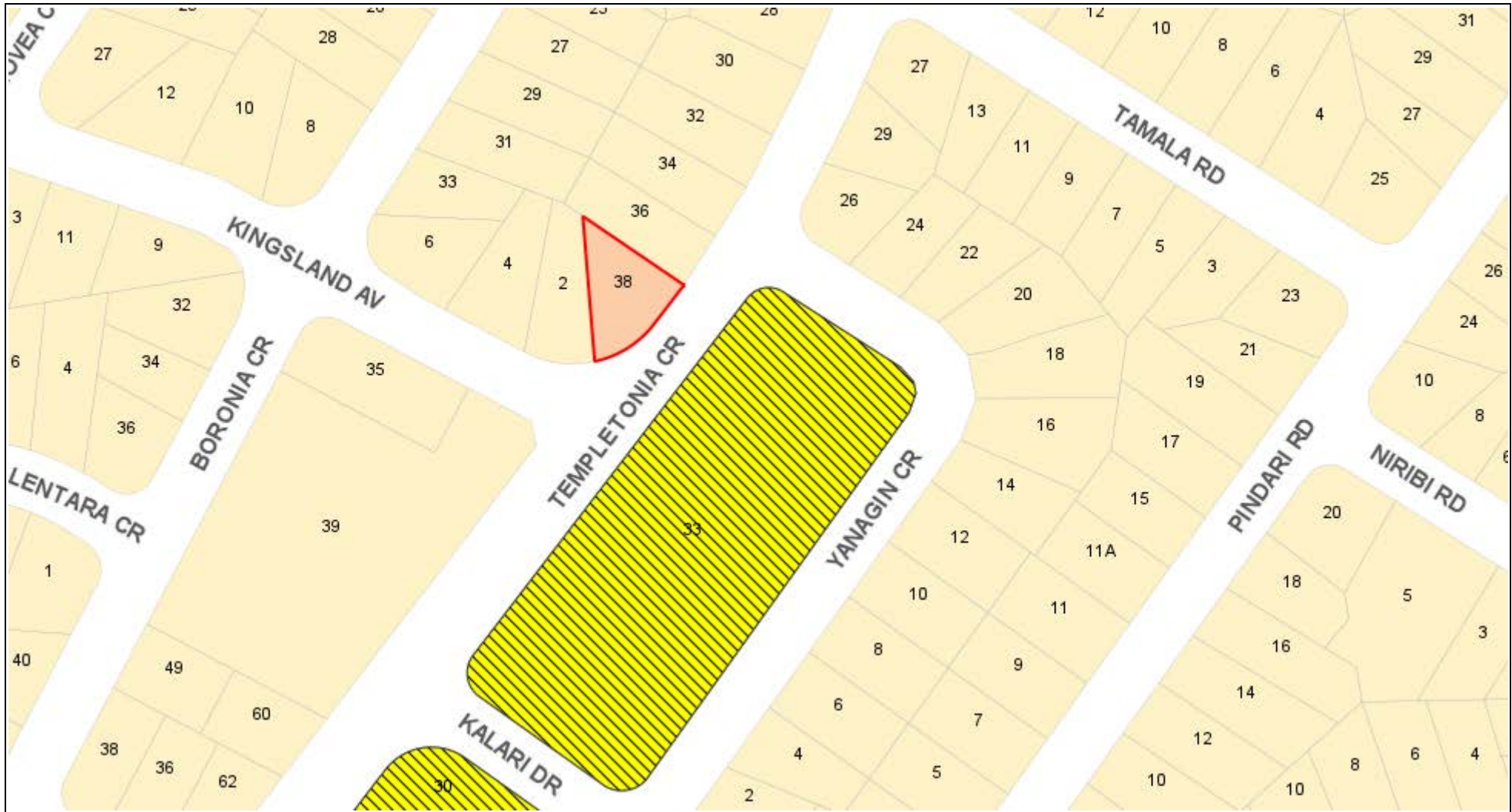


DEVELOPMENT COMMITTEE
ATTACHMENT 1 OF 2 TO ITEM: DV18.94



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Lot 170 (No. 38) Templetonia Crescent, City Beach
Single Storey Dwelling
1:2010





Town of
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Lot 170 (No. 38) Templetonia Crescent, City Beach
Single Storey Dwelling
1:1005



