

9.1.4 No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville – Proposed Alterations and Three Storey Addition to Existing Single Dwelling

Ward:	North Ward	Date:	15 January 2016
Precinct:	Precinct 3 – Leederville	File Ref:	PR27785; 5.2015.396.1
Attachments:	<u>1</u> – Consultation Map <u>2</u> – Development Application Plans <u>3</u> – Applicant’s Justification <u>4</u> – Marked up plans showing proposed versus required setbacks <u>5</u> – Overshadowing Diagram		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by D & N Limond on behalf of the owner N J Limond, for the proposed Alterations including three storey addition to an Existing Single Dwelling at No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville as shown on plans date stamped 5 January 2016, included as Attachment 2, subject to the following conditions:

1. **External Fixtures**

All external fixtures shall not be visually obtrusive from Galwey Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

2. **Verge Trees**

The verge trees shall be retained and protected from any damage including unauthorised pruning and no verge trees shall be removed;

3. **Stormwater**

All storm water produced on the subject land shall be retained onsite, by suitable means to the satisfaction of the City;

4. Prior to the issue of a Building Permit, the following shall be submitted to and approved by the City:

4.1 **Revised Plan**

The applicant shall provide revised plans denoting the following:

4.1.1 **Visual Privacy**

All openings on the first and second levels comply with the privacy requirements of the Residential Design Codes to the satisfaction of the City; and

5. Prior to occupation of the development, all privacy screening shall be installed to the satisfaction of the City.

ADVICE NOTES:

1. With reference to Condition 3 above, please note that no further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings;
2. A Road and Verge security bond for the sum of \$2000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate; and
4. Any new street/front wall, fence and gate within the Galwey Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences.

COUNCIL DECISION ITEM 9.1.4

Moved Cr Buckels, Seconded Cr Murphy

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (8-0)

(Cr McDonald was on approved leave of absence for the Meeting.)



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2 AMENDED DA
 1 FOR REVIEW

04.01.2015
 22.12.2015

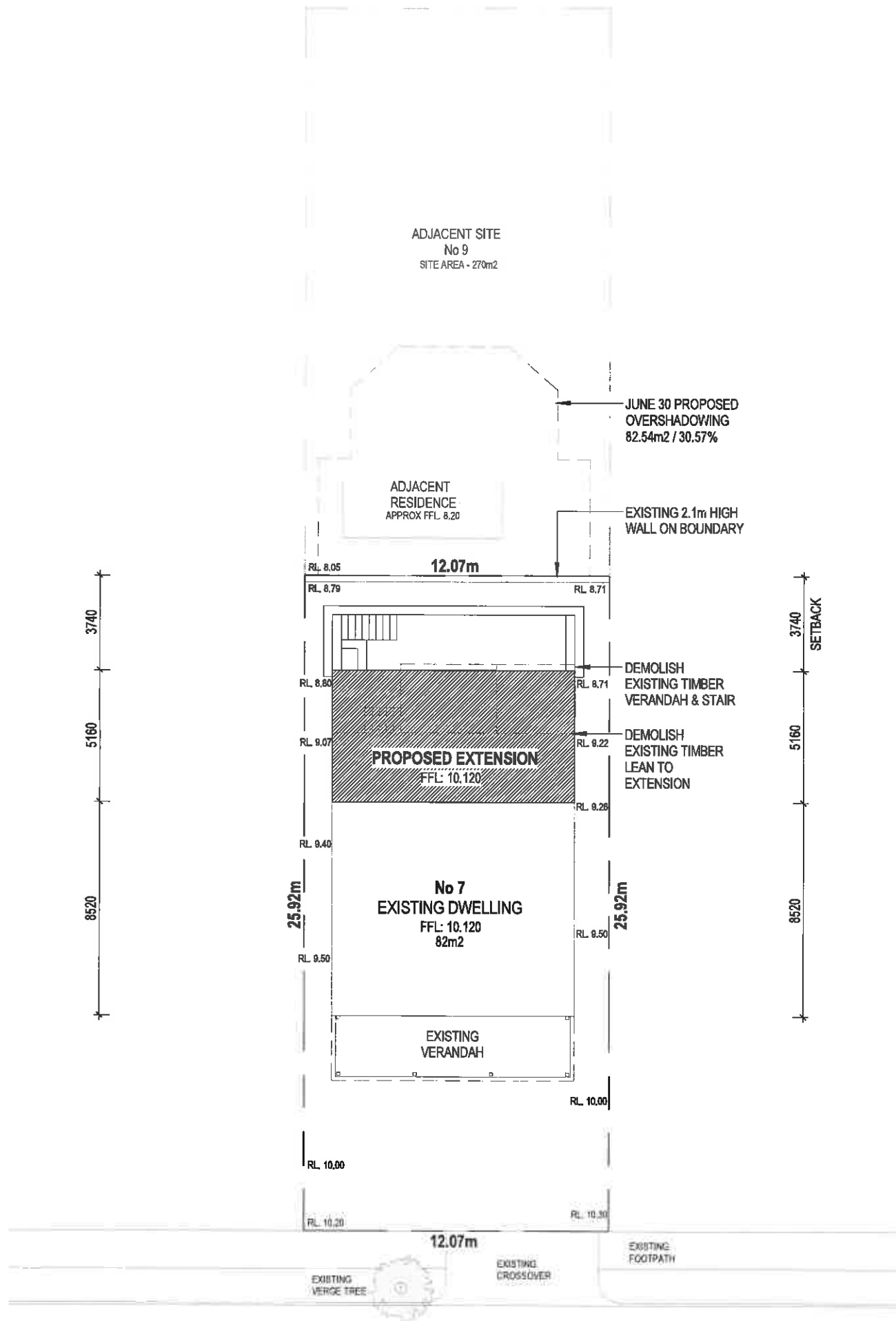
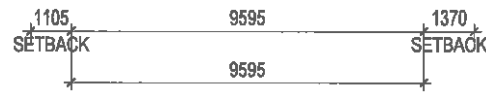
Revision Description

