

**FEBRUARY 2020**

**PROPOSAL TO TOWN OF COTTESLOE**

**99 NAPIER STREET, COTTESOE**

**VERGE CONTOUR LEVEL MODIFICATION – RETURN TO ORIGINAL FORM**

## PROPOSAL

### 99 NAPIER STREET, COTTESLOE

#### VERGE CONTOUR LEVEL MODIFICATION – RETURN TO ORIGINAL FORM

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#### 1. OBJECTIVE OF PROPOSAL

- 1.1 Return the contour of the verge of 99 Napier Street, Cottesloe to its original form to the benefit of the verge, the neighbourhood and Town of Cottesloe as a whole.

#### 2. PROPERTY PARTICULARS

- 2.1 Registered Proprietor (Owner): Catherine Murphy (Cottesloe Resident and Ratepayer, Forrest Street).
- 2.2 Presently: 99 Napier Street, Cottesloe (Lot 2 on Diagram 10749).
- 2.3 Proposed Subdivision (Approved): WAPC Ref: 155977 (Lots 7 and 8 and Road Widening on Deposited Plan 410764).
- 2.4 Current Status of Subdivision (Works underway in accordance with WAPC specified conditions):
- (a) Demolish the existing residence (now complete).
  - (b) Widen Rockett Lane by 1.15 metres and provide a 2 x 2 metre corner truncation (per Deposited Plan 410764) (to be completed mid-February 2020 at Owner's cost).
  - (c) Pave the 1.15 metre wide road widening of Rockett Lane (to be completed mid-February 2020 at Owner's cost).

#### 3. VERGE PARTICULARS

- 3.1 Original contour of verge of 99 Napier Street, Cottesloe: Refer **Attachment A** (Historical Photograph of Verge).
- 3.2 Current contour of verge of 99 Napier Street: Refer to **Attachment B** (Recent Photographs of Verge) and **Attachment C** (Recent Contour Plan).
- 3.3 The original contour of the of 99 Napier Street verge was a flat plane between the footpath and the top of the Napier Street curb. The Town of Cottesloe (TOC), in recent times, modified the original verge to address storm water overflow issues that arose from water flowing down Lane Street which is opposite the verge of 99 Napier Street. The historical stormwater issues have now been rectified by the TOC by the upgrading and installation of additional storm water infrastructure in Lane Street and Napier Street - thus making the moulds previously placed on the 99 Napier Street verge unnecessary.

#### 4. PROPOSED OWNER WORKS - VERGE CONTOUR LEVEL MODIFICATION

- 4.1 Works proposed to be completed by the Owner:
- (a) Contour and level the verge of 99 Napier Street with the finished contour being a flat plane from the level of the existing footpath to the level of the top of the Napier Street road kerb fronting 99 Napier Street.
  - (b) Remove from the verge the young peppermint tree in the centre of the verge (as contouring works will expose the root system of this tree by approx. 0.5 metres) and

the low horizontal spreading melaleuca covering the west portion of the verge (as in poor condition and as contouring works will expose the roots by approx. 0.3 metres).

- (c) The clean soil cut from the verge re contouring to be spread within vacant lot 2, 99 Napier Street. (estimated depth 0.1 metres).
- (d) All rubble (if any) found whilst recontouring the verge to be removed from site.
- (e) The existing verge lawn to be recycled and spread within the surface of the new verge contour.
- (f) Complete a dial before you dig enquiry and follow through to protect all infrastructure shown.

4.2 For further detail of the works proposed to be completed by Owner: Refer to **Attachment D** (Plan Showing Proposed Verge Modification)

4.3 Works outlined in this Section 4 to be undertaken at Owner's cost.

## **5. PROPOSED TOC WORKS - VERGE CONTOUR LEVEL MODIFICATION**

5.1 Works proposed to be completed by the TOC:

- (a) Prior to recontouring of the verge by the Owner, the existing TOC stormwater infrastructure locations to be highlighted.
- (b) At the completion of the recontouring of the verge, TOC to modify its stormwater infrastructure to match the new verge ground levels (ie add concrete sleeve to stormwater drains).
- (c) Three new street trees (variety to be determined in accordance with the TOC's Street Tree Masterplan) to be planted on the verge at the commencement of the autumn rain.

