



Town of  
**Cambridge**

**DEVELOPMENT  
COMMITTEE MEETING**

**TUESDAY 14 DECEMBER 2021**

**ATTACHMENT 1 TO ITEM DV21.108**

**DEVELOPMENT PLANS**

TOWN OF CAMBRIDGE  
**RECEIVED**  
22 SEP 2021



# PROPOSED ADDITIONS

LOT 432 (#99) EVANDALE STREET, FLOREAT

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## PLANNING

IT SHOULD BE NOTED THAT ALL UNDERGROUND SERVICES NEED TO BE VERIFIED BY THE RELEVANT AUTHORITY PRIOR TO ANY DEMOLITION, EXCAVATION, DESIGN AND/OR CONSTRUCTION. THEREFORE, NO RESPONSIBILITY IS TAKEN FOR SERVICE LOCATIONS. THE CERTIFICATE OF TITLE SHOULD BE CHECKED FOR EASEMENTS AND ENCUMBRANCES.

NOTE: THIS PLAN IS ACCURATE AT TIME OF SURVEY. HORIZON SURVEYS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION ADDED.

ALL CADASTRAL INFORMATION SHOWN IS THE RESULT OF THE LOCATION OF LIMITED SURVEY MARKS AND AS SUCH BOUNDARY LOCATIONS COULD VARY UPON FINAL SURVEY

AREA AND DIMENSIONS ARE SUBJECT TO SURVEY. DIMENSIONS DERIVED FROM CERTIFICATE OF TITLE OR SURVEY PLAN



SCALE - 1:200 @ A3

LOCAL AUTHORITY:  
Town of Cambridge

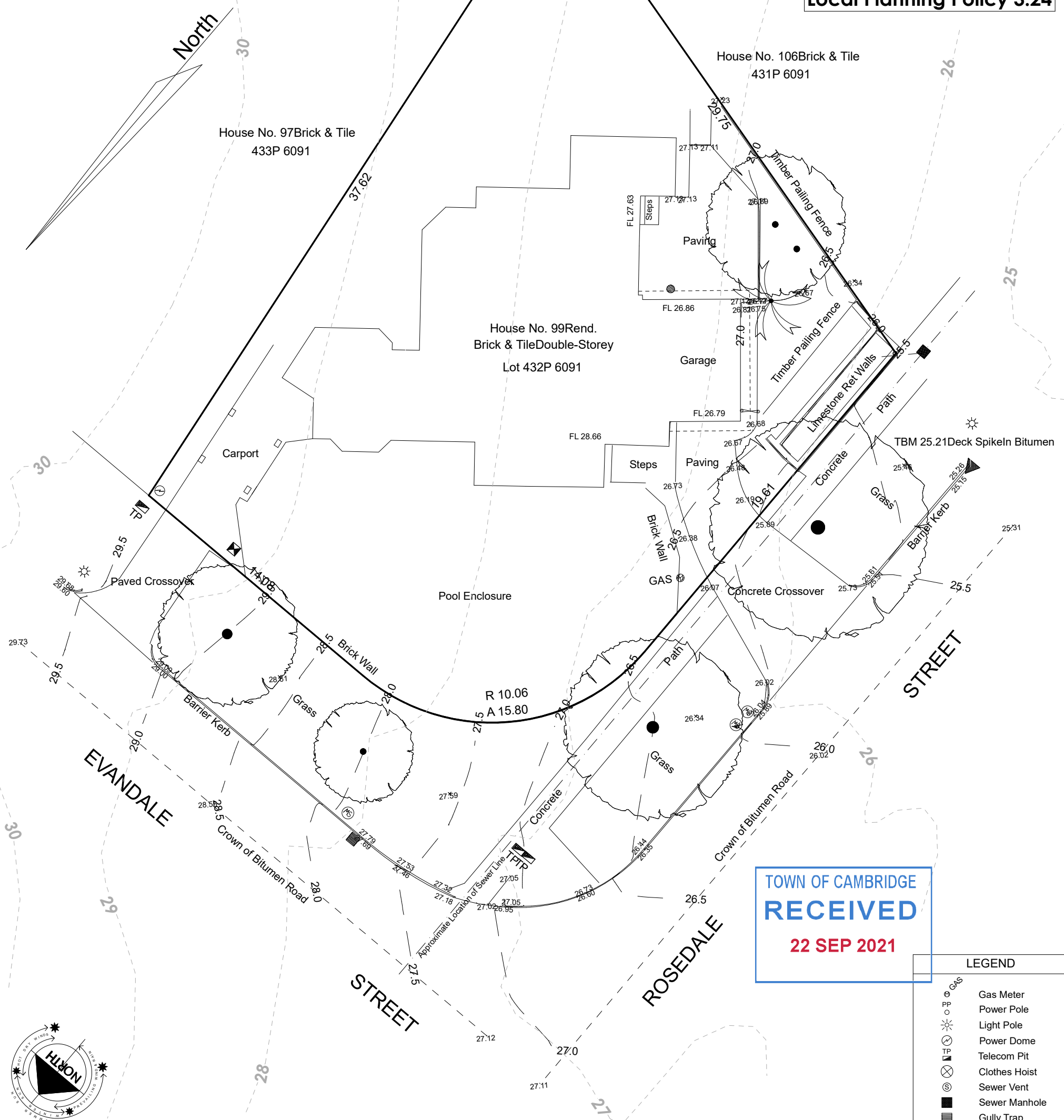
Residential Coding: R12.5

Historical contours of  
Local Planning Policy 3.24

House No. 97 Brick & Tile  
433P 6091

House No. 106 Brick & Tile  
431P 6091

House No. 99 Rend.  
Brick & Tile Double-Storey  
Lot 432P 6091



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**EXISTING SITE PLAN**

SCALE 1:200

LEGEND	
	Gas Meter
	Power Pole
	Light Pole
	Power Dome
	Telecom Pit
	Clothes Hoist
	Sewer Vent
	Sewer Manhole
	Gully Trap
	Water Meter
	Water Bore
	Tree

**HORIZON SURVEYS**  
2 / 14 JERSEY STREET, JOLIMONT WA 6014  
PH 9387 8226 Mob 0407 080 073  
Email admin@horizonsurveys.com.au

