

See below evidence of alterations to the topography of the site over a period of several years, as sourced from the Town of Cottesloe Intramaps database.

It is clear that since the time of subdivision - at which point the topography of the property would have been flattened to a level of 12.850 A.H.D. across the site - the NGL has altered, most likely affected by surrounding construction, and is now lower than previously shown.

There are noticeable changes to the topography of the property in question, specifically relating to the photos taken before and subsequently after the subdivision of the original property (No. 5 Overton Gardens) and construction of the residence on the adjoining property (shown empty in 2001 and 2003 but developed in 2005 onwards).

From our understanding of the model subdivision conditions (Department of Planning; Western Australian Planning Commission:
<http://www.planning.wa.gov.au/Model-subdivision-conditions.asp>);

"finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting."

In this case, the finished ground levels of this property along with the abutting properties have been altered and raised/lowered in a variety of ways over an extended period of time, creating what should be deemed as a decidedly unnatural ground level.

The R-Codes defines Natural Ground Level as:

"Natural ground level

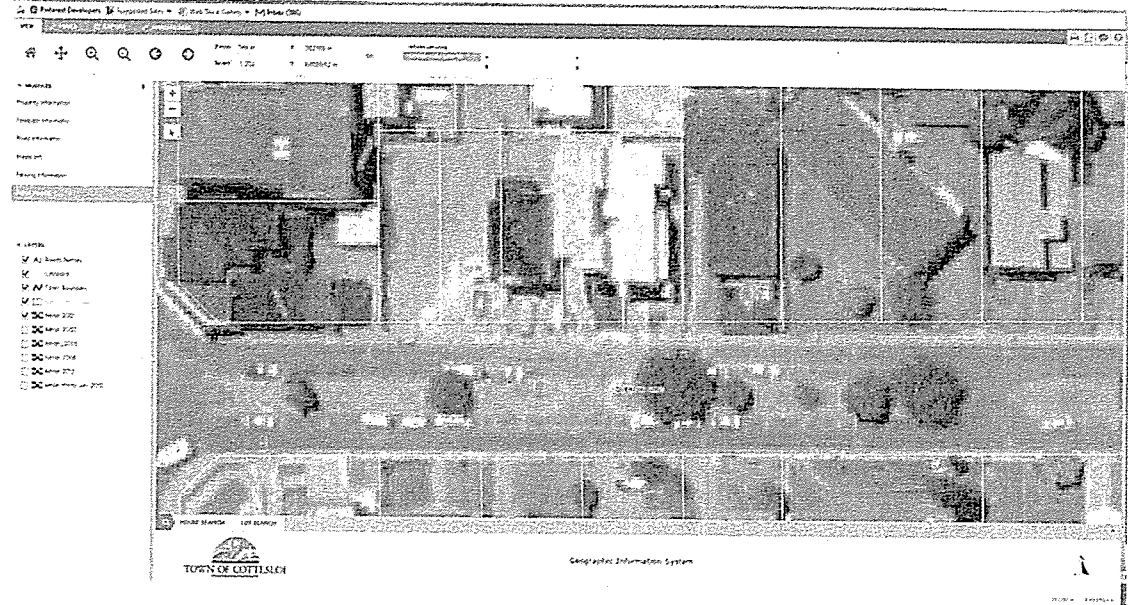
The levels on a site which precede the proposed development, excluding any site works unless approved by the decision-maker or established as part of subdivision of the land preceding development."

In this case, the natural ground level which was seen in earlier records of the property was significantly higher than the current ground level and we believe that the current NGL was possibly adversely affected and altered during the construction of the neighbouring property.

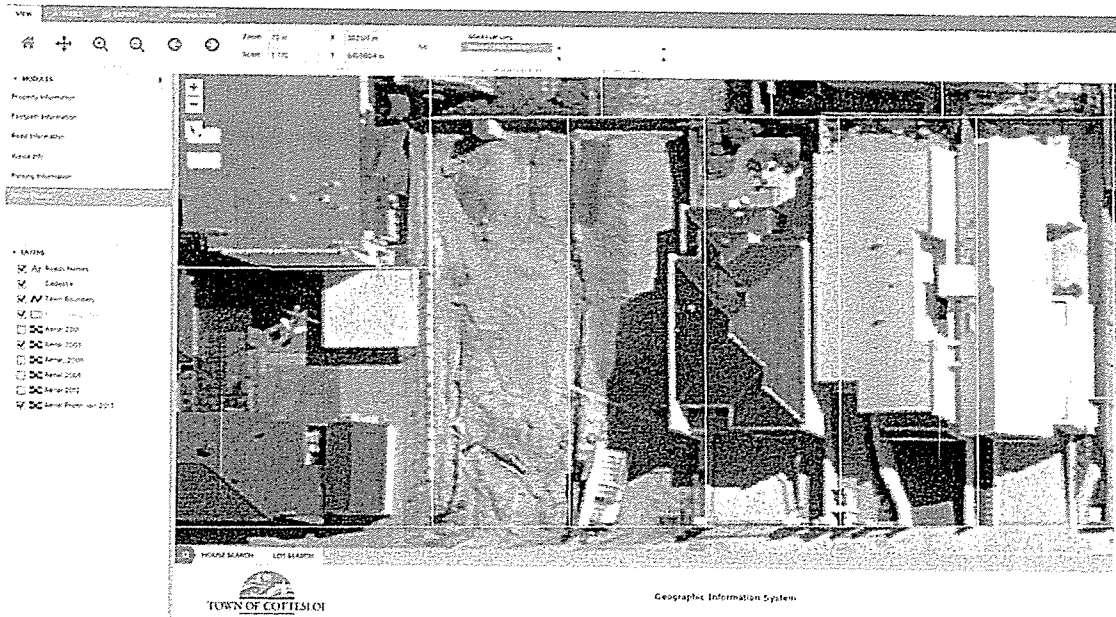
OUR REF: 3426_MICHAEL_WILSON
AERIAL PHOTOGRAPHIC REPORT

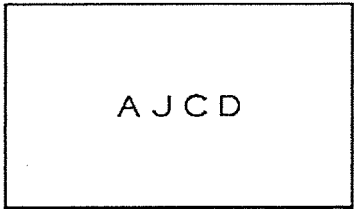
AJCD

2001: Both adjoining, empty properties appear flat.



2003: Both adjoining, empty properties feature large, irregular piles of sand to the rear/centre.

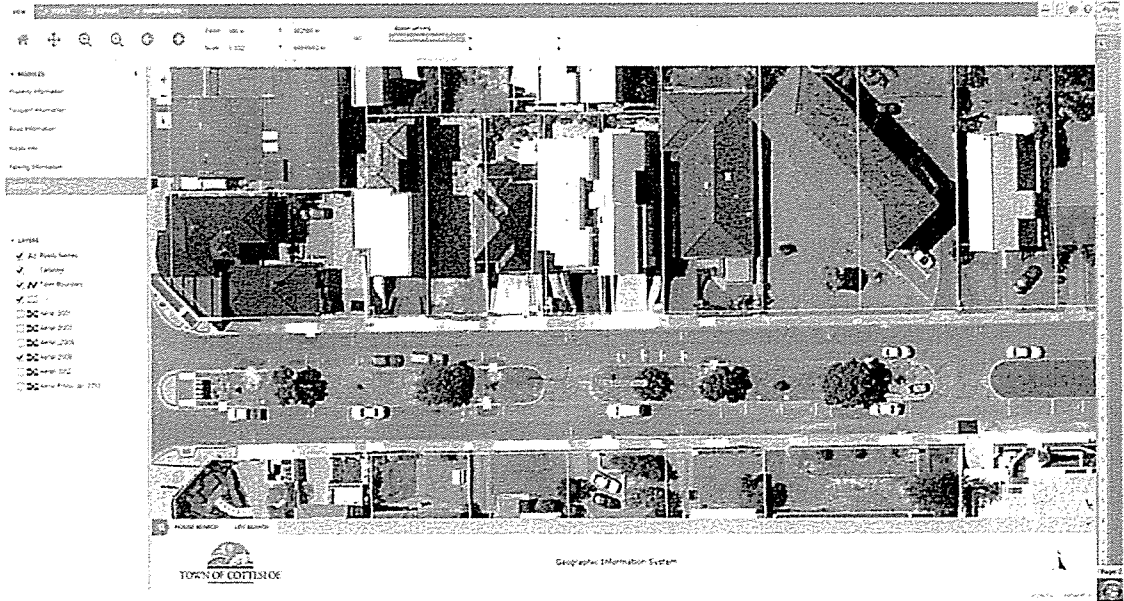


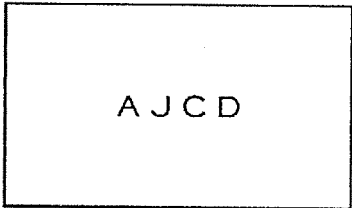


2005: The adjoining property has been built on, the large, irregular piles of sand previously visible on the property in question have shifted and changed since the previous image, still appearing quite varied in height. The contour map from Landgate at this time shows the NGL at this time significantly higher than the recent site survey, indicating that alterations to the height have occurred between this point in time and now.

