

DEVELOPMENT NO.:	21039824
APPLICANT:	Sally Stansborough Amanda Layley Ben Layely
ADDRESS:	7 GOWER ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Two storey detached dwelling, outbuilding and swimming pool
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage • Minimum Site Area • Maximum Building Height (Levels)
LODGEMENT DATE:	9 Dec 2021
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 1: Plans
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DETAILED DESCRIPTION OF PROPOSAL:

The proposal comprises the construction of a two storey detached dwelling, the upper level is contained within the roof space, therefore appears as a single storey detached dwelling. The architecture is reflective of a contemporary take on a bungalow with a 22 degree gable pitched corrugated roof, timber infill, stone façade, vertical proportions to windows and doors and brickwork to base of front verandah. The upper level component is setback 13.3 metres behind the front façade and contained within a high-pitched roof at oblique angles (22 and 53 degree pitches), which is far enough from the streetscape to not visually dominate, whilst still projecting some visual interest in the background.



SUBJECT LAND & LOCALITY:**Site Description:**

Location reference: 7 GOWER ST GLENELG EAST SA 5045

Title ref.: CT 5750/813 **Plan Parcel:** D3258 AL97 **Council:** CITY OF HOLDFAST BAY

The subject site is a 767 square metre, rectangular shaped allotment with a north facing rear yard. It is surrounded by other residential properties and the proposal comprises the construction of a two storey detached dwelling (single storey in appearance), with associated verandah, swimming pool and outbuilding in the rear yard.

Locality



The site is located within the Glenelg East Character Area, which is characterised by:

- Garden suburb street layout;
- Large allotments and frontages;
- Large front setbacks;
- Small side setbacks;
- Federation, Inter-War and some Post-War housing;
- High degree of modulation and articulation;
- Low scale;
- Steep roof pitches in the order of 25 to 35 degrees;
- Short roof spans, hip and gable roof forms;
- Deep verandahs and porches;
- Fine grain details;
- High solid to void ratio;
- Vertical proportions;
- Garages and carports low in scale and set behind the main façade;
- Single storey;
- Traditional building materials such as corrugated iron or terracotta roofing, brick, sandstone and stucco or part-rendered walls, and timber joinery.

The immediate locality (within a 60 metre radius of the subject site) predominately comprises single storey dwellings with high pitched roofs, however there are some examples of two storey buildings including:

2 Gower Street and 12 Maxwell Terrace.

**CONSENT TYPE REQUIRED:**

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Swimming pool, spa pool or associated safety features: Code Assessed - Performance Assessed
New housing
Shed
Demolition

Carport or garage

Detached dwelling: Code Assessed - Performance Assessed

Outbuilding (Shed): Code Assessed - Performance Assessed

Demolition: Exempt

Carport: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed

- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Two levels in zone with maximum of one level