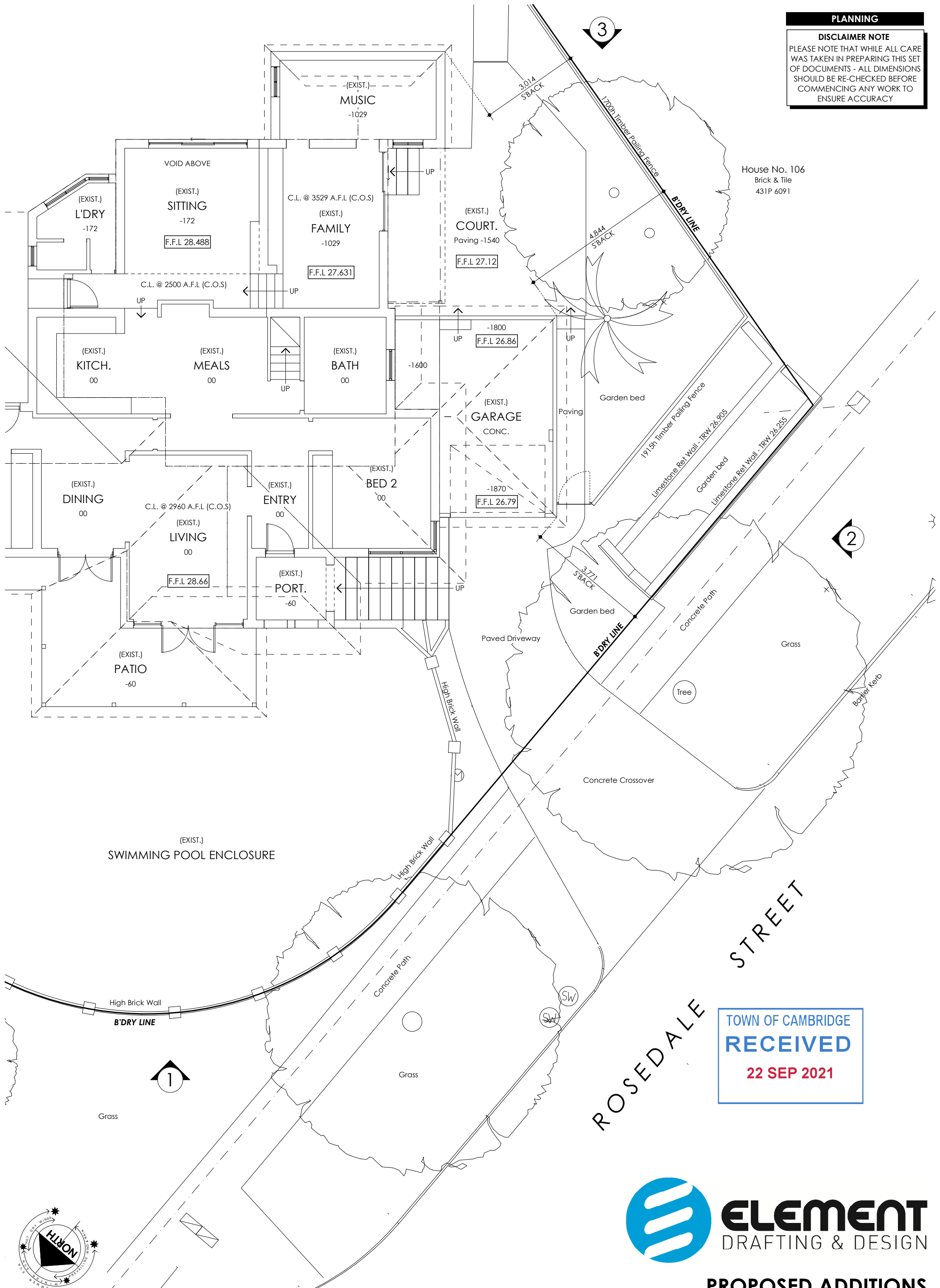
**CECILY STRANGE**  
**FEATURE SURVEY**  
99 EVANDALE STREET, FLOREAT WA 6014  
(LOT 432 on PLAN 6091)

REV	DETAILS	BY	DATE	SURVEYED	DATE	HORIZONTAL DATUM
1	DET 1	BY 1	DD/MM/YY	SDS/MF	20/05/2021	LOCAL
2	DET 2	BY 2	DD/MM/YY	COMPUTED	20/05/2021	VERTICAL DATUM
3	DET 3	BY 3	DD/MM/YY	DRAWN	20/05/2021	FIELD NOTES
				SDS	HS 648	
				JOB NUM	DRAWING No.	
				210087		210087_FS_V1

DISCLAIMER NOTE

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House No. 106  
Brick & Tile  
431P 6091



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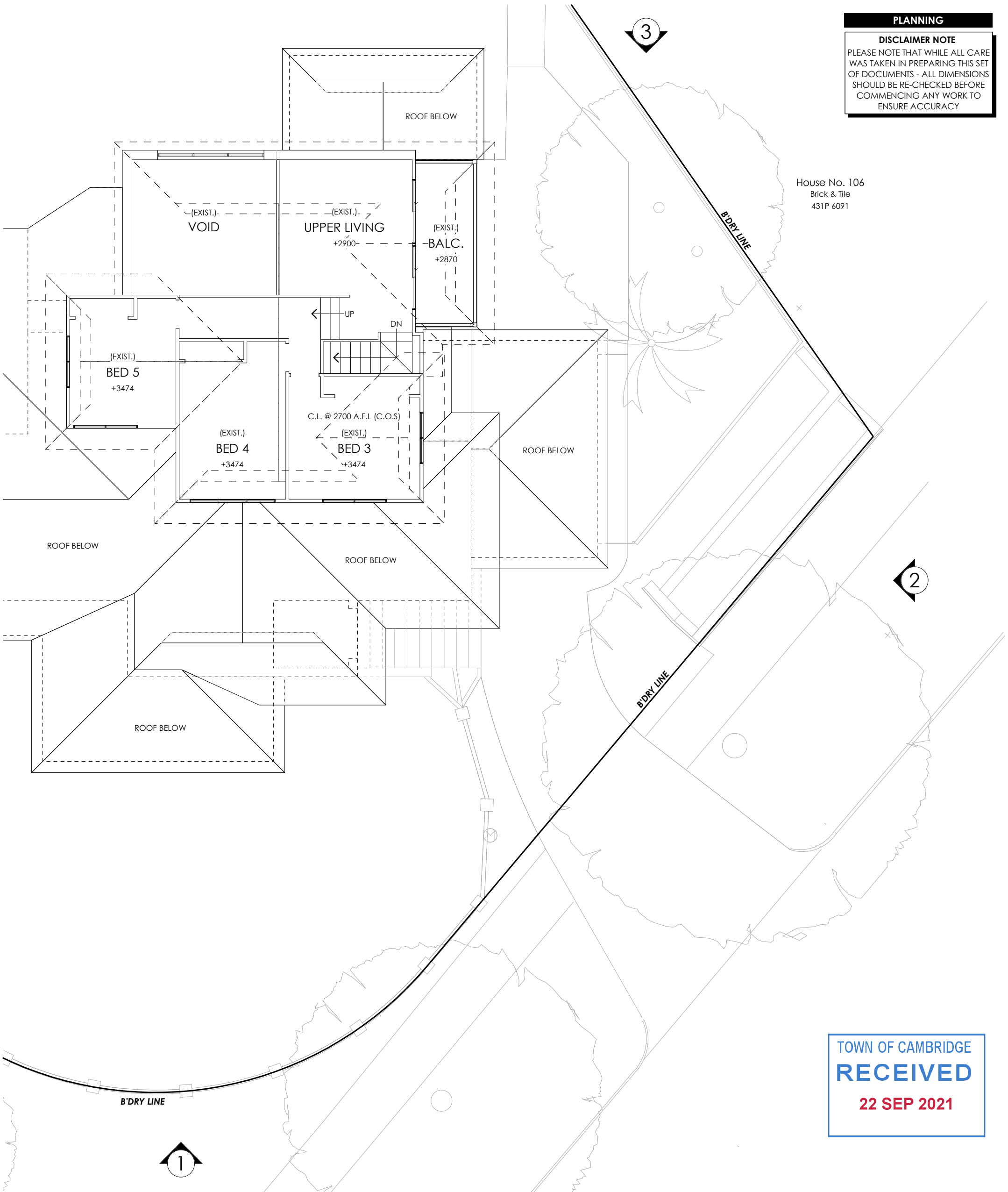
**PROPOSED ADDITIONS**  
LOT 432 (#99) EVANDALE STREET, FLOREAT