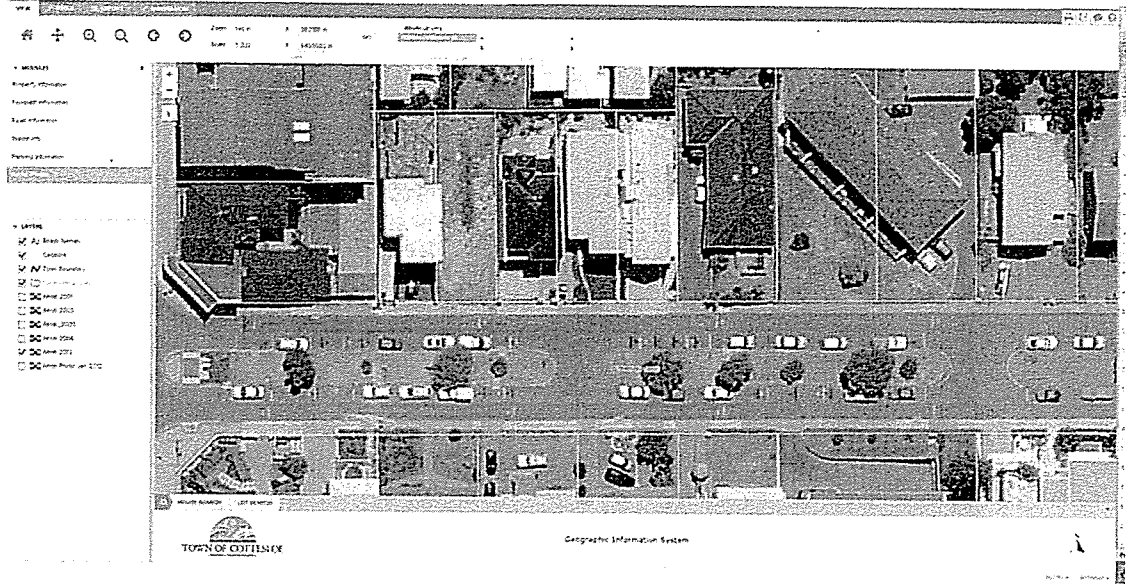


2008 : The residence at the adjoining property has completed including hardscaping and landscaping to the front of the property; the topography previously visible on the property in question have shifted and changed since the previous image, seeming much flatter.



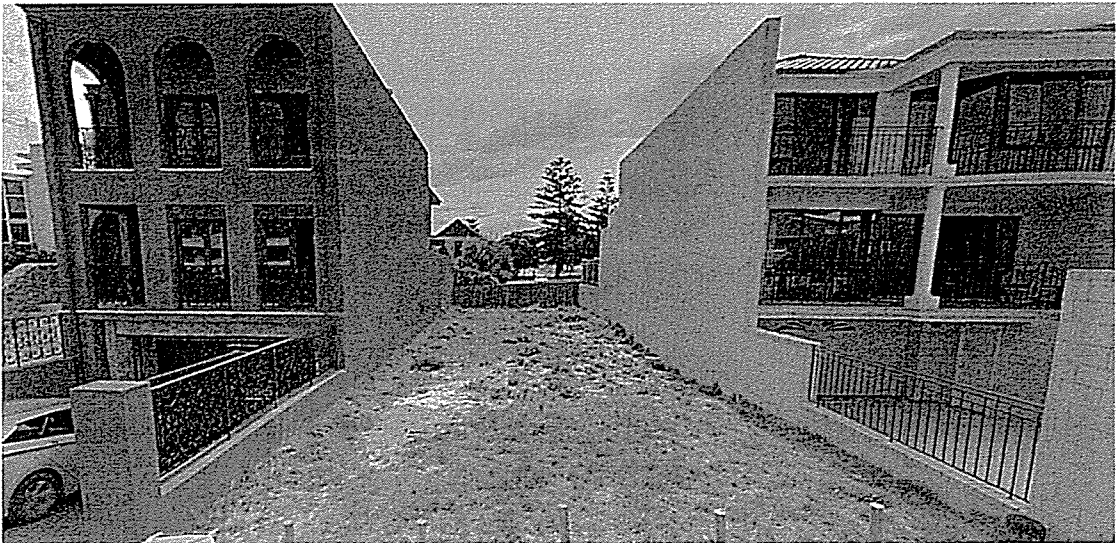


2012: The topography remains fairly similar to the state previously visible on the property in question.





The streetscape of the property and adjoining residential properties shows the gradient/slope of the property from East-West as well as the context of the property when considered in relation to the adjoining properties and surrounding developments, especially in terms of height.



OUR REF: 3426_MICHAEL_WILSON



25.11.2015

TOWN OF COTTESLOE

PLANNING AND BUILDING SERVICES

ATT: Mr Ronald Boswell, Planning Officer & Mr Andrew Jackson (Manager of Development

RE: No. 5B Overton Gardens, Cottesloe

RESPONSE TO PRELIMINARY ASSESSMENT OF DEVELOPMENT APPLICATION

+ + +

To Whom It May Concern,

In response to recent feedback regarding the current development application for 5B Overton Gardens, Cottesloe, please find attached supplementary information for your consideration.

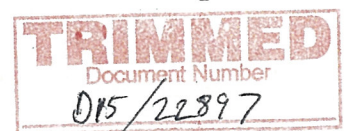
We wish to dispute the stringent adherence to the Town's Local Planning Scheme No. 3 (adopted 15 December 2014) to this property and this proposal, given the context of the site and its' surroundings.

The alteration of the Town's Local Planning Scheme between No. 2 and No. 3; has resulted in the inability for assessing officers to apply discretionary consideration to applications pertaining to building height, instead applying the 'rule of law' in accordance with the new Local Planning Scheme No. 3 which aligns with the R-Codes maximum building height conditions, but no longer allows a Deemed-To-Comply assessment.

The proposed development does comply if referencing the R-Codes Design Principles 5.1.6 Building Height P6:

Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- + adequate access to direct sun into buildings and appurtenant open spaces;
- + adequate daylight to major openings into habitable rooms; and
- + access to views of significance.



The proposed development does comply if referencing the to R-Codes Design Principles 6.1 Context Objectives:

- (a) To ensure that development of multiple dwellings occurs with due regard to the existing development context and/or the desired future built form for the locality as set out in the local planning framework.

Design Principles 6.1.1 P1 Building Size

Development of the building is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality.

6.1.2 Building Height P2

Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- + adequate access to direct sun into buildings and appurtenant open spaces;
- + adequate daylight to major openings into habitable rooms;
- + access to views of significance;
- + buildings present a human scale for pedestrians;
- + Building facades designed to reduce the perception of height through design measures; and
- + podium style development is provided where appropriate

The minor height variation being sought after, has implemented design measures which ensure it is not visible from the street due to large setbacks, it does not create any adverse impact to the amenity of adjoining properties and is in context with the surrounding, existing development context. As an 'infill' plot of land, we seek to have the proposal considered in context of the Local Planning Scheme No. 2, in order for discretionary assessment to occur with relation to building heights in order that the development be carried out successfully in consideration of its' historical and current context.

OUR REF: 3426_MICHAEL_WILSON

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Please find attached the following documents:

+ DOC 1A: AERIAL MAP PHOTOGRAPH AND HEIGHT DATUM/CONTOUR MAPPING OF LOCATION OF COTTESLOE, W.A. (c. 2005) (SOURCE: LANDGATE GEOGRAPHIC SERVICES BRANCH)

This 1:2000 scale aerial map shows contour lines which differ significantly to those contours shown on the recently conducted site survey of the property in question. The variation of the contour lines is such that the previous heights from 2005 were significantly higher than the current Natural Ground Level, indicating that alterations have been made to the ground levels over time, to the detriment of the proposed development. We have supplemented the original map with additional diagrams indicating the location in question.

+ DOC 1B: AERIAL MAP EXTRACTION: Clarifying locality of site.