Date

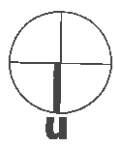
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DRAWING TITLE: FACADE PERSPECTIVES				
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER: 0117	SCALE:	DRAWING NUMBER: AP-2007	DATE: 04.01.2016	REVISION NUMBER: 2

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GALWEY STREET



Issue	Revision Description	Date
2	AMENDED DA	04.01.2015
1	FDR REVIEW	22.12.2015

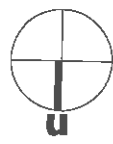
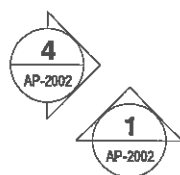
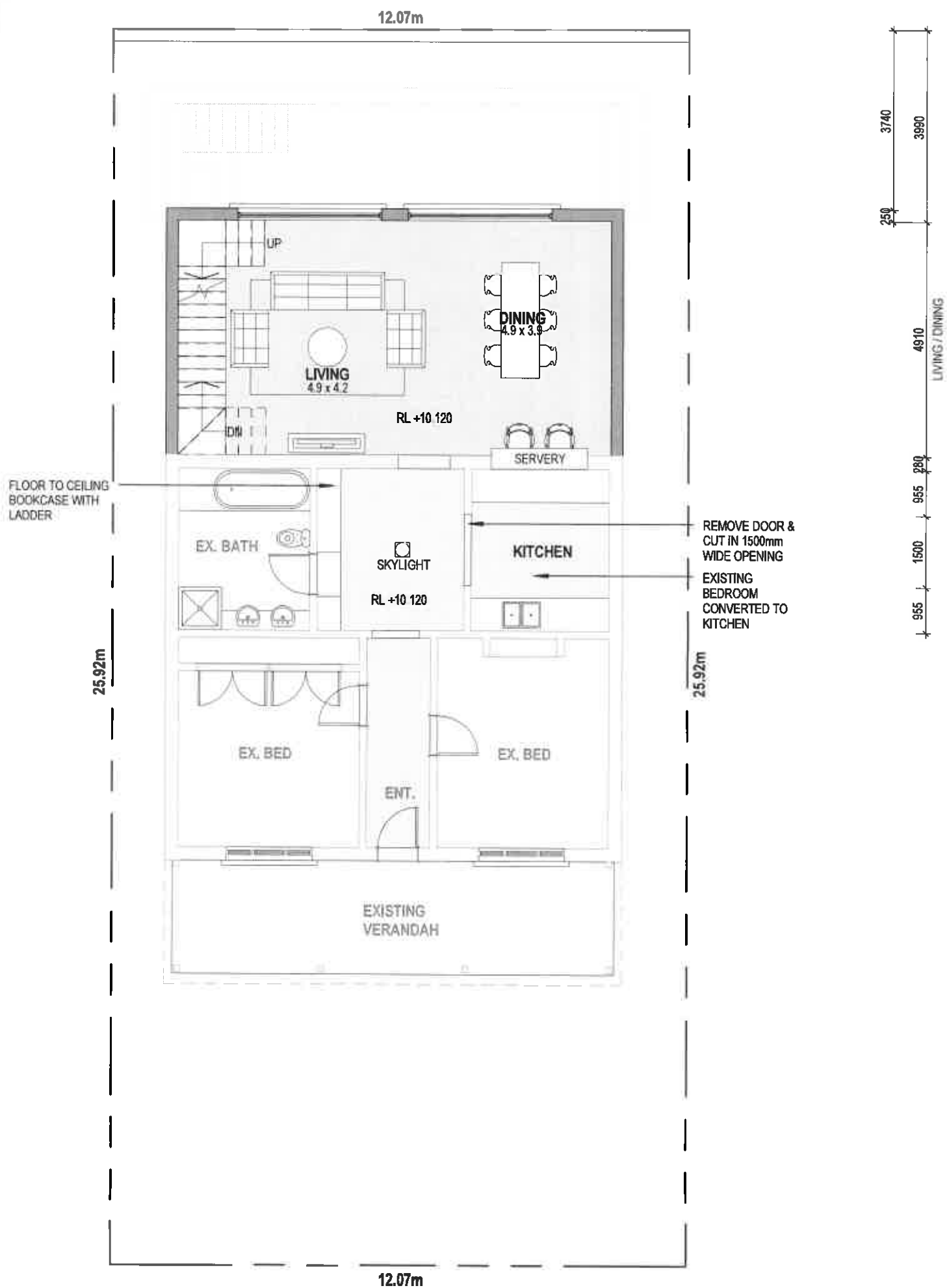
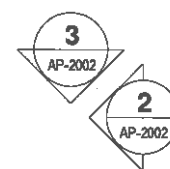
DRAWING TITLE				
SITE PLAN				
PROJECT NAME				
LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER	SCALE	DRAWING NUMBER	DATE	REVISION NUMBER
0117	1:200	AP-1001	04.01.2015	2