**EXISTING GROUND FLOOR PLAN**  
SCALE 1:100

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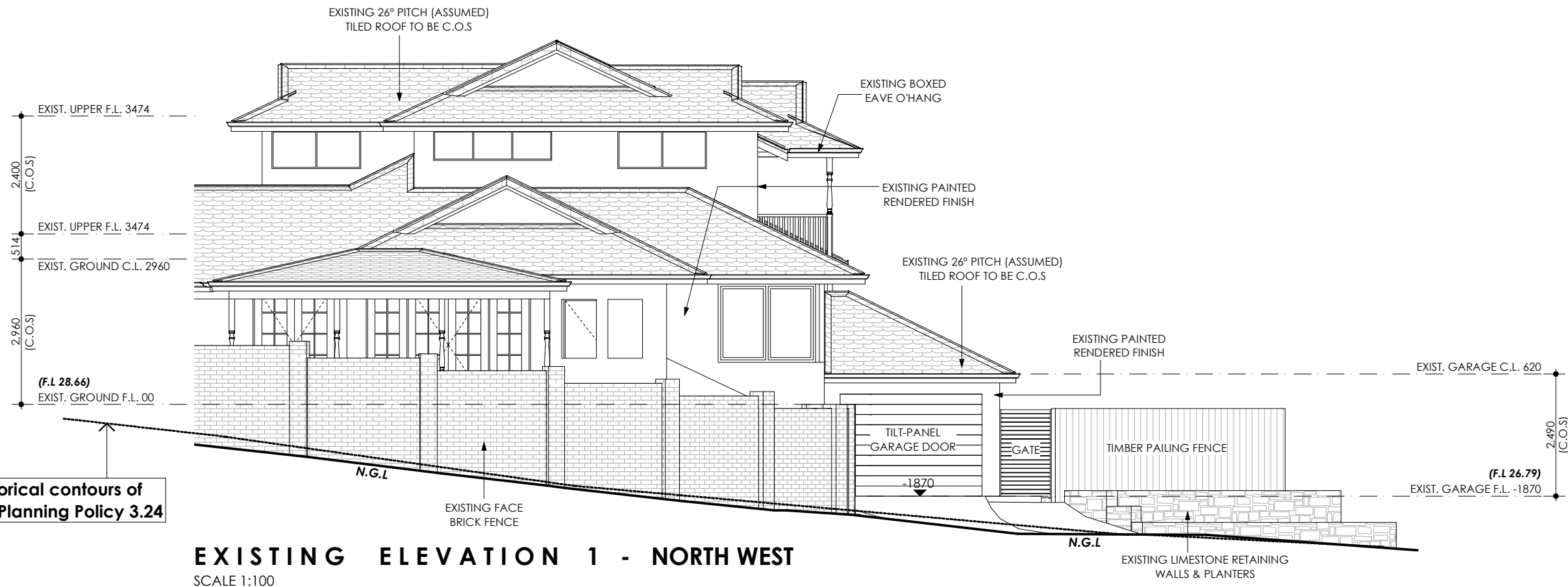
**EXISTING UPPER FLOOR PLAN**  
SCALE 1:100



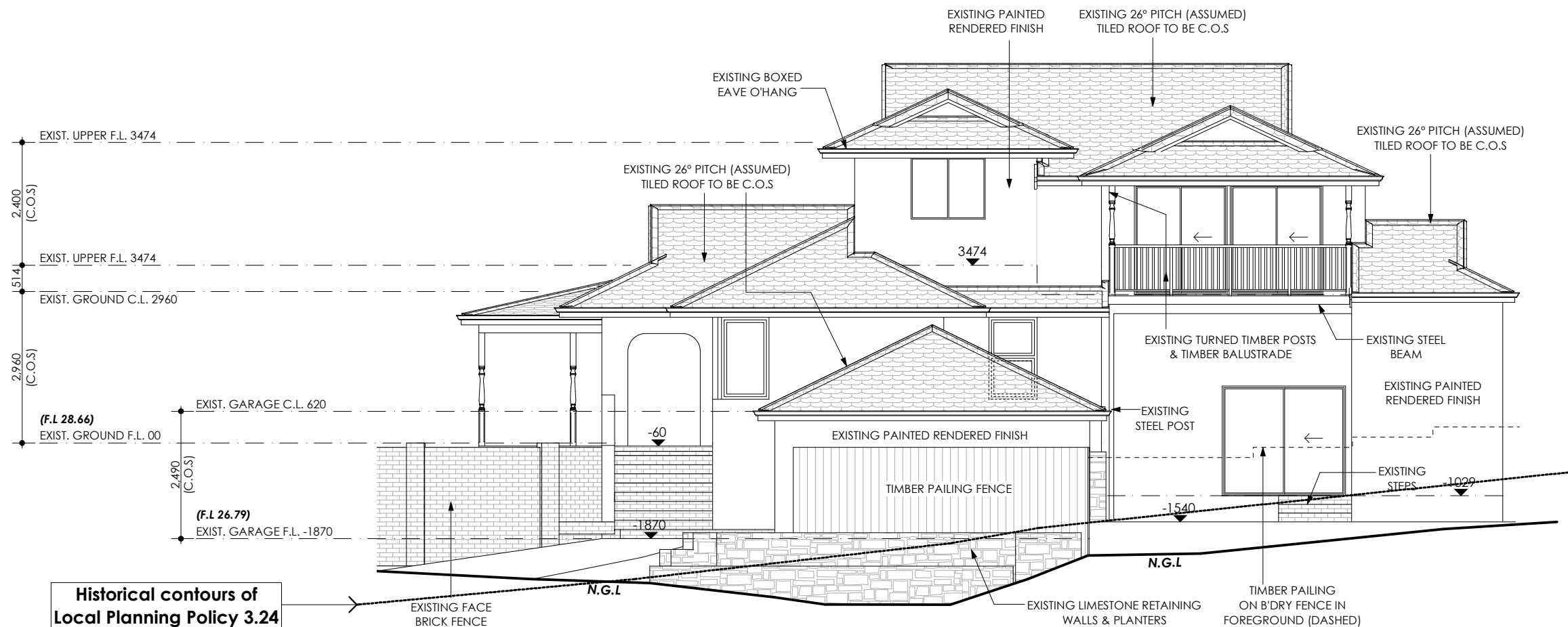
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EXISTING ELEVATION 1 - NORTH WEST  
SCALE 1:100