+ DOC 2: AMENDED DRAWING SUBMISSION PACKAGE

The amended drawing package shows the variations in NGL measurements and how this impacts the assessment of the proposed development. This is represented on sections shown on Page A30, particularly the elevation labelled 'Front Elevation Neighbours' on. You will see represented here:

+ green dashed line indicative of the NGL as per 2005 Landgate data

+ red dashed line indicative of NGL as per 2015 site survey

+ DOC 3: PHOTOGRAPHIC REPORT SHOWING EVIDENCE OF ALTERATIONS TO THE SITE

Using the Town of Cottesloe Intramaps database, we have collated some historical aerial photographs of the property in question, which clearly indicate alterations to the surface (ie. Ground Level) of the site over time and present these in a short report.

Please review and advise as to any action that can be taken moving forward with this application. We greatly appreciate your ongoing assistance and feedback as we work to achieve a successful outcome for both our client and the Town of Cottesloe.

I look forward to hearing from you.

Kind Regards,

+ Ara Salomone | Director | Graduate, Master of Architecture

+ BEnvD, GSAP, MA, Hon (Architecture)

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5B Overton Gardens





Edward and Jacqueline Hodgkinson
Directors
Cerend Pty Ltd

COTTESLOE WA 6011

5 February 2016

Chief Executive Officer
Town of Cottesloe
109 Broome Street
COTTESLOE WA 6011

Re: Objection To Planning Proposal For Lot 42 D/P 97168 5B Overton Gardens Cottesloe 6011

Dear Sir

PLANNING PROPOSAL

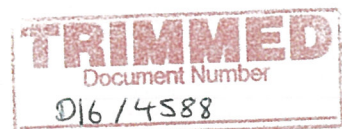
We wish to lodge our objection to the acceptance of the above building application. The reasons for our objection are outlined below:

1. The ground level nominated on the plan is historical and not natural which differs from the other four residences at 5 Overton Gardens Cottesloe.
2. The wall height is over 7 metres.
3. The roof shape claims to be curved when it clearly is not.
4. Absence of screening.
5. Loss of privacy due to swimming pool 4 metres forward of living area at 5A Overton Gardens.
6. Completed height 1.2m higher than all other residences.

These points will impact negatively on:

- The rhythm of the street.
- The objective of the town planning scheme.
- The valuation of surrounding properties.
- The current vistas and general amenities.
- Personal privacy.

We feel this plan is obtrusive and insensitive to all neighbouring dwellings and request that the Council defers this application to seek another proposal more in keeping with the current residences. It is not in keeping with the beautifying of Cottesloe; i.e. creating spacious leafy and green outlooks.



There is a swimming pool adjacent to the east wall of Overton Gardens which is 4 metres forward of windows to our living area. This allows zero privacy to our family in our day to day activities.

The first floor balcony is 3 metres forward of our main bedroom and bathroom. Once again this allows zero privacy in our day to day living. This will impact greatly on our quality of life.

These large balconies which will be only 2.1m and 3.0m from the road (it is relevant at this point to note there is no verge between the footpath and the road on Overton Gardens) and will only gain an extra 15 degrees of ocean view whilst completely blocking the view from Overton Gardens. These balconies are proposed to be higher than all the surrounding homes causing obstruction to their view and outlook.

We request the following changes be made for conformity within the street:

- ❖ The natural ground level to be applied to the planning application.
- ❖ The over height wall to be reduced.
- ❖ The roof to conform to the building code.
- ❖ The balconies to be reduced for more set back and screened on the right hand side (adjacent to 5A) to prevent any loss of privacy to our personal living space.

We have recently purchased our property for a premium price and are very dismayed to find that the ambience and lifestyle provided by our surroundings could be allowed to be removed permanently by inconsiderate planning proposals.

Yours sincerely

Edward Hodgkinson

Jacqueline Hodgkinson

- 8 FEB 2016

RECEIVED

, Cottesloe.

From: Olive Maxine and Brian Kent owners of

The Chief Executive Officer
Town of Cottesloe
109 Broome St Cottesloe.

5th February 2016

OBJECTION TO PLANNING PROPOSAL FOR LOT: 42 D/P : 97168

Street address: **5B OVERTON GARDENS COTTESLOE.**

Dear Sir,

We wish to lodge our objection to any acceptance of the above planning proposal in its present form, our reasons being:

Not in keeping with town planning scheme objective

Vista and Loss of general amenity

Negative impact and devaluation of surrounding properties

Based upon a design which we believe is in several ways noncompliant:

Ground levels.

We believe that historical levels have been implemented rather than natural ground level which all adjacent houses have had to comply with.

Is this legal? Has Council agreed to this?

If so under which provision in the bylaws?

Wall height.

There are house side walls which they claim are part of the roof which are not so and they greatly exceed the wall height limit of 6.5m.

Roof shape

The Applicants claim that the roof is "a curved roof". It is not. It is a flat roof with a curve of 1.4m radius one side boundary then a 500mm skillion on the other side and another small radius curve to the front which is more like a bull nose roof in the sky.

This is to contrive a roof in which they hope to build a third storey.

TRIMMED
Document Number
D16/4589

THE THIRD STOREY IS CONTAINED BY WALLS AND IS NOT IN THE ROOF SPACE

The Applicants claim that this Third Storey is a Bona fide "Storey in the Roof". It is not contained in a roof space as it has perpendicular walls to within 1.5m of the flat top, extensive full length vertical windows and doors right across the front which is not in keeping with a "Storey in a Roof" which is usually a concept of "Juliet balconies" and small windows.

Instead this design has full length windows and a massive balcony with solid balustrading which extends to within 3.0m of the front boundary, totally dominating the skyline and blocking out the sun.

This is not a storey in a roof, it is a full blown third storey, contrived by fiddling with the ground levels and implementing a phony curved roof and claiming that an over height wall is part of the roof.

THE EFFECT OF THIS THIRD STOREY with the sought after planning rise in ground levels is profound because the change in levels puts both balconies approx. 1.6m above the corresponding balconies on all of the adjacent and nearby dwellings, thus blocking the view, streetscape and outlook for all concerned, especially us next door on the East side of them as we will be overshadowed, blocked in, lose our view and be unable to see down the street to drive out.

SOLID BALUSTRADING (1m with rail on top)

These balconies also have solid wall balustrading 1m high with a rail on top which would completely block the neighbours from what is left of the streetscape, view and outlook.

NEGATIVE EFFECT ON STREETScape

From anywhere in the whole street these balconies with their solid walls will poke out towards the street like the bow of a ship at a great height and would severely disrupt the aspect of the whole street from all angles uphill and down and would look very "out of place" in a street which the Council wants to beautify at a later date.

IS THE DESIGN IN KEEPING with Town Planning and R Code objectives?

The top balcony is totally out of keeping with the concept of a storey in the roof.

IT WILL HAVE A VERY NEGATIVE IMPACT on and drastically reduce the value of ours and other adjacent dwellings.

The impact would be increased because there is no verge between the footpath and road in Overton Gardens.

BOUNDARY WALL

They propose a 1.4m solid front side fence right up to the footpath which with no crossover will make it impossible to see cars or pedestrians coming up the street while we are driving or reversing out which is dangerous to all concerned.

IT WILL ALSO LOOK STRANGE FROM THE BEACH FRONT LOOKING TOWARDS THE CIVIC CENTRE.

Because this application is for the only undeveloped block in a tight group of five and is so completely out of character with the existing four dwellings we request that Council defer this application to seek another plan more sensitive to its surroundings.

We feel that if this plan, which we consider very insensitive to the neighbours interest is passed, it will have a huge overbearing and negative effect on surrounding properties.

What's more, we are amazed that any designer or owner would want to implement a design like this which would have such an obvious ill effect on so many other residents in the street.

It is unacceptably obtrusive, inconsiderate of and indifferent to the neighbours wellbeing and if accepted in its present form will bring animosity, ill feeling and long lasting resentment.

These huge balconies which completely block out our view poke right out to within 2.1m and 3.0 of the street will only gain another 15 degrees of ocean view for them at best and our experience with our South facing balconies is that for most of the year it is too bleak and windy out there to use them anyway.

So not only is this unacceptably intrusive design poking right out in front of all adjacent and other buildings on this side of the street, the designers are seeking to build it approx., 1.2m higher than any other house in the street, seeking extra height by implementing the historical ground level which is not in keeping with the code, attempting to include a walls which will be well above regulation height, claiming that they are part of the roof when obviously they are not.

They also propose a flat roof which they claim is curved but it is not. It is a flat roof rounded on one side with a small skillion on the other side.

By implementing this extra height they seek to build the only three storey house in the street which would put both of their balconies at opposite heights to every other house or dwelling on this side of the street.

The balconies would be at "in between height" with solid balustrading which would almost completely obstruct everyone else's view and outlook.