AREA TABLE

PROPOSED EXTENSION		
BASEMENT		49.51m ²
GROUND FLOOR		49.51m ²
FIRST FLOOR		68.19m ²
BALCONY	21.03m ²	
CARPORT	34.12m ²	
EXISTING BUILDING		82.0m ²
TOTALS	55.16m²	249.21m²

SITE COVERAGE

ZONING	R40
SITE AREA	313m ²
PROPOSED SITE COVERAGE	131.26m ²
	41.94%
PROPOSED OPEN SPACE	58.06%



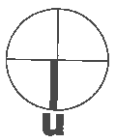
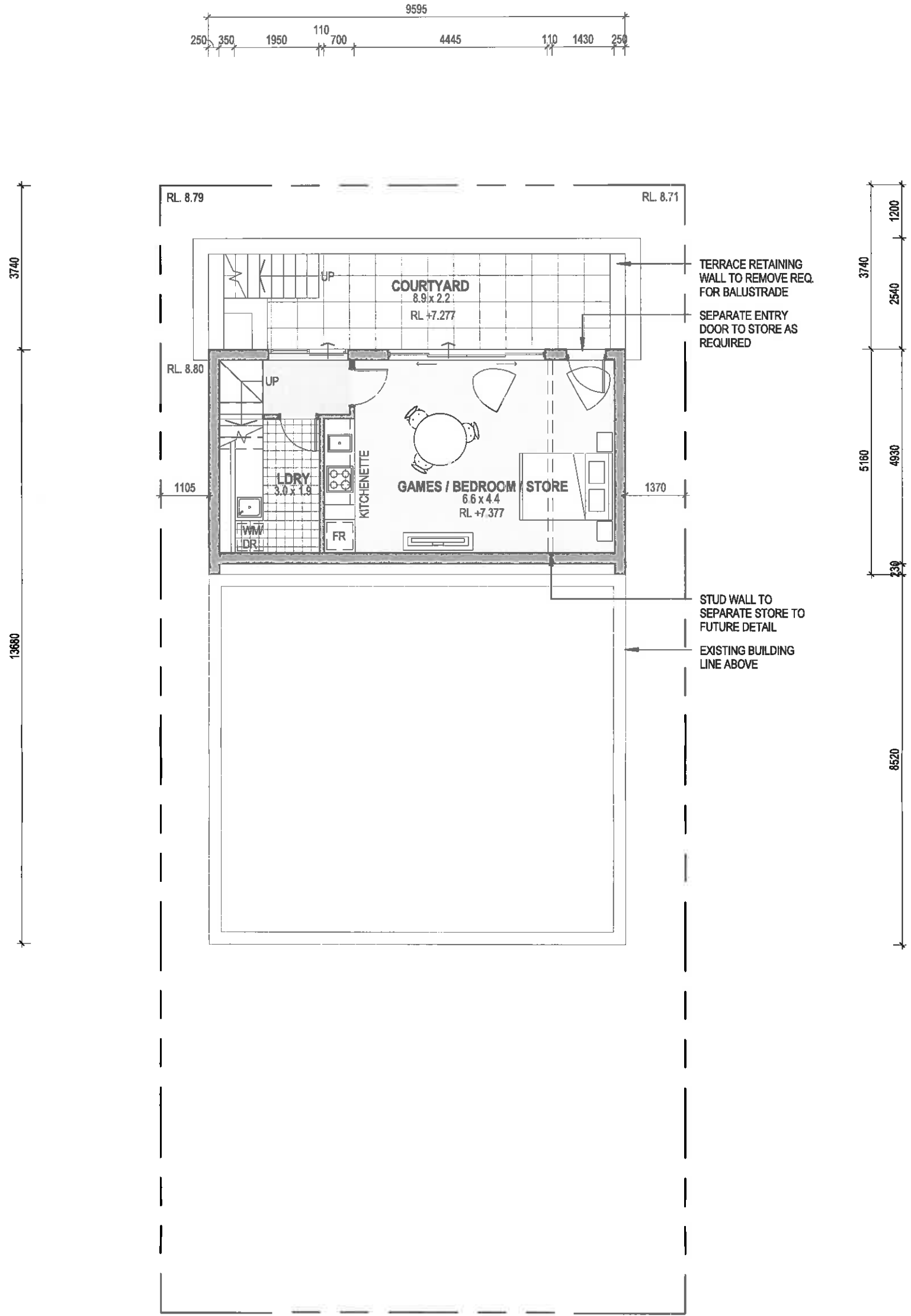
GALWEY STREET

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Issue	Revision Description	Date
2	AMENDED DA FOR REVIEW	04.01.2015
1		22.12.2014

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DRAWING TITLE				
PROPOSED GROUND FLOOR PLAN				
PROJECT NAME				
LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER	SCALE	DRAWING NUMBER	DATE	RELATION NUMBER
0117	1:100	AP-2002	04.01.2015	2