5.2 Works outlined in this Section 5 to be undertaken at TOC's cost and expense, save that the expense of purchasing the new street trees to be at Owner's cost.

## **6. BENEFITS OF VERGE CONTOUR LEVEL MODIFICATION**

6.1 Benefits to the TOC of the proposed verge contour level modification at 99 Napier Street include:

- (a) Access to the verge will be enhanced to enable it to be maintained in a clean and presentable state.
- (b) The verge will be in keeping with other neighbourhood verges - in particular those on Napier Street.
- (c) Two trees, one of which is in poor condition, to be replaced by three new trees that in time will increase overall canopy of Cottesloe.
- (d) Result in footpath area being open - which will enhance safety.
- (e) Enhance the streetscape on Napier Street.

**ATTACHMENT A**  
**(Historical Photographs of Verge)**



**ATTACHMENT B**  
**(Recent Photographs of Verge)**

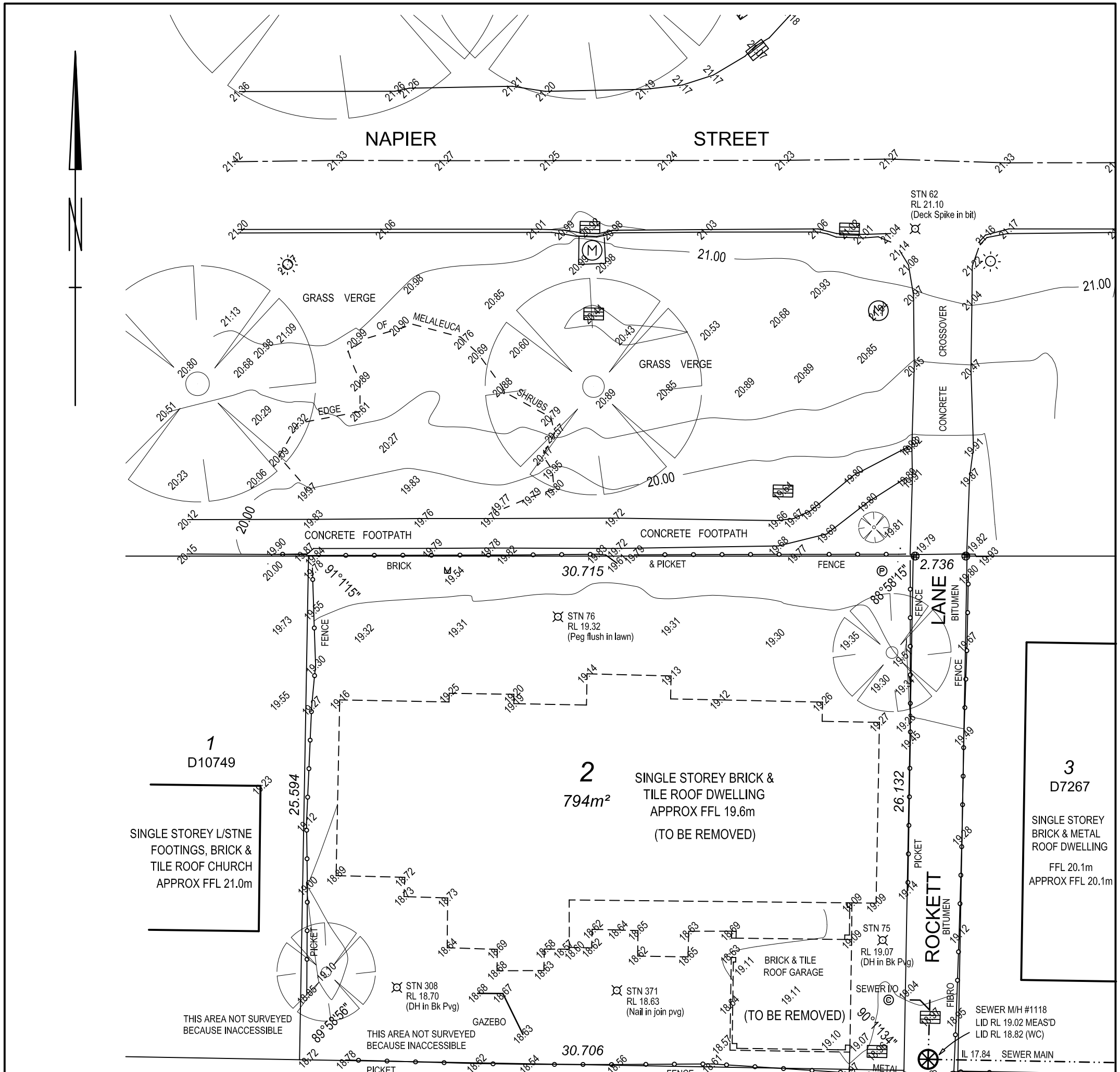






**ATTACHMENT C**  
**(Recent Contour Plan)**





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

**NOTES:**

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

SCALE 1 : 200 @ A3 SIZE

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

Licensed Surveyors Act 1909  
**REGULATION 25A**  
**SURVEYOR'S CERTIFICATE**  
 I, Victor Robinson Smith, Licensed Land Surveyor, certify that on the 8th day of November 2017, I re-instated the boundaries of Lot 2 on Diagram 10749 having the Certificate of Title Vol 1056 Fol 731 situated at 99 Napier Street, Cottesloe as shown on this plan and that the survey was performed in accordance with all relevant written laws.  
 20 November 2017  
  
 Licensed Land Surveyor

**LEGEND :**

Symbol	Description
	BOLLARD
	GULLY
	HATCH COVER
	LIGHT POLE
	MANHOLE
	POWER DOME
	SEWER MANHOLE
	WATER METER

**DRISCOLLS**  
 LAND SURVEYORS  
 Suite 7, 237 Stirling Highway, Claremont  
 P (08) 9385 1122 F (08) 9384 6689  
 E admin@driscolls.net.au