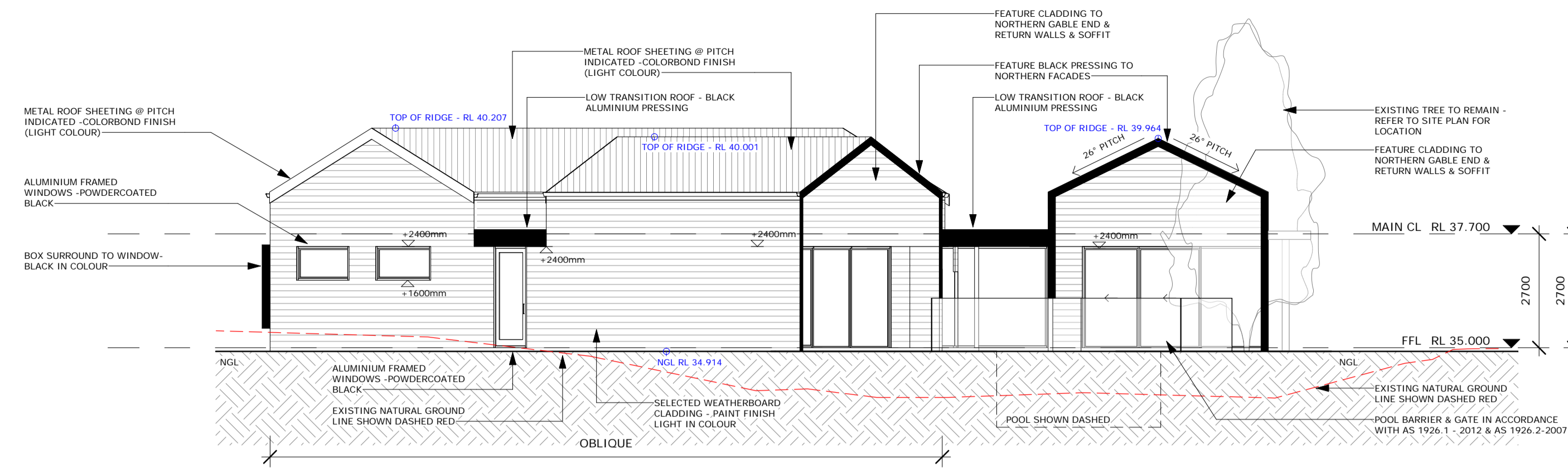




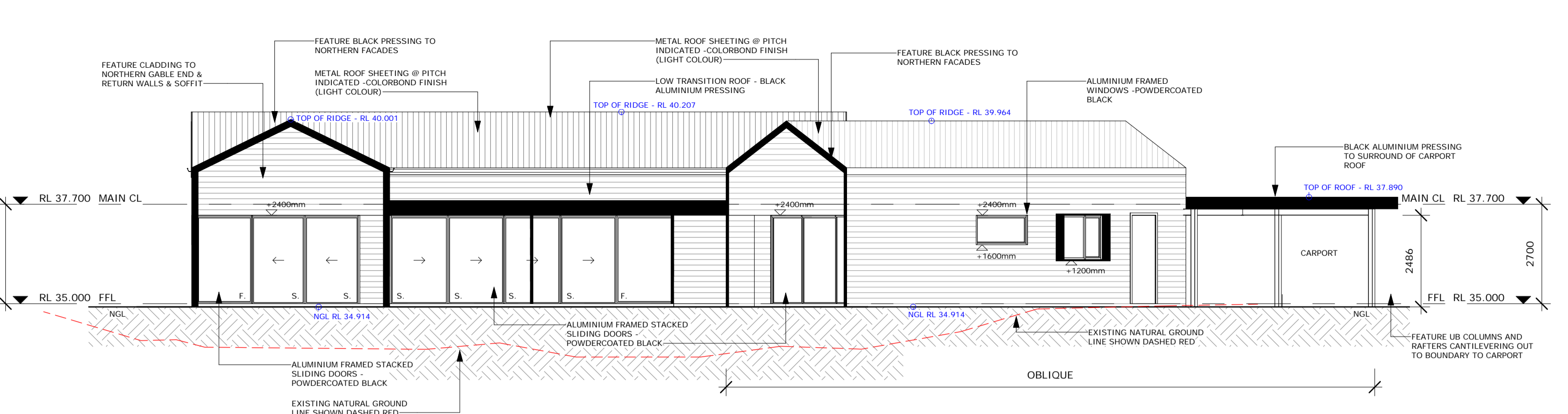




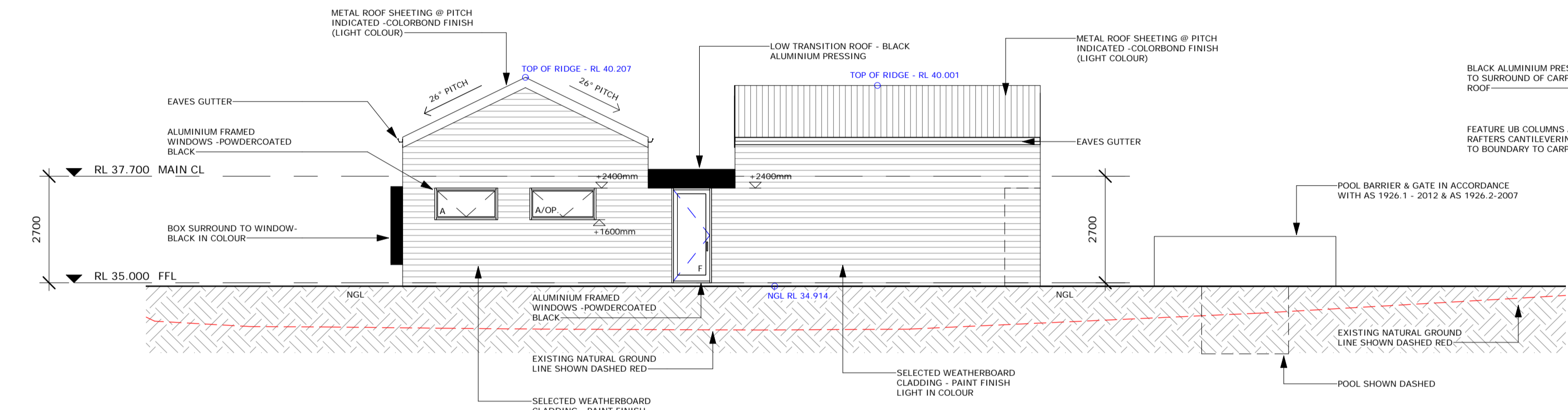




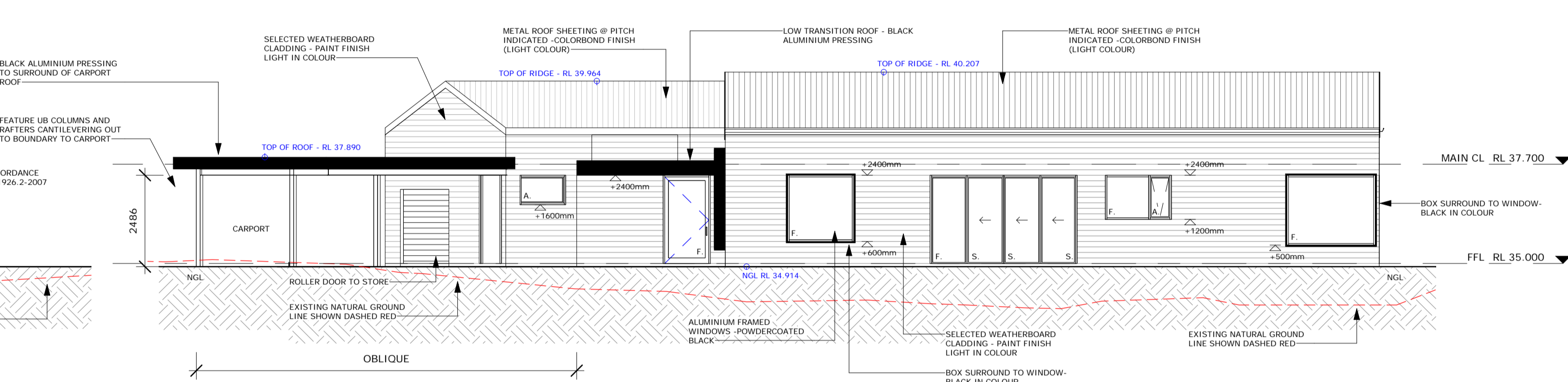
E1 NORTH ELEVATION
SCALE 1 : 100



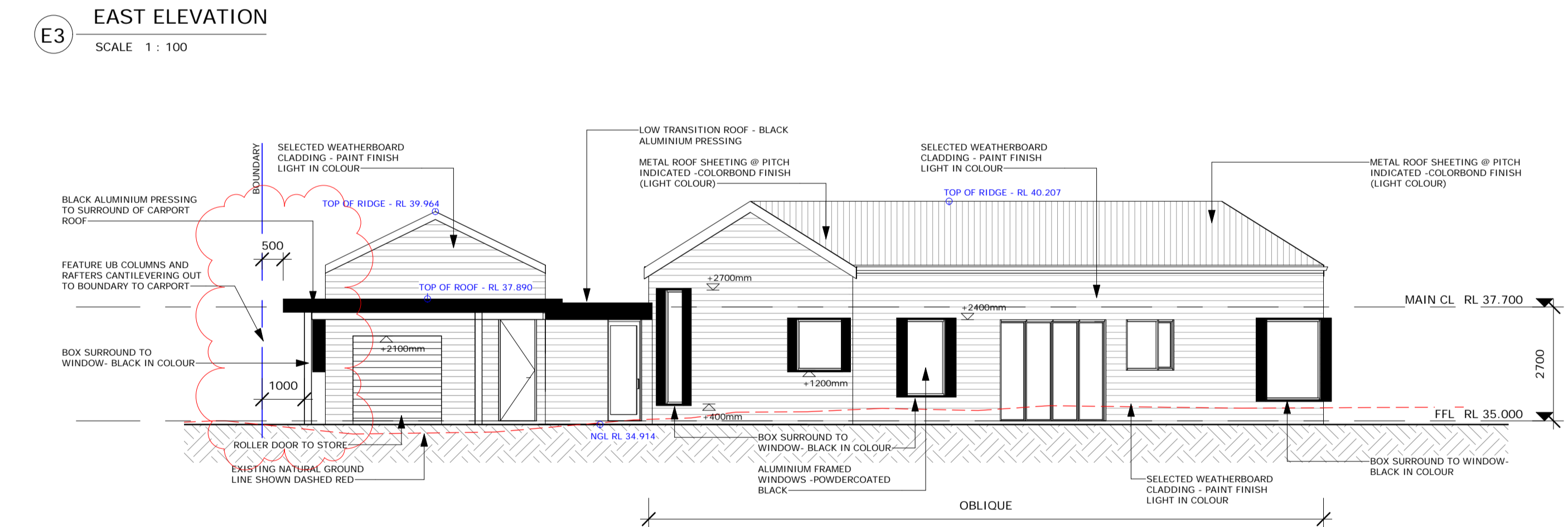
E2 NORTH ELEVATION_PARTIAL
SCALE 1 : 100



