



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

25 Martin Avenue Nedlands

Thursday, October 09, 2014

1:250





Property details

Street no. 25 Lot no. _____

Street MARTIN AVE -

Suburb _____

Development details

The attached plans are:

- Amendments
- Additional information
- Other _____

Applicant details

These plans were submitted by CHARLOTTE FERNANDES.

Officer details

These plans should be given to

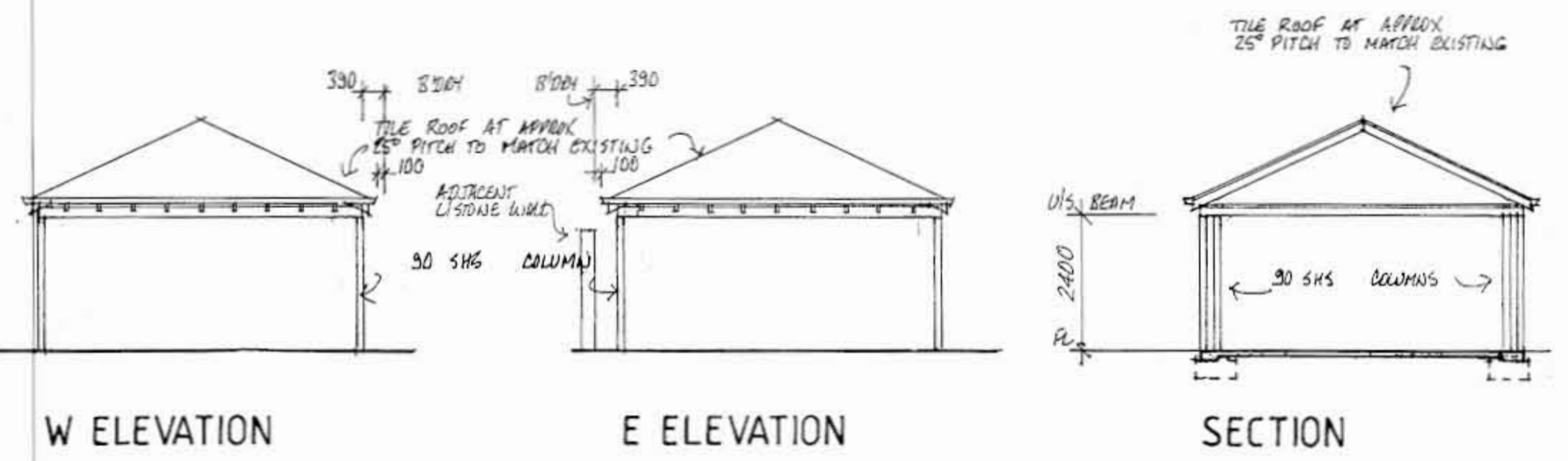
