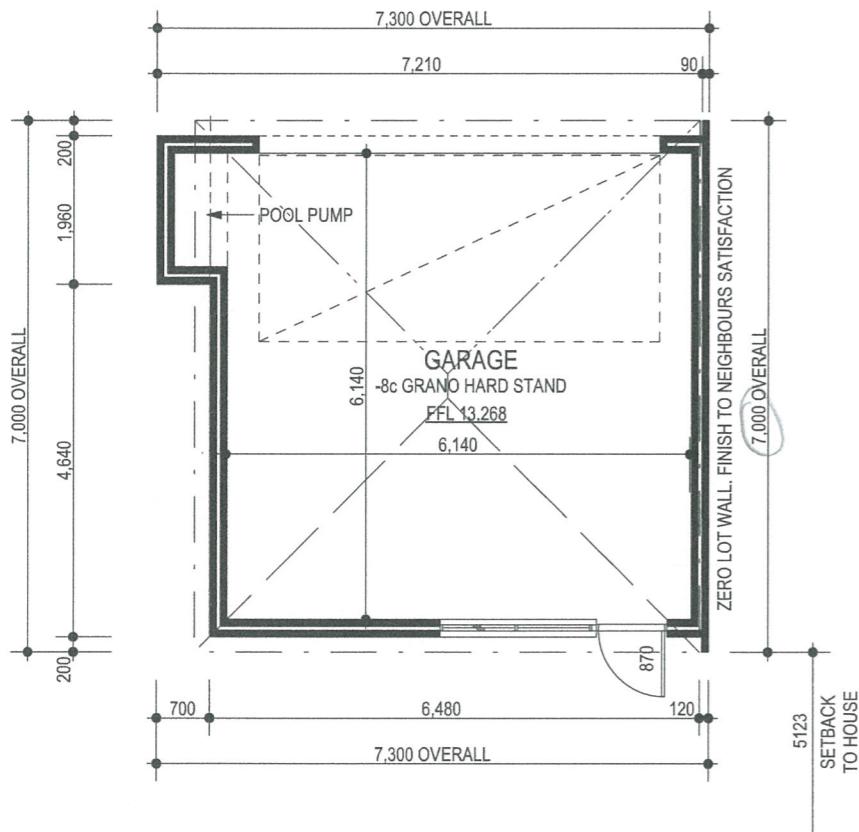
47 Brighton Street
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STAGE:	PLANNING ISSUE	SHEET: EAST WEST ELEVATIONS					SHEET No.:	6 of 7
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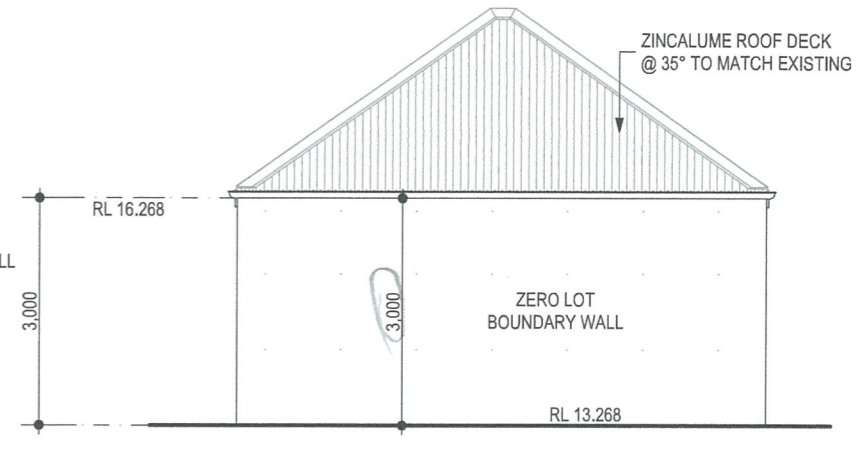


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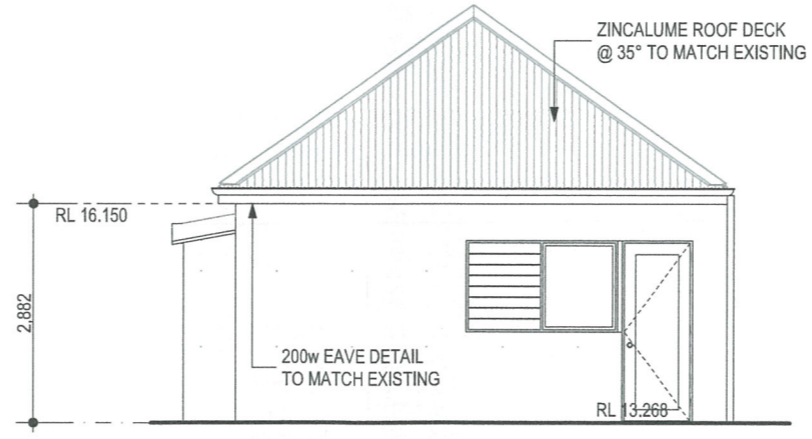
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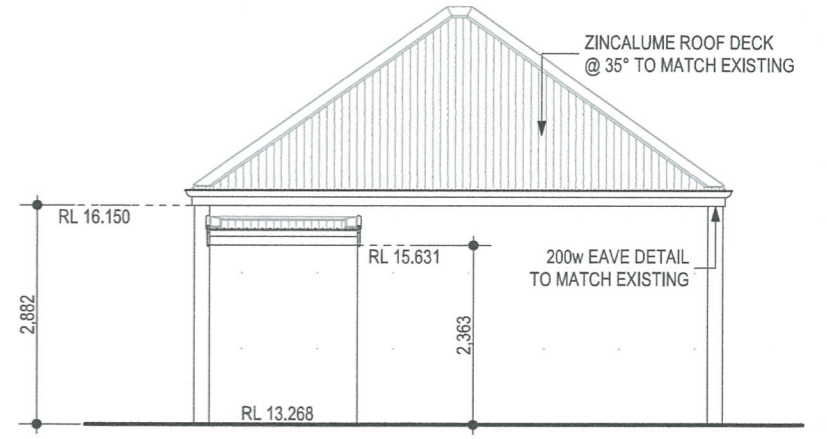
GARAGE NORTH
1:100



GARAGE EAST
1:100



GARAGE SOUTH
1:100



GARAGE WEST
1:100

WALL LEGEND

- WALL TO BE REMOVED
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- EXISTING STUD WALL

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