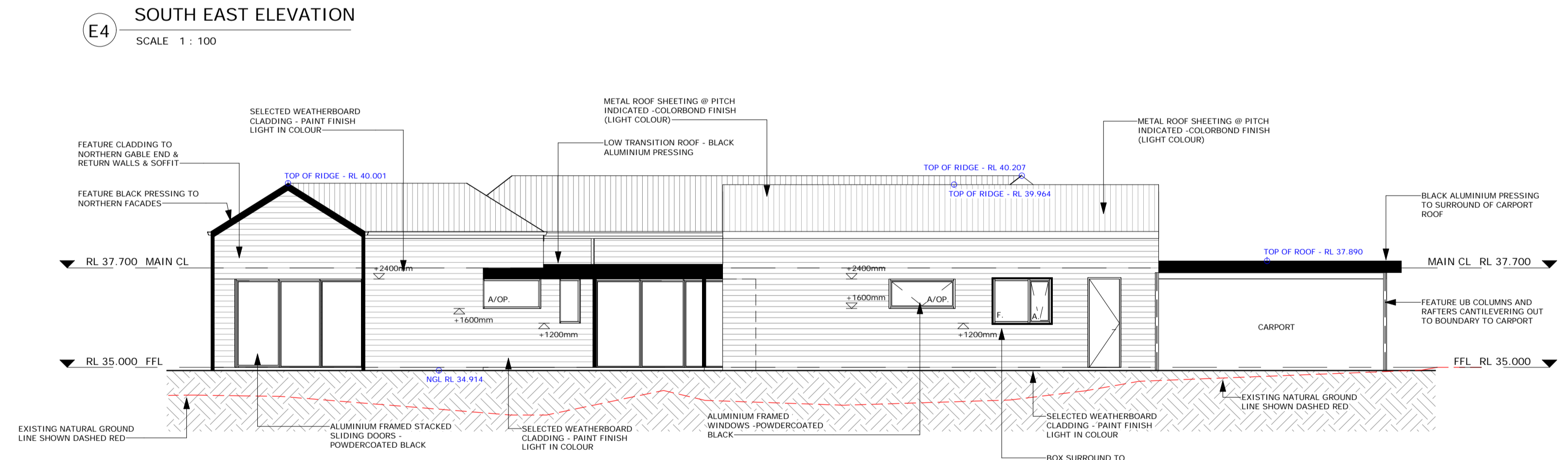
E3 EAST ELEVATION
SCALE 1 : 100



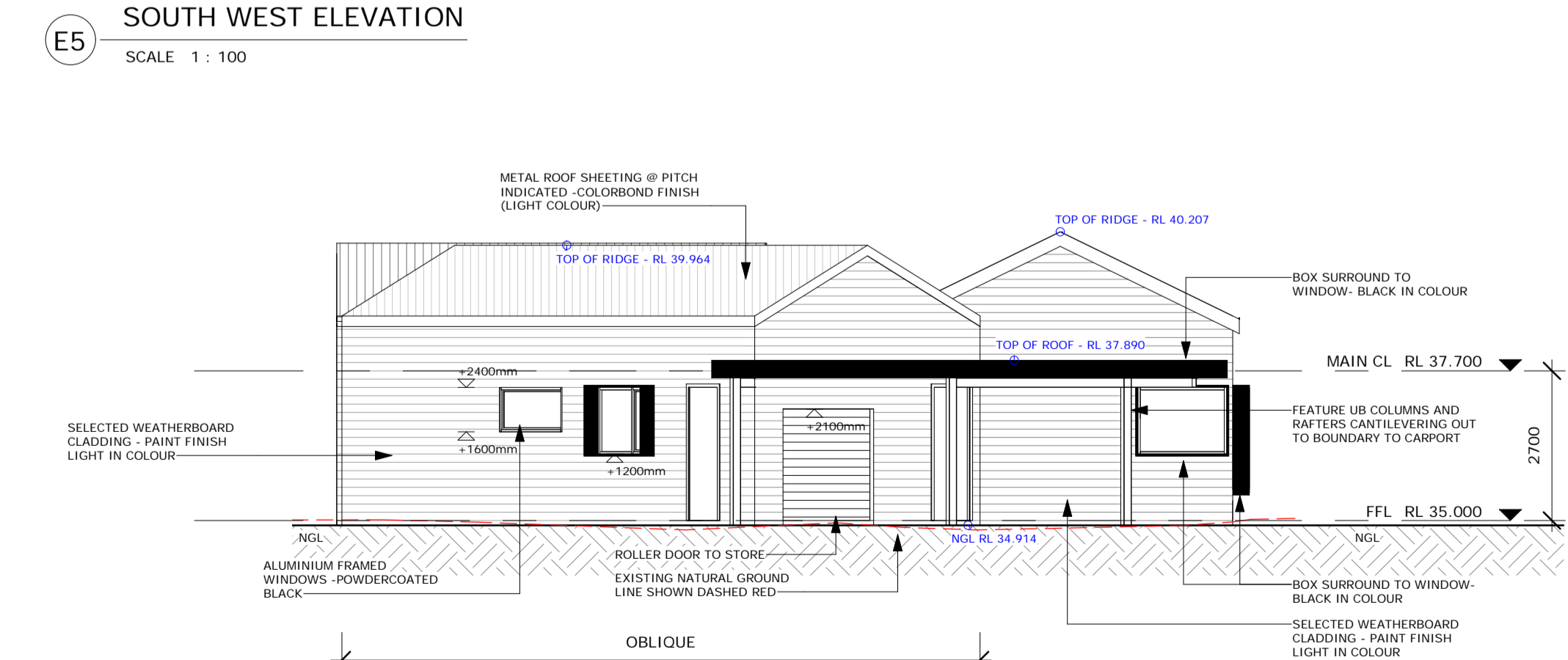
E4 SOUTH EAST ELEVATION
SCALE 1 : 100



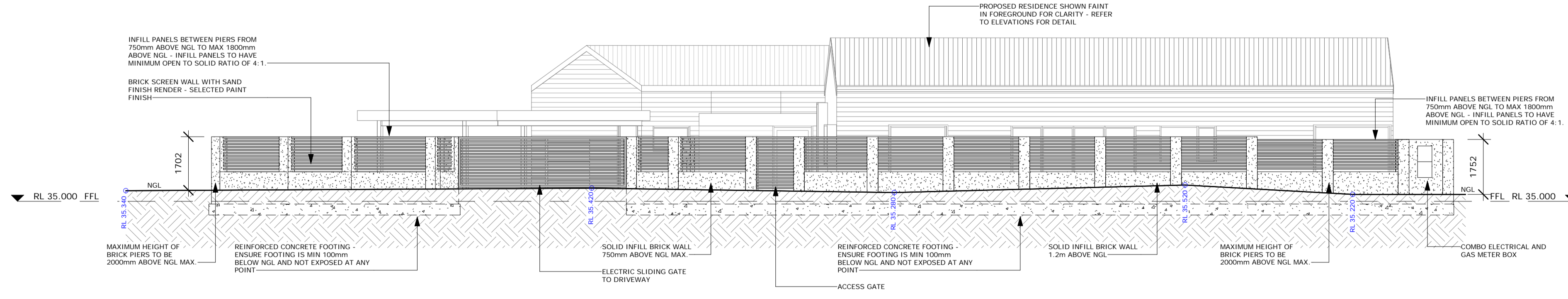
E5 SOUTH WEST ELEVATION
SCALE 1 : 100



E6 WEST ELEVATION
SCALE 1 : 100



E7 WEST ELEVATION_OBLIQUE
SCALE 1 : 100



E8 FRONT WALL ELEVATION
SCALE 1 : 100

Date	Rev	Description
14.06.18	A	ISSUE FOR DEVELOPMENT APPROVAL
25.06.18	B	REVISED AS CLOUDED