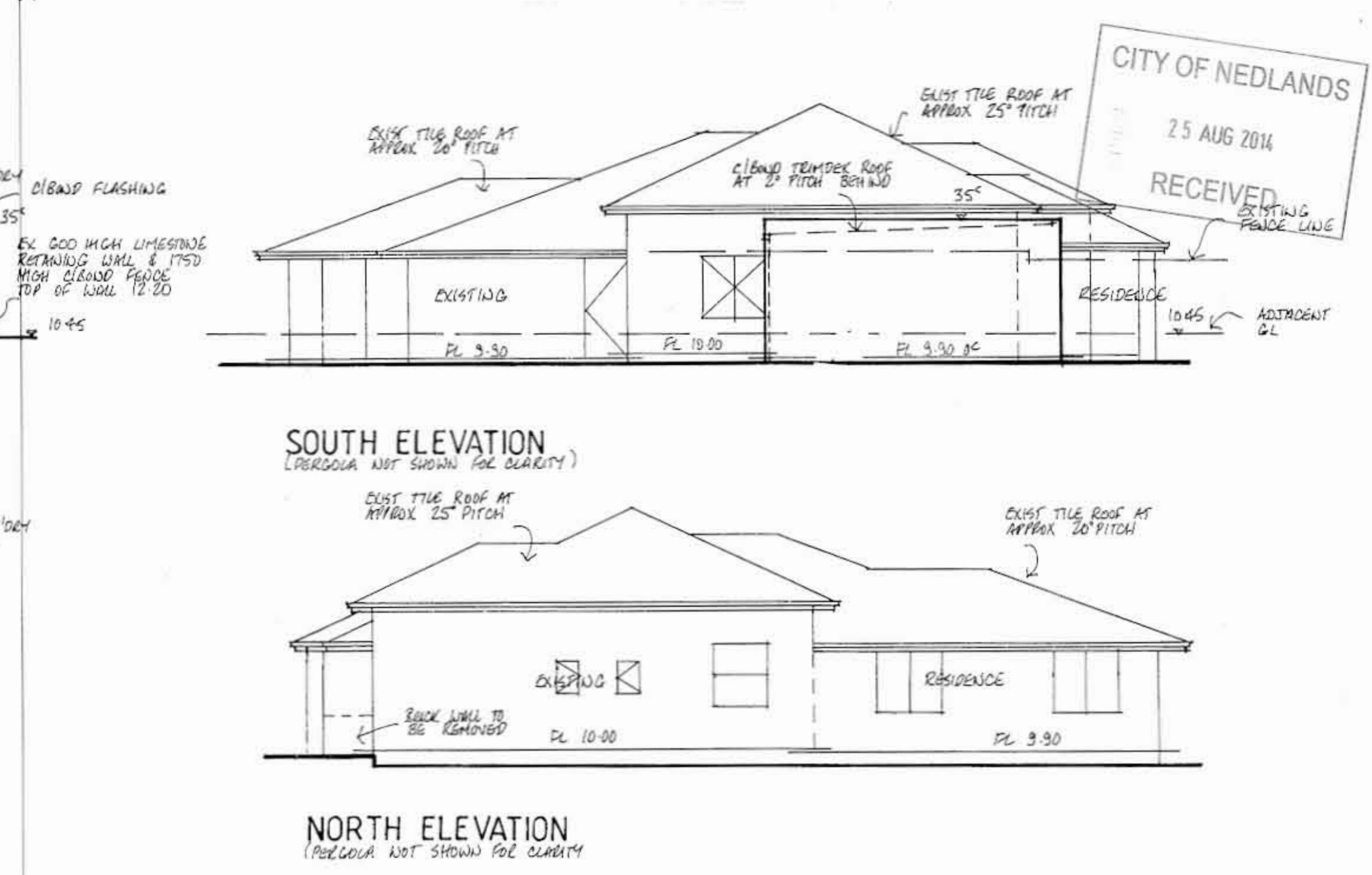
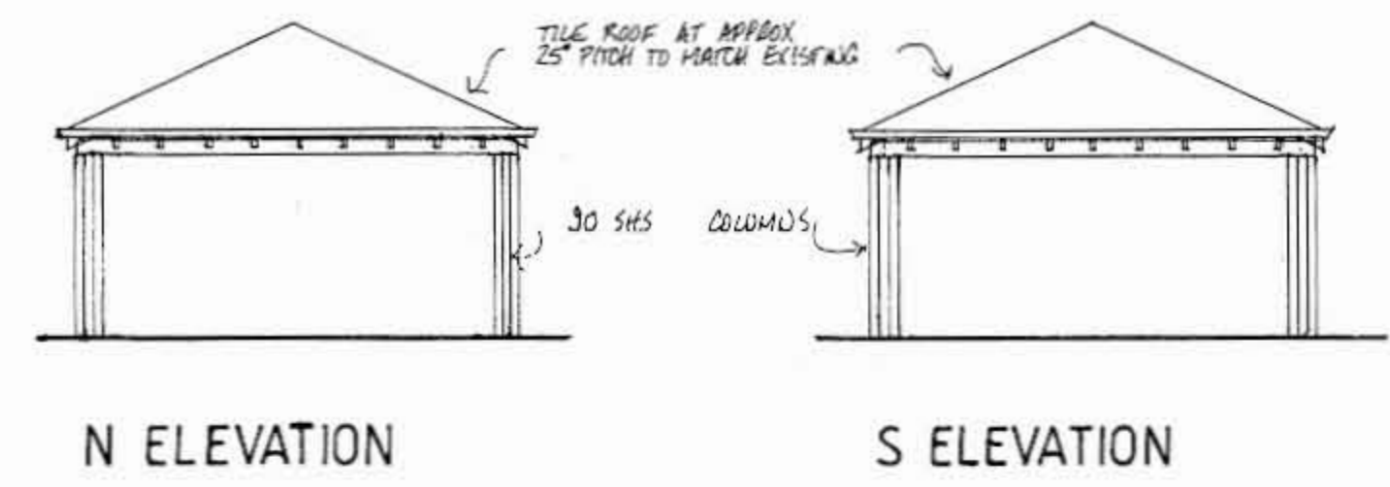
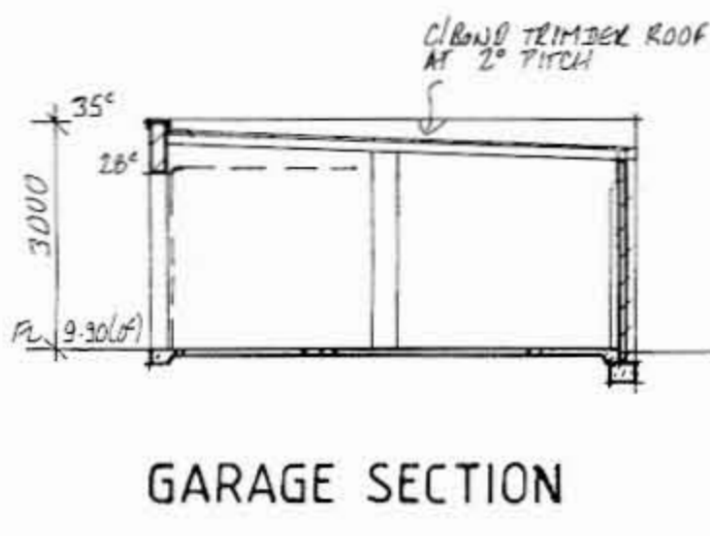
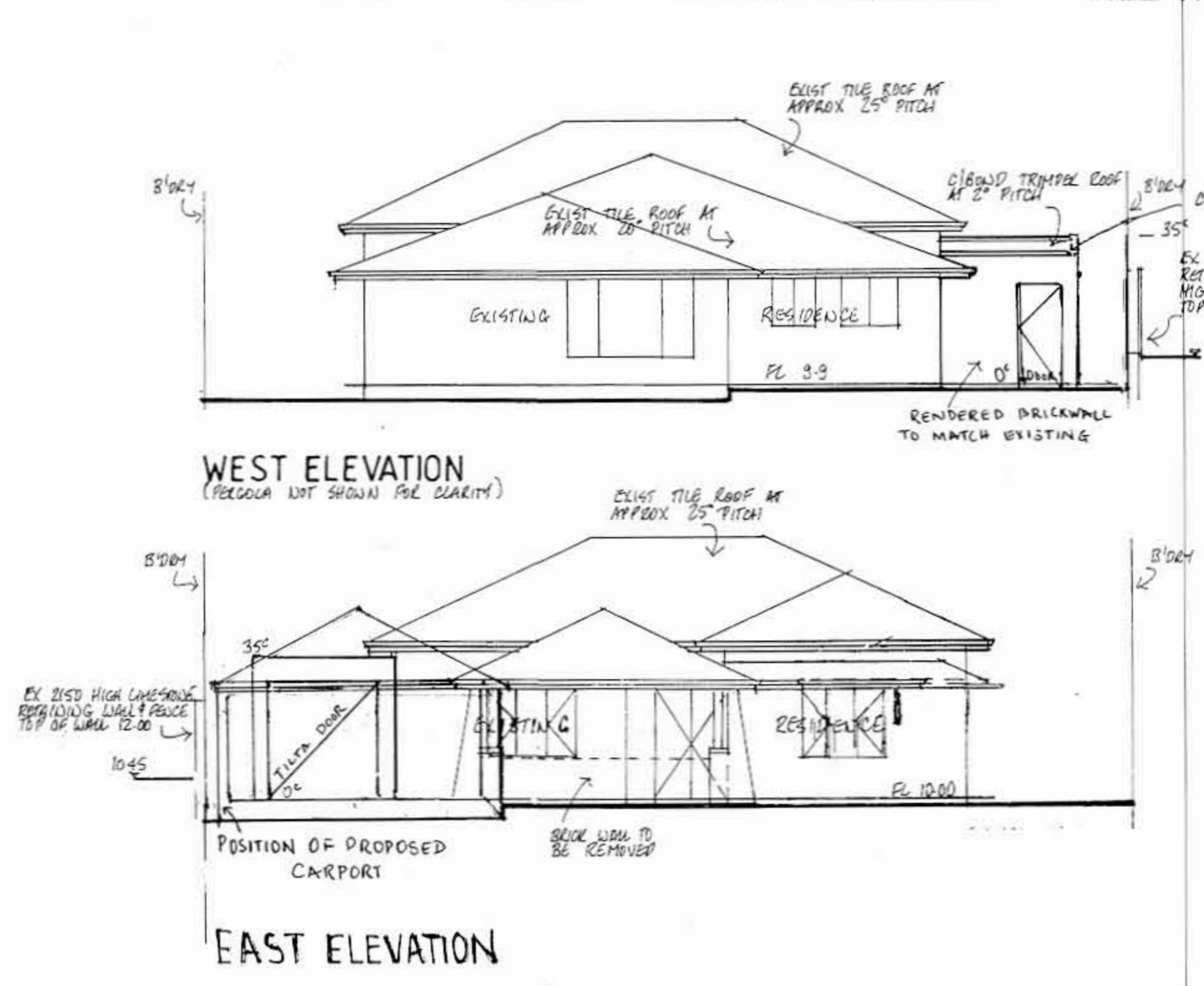
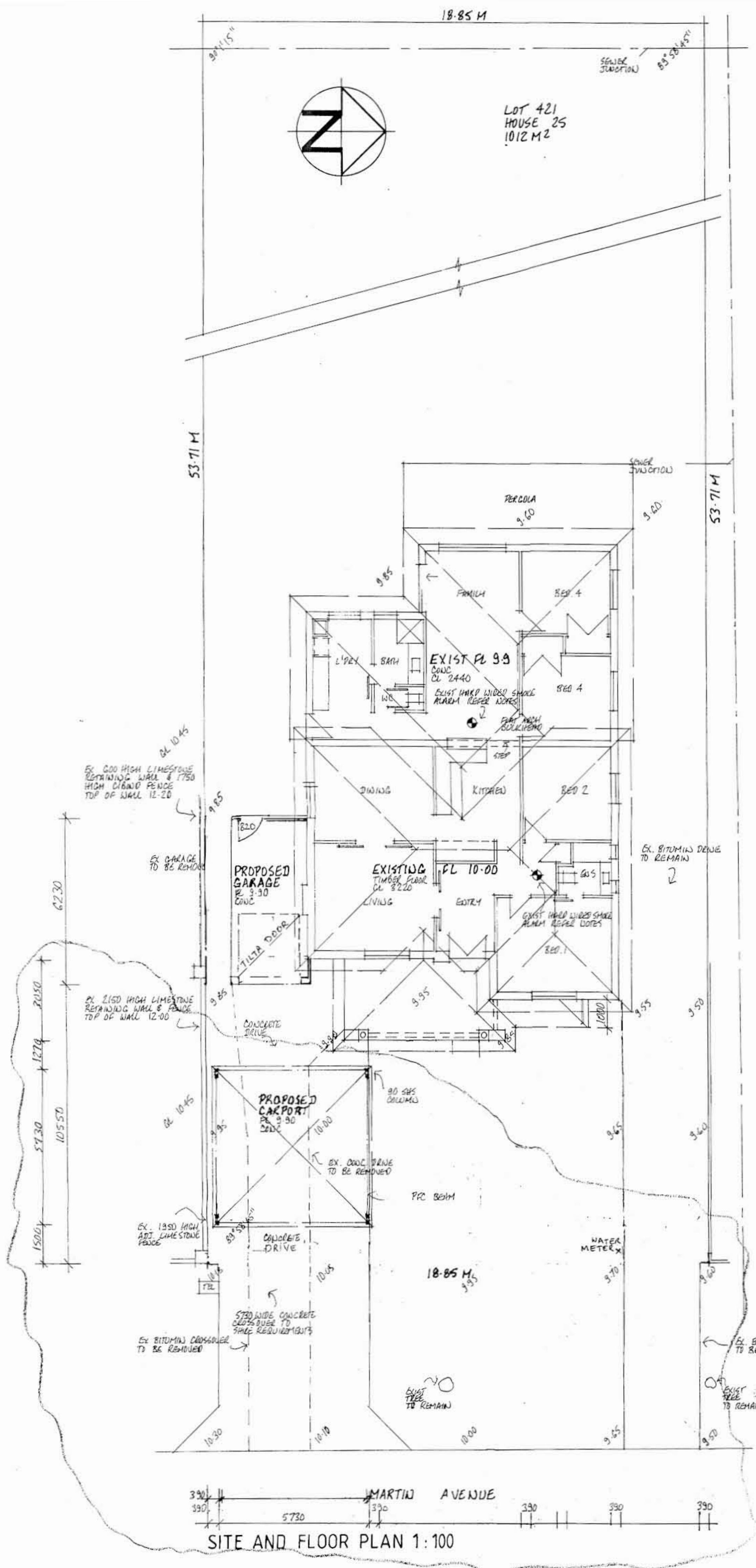
The planning officer dealing with my application THOMAS.

