



42-48 John Street

The Town of Cottesloe does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Cottesloe shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Scale 1:1069

Wednesday, 16 July
2014



15 July 2014

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

Attention: Andrew Jackson



Dear Andrew

TOWN PLANNING
URBAN DESIGN AND HERITAGE

PEER REVIEW OF THE HERITAGE REPORT ON THE PROPOSED DEMOLITION OF THE EXISTING DWELLING NO. 48 JOHN STREET, COTTESLOE

Further to your email dated Thursday, 3 July 2014 TPG Town Planning, Urban Design and Heritage is pleased to provide the following peer review of a Heritage Assessment prepared by Griffiths Architects for the property at No. 48 John Street, Cottesloe (subject place).

This peer review considers the body and conclusions of the Heritage Assessment dated February 2014 in relation to the proposed demolition of the existing dwelling at the subject place. Our report firstly identifies the heritage status of the subject place, it then provides commentary on the Heritage Assessment and lastly provides recommendations.

Heritage Status

The subject property is included on the Town of Cottesloe's Municipal Heritage Inventory (MHI), which is a non-statutory heritage resource. It is identified as a Category 3 place. As a Category 3 place we understand that it may be demolished with the approval of the Manager of Development Services acting under delegated authority from Council. Category 3 places are not afforded statutory protection and are therefore generally treated no differently to any other residential dwelling in this regard.

The subject place is not included on the City's *Schedule 1 - Places of Natural Beauty and Historic Buildings and Objects of Historical or Scientific Interest*, which is afforded statutory protection under the provisions of the Town's Town Planning Scheme No 2 (TPS2).

The place is included within the John Street Precinct (Precinct), which is on the Heritage Council of Western Australia's Assessment Program. The Precinct encompasses all lots with boundaries adjoining John Street, Cottesloe (on both sides of the street), between Marine Parade and Marmion Street. When a place is on the Heritage Council's Assessment Program, it means that the Heritage Council has an interest in the place and it will be assessed and considered for inclusion on the State Register of Heritage Places in due course. We understand that the Precinct has not yet been assessed nor is it set to be in the next financial year.

PERTH OFFICE

Level 7, 182 St Georges Tce
Perth Western Australia 6000

PO Box 7375 Cloisters Square
Perth Western Australia 6850

Telephone +61 8 9289 8300
Facsimile +61 8 9321 4786
www.tpgwa.com.au

The Planning Group WA Pty Ltd
ABN 36 097 273 222

Analysis of Heritage Assessment

The Heritage Assessment is presented in a number of sections which are analysed below.

'Documentary Evidence'

The Heritage Assessment presents a detailed and well-researched brief history and historical context. This section outlines that the existing dwelling, named *Novas*, was constructed in 1915 presumably as an investment property. It was built six years after the construction of the adjacent Pine Lodge, which is included on the State Register of Heritage Places.

Our research has identified that when the subject place was being built there were 9 other houses extant along the northern portion of John Street between Marmion and Broome Streets. This represents eighty-one percent of the total number of dwellings eventually built along this portion of the street. All eleven houses had been built by 1919.

Despite being occupied by a various people over years the Assessment seeks to identify a number of former residents. None of which appear to have played an important role in shaping the locality.

'Physical Evidence'

This section of the Heritage Assessment provides a straightforward description of the setting and fabric of the subject place. In relation to the setting we concur with the author that the street is characterised by single residential developments from the early twentieth century to the present. Further to this, we observed that the character of the street between Marmion and Broome Streets did not present with a high degree of consistency in terms of lot widths, street setbacks and architectural styles.

New dwellings at Nos. 41, 45, 55, 60, 62, 64 and 66 John Street sat relatively conformably within the streetscape without drawing attention away from their neighbours or nearby traditional buildings. It is the mature plantings of Norfolk Island Pines, which provides visual coherence to the street, a conclusion also drawn by the Griffiths Architects.

We agree that the dwelling is representative of a Federation Bungalow and that it has been subject to modification and additions over the years. Our peer review finds that the architectural style has not been substantially compromised by the changes noted in the Heritage Assessment. The changes do impact on the authenticity and presentation of the subject place but they are in keeping with the character of the original dwelling and other traditional houses in the area. The subject place can still be read as a Federation Bungalow and indeed could be returned to a more authentic presentation.

'Statement of Significance'

The Statement of Significance clearly defines the cultural heritage significance of place in accordance with the State Heritage Office guidelines. The key salient points to which we agree are:

- *the place is a representative residence of the early 20th century in the John Street Precinct, and which contributes to the streetscape being in an area with a number of properties developed within a short timeframe.*
- *The house itself has little intrinsic heritage value.*

Whilst we agree the carport has no significance, we disagree that the garden setting, front verandah, windows, doors, internal fit out, and extensions have no significance. These aspects have either sought to respond to the original character or represent the evolution of the place

to meet the demands and expectations of contemporary living. Notwithstanding this, these aspects have little intrinsic heritage value.