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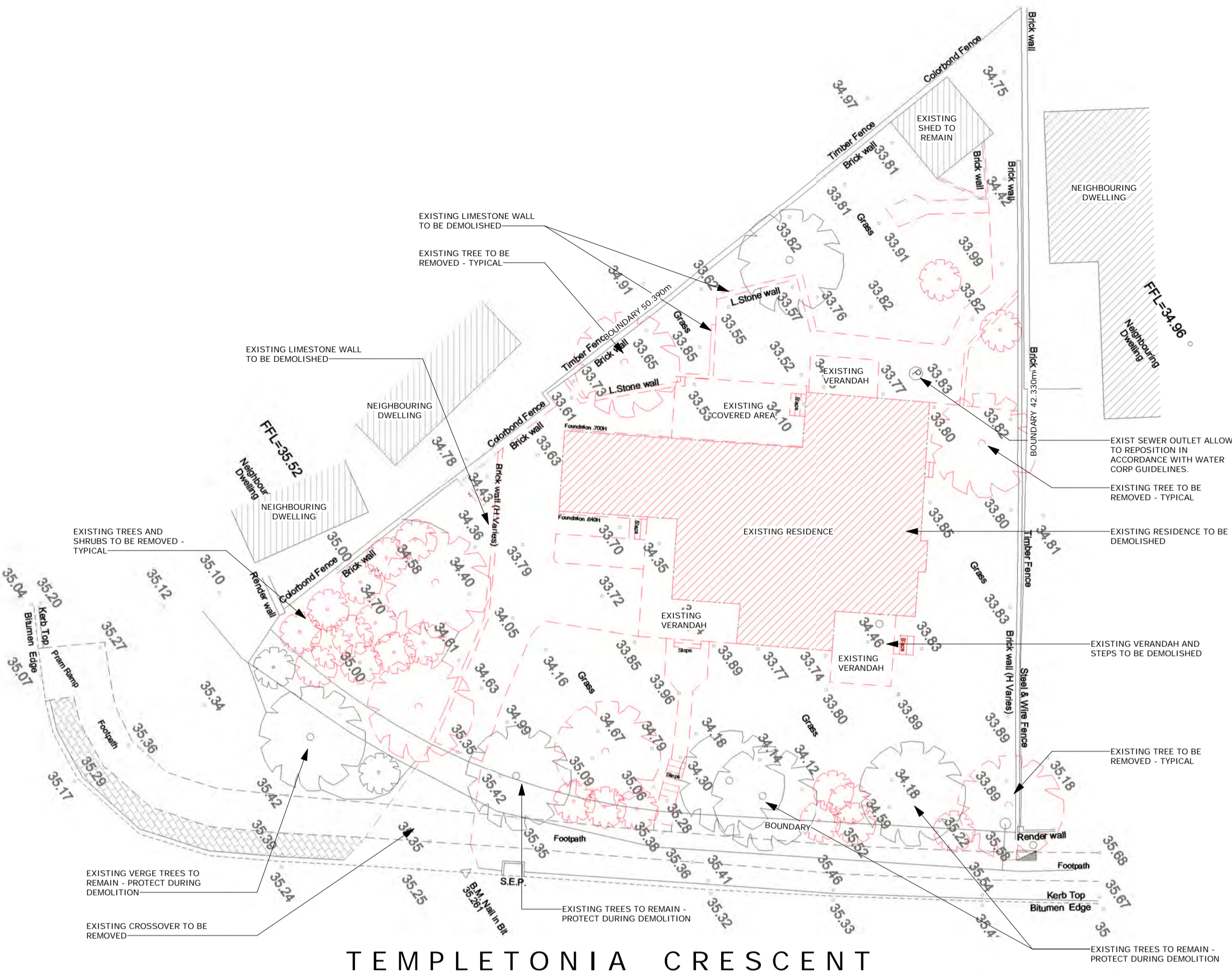


DATE	DRAWN	CHECKED	SCALE	DWG No.	REV.
25.05.18	SJH	SJH	1 : 100	A200	B

PROJECT NUMBER: P18-042
 ELEVATIONS
 LOT 170, 38 TEMPLETONIA CRESCENT
 CITY BEACH, WA 6015
 SOPHIE CUNNEEN & HEDLEY ROOST

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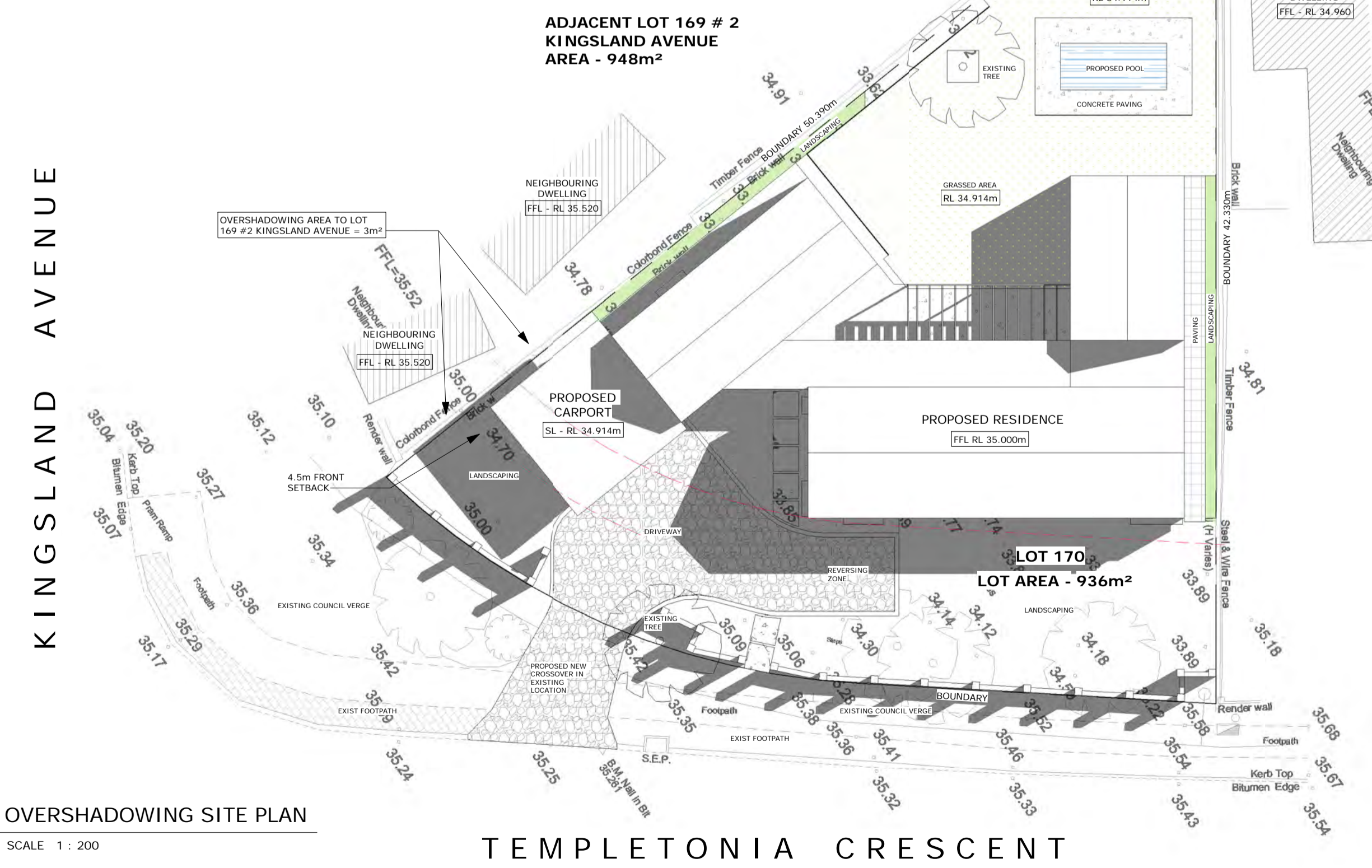
KINGSLAND AVENUE