or

The building officer dealing with my application _____

Customer Service details

These plans were accepted by J. Denton



CITY OF NEDLANDS
25 AUG 2014
RECEIVED
PLANNING
PERMITS
CIVIL ENGINE

REV. A 31.8.2014 CHECKED LOCATION & PLOTS AMENDED

PROPOSED ADDITIONS FOR MR AND MRS FERNANDES ON LOT 421(H25) MARTIN AVE NEDLANDS		
COL'S DESIGN & DRAFTING SERVICES	DRAWN: E.C. SCALE: AS SHOWN DATE: 11/01/2015	DRAWING NO: A1
5 MILVERTON AVENUE KARRINYUP 6018 9447 3678	REVISION: A	

To
The Councillors
Nedlands Council
7th October, 2014

Dear Councillors,

The reason for the purchase of our beautiful Californian bungalow home at 25 Martin Ave early last year has been our love and appreciation of this period property and our desire to restore it while giving it a place in our modern day. With renovations to the back of our property currently underway, we have adhered to all the R Codes, however additions to the front of the property have proved a bit more challenging owing to the location of the house on the block which cannot be easily moved. Submission of our proposal with additions to the front of the property have therefore required us to request thoughtful variations to the R Codes which have regrettably been met with much opposition.

Our original proposal, even though carefully thought through, for the widening of the original garage, a new carport and a front fence were all knocked back on sight line concerns - even though these have not been created by us; and opposition from our neighbour at 27 Martin Ave - our proposal would have no impact on their dwelling as with their current standing 2.2 metre high side boundary wall running to the front boundary, they would barely even see our development. In our attempt to be neighbourly and please all we have revised our proposal several times and hope to be able to have at least one of our 3 original proposals approved:

A carport on the southern front of our property with set back 200mm from the side boundary and 1500mm from the front boundary.

This request for a reduced set back is put forth as:

1. We currently do not have a covered area to park our vehicles and the present garage is too small to accommodate any modern vehicle.
2. Carport cannot be moved further back to comply with the 3500mm front setback set out by the R Codes as the original house would then be required to be altered.
3. Reduced set back from the side boundary is sought as, a 1 metre set back would put the carport in front of the verandah; compromising the appearance of the house in the street, reducing direct sunlight to front

lounge and reducing the overall value of the property. Exit from the carport can be narrowed to aid sight line issues that may arise.

4. The proposed carport will have no adverse impact on the adjoining property as they currently have a 2.2 metre side boundary wall running to the front boundary with garden on the other side.

5. Carport cannot be moved to the northern side of the property as it will sit in the front of our bedroom blocking direct sunlight. A tiny garage on the southern side and carport on the northern side will make the house look unattractive

6. Currently a number of renovated Californian bungalows in close proximity to 25 Martin Ave have carports with reduced front/side setbacks:

14 Martin Ave 2050mm front setback and 200mm side setback

30 Martin Ave 2800mm front setback and 500mm side setback

32 Martin Ave 2550mm front setback and 200mm side setback

26 Martin Ave 2500 mm front setback and 200mm side setback

7. The proposed carport will retain and add to the charm of the period Californian bungalow, maintain the streetscape while bringing it up to date with modern living requirements.