EXISTING ELEVATION 2 - SOUTH WEST  
SCALE 1:100

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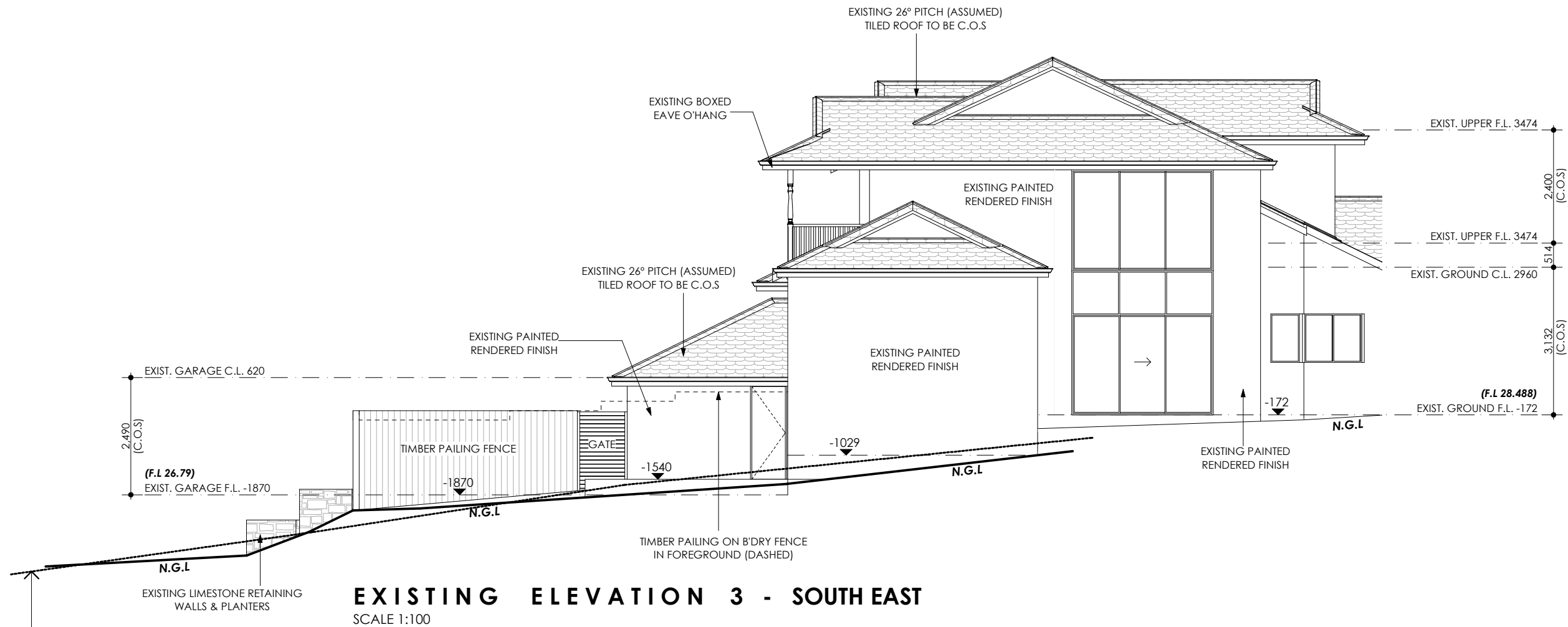


ELEMENT  
DRAFTING & DESIGN

PROPOSED ADDITIONS  
LOT 432 (#99) EVANDALE STREET, FLOREAT

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Historical contours of Local Planning Policy 3.24