TEMPLETONIA CRESCENT

2 DEMOLITION SITE PLAN

SCALE 1 : 200

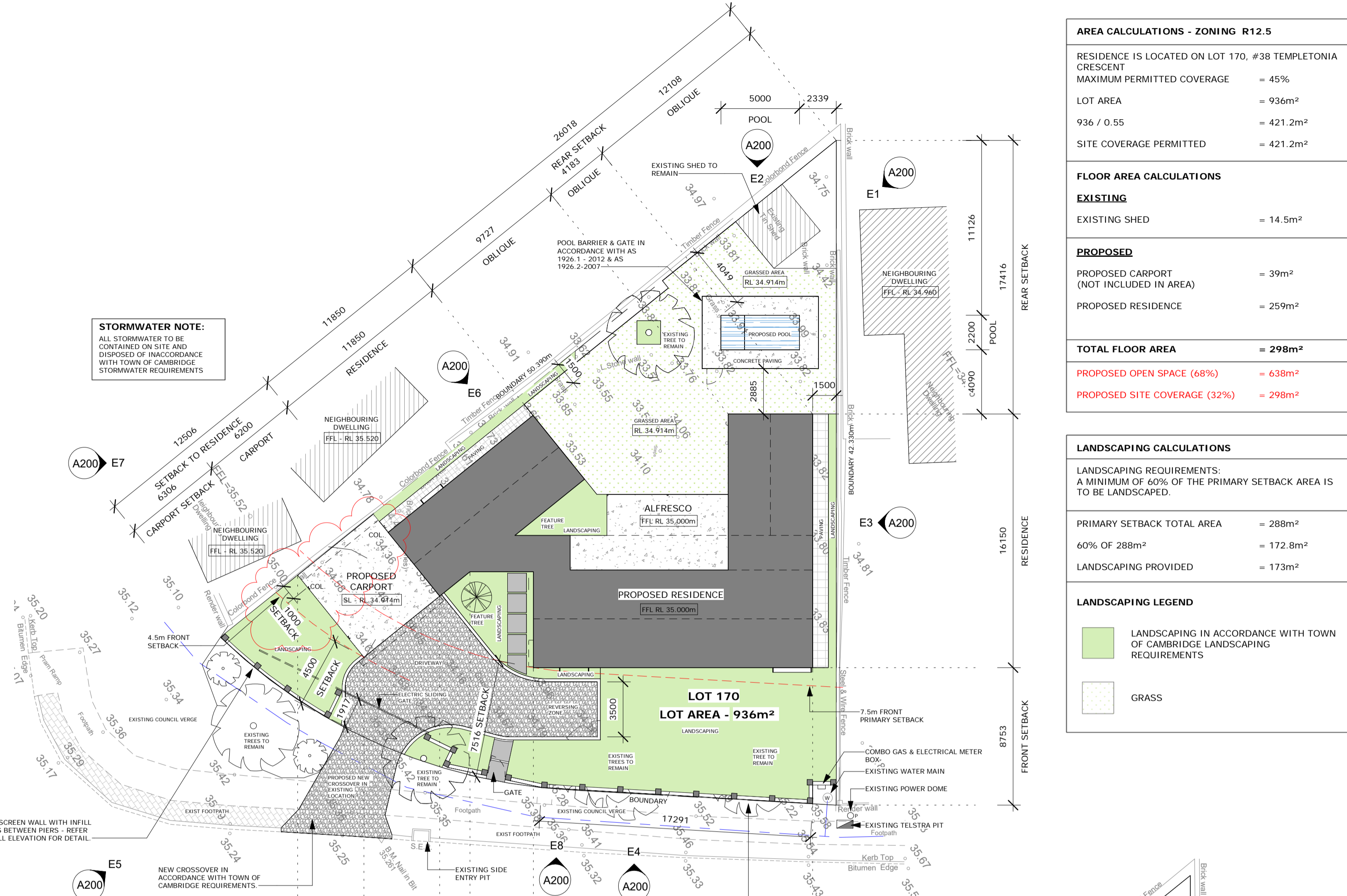


TEMPLETONIA CRESCENT

4 OVERSHADOWING SITE PLAN

SCALE 1 : 200

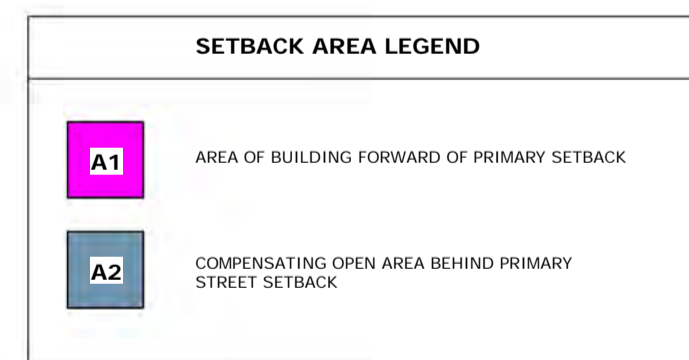
KINGSLAND AVENUE



TEMPLETONIA CRESCENT

3 PROPOSED SITE PLAN

SCALE 1 : 200



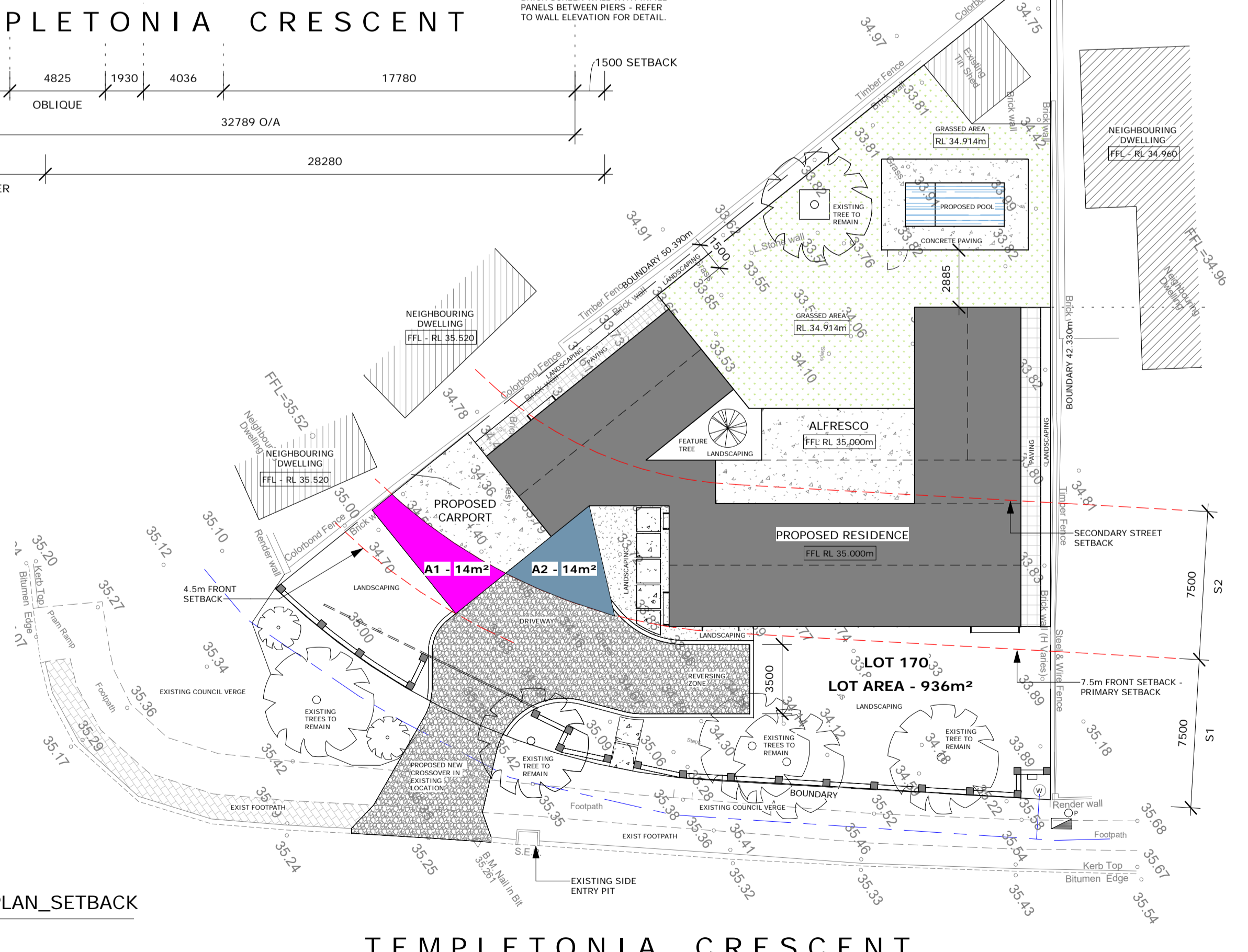
OVERSHADOWING CALCULATIONS

CALCULATIONS	AREA
ADJACENT LOT 169 SITE AREA	948m ²
MAXIMUM 25% OF LOT 169 SITE AREA PERMITTED TO BE OVERSHADOWED	237m ²
OVERSHADOWING AREA	3m ²
TOTAL OVERSHADOWING AREA	3m ² (1.2%)

5 PROPOSED SITE PLAN_SETBACK

SCALE 1 : 200

KINGSLAND AVENUE



TEMPLETONIA CRESCENT

AREA CALCULATIONS - ZONING R12.5

RESIDENCE IS LOCATED ON LOT 170, #38 TEMPLETONIA CRESCENT	
MAXIMUM PERMITTED COVERAGE	= 45%
LOT AREA	= 936m ²
936 / 0.55	= 421.2m ²
SITE COVERAGE PERMITTED	= 421.2m ²

FLOOR AREA CALCULATIONS

EXISTING	
EXISTING SHED	= 14.5m ²
PROPOSED	
PROPOSED CARPORT (NOT INCLUDED IN AREA)	= 39m ²
PROPOSED RESIDENCE	= 259m ²
TOTAL FLOOR AREA	= 298m²
PROPOSED OPEN SPACE (68%)	= 638m ²