We believe our request to be reasonable for the above reasons and in keeping with variation requests already granted on our street. We are hopeful you will be fair in your assessment as we strive to sympathetically modernise and save our Californian bungalow for future generations to enjoy.

Thank you for considering our revised proposal.

Kind Regards

Charlotte & Fred Fernandes
25 Martin Ave,
Nedlands 6009
0418 357 765
0457 786 500



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

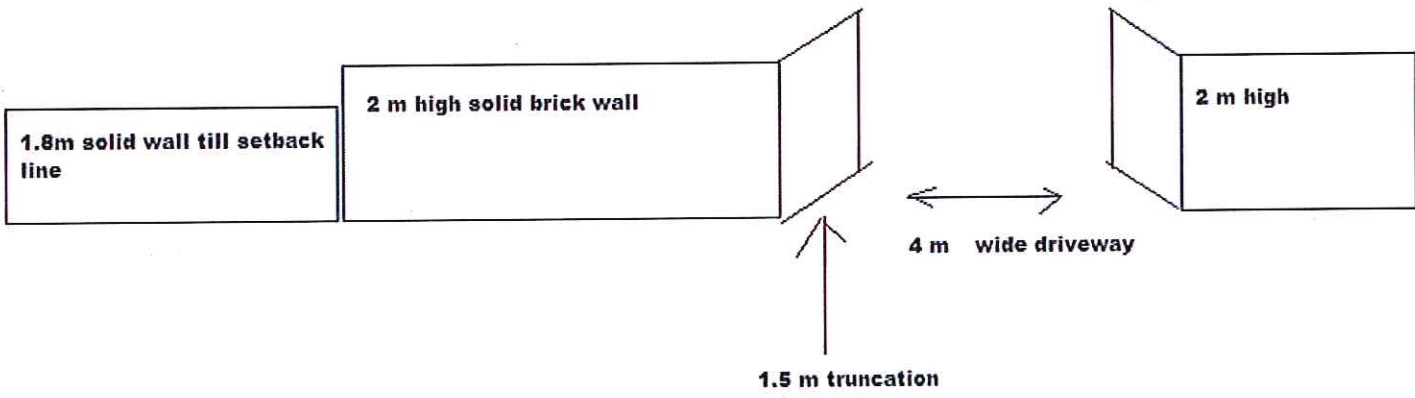
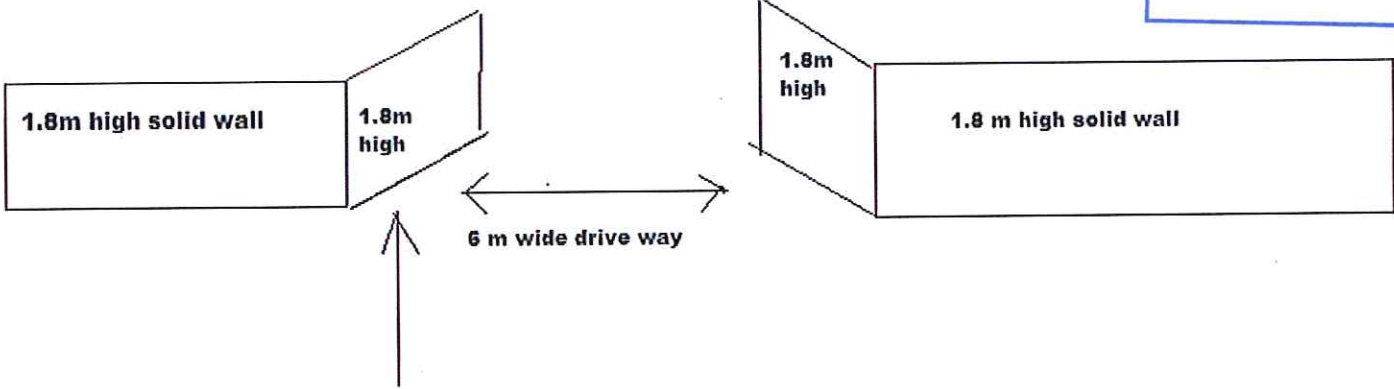
20 Burwood Street