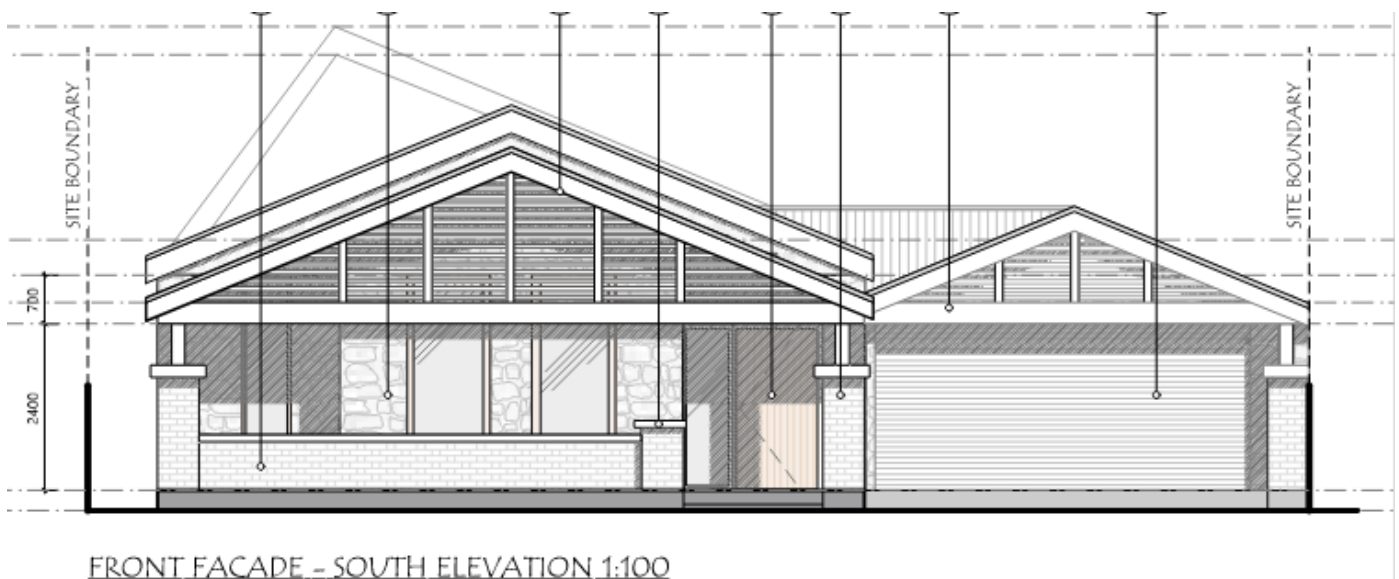
- **REPRESENTATIONS**
None received

PLANNING ASSESSMENT

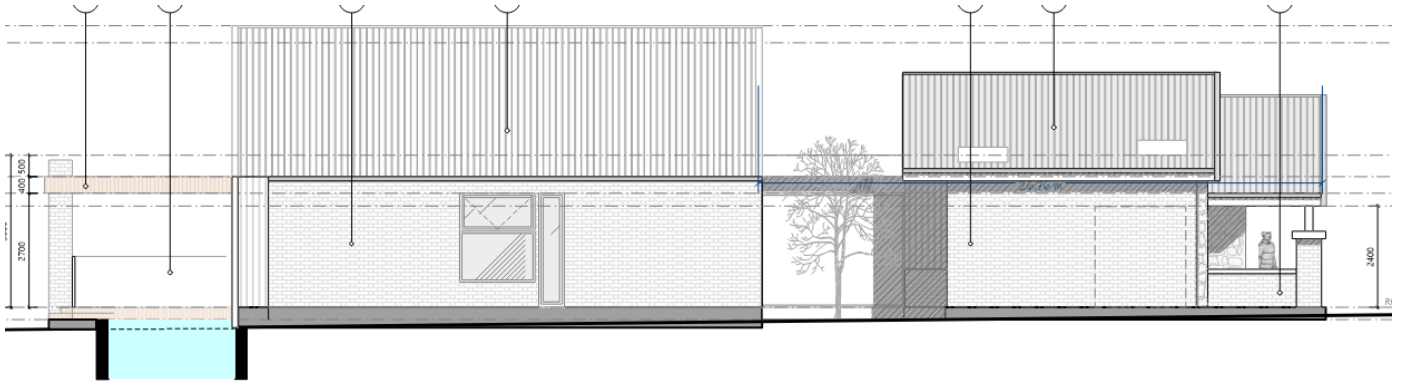
The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Built Form and Height

The proposal reflects low scale, simple form, cottage with stonework to the façade, rendered to window and door frames, corrugated straight pitched front verandah with lacework to the underside, hipped corrugated roofing at a 30 degree pitch. The upper level addition is setback 8.3 metres behind the main face of the existing dwelling, with Sycon wall cladding (Wallaby colour) and 22.5 degree hipped corrugated iron roof pitch.



The Design Code allows for a maximum of 1 building level. The proposed building has 2 levels, however, given the upper level is contained within the roof space (and not reflective of a conventional two storey building), it is reasonable in this instance to determine that the proposed building is complementary to the height of nearby buildings.