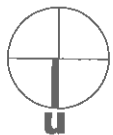
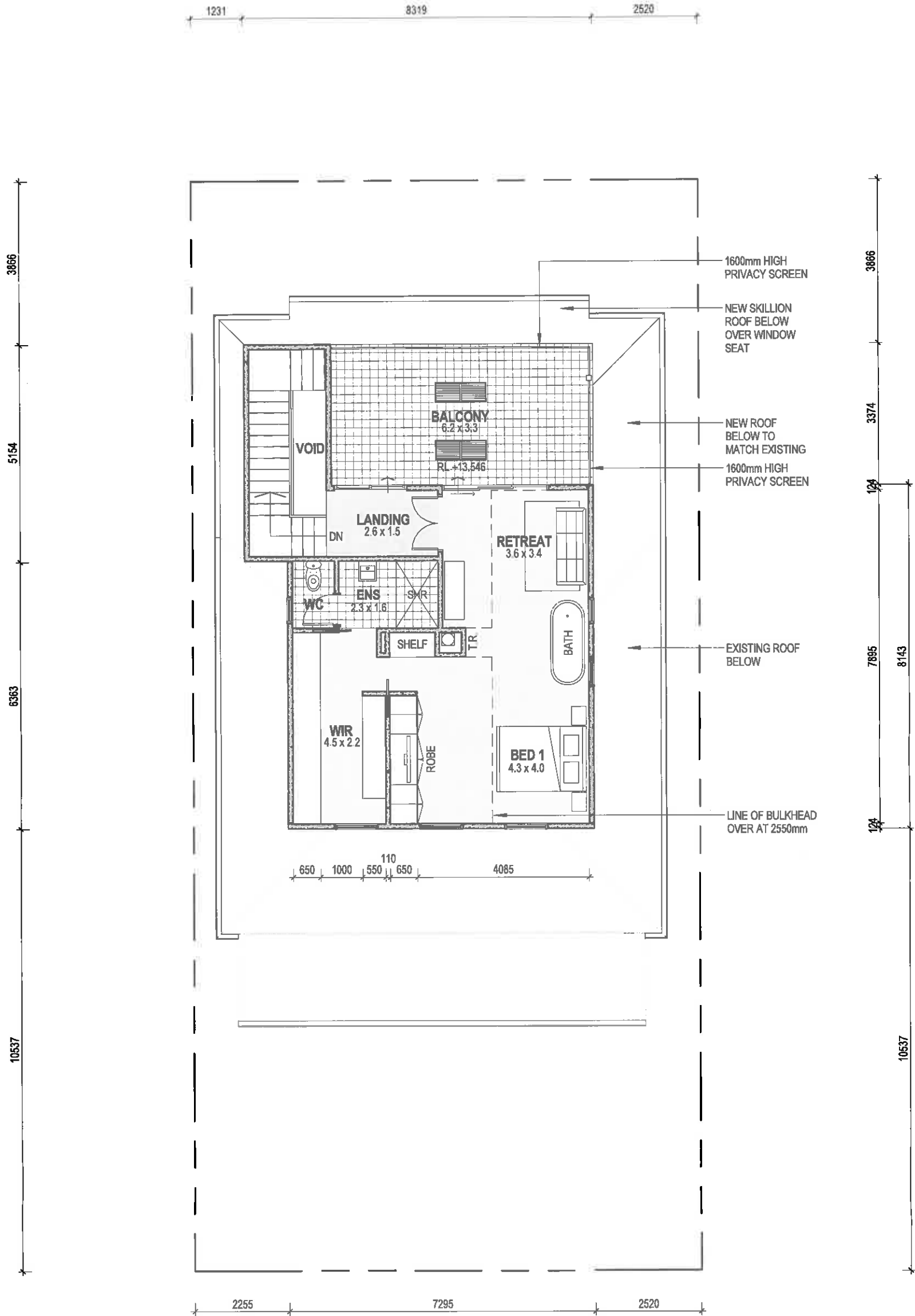


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Rev	Description	Date
2	AMENDED DA	04.01.2015
1	FOR REVIEW	22.12.2015

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DRAWING TITLE: PROPOSED BASEMENT				