Thursday, October 09, 2014

1:500



CITY OF NEDLANDS
RECEIVED
3 1 AUG 2014



ATTACHMENT

- PHOTOS OF
BURWOOD ST. NOTING
LACK OF SOLID ST.
FENCING



*VIEW NORTH ALONG BURWOOD STREET DEPICTING STREETScape (SUBJECT SITE IMMEDIATELY ON RIGHT). 7/10/14



*VIEW OF #19 BURWOOD STREET
7/10/14



VIEW OF # 18 BURWOOD STREET
7/10/14



*VIEW OF #17 BURWOOD STREET
7/10/14



* VIEW OF # 16 BURWOOD STREET
7/10/14



* VIEW OF # 15 BURWOOD STREET
7/10/14



* VIEW OF #14 BURWOOD STREET
7/10/14



*VIEW OF #13 BURWOOD STREET
7/10/14



*VIEW OF #12 BURWOOD STREET
7/10/14



* VIEW OF #11 BURWOOD STREET
7/10/14



*VIEW OF #10 BURWOOD STREET
7/10/14



* VIEW OF #9 BURWOOD STREET
7/10/14



*VIEW OF #8 BURWOOD STREET
7/10/14



*VIEW OF #7 BURWOOD STREET
7/10/14



VIEW OF #6 BURWOOD STREET
7/10/14



*VIEW OF #5 BURWOOD STREET
7/10/14



* FURTHER VIEW OF # 5 BURWOOD STREET
7/10/14



*VIEW OF #4 BURWOOD STREET
7/10/14



VIEW OF #3 BORWOOD STREET
7/10/14



*VIEW OF #2 BURWOOD STREET
7/10/14



* FURTHER VIEW OF #2 BURWOOD STREET
7/10/14



*VIEW OF #1/1A BURWOOD STREET
7/10/14



* VIEW OF # 57 ABERDARE ROAD (BURWOOD ST. FRONTAGE)
7/10/14



*FURTHER VIEW OF #57 ABERDARE ROAD
7/10/14



*VIEW OF #59 ABERDARE ROAD (BURWOOD STREET FRONTAGE)

7/10/14



*FURTHER VIEW OF #59 ABERDARE ROAD
7/10/14



* VIEW TO THE SOUTH ALONG BURWOOD STREET FROM ABERDARE ROAD
7/10/14



1 Twice illegal dumping of large pile of sand/soil on our property and front verge in the past 3 months.

2 Constant littering from the passer-bys on the property and verge.

Litters even include BURNING cigarette butt.

3 Frequent trespassing.

4 High traffic of vehicles and pedestrians. Ongoing long term nearby constructions.

Our corner block is directly exposed to the noise and dust. Other properties on the street have much less exposure.

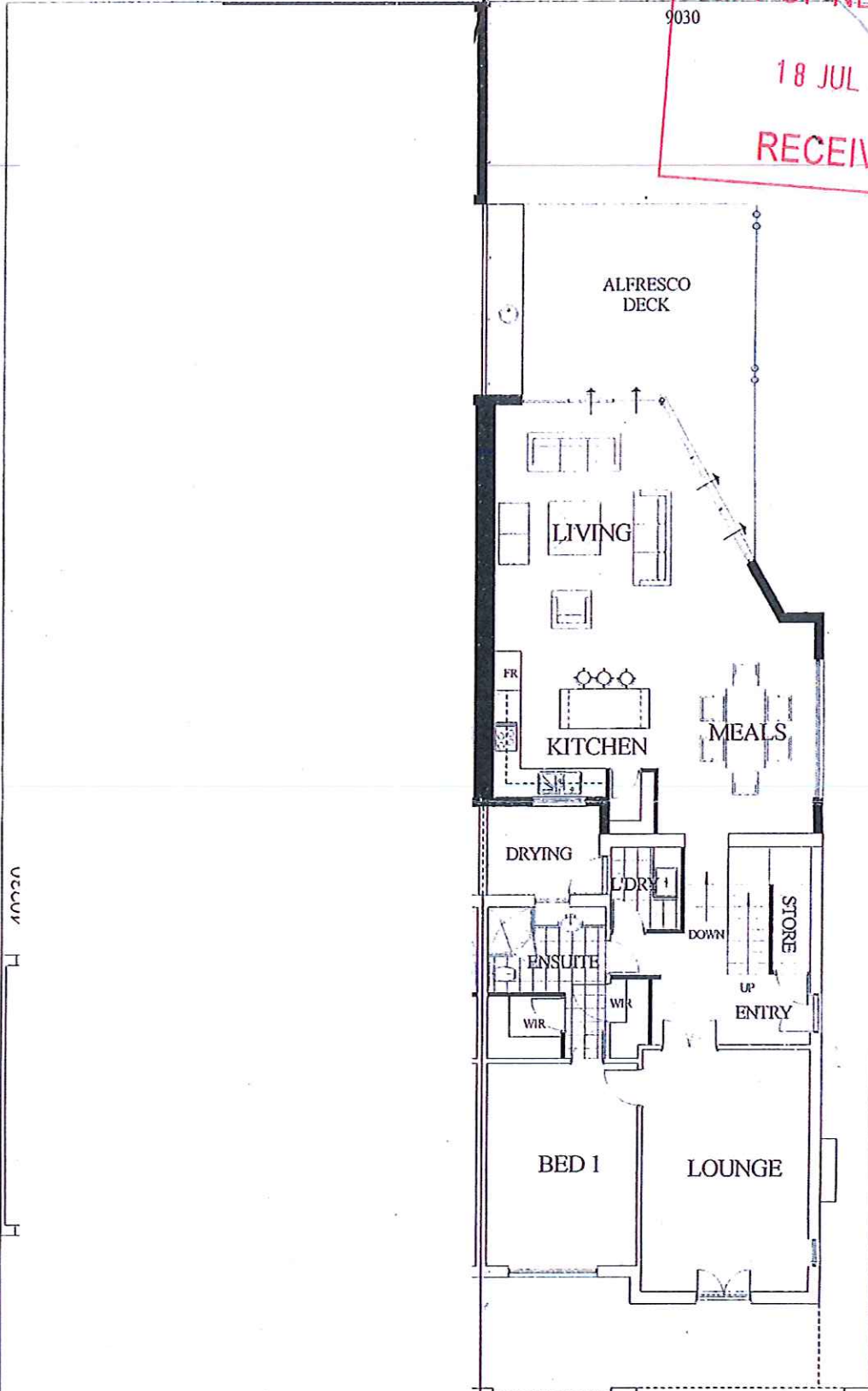
5 Corner properties in the neighboring streets already have full front and side brick walls.