Therefore we strongly object to this planning proposal and request that Council insists that The Designers:

- 1 **Apply the natural ground level to this application.**
- 2 **Reduce side wall overall heights.**
- 3 **Incorporate see-through balcony and side fence balustrading front and side, not solid.**
- 4 **Have the roof conform to the building code.**
- 5 **Re design the third floor to conform as a genuine "third storey in roof space"**
- 6 **Re design the balconies to the same corresponding floor heights above the natural ground level as the other house in that group of four.**

We feel that these measures if taken will give the nearby residents much more consideration, with a reasonable amount of streetscape view and outlook after the new dwelling is finished.

So we appeal to The Council to reject this planning proposal and request a building design more in keeping with Town Planning Objectives and more sensitive to the general surroundings and the people living in the street.

Yours sincerely

Brian Kent

Olive Maxine Kent

To: The CEO, Mayor Jo Dawkins, Councillors and Executive, Town of Cottesloe, 109 Broome Street, Cottesloe

From: Shayne Carter (part owner of _____, Cottesloe and resident of Cottesloe - Brighton and Marmion Streets for 33 years)

OBJECTION TO PLANNING PROPOSAL FOR LOT: 42 D/P: 97168 APPLYING TO: 5B OVERTON GARDENS, COTTESLOE

I wish to object to the plans proposed for 5B Overton Gardens as they are extremely out of keeping with the existing dwellings 5A, 5C, 5D and 5E, in a tight group of five. The proposal with its very large balconies will have a major adverse effect on existing residents and in fact the whole streetscape if allowed to proceed with a 2 metre setback instead of the same setback as the other 4 residents in this iconic group of homes.

This is especially so because Overton Gardens does not have green verge on the other side of the public footpath which butts right onto the narrow road. A 2 metre setback at 5B would be intrusive on the public amenity view lines and streetscape.

For years I have followed the debate about setbacks on the Cottesloe waterfront and always believed Cottesloe Council wanted a 4 – 6 metre minimum setback for residential properties. I accept the codes have been changed for the area but this does not mean that common sense should not prevail in individual cases when historically every other property in Overton Gardens has a 4 – 6 metre setback.

Overton Gardens is a major link between the beautiful, iconic waterfront and the Cottesloe Civic Centre with its historical ground and buildings. It has been proposed in the past that in future developments Overton Gardens could become a shaded garden walk to the Civic Centre. The potential for this to happen in the future could be marred by an eyesore of a building at 5B if it is allowed to go ahead under the proposed plans allowing a 2 metre setback.

I acknowledge that the plans for the link between the waterfront and the Civic Centre are not on the present agenda but attach a copy of the article detailing potential ideas for the future.

Another absolutely major concern in the proposed plans for 5B is the planners seeking extra height by implementing historical ground level (which is not in keeping with the code), instead of using the natural ground level. The outcome of this extra height if these plans are approved would make 5B totally inconsistent with the existing dwellings further up the street and the streetscape in general. The very large balconies would be within 2.1 metres and 3.0 metres of the road and would be at an in-between height, out of line to every other dwelling on that side of the street and almost completely obstructing other residents view and outlook, as well as impacting on their privacy. This would undoubtedly create animosity between neighbours and have a negative impact on the value of surrounding and adjoining properties. Surely not a good way to integrate oneself into a new community!

In conclusion I believe we must value and preserve the unique character of Cottesloe for future generations while allowing sensible developments. The proposal for 5B Overton Gardens will negatively impact existing residents and negatively affect the streetscape. If allowed this will be an ugly and insensitive development for Cottesloe. I ask that Council seek a more sensitive plan.

I look forward to your reply regarding this matter.

Many thanks.

Sincerely

Shayne Carter



TO: THE CEO, TOWN OF COTTESLOE W.A.
THE MAYOR, TOWN OF COTTESLOE W.A.
ALL COUNCILLORS, TOWN OF COTTESLOE W.A.

FROM: BRADLEY W MOFFAT
OWNER ! COTTESLOE W.A.

RE: OBJECTION TO PLANNING PROPOSAL FOR LOT 42 D/P: 97168 APPLYING TO 5B OVERTON
GARDENS, COTTESLOE

I wish to lodge my objection in the strongest terms to the acceptance of the above building application by the Town of Cottesloe.

If allowed to proceed in the proposed form I believe it will have a devastating effect on my and surrounding properties and indeed the whole area.

Because this application is for the only remaining vacant block in a group of five and is so completely out of character with the existing four dwellings I request that the council defers this application to seek another plan more sensitive and in keeping with its surroundings.

One cannot fathom why the architect and owners of 5B would propose an unacceptably obtrusive design to cause animosity and ill feeling with neighbours who they will want to live in harmony with in the future.

The main concerns with the proposed building application are:-

- 1 Two huge balconies extending to within 2.1m and 3.0m of front boundary being in conflict with existing balconies set back approximately 6.0m.
- 2 The proposed building seeks to be approximately 1.2 m higher than adjoining properties by implementing historical ground level which is not in keeping with the code, and attempting to include a wall above regulation height by claiming it is part of the roof. It also proposes a flat roof to be curved which it is not. It is in fact a flat roof rounded on one side with a small skillion on the other side. The building height should be dictated by the natural ground level. By approving this extra height the property will be the only three storey house in the street. This will result in balconies being "in between height" of existing balconies. This would obviously look out of place and completely obstruct everyone else's view and outlook.

If allowed to proceed as per the application the development would be against all that the Council has stood for over many years regarding setbacks and especially the street scape and proposed Cottesloe beach plan connecting the beach to the Civic Centre via Overton Gardens.

Setbacks are very sensitive in Overton Gardens given the road is very close to the boundary of properties, only separated by a narrow footpath. This also raises safety issues in relation to rubbish collection trucks, visibility and vehicles entering/ leaving properties.

In summary I strongly object to this building application and insist that the council adheres to the following:-

1. The natural ground level be applied and can under no circumstances be waived.
2. The height of walls in excess of the code be reduced to comply in the strictest terms.
3. Balconies are at same height and set back of existing properties in the immediate vicinity.
4. Balconies have see through railings.
5. The roof conforms in the strictest terms to the building code.

I trust that our elected members and employees of the Cottesloe Town council will take these issues very seriously and act in ensuring the proposed building design is in keeping with town planning rules and objectives and sensitive to the general surroundings and other ratepayers.

The proposed development must be fully compliant and the council must not waive any conditions.

I look forward to your advice in due course including dates of meetings we should attend in relation to this matter.

Regards

B.W.Moffat

Owner .
Cottesloe W.A.

OUR REF: 3426_OVERTON

AJCD

22.01.2016
TOWN OF COTTESLOE
PLANNING AND BUILDING SERVICES

TOWN OF COTTESLOE
01 FEB 2016
RECEIVED

RE: No. 5B Overton Gardens, Cottesloe
OVERVIEW OF DEVELOPMENT APPLICATION FOR ASSESSMENT

+ + +

To Whom It May Concern,

Please find attached the application for proposed residential development at No. 5B Overton Gardens, Cottesloe.

The proposal consists of a 4 bedroom, 2 bathroom residence in a contemporary style with a curved roof.

In keeping with State Planning Policy 3.1 Residential Design Codes 2015 and Town of Cottesloe Local Planning Scheme No 3, the proposal has been designed to meet all criteria required to obtain technical compliance. In accordance with clause 5.7.4 of the Local Planning Scheme No 3, the proposal contains a third storey concealed within a curved roof structure.

5.7.4. In the Residential Zone the local government may permit a third storey to be located within the roof space of a dwelling, provided that the development complies with the maximum wall and roof height requirements stipulated in clause 5.7.2 and also provided that, in the opinion of the local government, the dwelling will retain the appearance of a two-storey dwelling and will not unduly adversely affect local amenity.

The third storey within the curved roof structure is designed in such a way as to not be visible from Overton Gardens at any vantage point, and is not visible to neighbouring residence due to the existing parapet walls to the East and West boundaries. The proposed third storey has been designed with a conscientious awareness of the neighbouring residents and acknowledgment of the context of the environment so as to have a positive aesthetic impact on the area and not to have any unduly adverse impact on the local amenity.



STREET VIEW

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Document Number
D16/4031

OUR REF: 3426_OVERTON

AJCD

The location of the development site (Overton Gardens) features a significant slope to the streetscape and is sited directly between two large existing residential buildings. Both of the neighbouring buildings feature boundary parapet walls to the Eastern and Western boundaries of the proposed development, which are of considerable height and which impact the site heavily.

Given the context of the site and its' surrounding structures, the extended setback of the upper floor from the front boundary setback, and design of the roof structure, the third storey is not visible at all from the street front perspective or nearby viewpoints.

The close proximity of the site to the Cottesloe beachfront and precedent of other recent development of new structures in this area, including new, contemporary style residential developments on Overton Gardens and 6 storey developments which have been recently approved nearby make this a fitting development within the direct surroundings in scale and aesthetic.