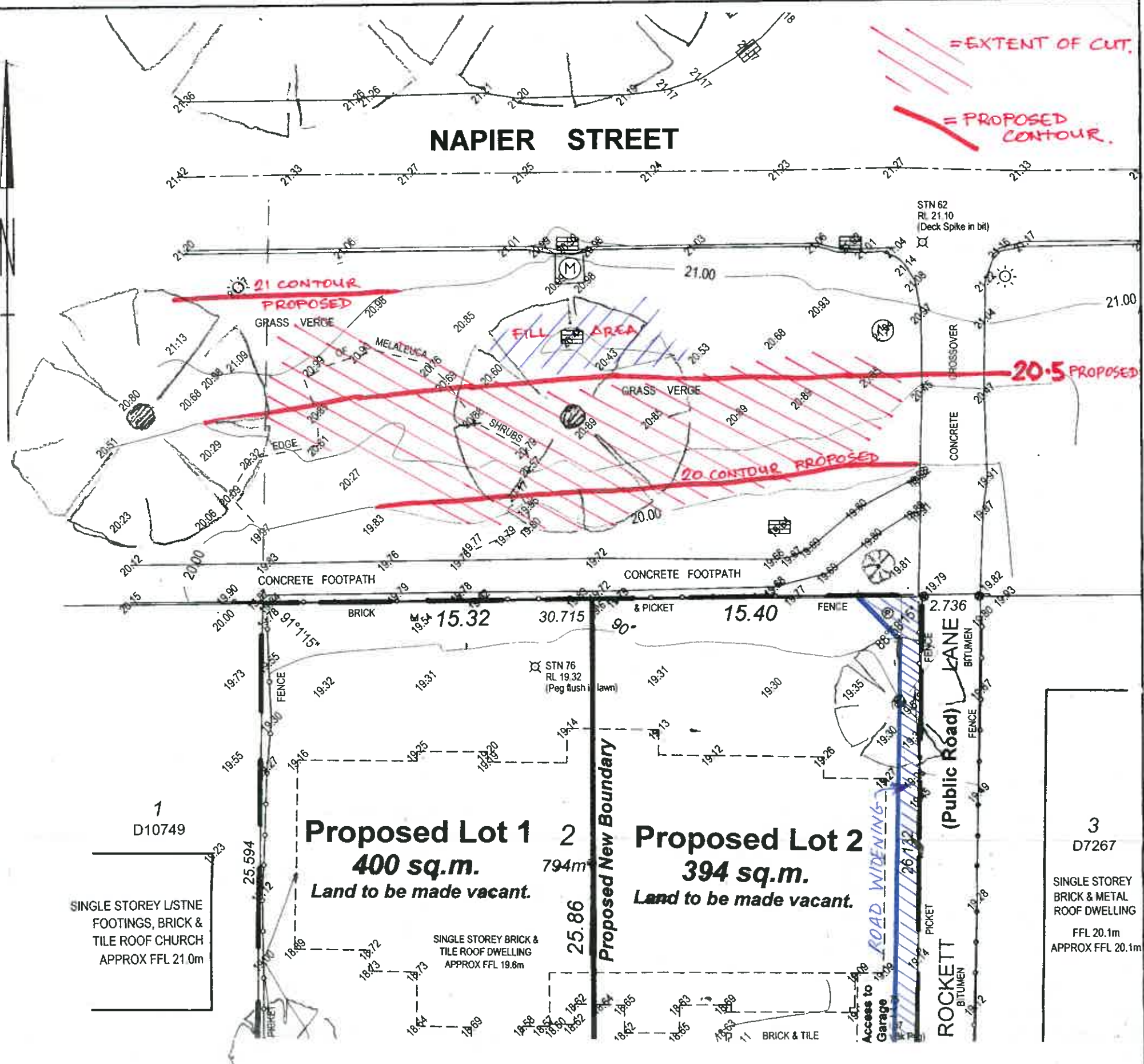
**CLIENT:**  
 CATHERINE MURPHY

**DESCRIPTION:**  
 FEATURE SURVEY FOR WAPC  
 SUBDIVISION APPLICATION PURPOSES  
 LOT 2 ON DIAG 10749  
 99 NAPIER STREET, COTTESLOE  
 CERT. OF TITLE - VOL: 1056 FOL: 731

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

**ATTACHMENT D**  
**(Plan Showing Proposed Verge Modification)**

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



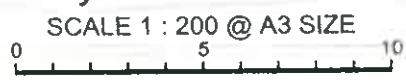
THIS AREA NOT SURVEYED BECAUSE INACCESSIBLE

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

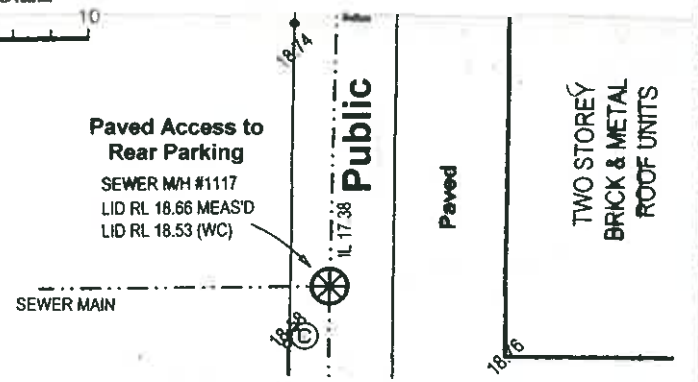
**NOTES: Scale: 1:200.**

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**PLAN SHOWING THE PROPOSED VERGE CONTOUR LEVEL MODIFICATION. 99 Napier Street, Cottesloe.**  
 ie. Removal of the embankment by cutting (0.5 metres at the peak of the embankment) to return the verge to it's original contours. Includes fill (approx. 0.3 metres) to a small area in the centre of the verge to the north of the embankment.  
 Proposed new contour locations shown in red.  
 Proposed area of cut (up to 0.5 metres at peak of bank) shown cross hatched in red.  
**Scale: 1:200. January 30th. 2020**



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



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

Currently: (Lot 2 on Diagram 10749).  
 Proposed Subdivision: WAPC Ref: 155977  
 Lots 7 and 8 and Road Widening on Deposited Plan 410764

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DWG N°: <b>5131</b>	SHEET N°: <b>1</b>
CAD: 5131 SHT1 ISS1.DWG	A3