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2001	DATE: 04.01.2016	REVISION NUMBER: 2



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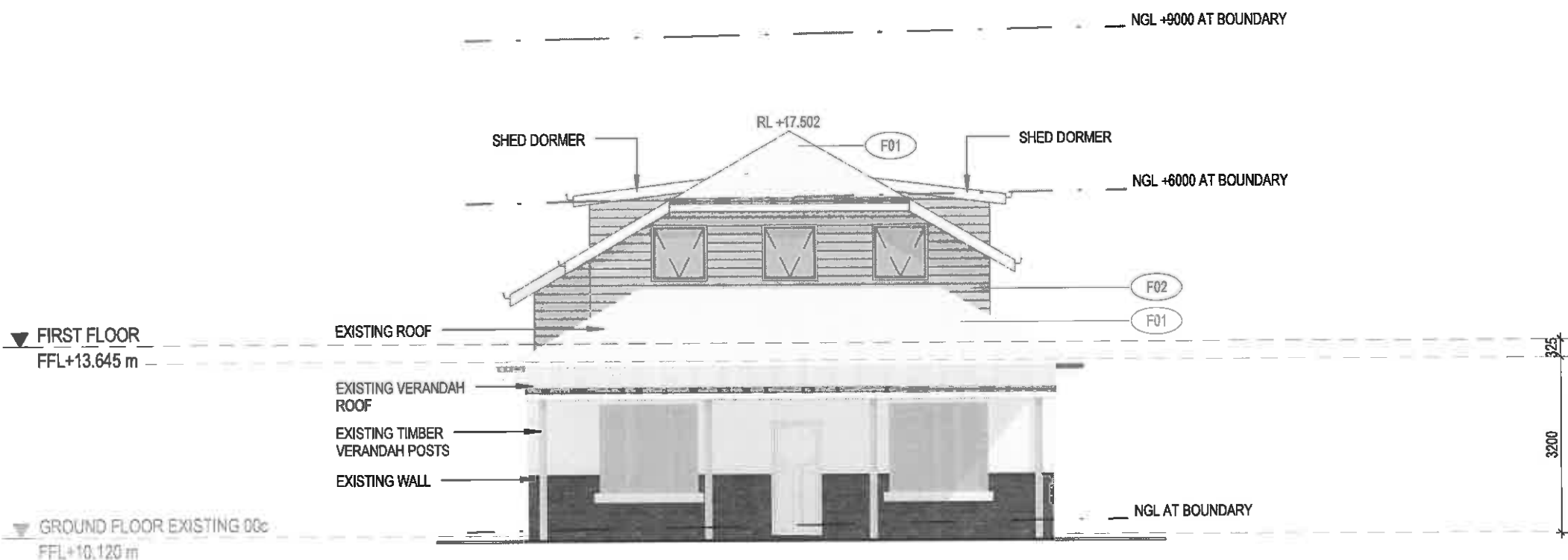
Issue	Revision Description	Date
2	AMENDED DA	04.01.2016
1	FOR REVIEW	22.12.2015