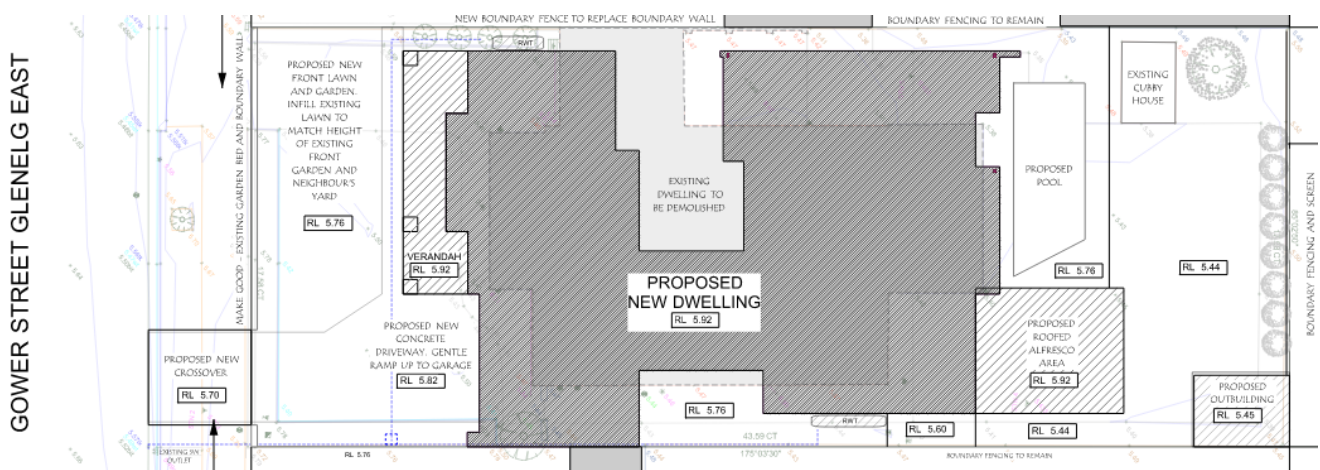


Boundary Setbacks

The building is setback 8.1 metres from the primary street boundary at the main face, which is only 400mm forward of the neighbouring building setbacks. The front verandah is setback 6.4 metres from the street boundary, which reflects 1.7 metre protrusion forward of the main face. The Code allows for a protrusion of up to 1.5 metres. The 200mm variance is not considered to adversely impact on the visual amenity of the street.

The garage is located on the eastern side boundary, which abuts the wall of the eastern adjacent property. The wall height on the boundary is 2.7 metres and the length is 6.7 metres, which is within the 3 metre height and 8 metre wall length as allowed by the Design Code. The building is setback 1 metre+ from the side boundaries and 11.3 metres from the rear boundary.

The upper level is contained within the roof space, and therefore boundary setbacks are not applicable.



Site Coverage

Site coverage amounts to 45 square metres which is within the maximum of 50 percent allowed by the Design Code.

Private Open Space

Private open space amounts to 260 square metres, which is beyond the minimum of 60 square metres required by the Design Code.

Landscaping

A total of 25 percent soft landscaping is proposed as part of the development application. The Design Code requires a minimum of 25 percent soft landscaping. Soft landscaping is provided in both the front and rear yards. A tree is shown in the rear yard, which will be reinforced with a condition of planning consent.

Visual Privacy

A condition of planning consent is included to ensure all upstairs windows to the rear elevations are fixed, obscured and not openable up to 1500mm above the finished upper floor level. This is not shown on the plans, however the condition is included in order to ensure compliance with the Design Code.

CONCLUSION

The proposal reflects a kind of architecture that is complementary to the established and desired character of the locality. The proposal satisfies all relevant Design Code elements including boundary setbacks, site coverage, private open space and landscaping.

The only variance is with respect to the proposal comprises 2 levels in a Zone that allows for a maximum of 1 level, however it is determined that the overall design satisfies the intent of the Performance Outcome:

PO 4.1

Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21039824, by Sally Stansborough, Amanda Layley and Ben Layely is GRANTED Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

2. That all upstairs windows shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut prior to occupation.
3. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
4. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
5. That the associated filter pump must be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning,

Date: 06/04/2022