

**9.1.6 No. 110 (Lot: 31, D/P 18903) Broome Street, Highgate – Proposed Balcony Extension to Unit Two of a Nine Unit Multiple Dwelling Development Under Construction**

Requested by: Cr Joshua Topelberg  
Prepared by: Gabriela Poezyn, Director Planning Services

**ALTERNATIVE 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 Domination Homes on behalf of the owner Baker Investments P/L, for the Proposed Balcony Extension to Unit Two of a Nine Unit Multiple Dwelling Development Under Construction at No. 110 (Lot 31) Broome Street, Highgate as shown on plans date stamped 3 February 2015, included as Attachment 2, subject to the following conditions and advice notes:

1. **Relationship to Existing Approval**

The conditions of approval for the application 5.2014.385.1 dated approved 18 July 2014 for the construction of the building subject of this application remain valid;

2. **External Fixtures**

All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Broome 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;

3. **Schedule of External Finishes**

A detailed schedule of external finishes (including materials and colour schemes and details) is to be provided to and approved by the City; and

4. **Stormwater**

All stormwater produced on the subject land shall be retained on site, by suitable means to the satisfaction of the City.

**ADVICE NOTES:**

1. With reference to condition 1, this approval does not override or replace the conditions of approval issued 18 July 2014; and
2. With reference to condition 4, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

**9.2.1 Leederville Town Centre Enhancement Project – Newcastle Street and Carr Place Intersection Proposed Modifications – Further Report**

**Requested by:** Mayor, John Carey  
**Prepared by:** Rick Lotznicker, Director Technical Services

**PROPOSED AMENDMENT**

**That Council:**

1. **APPROVES** the implementation of the upgrade of the Newcastle Street and Carr Place intersection as shown on attached Plan No. 3064-CP-01D E (Attachment 3), estimated to cost \$310,000, which has been revised to include some suggestions/comments received from the community, including:
  - 1.1 the inclusion of a turfed area;
  - 1.2 reduction of one two parking bays in Carr Place; and
  - 1.3 a minor widening of the 'on road' cycle lane;
2. **NOTES** that \$180,000 is included in the 2014/2015 budget and agrees to list the remaining funds for consideration in the 2015/2016 draft budget; and
3. **ADVISES** all respondents of its decision.

