

DEVELOPMENT NO.:	23004042
APPLICANT:	Michael Fogarty
ADDRESS:	77 MYRTLE RD SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Single storey dwelling additions with walls located on the southern side boundary, a carport adjacent to the northern side boundary and a verandah to the rear of the dwelling.
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 • Character Area • Hazards (Flooding - General) • 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 frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m) • Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	27 Feb 2023
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2023.3
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1: **Relevant P&D Code Policies**

ATTACHMENT 1: **Application Documents**

DETAILED DESCRIPTION OF PROPOSAL:

The application seeks the construction of single-storey dwelling additions and a carport to the existing dwelling. The carport is located to the northern side of the dwelling and is adjacent to the side boundary. The carport contains open sides, with a pitched roof and north-facing gable end. The additions are located to the southern side and rear of the dwelling. They comprise of an ensuite to an existing bedroom, a mud room/walk-in pantry and terrace to the rear. The ensuite and walk-in pantry/mud additions contain walls located on the southern side boundary varying up to 4.3m in height from the footing. The dwelling façade will be subject to minor alterations including a new window and front door.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 77 MYRTLE RD SEACLIFF SA 5049

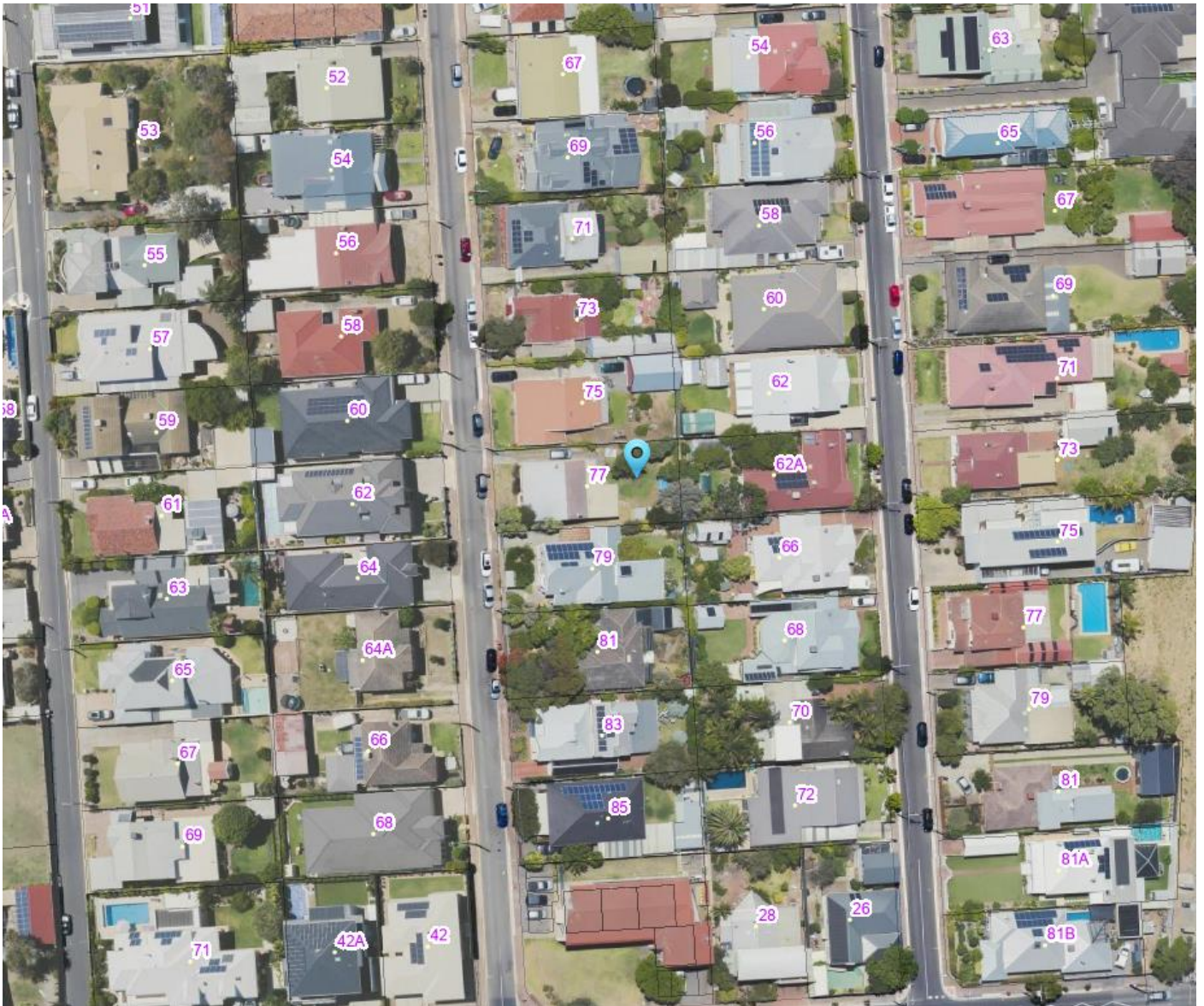
Title ref.: CT 5656/544 **Plan Parcel:** F35634 AL310 **Council:** CITY OF HOLDFAST BAY