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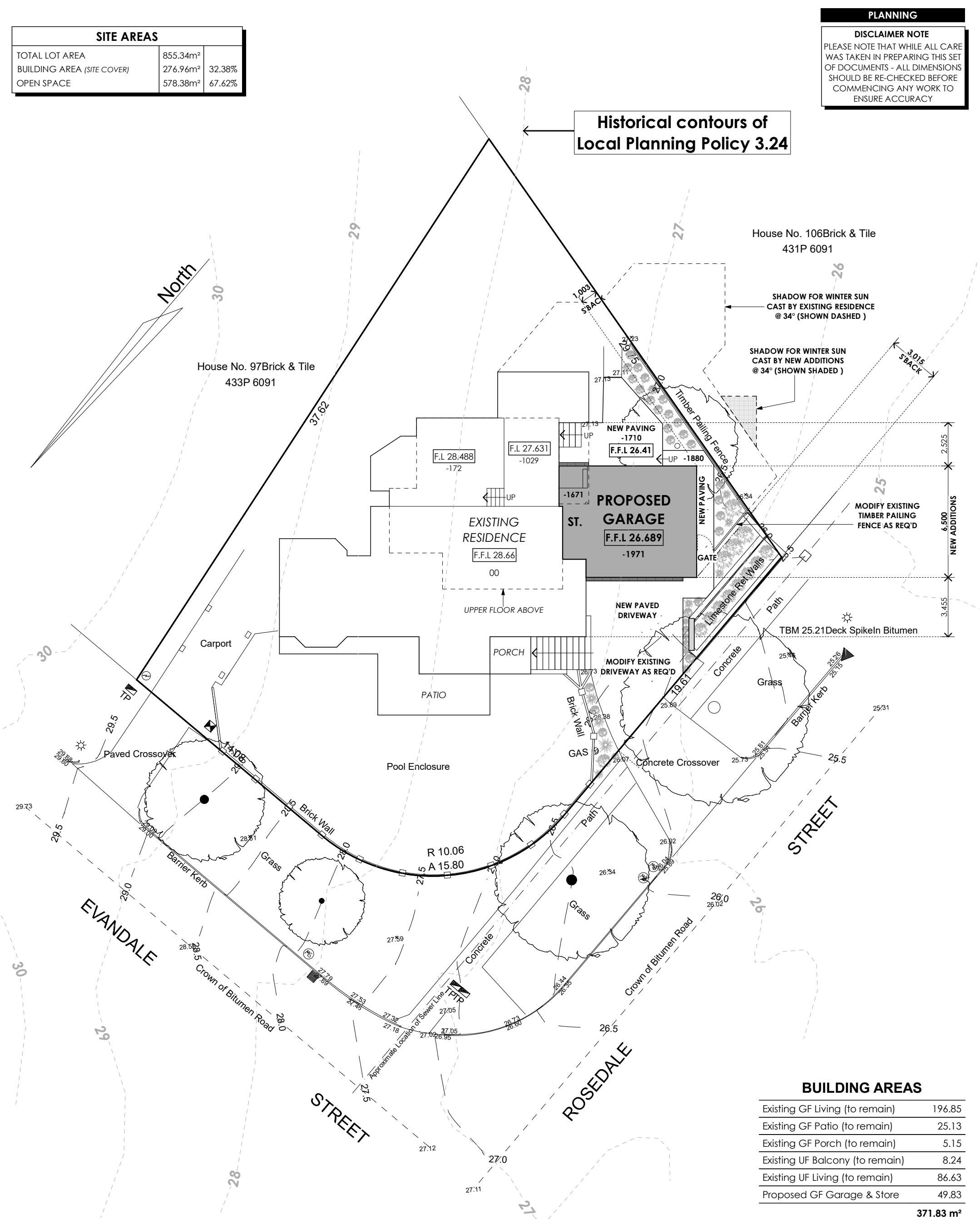
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SITE AREAS

TOTAL LOT AREA	855.34m <sup>2</sup>	
BUILDING AREA (SITE COVER)	276.96m <sup>2</sup>	32.38%
OPEN SPACE	578.38m <sup>2</sup>	67.62%

Historical contours of Local Planning Policy 3.24



House No. 106 Brick & Tile  
431P 6091

House No. 97 Brick & Tile  
433P 6091

SHADOW FOR WINTER SUN  
CAST BY EXISTING RESIDENCE  
@ 34° (SHOWN DASHED)

SHADOW FOR WINTER SUN  
CAST BY NEW ADDITIONS  
@ 34° (SHOWN SHADED)

MODIFY EXISTING  
TIMBER PAILING  
FENCE AS REQ'D

PROPOSED  
GARAGE  
F.F.L 26.689  
-1971

EXISTING  
RESIDENCE  
F.F.L 28.66  
00

NEW PAVED  
DRIVEWAY

MODIFY EXISTING  
DRIVEWAY AS REQ'D

TBM 25.21 Deck Spikeln Bitumen

EVANDALE  
STREET

ROSEDALE  
STREET

BUILDING AREAS

Existing GF Living (to remain)	196.85
Existing GF Patio (to remain)	25.13
Existing GF Porch (to remain)	5.15
Existing UF Balcony (to remain)	8.24
Existing UF Living (to remain)	86.63
Proposed GF Garage & Store	49.83
<b>Total</b>	<b>371.83 m<sup>2</sup></b>

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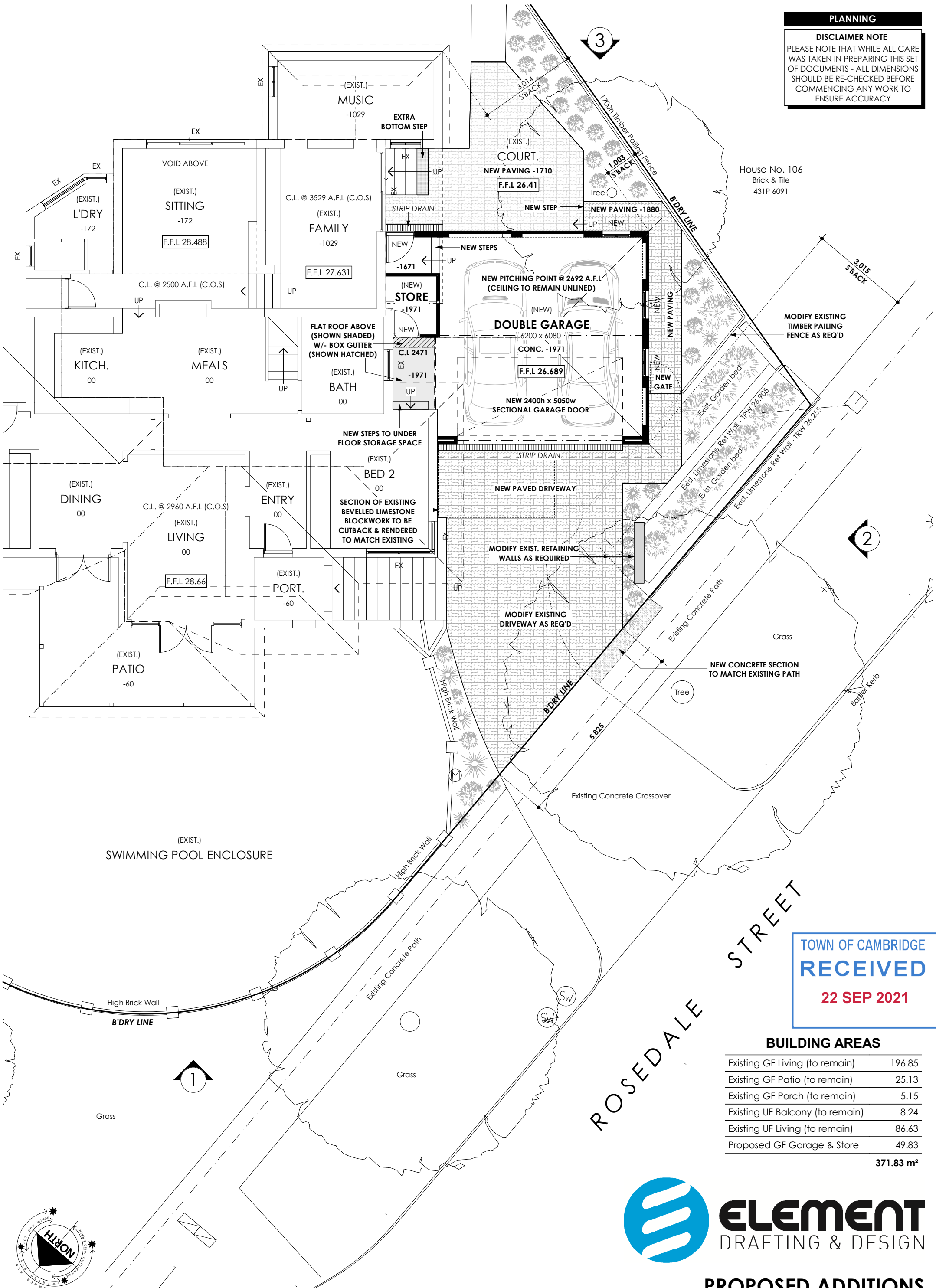