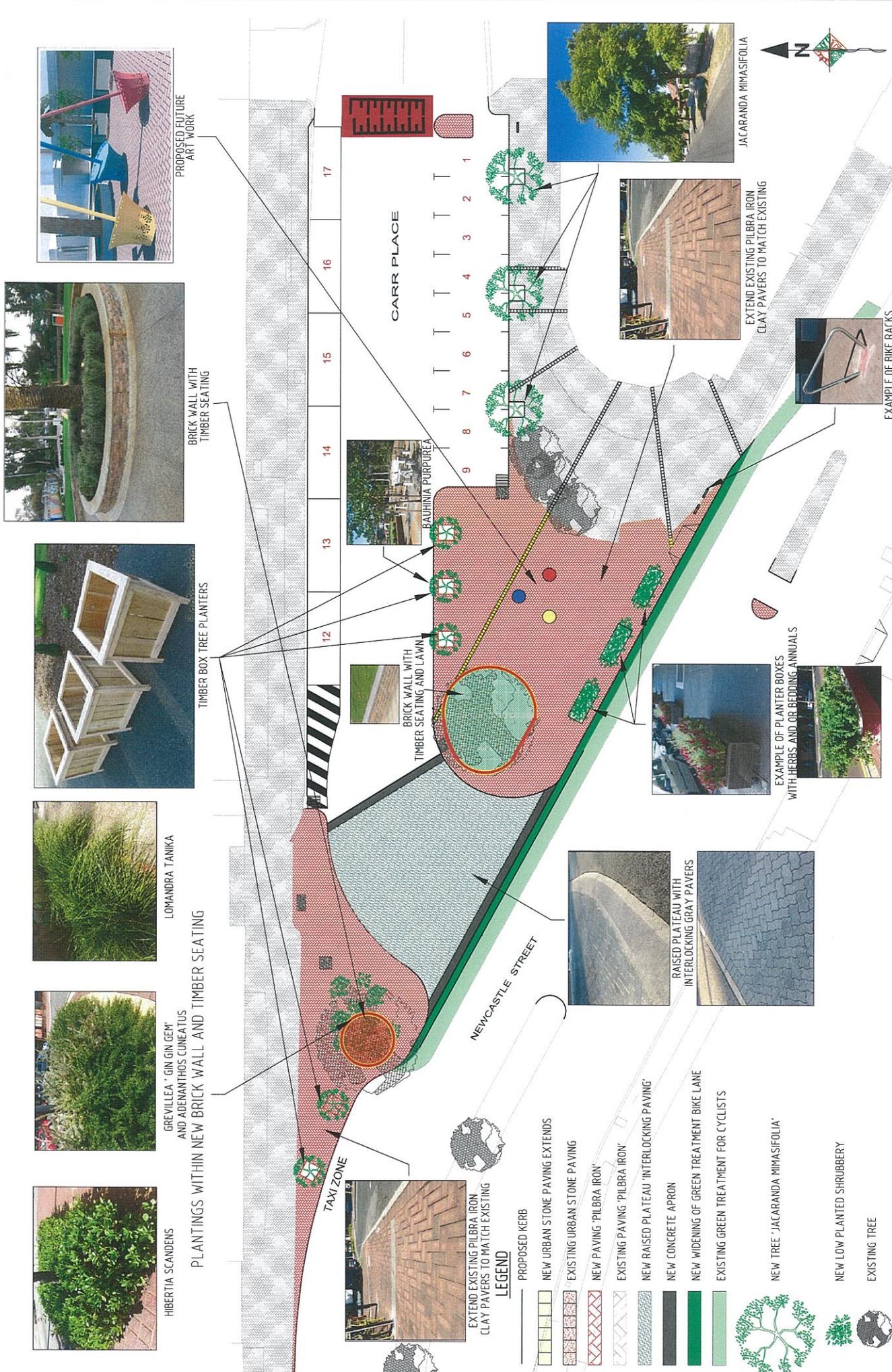
**ADMINISTRATION COMMENTS:**

The inclusion of turfed area, in lieu of plantings, is being proposed in the proposed raised area around one of the large eucalyptus (on the eastern end of the site). There will be an additional cost to establish/reticulate the area. In addition, it is being proposed that the brick paved area be increased in size and that this be achieved by a reduction of two proposed 90 degree parking bays. The size of the garden beds has also been increased.

It is estimated that the cost of the project may increase by \$10,000.

In addition, to keep the proposed turf area in good condition extra hand watering will be required as scheme operated reticulation systems can only operate two days per week and this would be inadequate to sustain adequate healthy turf cover in this environment. Therefore once the proposal has been implemented, there will be a recurring annual operating cost associated with maintaining the road reserve.

Without the inclusion of the turf area this has been estimated at approximately \$3,500 per annum. The inclusion of the turf area will incur an additional \$4,500 per annum.



<p><b>CITY OF VINCENT</b> 244 VINCENT STREET LEEDERVILLE, 6007 TECHNICAL SERVICES</p>		<p>MARK: _____ DATE: _____ MADE BY: _____ APPROVED BY: _____</p>	
<p><b>CITY OF VINCENT</b> 34 VINCENT STREET LEEDERVILLE, NSW 6007 Phone: (08) 9399 7000 Fax: (08) 9399 7001</p>		<p>THE COUNCILLORS HAVE APPROVED BY THE CITY OF VINCENT AND ASKED YOU TO BE RETURNED, COPIES OF USED WITHOUT THE APPROVAL OF THE SECTION TECHNICAL SERVICES</p>	
<p>DATE: APRIL 2015</p>	<p>NTS</p>	<p>PROJECT: INTERSECTION MODIFICATIONS CARR PL AND NEWCASTLE ST</p>	<p>TECHNICAL SERVICES</p>
<p>BY: (SIGNATURE) A.M.B</p>	<p>FOR: (SIGNATURE) R.L</p>	<p>AT 90 DEGREE PARKING ADDITIONS, AT GRADUAL CROSSING, NEW GARDEN BEDS</p>	<p>3064-CF-01E</p>