Above are the reasons why we would like to have full height brick wall at both primary and secondary streets front for PRIVACY, HEALTH AND SECURITY purpose.

Attachment 1 - Plans

20120

CITY OF NEDLANDS
18 JUL 2014
RECEIVED



GROUP

LOVEGF

PROPOSED R
ON LOT 136

PROPOSED
CARPORT
BOTICA DESIGN GROUP

109 WATERFORD AVENUE WATERFORD W.A. 6152
Tel / Fax: 08 9313 3486 Mobile: 0419 046 264
email: bdg@bigpond.com.au 16/09/2014

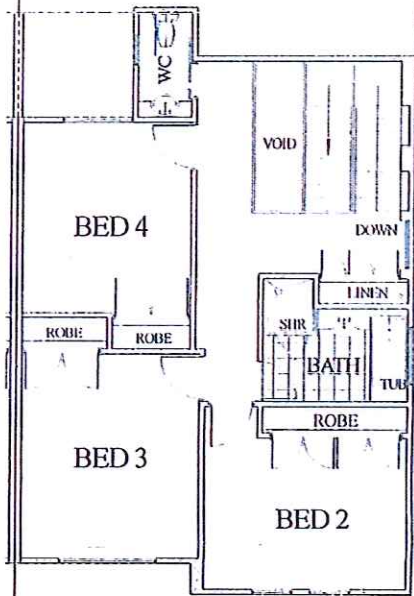
© 2014 BOTICA & THIS DRAWING IS COPYRIGHTED AND IS BEING ONLY FOR THE USE OF THE CLIENT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BOTICA DESIGN GROUP. ALL INFORMATION IS PROVIDED FROM THE BEST OF OUR KNOWLEDGE.

Attachment 1 - Plans

20120

CITY OF NEDLANDS
9030
18 JUL 2014
RECEIVED

40230



FIRS

LOVEGI

PROPOSED 1
ON LOT 13

BOTICA DESIGN GROUP

109 WATERFORD AVENUE WATERFORD W.A. 6152
Tel/Fax: 08 9313 3486 Mobile: 0419 046 264
email: bdg@bigpond.com.au 18/09/2014

© THE BOTICA'S AND THIS DRAWING IS COPYRIGHTED AND IS ISSUED ON THE UNDERSTANDING THAT IT WILL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART FOR ANY PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

Attachment 1 - Plans

STRATA PLAN TBA SHEET 1 OF 3 SHEETS	VER. _____ AMENDMENT _____ AUTHORISED BY _____ DATE _____	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">18 JUL 2014</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CITY OF NEDLANDS</p> </div> <p>PLAN OF LOT 136 ON PLAN 1747(2) VOL 802 FOL 49 LOCAL GOVERNMENT CITY OF NEDLANDS INDEX PLAN BG34(2) 10 : 22 FIELD BOOK SCALE 1 : 300 @ A3</p> <p>NAME OF SCHEME 2 & 2A ARCHDEACON STREET NEDLANDS</p> <p>ADDRESS OF PARCEL 2 & 2A ARCHDEACON STREET NEDLANDS, 6009.</p> <p>MANAGEMENT STATEMENT NO</p> <p>LOGGED _____ CERTIFIED CORRECT _____ DATE _____ COR. FILE _____</p> <p>IN ORDER FOR DEALINGS SUBJECT TO EXAMINATION BY STATUTORY AUTHORITIES & LODGEMENT OF RELEVANT DOCUMENTATION</p> <p>FOR REGISTRAR OF TITLES DATE</p> <p>REGISTERED</p> <p>APPLICATION _____ DATE _____ REGISTRAR OF TITLES _____ SEAL</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: _____ Certificate of Approval of W.A.P.C. under Section 258(2) of Strata Titles Act 1985</p> <p>Designated under S.10 Ptd Act 2003 DATE _____</p>
		<p style="text-align: center;">STREET ARCHDEACON</p> <p style="text-align: right;">500 D 55469 (SP 6619)</p> <p style="text-align: right;">137 P 1747 (2)</p> <p style="text-align: right;">136 P 1747 (2)</p> <p style="text-align: right;">1.26 ground & first floors 0.09 0.08 first floor 1.02 ground floor 0.08 0.12 first floor 1.22 0.05 0.02 161 P 1747 (2)</p>
		<p style="text-align: center;">LOCATION PLAN (Scale ~ 1 : 300) @ A3</p>
		<p style="text-align: center;">BERRYMAN & PROLOMEY PTY. LTD.</p> <p style="text-align: center;"> LICENSED LAND SURVEYORS 66 CANNING HIGHWAY, VICTORIA PARK WA 6100 PHONE - 9361 3732, 9361 9278 FAX - 9470 9278 email - pb@berrymey.com.au p12 archdeacon st*.sp.dwg </p>
		<p style="text-align: center;"> Landgate Western Australian Land Information Authority </p>

Attachment 2 - Applicants Justification

City of Nedlands
71 Stirling Highway
Nedlands WA 6009

17th July 2014

ATTENTION: MR L. FLANAGAN

Dear Sir,

We refer to your letter of June 24 regarding short term accommodation at 2A Archdeacon Street, Nedlands.