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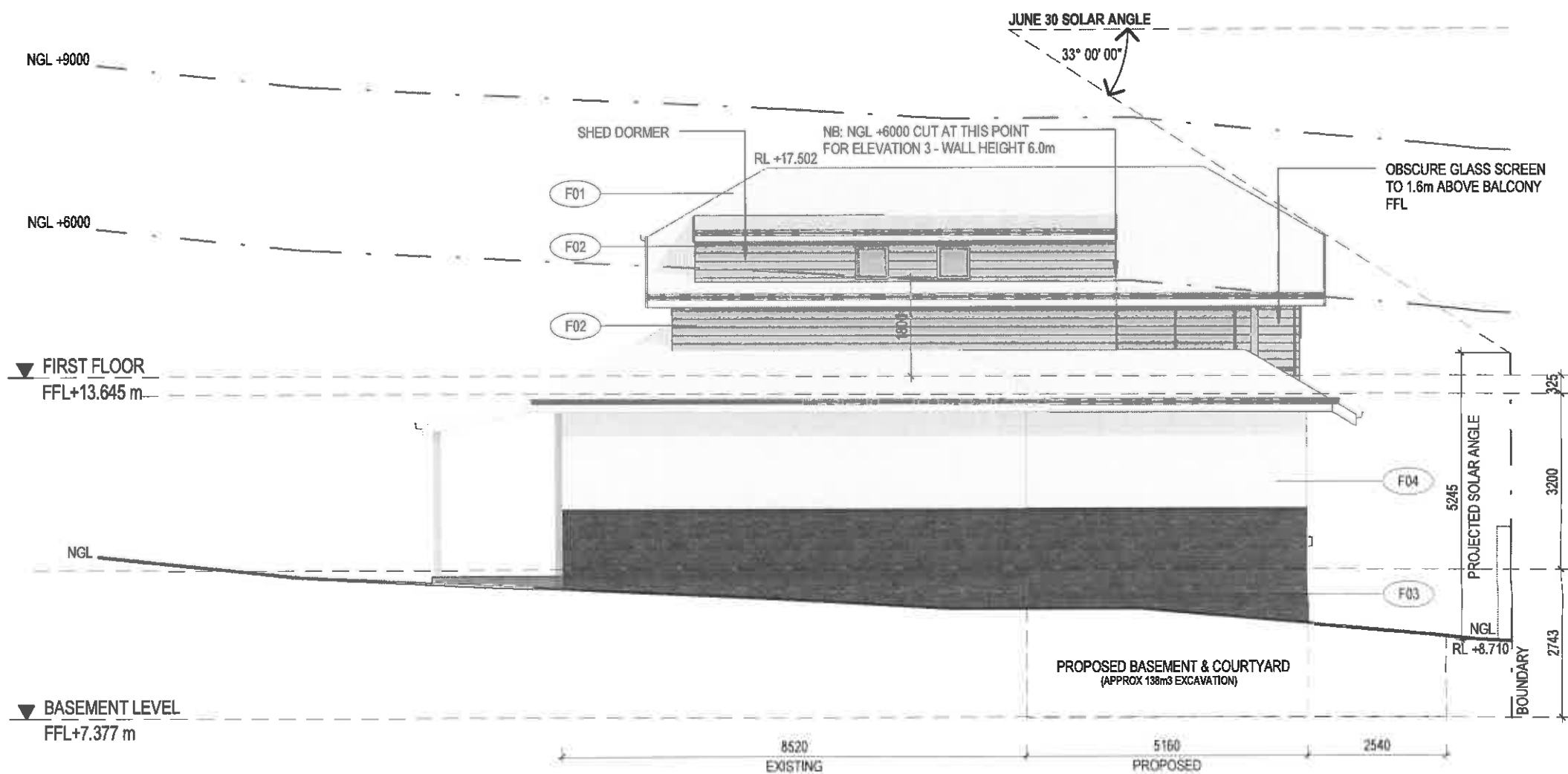
DRAWING TITLE: PROPOSED FIRST FLOOR				
PROJECT NAME: LIMOND, 7 Galway Street, Leederville WA				
PROJECT NUMBER: 0117	SCALE: 1 : 100	DRAWING NUMBER: AP-2003	DATE: 04.01.2016	REVISION NUMBER: 2