**PLANNING**

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**ELEMENT**  
DRAFTING & DESIGN

**PROPOSED ADDITIONS**  
LOT 432 (#99) EVANDALE STREET, FLOREAT

**PROPOSED GROUND FLOOR PLAN**

SCALE 1:100

JOB No: 109-21

ISSUE DATE: Tuesday, 14 September 2021

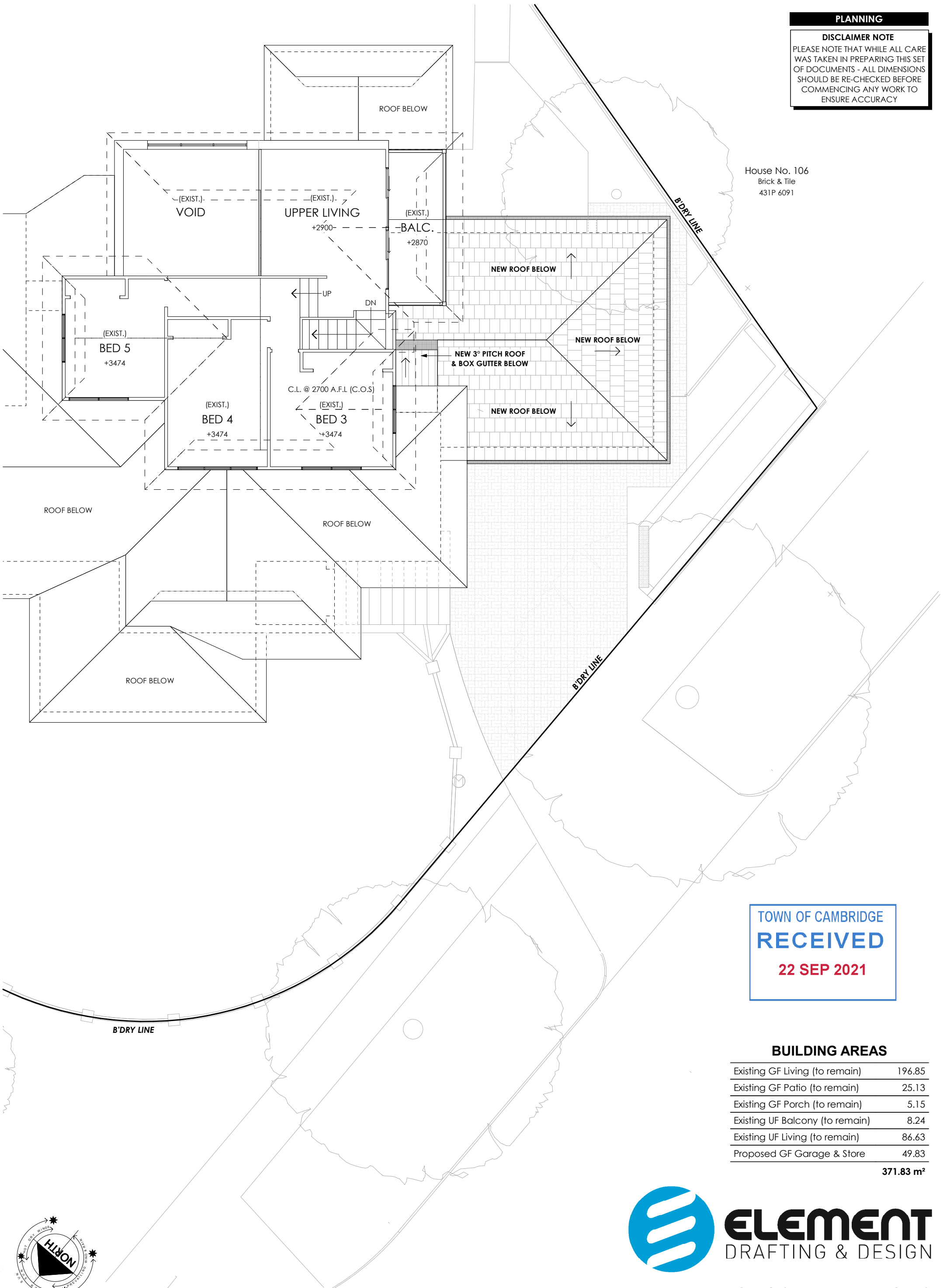
SHEET: 7 of 13



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**PROPOSED UPPER FLOOR PLAN**