We would like to thank Town of Cottesloe Planning Officer Ronald Boswell and Manager of Development Services Andrew Jackson for their input and feedback related to this proposal, we trust that the DAP Members, Councillors and public will find the proposal to be a favourable, positive addition to the area and support the application for approval.

Kind Regards,

+ + +

AJCD

+ Ara Salomone | Director | Graduate, Master of Architecture

+ BEnvD, GSAP, MA, Hon (Architecture)

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www.AJCD.com.au

OUR REF: 3426_OVERTON

AJCD

22.01.2016
TOWN OF COTTESLOE
PLANNING AND BUILDING SERVICES

TOWN OF COTTESLOE
01 FEB 2016
RECEIVED

RE: No. 5B Overton Gardens, Cottesloe
OVERVIEW OF DEVELOPMENT APPLICATION FOR ASSESSMENT

+ + +

To Whom It May Concern,

Please find attached the application for proposed residential development at No. 5B Overton Gardens, Cottesloe.

The proposal consists of a 4 bedroom, 2 bathroom residence in a contemporary style with a curved roof.

In keeping with State Planning Policy 3.1 Residential Design Codes 2015 and Town of Cottesloe Local Planning Scheme No 3, the proposal has been designed to meet all criteria required to obtain technical compliance. In accordance with clause 5.7.4 of the Local Planning Scheme No 3, the proposal contains a third storey concealed within a curved roof structure.

5.7.4. In the Residential Zone the local government may permit a third storey to be located within the roof space of a dwelling, provided that the development complies with the maximum wall and roof height requirements stipulated in clause 5.7.2 and also provided that, in the opinion of the local government, the dwelling will retain the appearance of a two-storey dwelling and will not unduly adversely affect local amenity.

The third storey within the curved roof structure is designed in such a way as to not be visible from Overton Gardens at any vantage point, and is not visible to neighbouring residence due to the existing parapet walls to the East and West boundaries. The proposed third storey has been designed with a conscientious awareness of the neighbouring residents and acknowledgment of the context of the environment so as to have a positive aesthetic impact on the area and not to have any unduly adverse impact on the local amenity.



STREET VIEW

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Given the context of the site and its' surrounding structures, the extended setback of the upper floor from the front boundary setback, and design of the roof structure, the third storey is not visible at all from the street front perspective or nearby viewpoints.

The close proximity of the site to the Cottesloe beachfront and precedent of other recent development of new structures in this area, including new, contemporary style residential developments on Overton Gardens and 6 storey developments which have been recently approved nearby make this a fitting development within the direct surroundings in scale and aesthetic.

We would like to thank Town of Cottesloe Planning Officer Ronald Boswell and Manager of Development Services Andrew Jackson for their input and feedback related to this proposal, we trust that the DAP Members, Councillors and public will find the proposal to be a favourable, positive addition to the area and support the application for approval.

Kind Regards,

+ + +

AJCD

+ Ara Salomone | Director | Graduate, Master of Architecture

+ BEnvD, GSAP, MA, Hon (Architecture)

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VIEW FROM FRONT FOOT PATH

C	14-12-15	COUNCIL AMENDMENTS
B	25-1-15	HISTORICAL TOPOGRAPHY
A	20-3-15	COUNCIL AMENDMENTS
NO.	DATE	AMENDMENT DETAILS
AMENDMENT		
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CLIENT NAME		
S. LITAS		
PROJECT NAME		
5B OVERTON GARDENS, COTTESLOE		
DRAWING TITLE		
COVER		
DRAWN BY:	DESIGNER:	CHECKED BY:
AMENDMENT DATE:	AMENDMENT NO.:	
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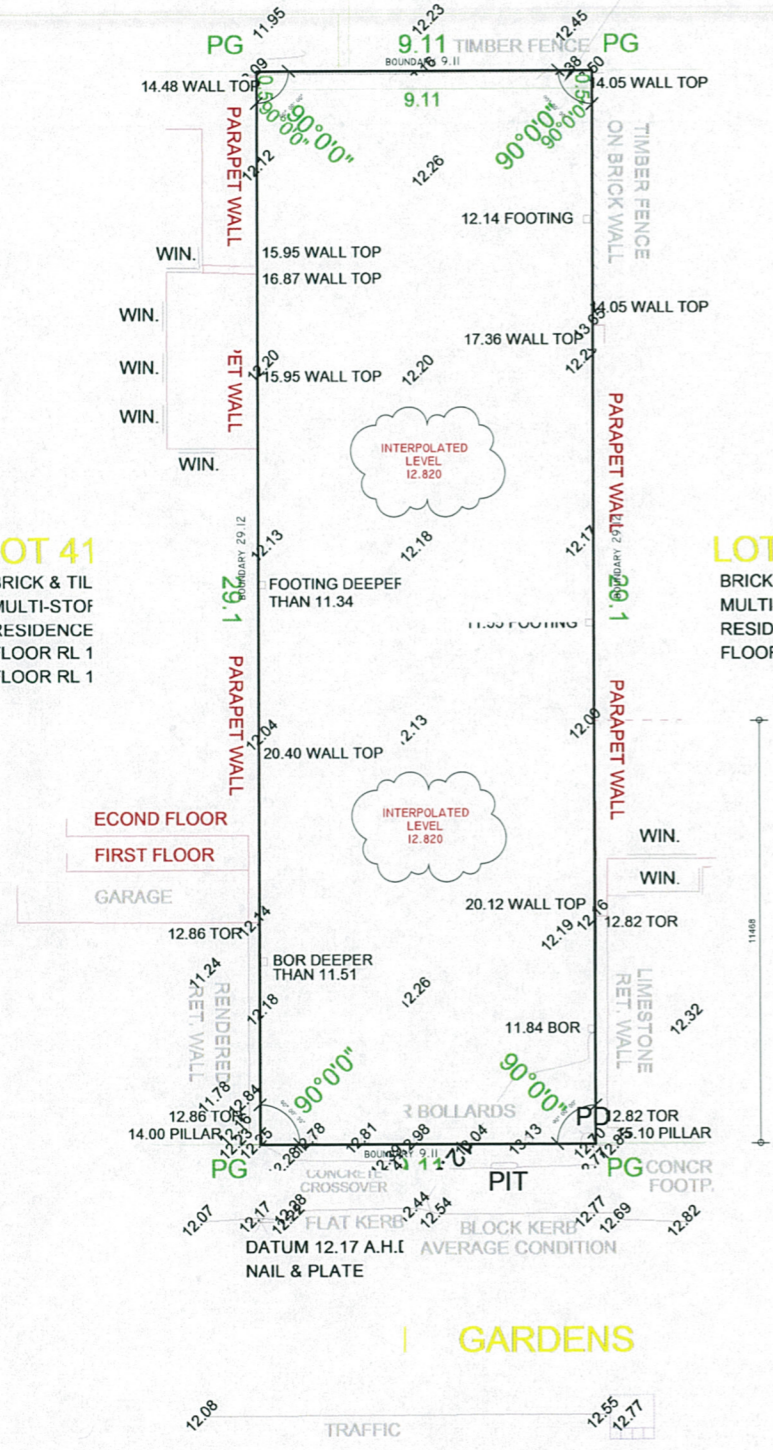
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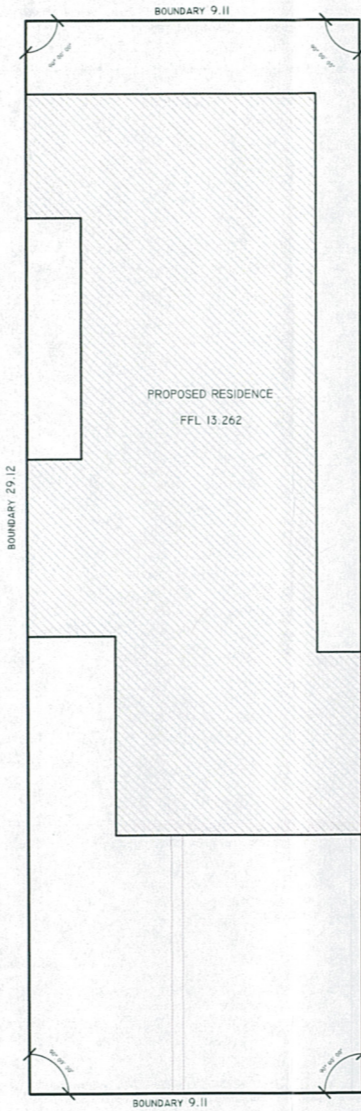
SEW