2A Archdeacon Street is a 1930's duplex that has been tastefully renovated, extended and strata titled.

We were not aware that we needed to be registered for short term accommodation, we would have applied for this without delay had we known.

The property has previously been rented on a long term basis with two tenants over about 3½ years.

We have rented 2A on a short stay basis and I enclose a summary of rental over the last five months, from 1st March 2014 to 10 July 2014.

This is typical usage that we would expect in the future; our minimum stay is four nights.

The tenants are mostly work related, a number working at the new hospitals, or overseas tourists and locals.

There is shortage of accommodation in Nedlands, the current tenants are four medicos who have a six week stint at SCGH.

The house has two double and two single beds so maximum people six, but usually two to four.

There is no signage on the property; tenants come from a website run by Stayz on our behalf.

Being close to Stirling Highway is an advantage to tenants who rely on public transport.

We provide a cleaner to service the unit as required, lawn and garden attended to on a regular basis.

Car bays, two undercover, two in run-in, smoke alarms had to be hardwired to get strata approval.

Site plan & floor plan included, I trust this information will enable us to be registered for short term accommodation.

Yours faithfully,



Attachment 2 - Applicants Justification

SUMMARY OF TENANCY

FROM 1ST MARCH 2014
TO 10TH JULY 2014

CITY OF NEDL...

18 JUL 2014

RECEIVED

LANEDALE	3 rd March – 15 th March	12 days
MILLS	18 th March – 25 th March	7 days
OLD	5 th April – 10 th April	5 days
CHOW	14 th April – 21 st April	7 days
FOSBERT	22 nd April – 28 th April	6 days
EMMA	1 st May – 15 th May	14 days
KEMP	28 th June – 10 th July	42 days
TOTAL		93 days

Last 153 days been vacant 60 days.

Current tenants 4 Medical Doctors came in 28th June – out 10th July – 42 days.

the**fig**group



With 180° **ocean** views, a **vibrant** atmosphere, **amazing** food, great coffee and **stunning** sunsets, the Fig Cafés are the **perfect** spot to **enjoy** breakfast, lunch or dinner.

Each café is **environmentally** & **socially conscious**, uses free-range chicken, eggs and pork, **recycles** whenever possible, serves **direct trade** coffee & **supports** community and international **charity** projects. The Fig Group also support local **artists**.

Funky, vibrant works of art line the interior walls of each café & local **musicians entertain** with **uplifting jazz** & **smooth soul** Friday nights. Got a laptop? The Fig has free, **public**, wireless internet access! What **more** could you ask for! Come visit us today!

www.thefig.com.au

The Wild Fig Scarborough - **The Naked Fig** Swanbourne - **The Pickled Fig** South Beach

thenakedfig

The Naked Fig Café is seeking approval to apply for a Extended Trading Permit (ETP): Liquor Without a Meal.

The Naked Fig will remain a restaurant in nature with its primary focus squarely on the provision of food. The data on page 4 proves that obtaining an ETP has zero effect on alcohol sales or sale mix of a venue. The grant of an ETP for Liquor without a Meal is intended to enhance the current services for the traditional customer base rather than alter the atmosphere and purpose of the restaurant or dramatically increase the amount of liquor consumed at the premises.

An ETP will also add to the diversity of premises in the Swanbourne area and cater to the different requirements and demands of the public. The ETP will assist in allowing the Naked Fig to meet the expectations of the tourist market, whom are used to more relaxed liquor restrictions.

We have compiled a brief explanation of the license and the reasons it won't change the Fig.

anETPexplained

A restaurateur may only supply liquor without a meal if they are granted an extended trading permit to do so. Strict conditions usually apply to 'liquor without a meal permits' including, but not restricted to:

- the restaurant must always be set up and presented for dining;
- tables can't be removed or shifted in order to create dance floors;
- the kitchen must be open and operating at all times liquor is available and the restaurant's regular full menu must be available at all times;
- liquor may only be consumed by patrons seated at a dining table;
- table service only by restaurant staff, no bar service;
- the venue can't be advertised as anything but a restaurant;

etpexamples

To give you some relatable examples of venues already licensed with a "Liquor Without a Meal" permit, have you eaten at one of these venues? These are just a few examples of restaurants with an ETP, where the primary focus is on the provision of food and they have remained a restaurant in nature.

- Meeka, Subiaco

<http://www.meekarestaurant.com.au/>



- Vans, Cottesloe

<http://www.vanscafe.com.au/>



- Yabba Dabba, Dalkeith

<http://yabbdabba.com.au/>



facts and figures

A grant of a Liquor without a Meal Permit will not increase the sale of alcohol. Liquor purchases will mostly be consumed ancillary to a meal. Data from the Pickled Fig and the Wild Fig, both with Extended Trading Permits, illustrates this.