SCALE 1:100



**PROPOSED ADDITIONS**

LOT 432 (#99) EVANDALE STREET, FLOREAT

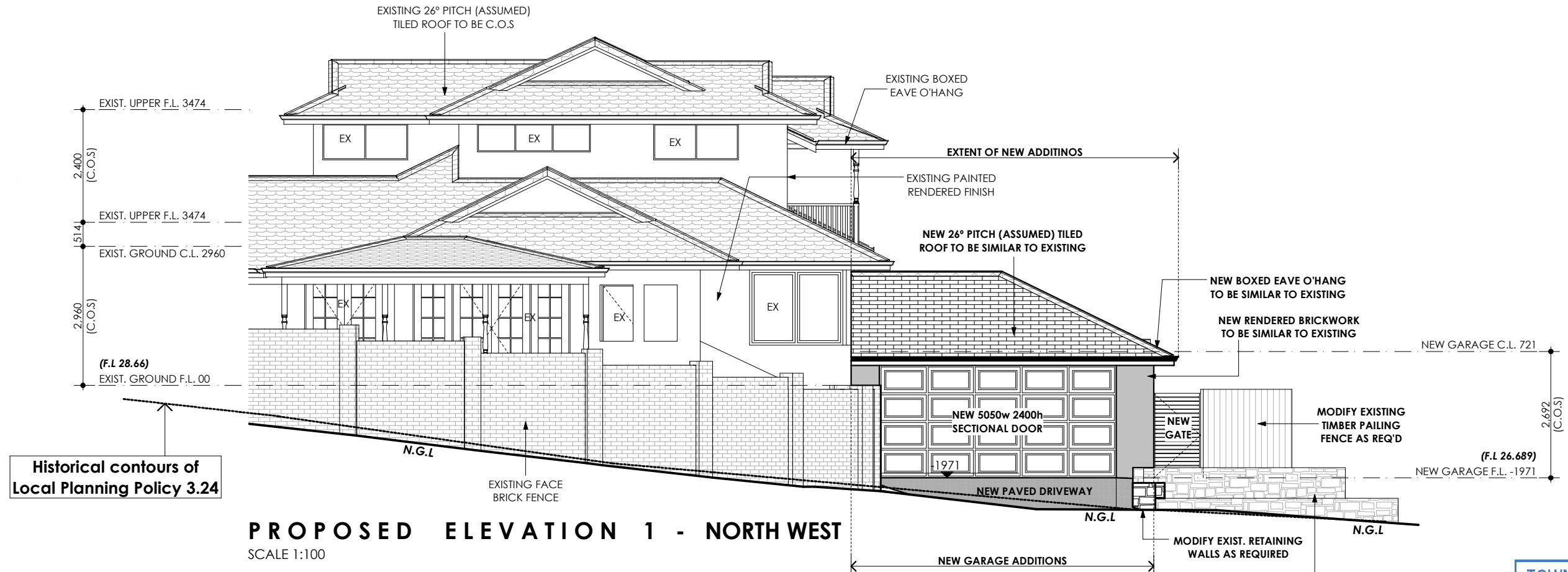
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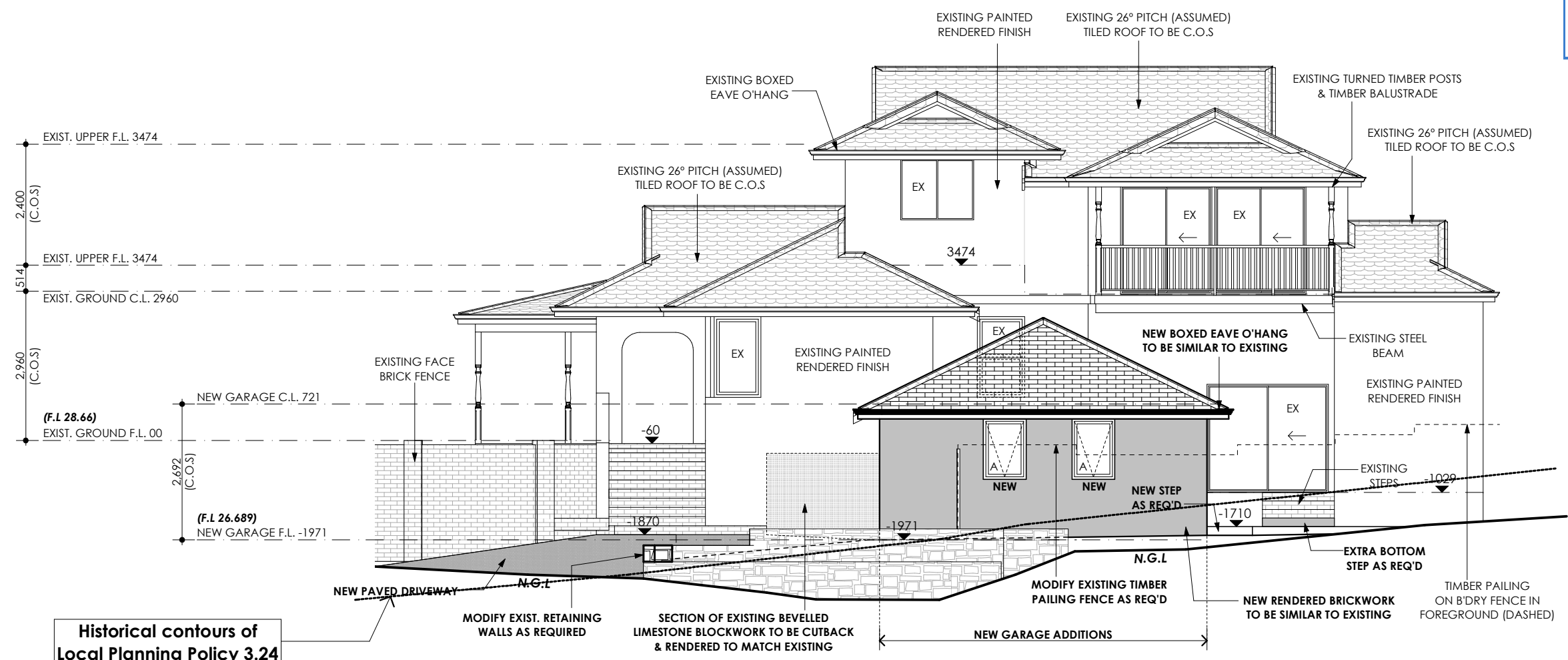
**FINISHES SCHEDULE**

- EXTERNAL WALLS**  
RENDERED FINISH - TEAL GREEN  
NATURAL LIMESTONE - EXPOSED
- ROOF COVER**  
CLAY TILES - BROWN/BROWN
- WINDOW FRAMES**  
TIMBER / ALUMINIUM - WHITE
- GUTTER & FASCIA**  
METAL GUTTER & TIMBER FASCIA  
COLOUR - WHITE
- GARAGE DOOR**  
SECTIONAL DOOR - WHITE

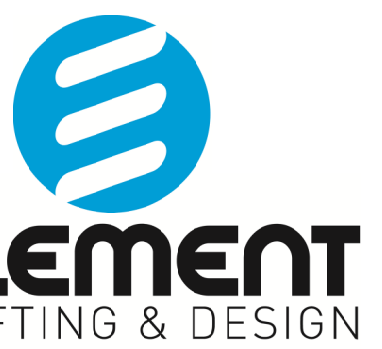


**PROPOSED ELEVATION 1 - NORTH WEST**  
SCALE 1:100

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**PROPOSED ELEVATION 2 - SOUTH WEST**  
SCALE 1:100