LOT 41
BRICK & TIL
MULTI-STOF
RESIDENCE
FLOOR RL 1
FLOOR RL 1

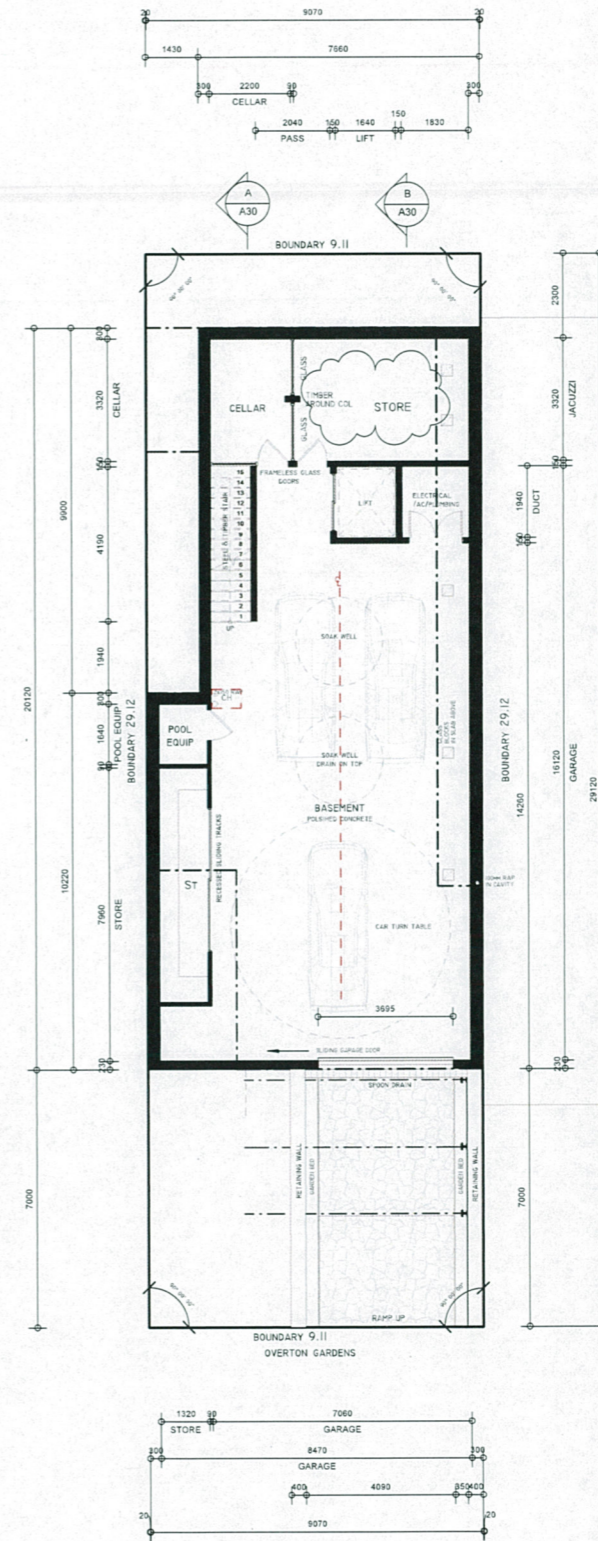
LOT 43
BRICK & TILE
MULTI-STOREY
RESIDENCE
FLOOR RL 17.03



SITE SURVEY
1 : 100



SITE PLAN
1 : 100



BASEMENT FFL 10.690
1 : 100

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B	25-11-15	HISTORICAL TOPOGRAPHY
A	30-10-15	COUNCIL AMENDMENTS
NO.	DATE	AMENDMENT DETAILS