The subject site hosts a single storey detached dwelling with a primary frontage to Myrtle Road. The width of the allotment is 15.32m and it contains a depth of 35.08m resulting in a total site area of 537sqm. The site gains access via a single width driveway to the northern side of the allotment which leads to an uncovered parking area to the side of the dwelling.



Above: Photo of the existing dwelling as viewed from Myrtle Road

The locality has unique characteristics, having been subdivided and first settled earlier than the adjoining precincts. It is characterised by a sloping landform overlaid with a rectilinear 19th-century pattern of roads resulting in smaller allotment sizes, narrow streets, reduced setbacks and limited street trees.



Above: Subject site marked blue and the surrounding locality.

While there is a diversity of architectural eras and styles evident, the policy area is characterised by small to medium-scale detached dwellings constructed in the 1880s to 1920s west of the railway line. These dwelling forms typically are single-storey in height along Myrtle Road. Recent development in the locality where original dwellings have been replaced is also noted.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 - Dwelling alteration or addition
 - Verandah: Code Assessed - Performance Assessed
 - Carport or garage

Carport: Code Assessed - Performance Assessed

Dwelling addition: Code Assessed - Performance Assessed

- OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- REASON**

P&D Code

PUBLIC NOTIFICATION

- REASON**

The height of the boundary wall exceeds 3.2m in height measured from natural ground level

- LIST OF REPRESENTATIONS**

Nil

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

Quantitative Provisions

	Proposed	DPF Requirement	Achieved
Building Height	One level	One level	Yes
Boundary Development	Additions wall height vary up to 4.5m in height Additions length 4m and 6.2m Carport post height 3.18m Carport length 7.56m	Height 3.2m from natural ground level and 8m in length	Height: No Length: Yes
Front Setback	9.3m	1m in front of average of adjoining 26a – primary setback 7.42m 24a – primary setback 9m <u>Quantitative requirement = 7.21m</u>	Yes
Primary Setback	Carport 500mm behind building line of the existing dwelling	500mm behind building line of the existing dwelling	Yes
Rear Setback	9.3m	4m at ground level	Yes
Site Coverage	43%	50%	Yes
Private Open Space	188sqm	60sqm	Yes
Soft Landscaping	33% of the site area	25% of the site area	Yes

Built Form

The Character Statement anticipates architectural styles that are of low scale, short roof spans, hip and gable roof forms and roof pitches that vary from 25 to 35 degrees. The built form of structures including materials and design that are visible from the public realm should be consistent with the valued streetscape characteristics of the character area.

The structures that will present to the streetscape are the carport and ensuite addition. The carport will be open sided and contains a 19 degree pitched roof that matches the existing dwelling. The roof of the ensuite contains the same roofing however will present to the street with a rendered wall finished in surf mist. While the degree of the roofing is not consistent with the Character Statement it is suitable as it will compliment the pitch of the existing dwelling.

It is also important to consider that the dwelling is not an ideal example of a character home that meets the criteria of the character statement. The street-facing wall of the ensuite comprises a minor part of the dwelling façade and is setback well behind the porch where it will not be readily visible from the streetscape.

The carport is designed and sited to be discrete and will not dominate the appearance of the associated dwelling when viewed from the street. The appearance of the addition as viewed from public roads is modest and sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality. The remainder of the additions will not be visible to the public realm. The built form of the additions are suitable given the context of the existing dwelling and their modest appearance.

Boundary Development

The quantitative assessment identified boundary wall heights that exceed the maximum anticipated by the Zone. The height of the ensuite addition varies from 3.1m to 4.5m high from ground level given the angled nature of the roof. The walk-in pantry/mud room boundary wall contains a wall height from 3m to 3.4m from ground level.