FACADE LEGEND AND NOTES

- F01 CUSTOM ORB - "ZINCALUME"
- F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
- F03 RECYCLED RED CLAY FACE BRICK
- F04 PAINTED SAND FINISH RENDER - TO MATCH EXISTING
- OB. OBSCURE GLAZING



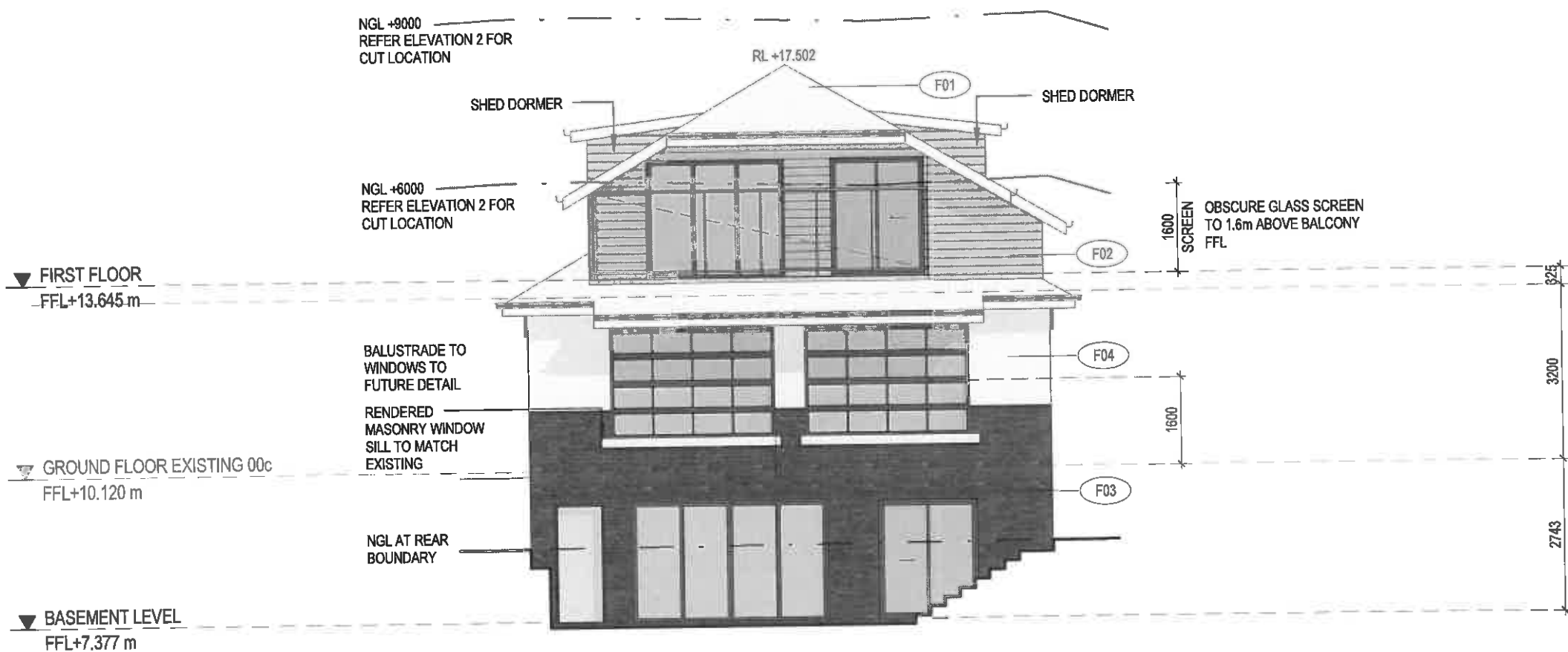
1 ELEVATION 1 - GALWEY STREET
AP-2002 1:100