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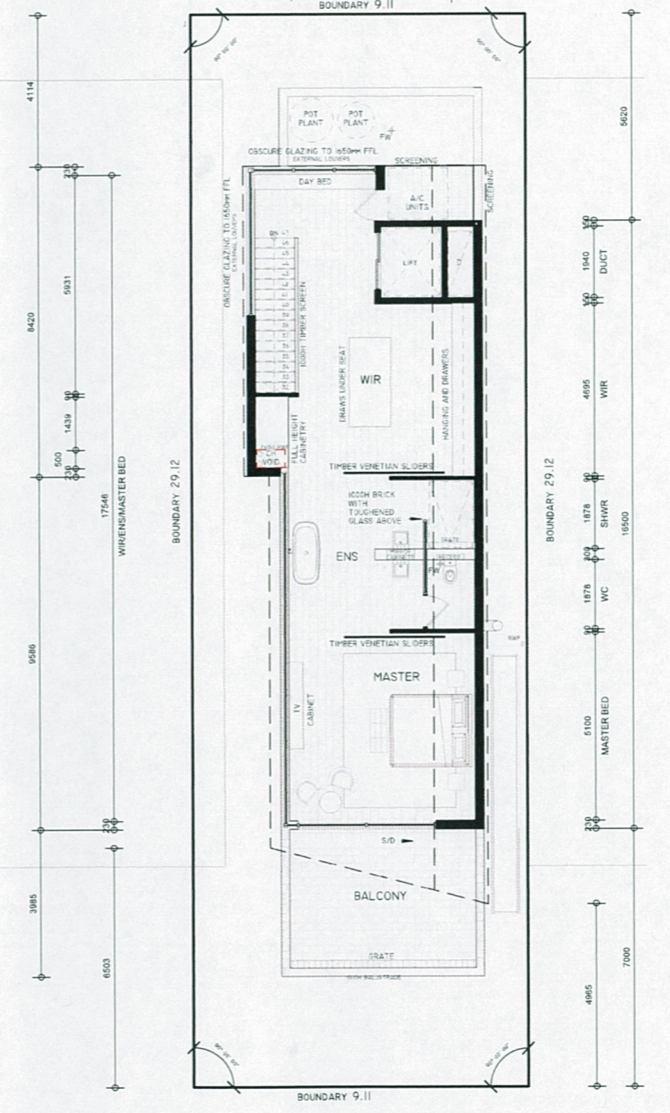
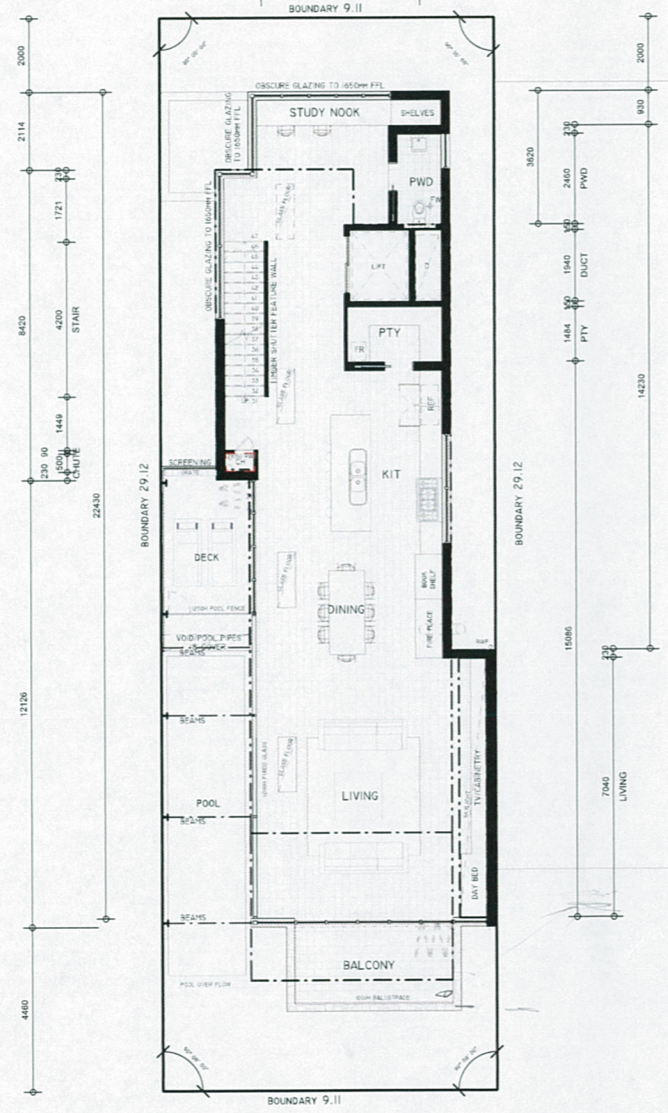
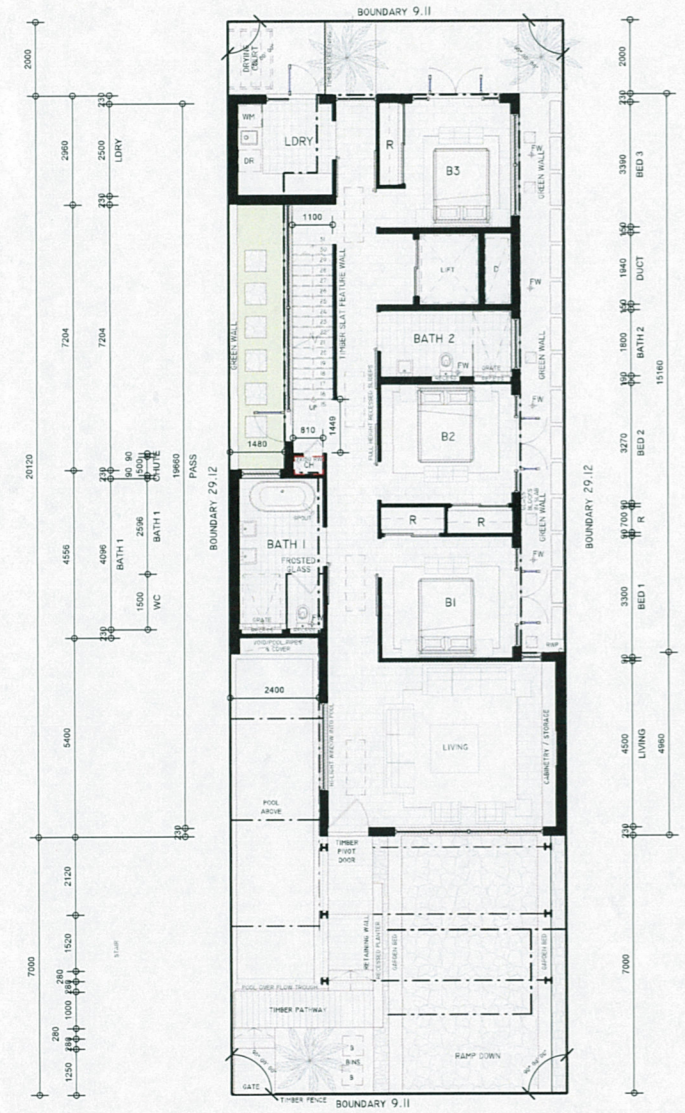
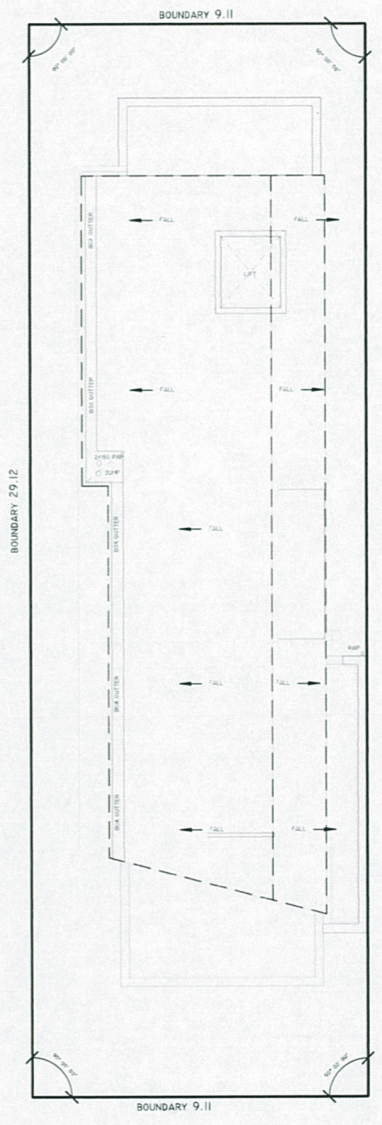
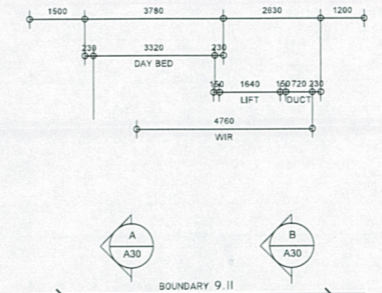
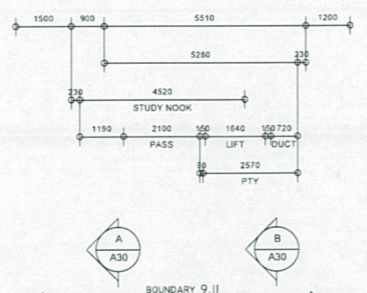
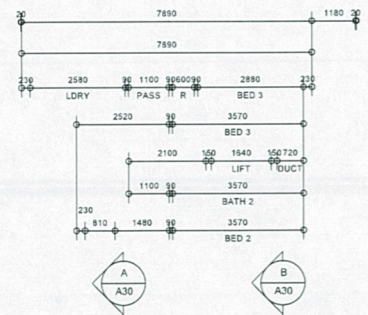
PROJECT NAME
**5B OVERTON GARDENS,
COTTESLOE**