PROPOSED SITE COVERAGE (32%)	= 298m ²

LANDSCAPING CALCULATIONS

LANDSCAPING REQUIREMENTS:
 A MINIMUM OF 60% OF THE PRIMARY SETBACK AREA IS TO BE LANDSCAPED.

PRIMARY SETBACK TOTAL AREA	= 288m ²
60% OF 288m ²	= 172.8m ²
LANDSCAPING PROVIDED	= 173m ²

LANDSCAPING LEGEND

[Green area]	LANDSCAPING IN ACCORDANCE WITH TOWN OF CAMBRIDGE LANDSCAPING REQUIREMENTS
[White area]	GRASS

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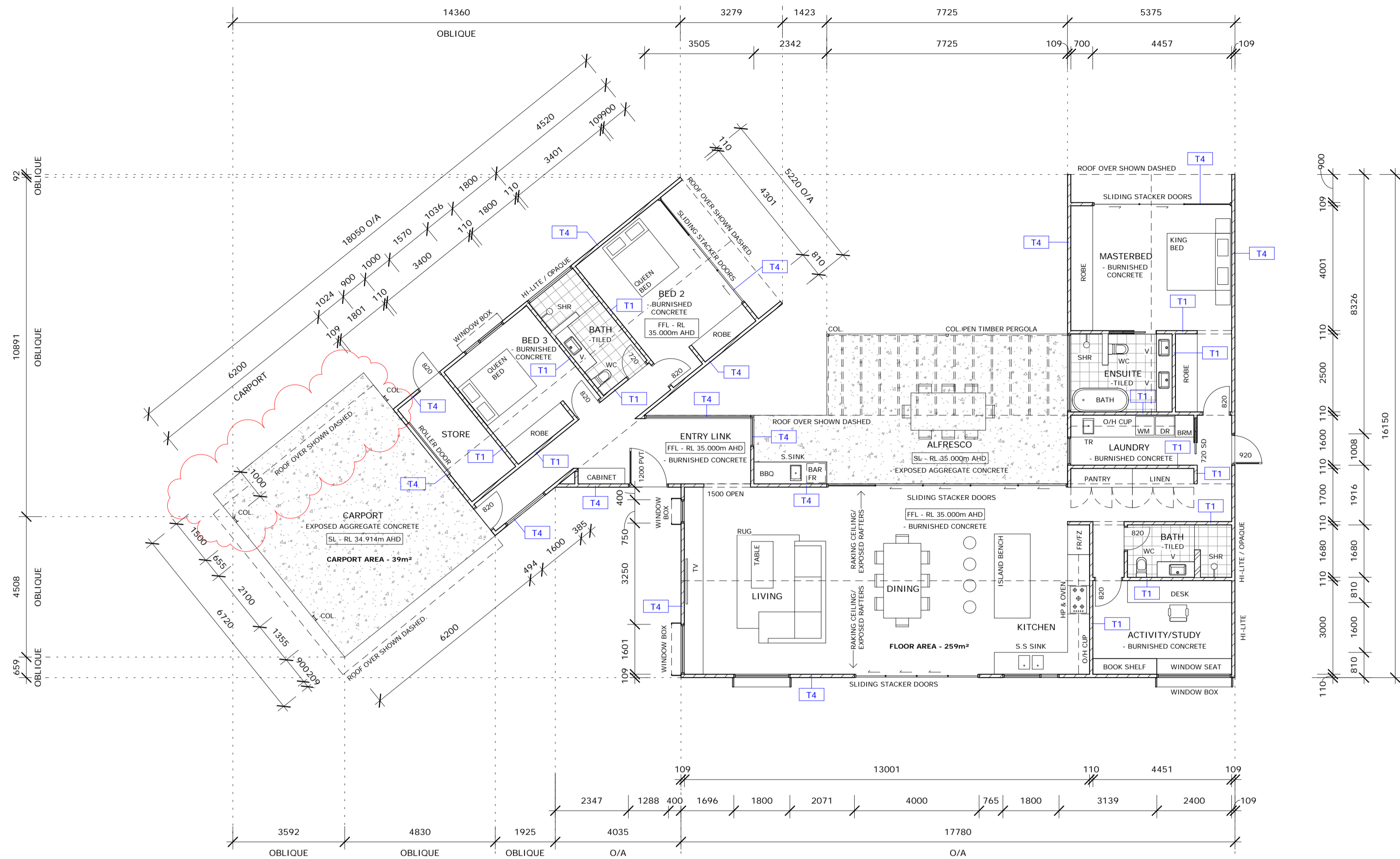
SJH DRAFTING

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PROJECT NUMBER: P18-042

DEMOLITION, SITE & OVERSHADOWING PLANS
 LOT 170, 38 TEMPLETONIA CRESCENT
 CITY BEACH, WA 6015
 SOPHIE CUNNEEN & HEDLEY ROOST

DATE	DRAWN	CHECKED	SCALE	DWG No.	REV.
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WALL LEGEND

T - TIMBER FRAMED

T1 90x45mm MGP10 TIMBER FRAMED WALL WITH 10mm FLUSHED PLASTERBOARD LINING TO BOTH SIDES.

T4 90x45mm MGP10 TIMBER FRAMED WALL WITH SELECTED WEATHERBOARD LINING EXTERNALLY, 10mm FLUSHED PLASTERBOARD LINING INTERNALLY.