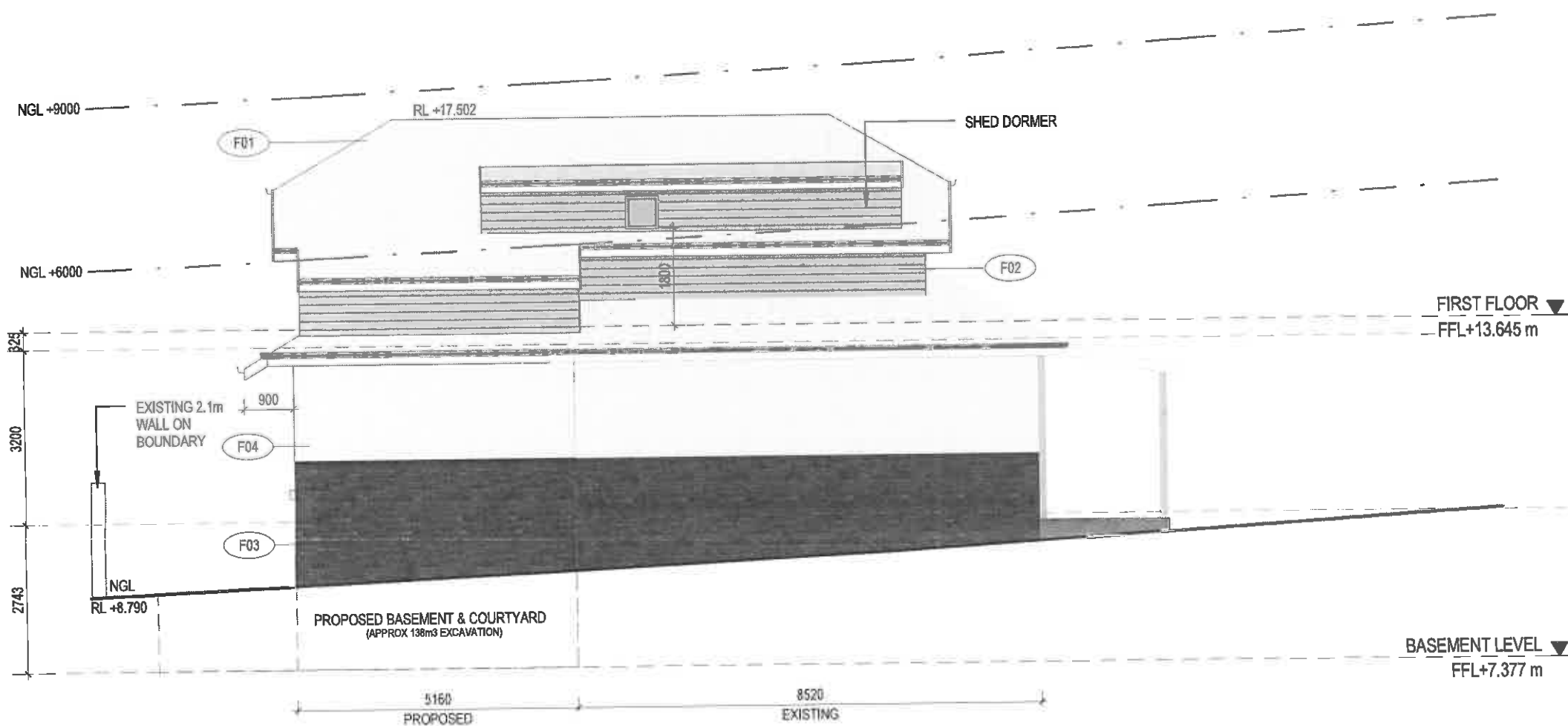
2 ELEVATION 2
AP-2002 1:100

FACADE LEGEND AND NOTES

- F01 CUSTOM ORB - "ZINCALUME"
- F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
- F03 RECYCLED RED CLAY FACE BRICK
- F04 PAINTED SAND FINISH RENDER - TO MATCH EXISTING
- OB. OBSCURE GLAZING



3 ELEVATION 3
AP-2002 1:100



4 ELEVATION 4
AP-2002 1:100

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2	AMENDED DA	04.01.2015
1	FOR REVIEW	22.12.2015
Issue	Reason Description	Date

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DRAWING TITLE ELEVATIONS			
PROJECT NAME LIMOND, 7 Gateway Street, Leederville WA			
PROJECT NUMBER 0117	SCALE As indicated	DRAWING NUMBER AP-4002	DATE 04.01.2016
		REVISION NUMBER 2	