The design of the boundary walls are to replicate the gable end of the dwelling that faces south. As can be seen on the southern elevation the highest point of the ensuite boundary wall attaches to an open pergola which is located over a courtyard which then attaches to the addition further to the rear. The continual built form of these structures mirror the design of the dwelling. The below shows the southern side wall of the dwelling:



Above: Photo of the southern side gable end dwelling wall

While a quantitative shortfall was noted, the test is whether PO 7.1 is satisfied

PO 7.1

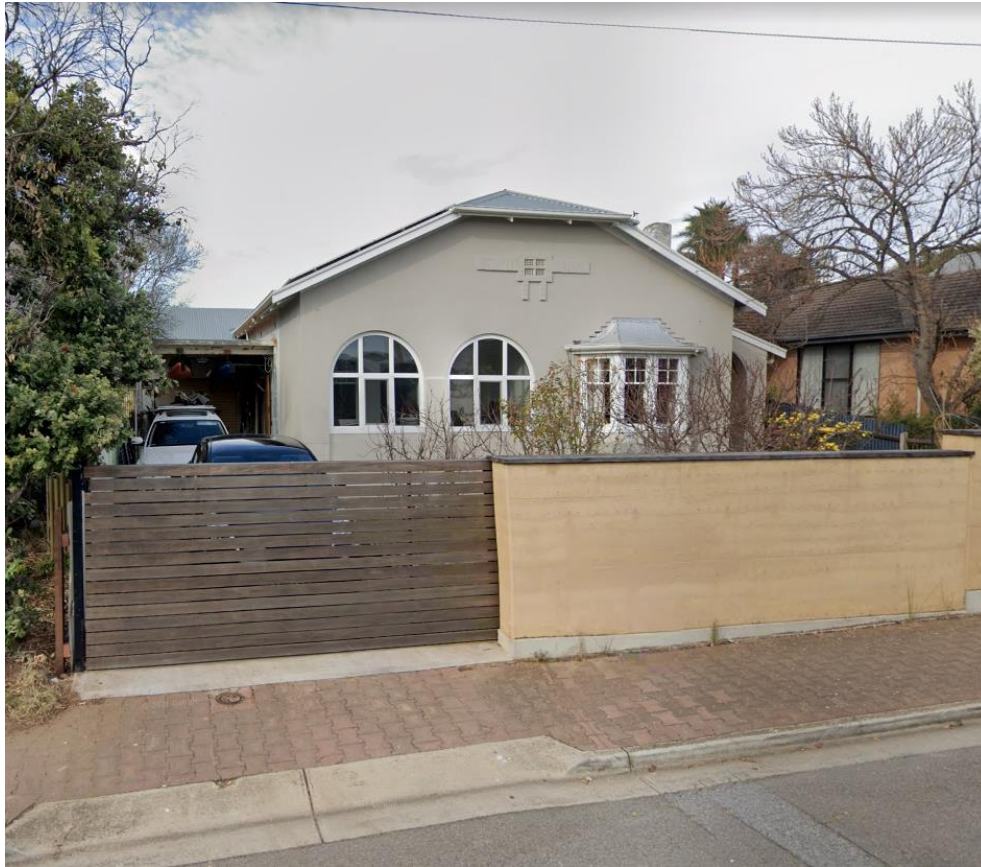
Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Visual impacts are considered to be negligible as the wall is adjacent to the front driveway of the southern neighbouring dwelling. The images below show a close-up aerial of the site and the neighbouring dwelling as well as streetscape photo of the southern dwelling.



Above: Aerial showing subject site and southern neighbouring dwelling

Below: Southern neighbouring dwelling



The boundary wall will cast shadow over the existing driveway and will not impact any areas of private open space or north-facing windows. Therefore PO 7.1 is considered to be satisfied.

CONCLUSION

The works proposed to the existing dwelling will increase the living area of the existing dwelling while being sympathetic to the existing streetscape. While quantitative shortfalls were noted the boundary walls satisfied the qualitative provisions of the policy where their impacts are considered negligible. On balance the application satisfies the Planning and Design Code.

RECOMMENDATION

Planning consent

It is recommended that the Council Assessment Panel 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 23004042, by Michael Fogarty is granted Planning Consent subject to the following conditions:

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. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 11/04/2023