LEGEND

COL. STRUCTURAL COLUMN - REFER TO STRUCTURAL ENGINEERS DWGS FOR DETAIL.

DP DOWNPIPE - REFER TO SPECIFICATION

RWH RAINWATER HEAD - REFER TO SPECIFICATION

DUCT. SERVICE DUCT

WC. TOILET PAN - REFER TO SPECIFICATION

VB. VANITY BASIN - REFER TO SPECIFICATION

FR/FZ FRIDGE - REFER TO SPECIFICATION. PLUMBING TO BE PROVIDED.

ROBE BUILT IN ROBE - REFER TO SPECIFICATION

OVEN/HP. UNDER BENCH OVEN UNDER WITH HOT PLATE & RANGEHOOD OVER - REFER TO SPECIFICATION

WM/DR. WASHING MACHINE WITH DRYER OVER - REFER TO SPECIFICATION

SHR. SHOWER - REFER TO SPECIFICATION

HC HOSE COCK - REFER TO SPECIFICATION

HWU HOT WATER UNIT - REFER TO SPECIFICATION

DW. DISH WASHER - REFER TO SPECIFICATION

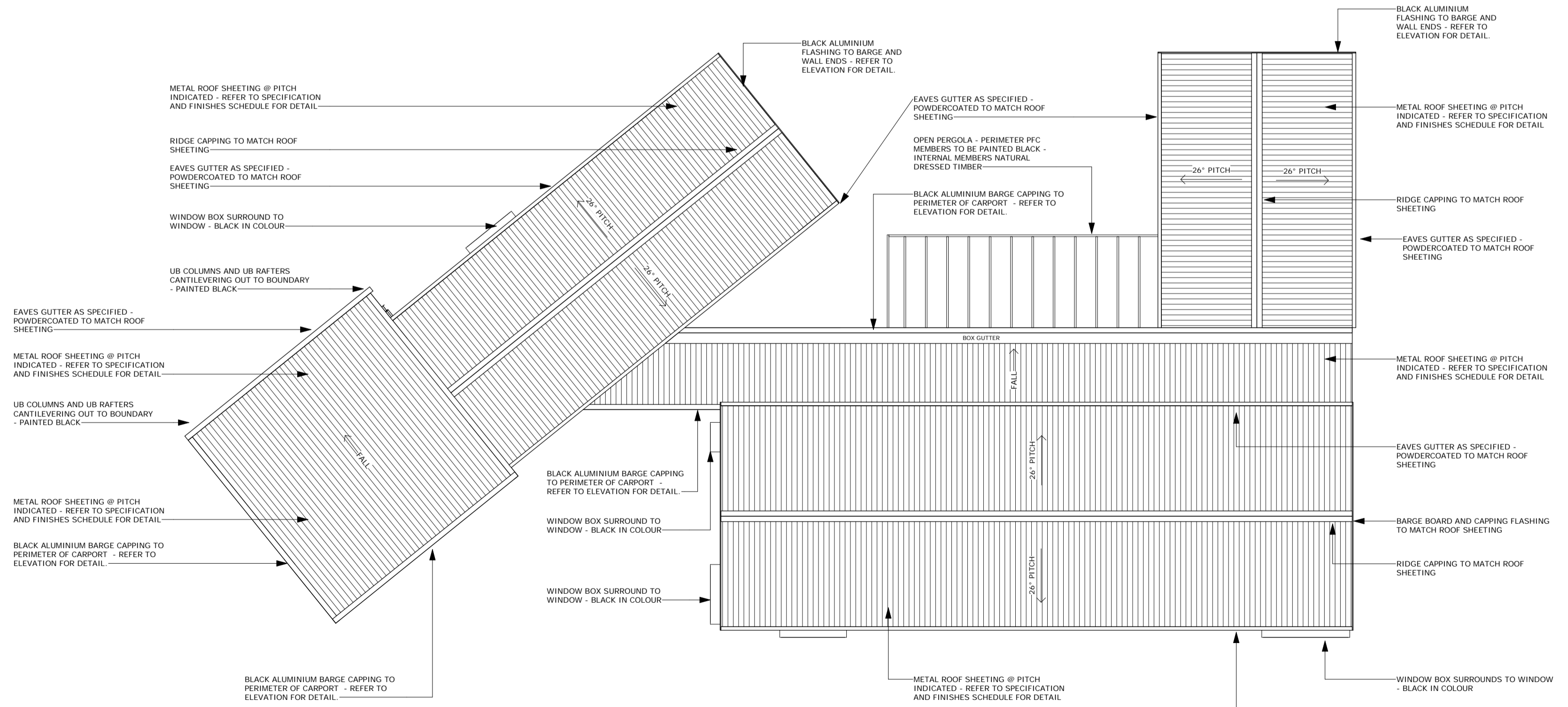
S.SINK. SINK - REFER TO SPECIFICATION

P. PANTRY - REFER TO SPECIFICATION

TR. LAUNDRY TROUGH - REFER TO SPECIFICATION

6 PROPOSED FLOOR PLAN
SCALE 1 : 100

7 ROOF PLAN
SCALE 1 : 100



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PROJECT NUMBER: P18-042

FLOOR & ROOF PLAN
LOT 170, 38 TEMPLETONIA CRESCENT
CITY BEACH, WA 6015
SOPHIE CUNNEEN & HEDLEY ROOST

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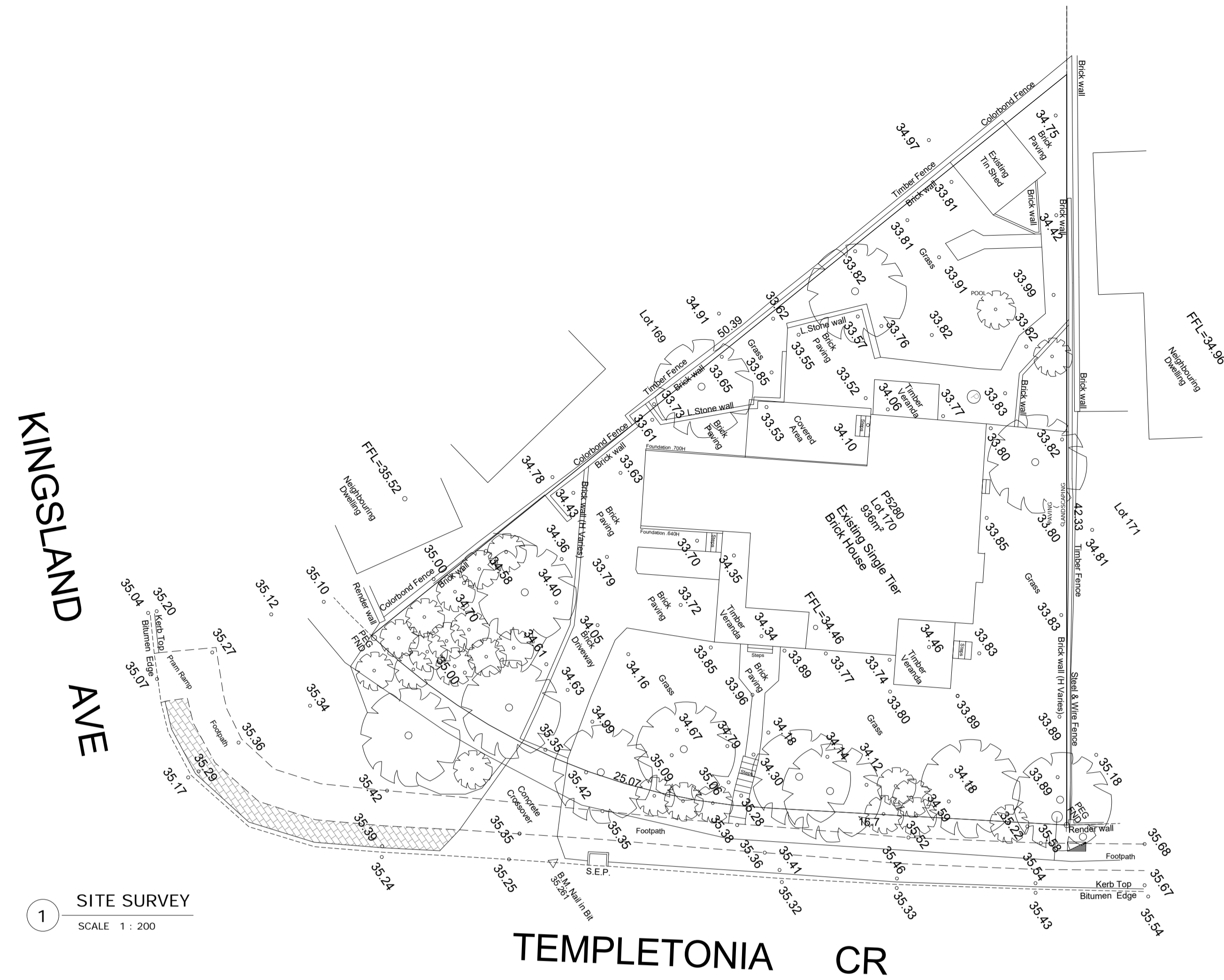
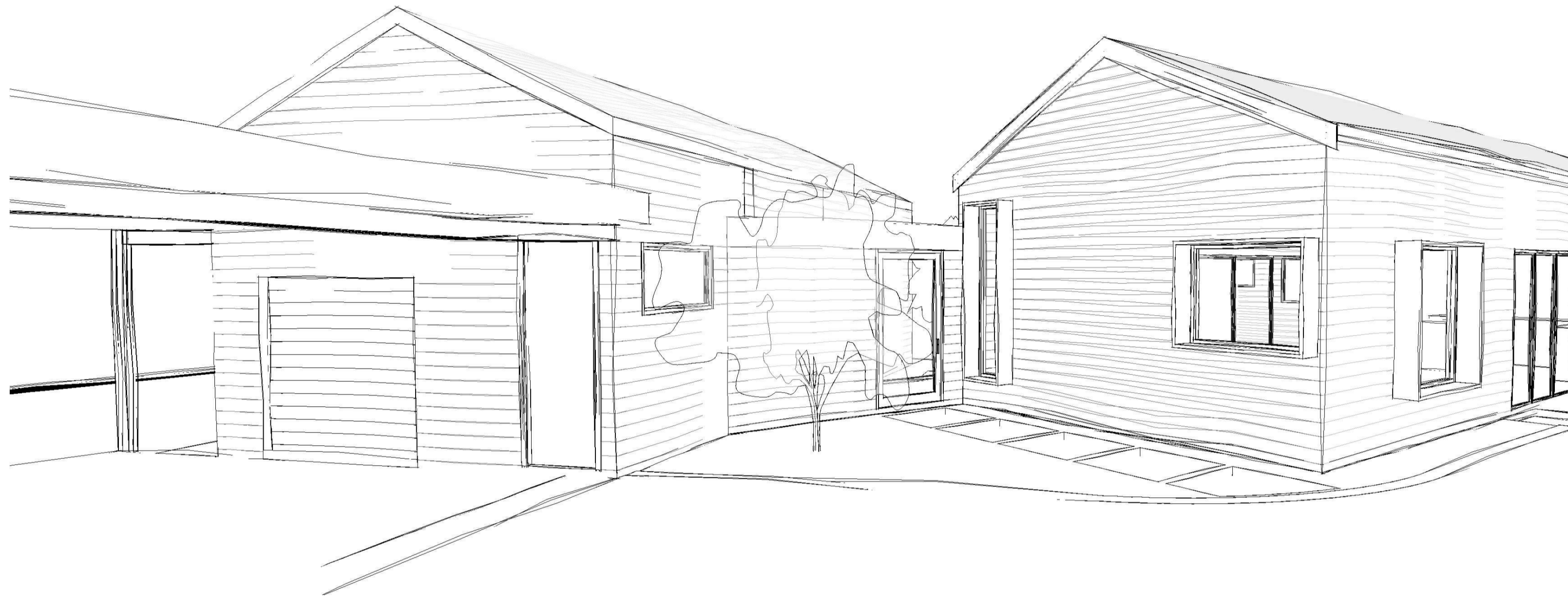
DATE	DRAWN	CHECKED	SCALE	DWG No.	REV.
25.05.18	SJH	SJH	1 : 100	A100	B

DEVELOPMENT APPLICATION

PROPOSED RESIDENCE TO:

LOT 170, 38 TEMPLETONIA CRESCENT
CITY BEACH, WA 6015

DWG No	DWG NAME	REV
A000	COVERPAGE & SURVEY PLAN	B
A001	DEMOLITION, SITE & OVERSHADOWING PLANS	B
A100	FLOOR & ROOF PLAN	B
A200	ELEVATIONS	B



1 SITE SURVEY
SCALE 1 : 200

Feature Survey of Lot 170 38 Templetonia Crescent, City Beach Client: Sophie Cunneen			SCALE 1:250 @ A3 All distances are in metres		
Drawing Ref: LSP017_FS_161410 LAND SURVEYORS PERTH DELIVERING EXCELLENCE			This plan is prepared by Land Surveyors Perth subject to the following: The title boundaries have been determined by plan dimensions only. Services shown hereon have been located where possible by field survey, and only identifiable features above ground level have been located. The relevant authority should be contacted prior to any demolition, excavation or construction on the site, for possible location of further underground services and detailed locations of all services.	Date: 11/10/16 Surveyor: P.F.	Drafted By: P.F.