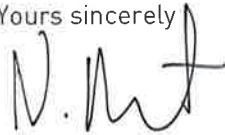
Recommendations

Given the above, we do not believe the place has sufficient heritage value in its own right to be upgraded to Category 2 of the Municipal Inventory or to warrant retention. It is appropriately assigned as a Category 3 place, a category which generally comprises places of some streetscape value.

Given the existing TPS2 provisions, which do not extend to Category 3 places and the fact that John Street has been subject to change and lacks a homogenous built form character we consider there are insufficient grounds to refuse the demolition on heritage grounds.

Thank you for the opportunity to undertake this peer review. Please do not hesitate to contact Susannah Kendall our Senior Heritage Planner on 9289 8300 should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Moredoundt', written in a cursive style.

Nerida Moredoundt
PRINCIPAL HERITAGE ARCHITECT

Neighbour Consultation

In accordance with the ToC's correspondence with Ian Rogers (our client's legal representation) the relevant neighbors have been advised in writing of that a proposal has been submitted with the Council and may be viewed by those neighbors.

Owners have been notified in writing (registered mail- copies included in submission) twice, originally in April 2014 relating to an initial scheme and recently this week noting a revision. This DA submission includes any revisions and incorporated ToC, client and neighbor comments. The revision in summary included the northern additions reducing in length by 9m, lowering the roof height to the single storey envelope ToC guidelines and providing parking entry from John St and not the laneway.

The neighbor's formal responses to the initial scheme are summarized below. This design was the same design informally presented to Andrew Jackson and Ed Drewitt in a meeting at the Town of Cottesloe in March 2014. Our recent letter advises the noted neighbors that the DA drawings can be viewed privately at the ToC offices.

A summary of the Advertising is as follows:

Property Address	Advised by Registered Mail – (Previous Scheme)	Registered Mail Received (Previous Scheme)	Viewed plans of Previous Scheme	Advised by Registered Mail – (Revised Scheme)	Viewed plans of Revised Scheme
No. 3 Loma Street	Y	Y	Y	Y	N
No. 5 Loma Street	Y	Y	Y	Y	N
No. 7 Loma Street	Y	Y	Y	Y	N
No. 9 Loma Street	Y	N Returned unclaimed.	N	Y	N
No. 50 John Street	N – door knock instead.	N	Y	Y	N

Discussion with neighbours is detailed below:

No. 3 Loma Street

The owners of No. 3 Loma Street were notified by registered mail on the previous scheme and the current revised scheme and invited to view both.

The owners have viewed the plans for the previous scheme, although have not been in contact with us regarding the revised scheme following the second mail out.

With the previous scheme having garage access from the laneway, the owner did mention the road condition of the laneway as an ongoing issue, and we agreed to note this issue with the ToC. The ROW access been removed from the initial scheme due to the limitations on maneuvering in the laneway.

The neighbor was very supportive of the previous scheme and has provided support to the Town of Cottesloe by way of an email statement. We include this correspondence in the appendix for your information and records.

No. 5 Loma Street

The owners of No. 5 Loma Street were notified by registered mail on the previous scheme and the current revised scheme and invited to view both.

The owners have viewed the plans for the previous scheme and have been in contact with us regarding the revised scheme following the second mail out. They may visit the Town of Vincent to view the revised scheme, though did not seem overly concerned about the revisions which were explained to them as:

- A reduction of the length of the northern addition and accompanying roof.
- A reduction in the height of the roof to the northern addition to comply with Council's design guidelines.

The neighbors had an interest in the northern addition with respect to their outlook, however no formal objections were raised with us and the owners have been advised that they may view the revised scheme at the Town of Cottesloe.

No. 7 Loma Street

The owners of No. 7 Loma Street were notified by registered mail on the previous scheme and the current revised scheme and invited to view both.

The owners have viewed the plans for the previous scheme, although have not been in contact with us regarding the revised scheme following the second mail out.

The neighbors had an interest in the northern addition with respect to their outlook, however no formal objections were raised with us and the owners have been advised that they may view the revised scheme at the Town of Cottesloe.

No. 9 Loma Street

Registered mail to this owner was returned as unclaimed on the initial mail out for the previous scheme. Registered mail advising them of the revisions has been sent, however to date no contact has been made.

No. 50 John St

The owners have viewed the initial design proposal and have responded positively, indicating verbal support for the proposal. It has been noted that Solar Access, privacy and ventilation for No.50 John Street, has been improved.

The design proposal nominates a number of new walls to the eastern boundary. The existing walls are solely sited on the applicant's property. Modifications to wall heights have been proposed and new walls nominated and discussed with the adjoining owner of No. 50 John Street. As these walls are greater than 1.8m, these walls will be negotiated privately in respect to the Fencing Act.

The owners have also been advised by registered mail of the subsequent design revision and invited to view the design proposal at the ToC.