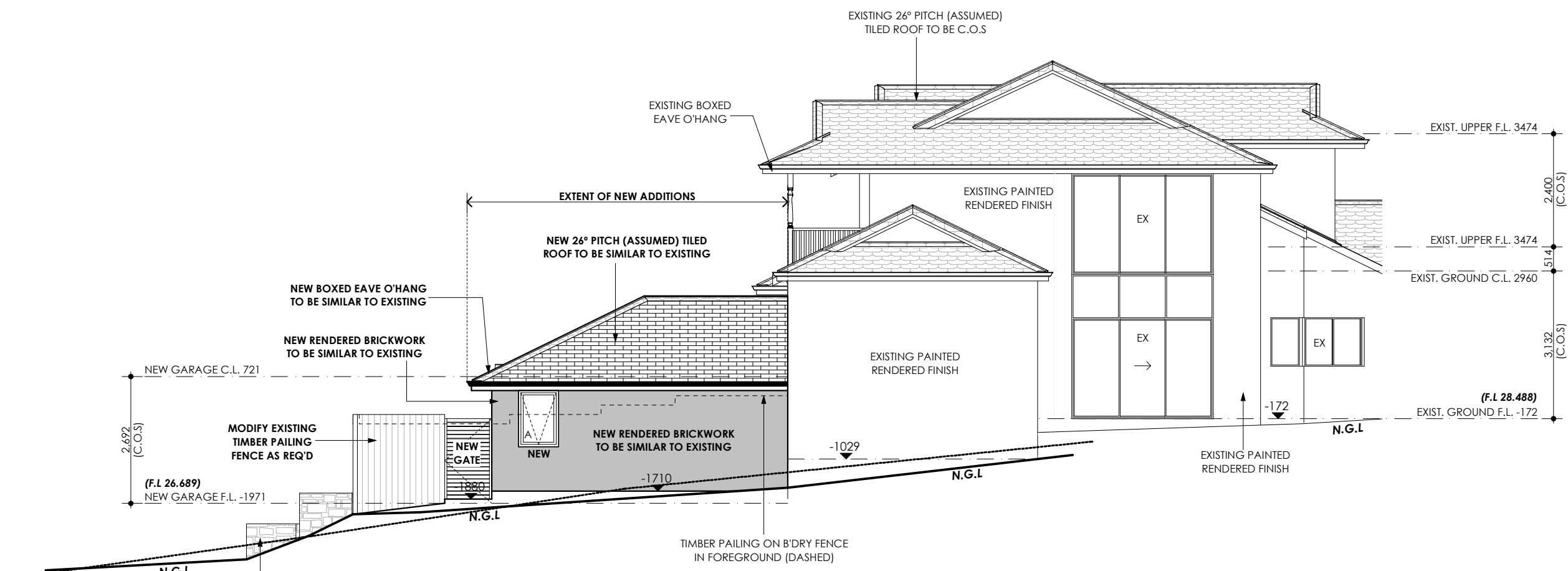
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**FINISHES SCHEDULE**

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<b>WINDOW FRAMES</b>
TIMBER / ALUMINIUM - WHITE
<b>GUTTER &amp; FASCIA</b>
METAL GUTTER & TIMBER FASCIA
COLOUR - WHITE
<b>GARAGE DOOR</b>
SECTIONAL DOOR - WHITE



**PROPOSED ELEVATION 3 - SOUTH EAST**  
 SCALE 1:100

Historical contours of  
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**PROPOSED ADDITIONS**

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**DEVELOPMENT  
COMMITTEE MEETING**

**TUESDAY 14 DECEMBER 2021**

**ATTACHMENT 2 TO ITEM DV21.108**

**APPLICANT JUSTIFICATION**

21<sup>st</sup> November 2021

Luke Smith  
Planner for development applications  
Town of Cambridge

Dear Luke

Re: proposed garage development for 99 Evandale Street, Floreat

Thank you for your time on the phone last Friday. As discussed, we are very concerned regarding the restrictions that now apply to our application to build a double garage to replace the single garage (built in 1950) on the Rosedale side of the property. The 1950 garage is currently the only garage on the property while there is a single carport on Evandale side of the property.

You advised us and our designer Mike Yurisich that the Town of Cambridge Local Planning Scheme 1 has had amendments and changes that now determines the primary street setback of properties according to the position of the front door. Subsequently, as you stated, your interpretation of the Local Planning Scheme is that our front door faces Rosedale Street and therefore the Rosedale side of the property now requires a 9m street setback. This interpretation is completely at odds with the past development of the property where we have been restricted by primary street setbacks on the Evandale side of the property and we feel the current interpretation is unfair. We have set out the history (as well as we know it) of the property to support our application for the double garage as proposed and to maintain our primary setback to remain on Evandale Street.

- |         |   |
|---------|---|
| 1949/50 | The original house was built diagonally across the corner block and consequently the front door has always faced the corner of the two streets – Evandale and Rosedale.   |
| 1950    | A single garage was attached to the house on the lower Rosedale side of the property. This remains and is currently in a deteriorating condition.   |
| 1980s   | An extension of a living area was built at the back of the house and an enclosed pool was put in the front yard. An entry to the front door from Rosedale St was developed. We do not know where the footpath entry to the front door was prior to this development. A letter box was also installed on Evandale Street into the brick wall surrounding the pool area in the front yard. Again, we do not know where the earlier letterbox would have been but as the address is 99 Evandale Street it is safe to assume it would have been on the Evandale side of the property. It is also very probable that an entry footpath to the house from the letterbox would have existed. |
| 1986    | We purchased the property. At the time the house had two bedrooms.  |
| 1991    | We built a bedroom with an ensuite onto the house on the Evandale Street side and included a carport as a garage was not permitted. As Evandale Street was considered our primary street setback we were restricted in the size of this development. We certainly would have built a larger extension to the property at this time if the setback was the current interpreted 4.5m secondary setback.   |
| 1997    | We built the second storey due to our growing family. The front door continues to face the corner of the two intersecting streets. (attached site plan with this last addition)   |

We have lived at 99 Evandale Street since 1986 and have developed and enhanced the property over the years. We have been limited in improving the property, to some degree, by the original dwelling being positioned diagonally across the block but have managed to develop a lovely family home within the local planning restrictions. Specifically, we were restricted in 1991 with what we could do on the Evandale side of the property as it was deemed our primary street setback. We feel it is unreasonable and unfair to apply the primary street setback to the Rosedale side of the property now in 2021. It needs to be noted that a large portion of our existing house and the 1950s garage is located in this proposed 9m primary setback area.

The double garage we have proposed will add to the functionality and amenity of the house without detracting from the amenity and streetscape of the area for our neighbours. In fact, we have enhanced the streetscape around our property since 1986. Specifically, we support through watering four large Town of Cambridge box trees and water and tend the verge on the two street frontages. Consequently, we sustain a substantial part of the local streetscape keeping the area cool, green and well tended. Our proposed double garage is a replacement of the current 1950's small and non-functional garage and will not interfere or detract from the cool foliated streetscape we maintain.

It is illogical to us to redefine our frontage as Rosedale as this would put the whole building in contravention of the rules. We hope that because our house is sited obliquely across the block it can be treated as a special case and that consideration can be duly given to approval of our plans.

Richard Beaver and Cecily Strange

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