Tel: 08 9328 4195 Mobile: 0477 086 798 Email: pflanagan@land-surveyors-perth.com.au P.O. BOX 2 Leederville W.A. 6007		(c) Copyright This plan must not be reproduced wholly or in part without the permission of Land Surveyors Perth Pty. Ltd. In the absence of "Approved By" signature this plan is invalid and Land Surveyors Perth Pty. Ltd. is not responsible for its contents.	Datum V: AHD Datum H: PCGS94	Checked By: P.F.	Job Ref: LSP017 Plan No.: P5280 Title Deed:



APPLICANT'S JUSTIFICATION

Design Statement

The design brief called for a new long term modern family home to be constructed on the existing lot. The floor layout was intentionally designed to the street facing side of the property in keeping with the current built forms of the streetscape. Due to the triangular shape of the lot we have design rectangular shaped living, master and bedroom wings with a link between the living and bedroom wing. The rectangular shapes have been orientated to best suit the shape of the lot. This also meant that a high raking ceilings could be achieved to the living and master wing and allowed glazing to the north in line with passive design principles. A north facing Alfresco area which takes advantage of the northern sun.

The design includes a master suite with ensuite, 2 bedrooms with an activity/study and open plan living areas. A double carport was sized to fit 2 large vehicles.

The external walls are timber framed with selected weatherboard cladding eternally, with feature cladding to northern ends. Sheet metal pitch roof to living and bedroom wings with a concealed roof to entry link and carport.

Carport Variation Justification

We believe the proposed development is generally compliant with the Town's planning framework however discretion is sought for the carport front setback.

The proposed carport represents a minor variation to clause 20 in the Town's Planning Scheme which requests a 7.5m primary setback. We propose a front setback of 4.5m.

It is also worth noting that there are examples in the streetscape and surrounding area of incursion within the primary street setback area. The adjoining property has a carport and is setback 1.5 metre from the street boundary.

The proposed carport has a flat roof is unenclosed on 3 sides and adjoins the proposed dwelling on the other having a reduced impact on the streetscape.