DRAWING TITLE
**SITE SURVEY, SITE PLAN,
BASEMENT PLAN**

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AMENDMENT DATE:	AMENDMENT NO. 1
SCALE: 1 : 100	PAGE SIZE: A1
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OPEN SPACE CALC	
TOTAL GROUND FLOOR AREA (AUP/FRESCO NOT INCLUDED)	141 M ²
TOTAL SITE AREA	253.29M ²
OPEN SPACE	112.29M ²
OPEN SPACE %	44.33%
TOTAL SITE AREA %	100%
	1.45.34.9



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NO.	DATE	AMENDMENT DETAILS
C	11-2-16	COUNCIL AMENDMENTS
B	25-1-15	HISTORICAL TOPOGRAPHY
A	30-10-15	COUNCIL AMENDMENTS



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CLIENT NAME
S. LITAS

PROJECT NAME
5B OVERTON GARDENS, COTTESLOE

DRAWING TITLE
GROUND, FIRST, SECOND FL

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GROUND FLOOR FFL 13.262

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FIRST FLOOR FFL 16.006

1 : 100

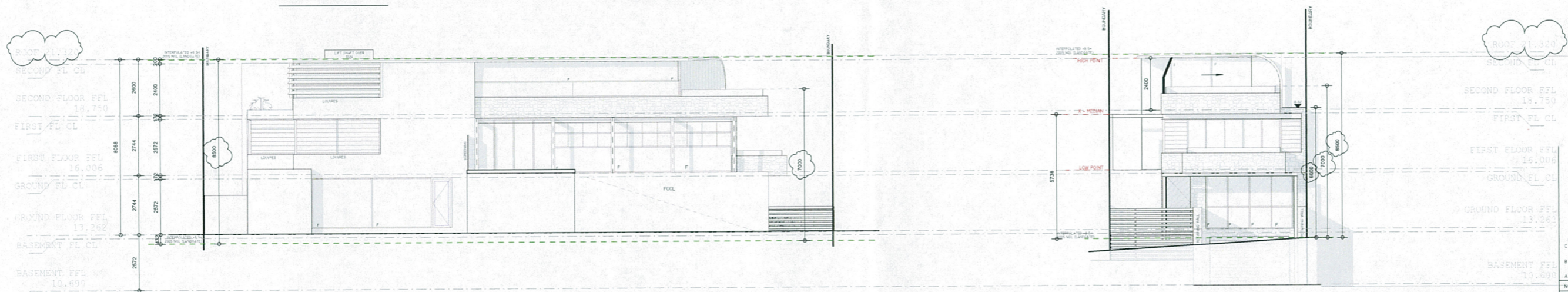
SECOND FLOOR FFL 18.750

1 : 100

ROOF PLAN FFL 21.320
1 : 100



STREET VIEW

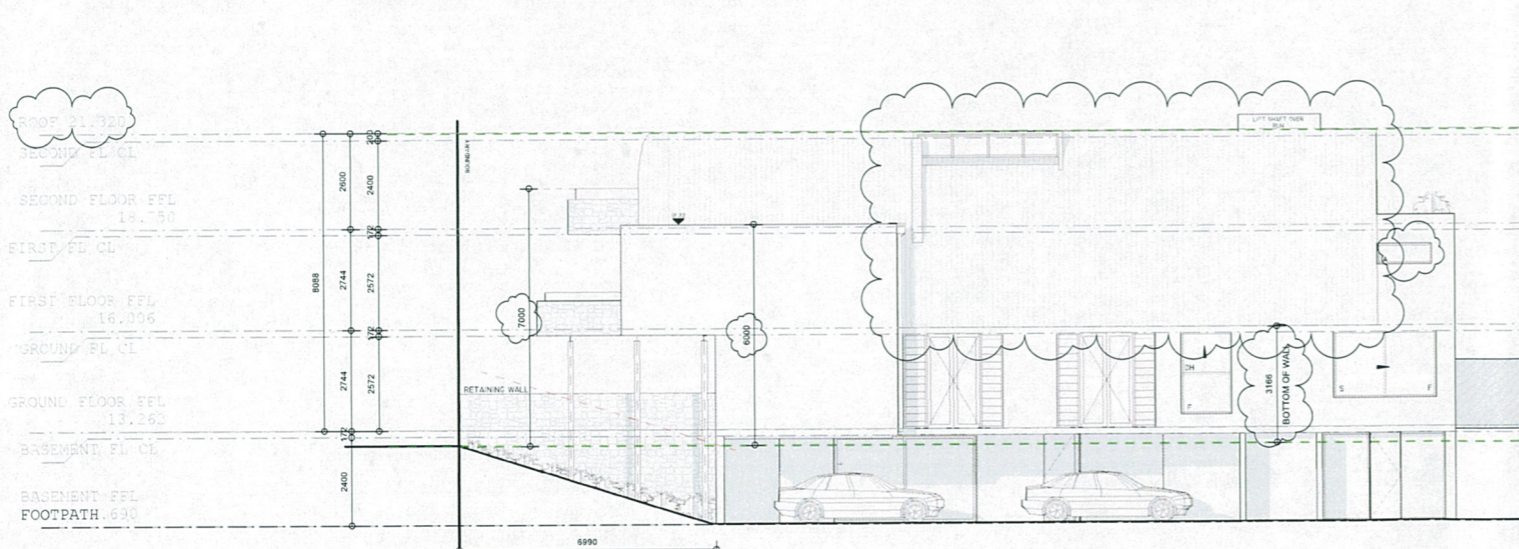


WEST ELEVATION

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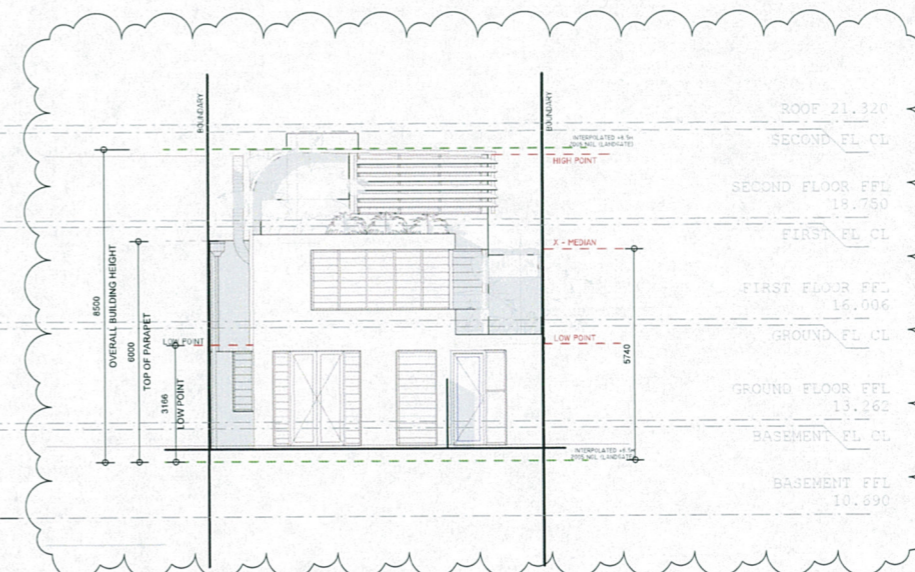
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

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B	25-11-15	HISTORICAL TOPOGRAPHY
A	30-10-15	COUNCIL AMENDMENTS



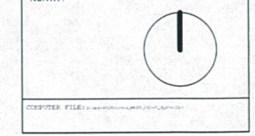
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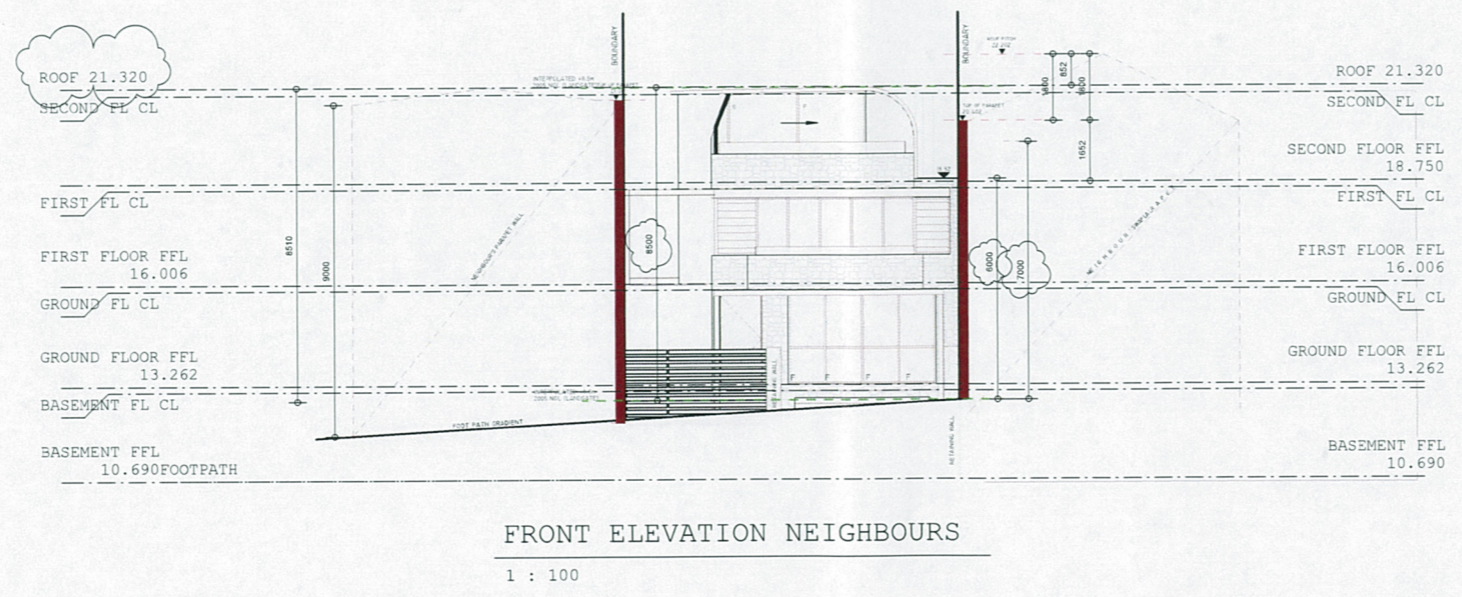
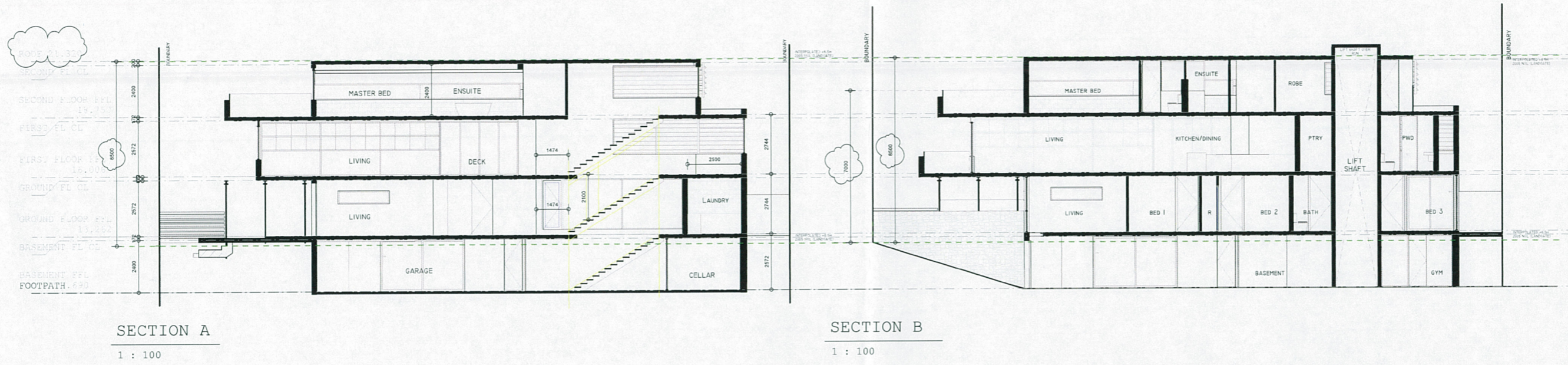
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PROJECT NAME
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DRAWING TITLE
ELEVATIONS

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A	30-10-15	COUNCIL AMENDMENTS
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AMENDMENT		
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PROJECT NAME		
5B OVERTON GARDENS, COTTESLOE		
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SECTION		
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