

DEVELOPMENT NO.:	23008590
APPLICANT:	Alberto D'Andrea
ADDRESS:	11 WILLIAMS AV GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Demolition of existing residence
ZONING INFORMATION:	<b>Zones:</b> <ul style="list-style-type: none"> <li>Established Neighbourhood</li> </ul> <b>Overlays:</b> <ul style="list-style-type: none"> <li>Airport Building Heights (Regulated)</li> <li>Advertising Near Signalised Intersections</li> <li>Affordable Housing</li> <li>Building Near Airfields</li> <li>Historic Area</li> <li>Heritage Adjacency</li> <li>Prescribed Wells Area</li> <li>Regulated and Significant Tree</li> <li>Stormwater Management</li> <li>Traffic Generating Development</li> <li>Urban Tree Canopy</li> </ul> <b>Technical Numeric Variations (TNVs):</b> <ul style="list-style-type: none"> <li>Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm)</li> <li>Maximum Building Height (Levels) (Maximum building height is 1 level)</li> </ul>
LODGEMENT DATE:	18 Apr 2023
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2023.5
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Michael Gates Development Services (Planning and Building) Lead
REFERRALS NON-STATUTORY:	Local Heritage Advisor Engineering

#### CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT :	Representations
ATTACHMENT :	Application Documents	ATTACHMENT :	Internal Referral Advice

#### DETAILED DESCRIPTION OF PROPOSAL:

This application is for the complete demolition of a dwelling at 11 Williams Street Glenelg East. The dwelling is not heritage listed and is not a representative building, but the site is located in an area with a Historic Area overlay. At this stage there is no application for a replacement dwelling. That will be lodged if this application is approved.

## BACKGROUND:

Demolition of dwellings where a Historic Area overlay applies are not exempt from notification and therefore determined by the Council Assessment Panel.

## SUBJECT LAND & LOCALITY:

### Site Description:

The subject site is located on the western side of Williams Avenue, just north of the intersection with Young Street. The site is a regular shape allotment with a frontage of 19.5 metres, a depth of 65 metres, with an area of 1,330 square metres. There is a single storey detached dwelling on the site with associated outbuildings and landscaping.

The site is located in the Established Neighbourhood Zone, which has an Historic Area overlay. The site abuts residential properties to the north and south, and the Glenelg Primary school abuts the property to the west.

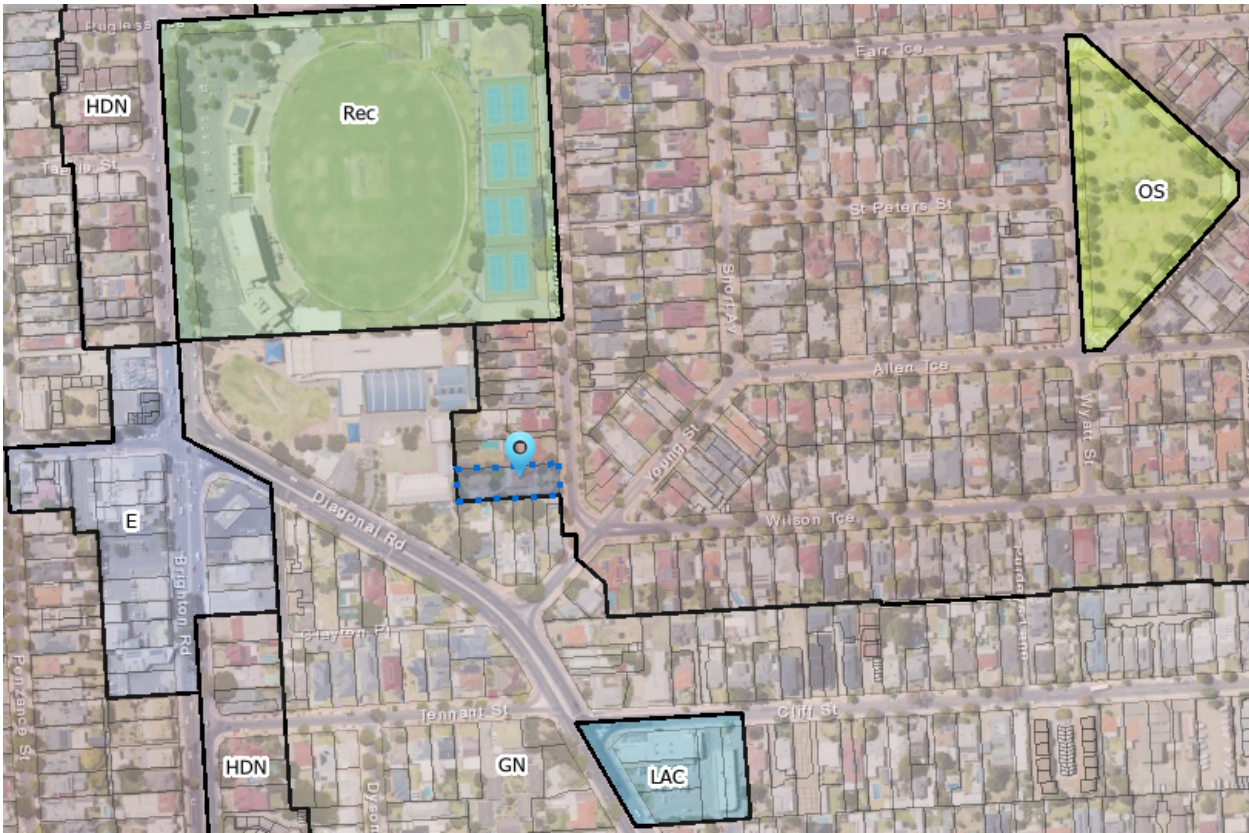


**Location reference:** 11 WILLIAMS AV GLENELG EAST SA 5045

**Title ref.:** CT 5475/922 **Plan Parcel:** D3010 AL4 **Council:** CITY OF HOLDFAST BAY

### Locality

The locality has a mix of uses with the subject site located in the south western corner of the Established Neighbourhood Zone. To the west of the site is a primary and to the north of that is Glenelg Oval. There are residential properties to the east and south of the site.



#### CONSENT TYPE REQUIRED:

Planning Consent

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**  
Demolition  
Demolition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

#### PUBLIC NOTIFICATION

- **REASON**  
Demolition of a dwelling in an area with a historic area overlay
- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Wishes To Be Heard	Represented By
Jennifer	Attard	13 Young Street, Glenelg East SA 5045	No	
Andrea and Stephen	Blanch	9 Williams Ave, Glenelg East SA 5045	No	

Sharyn	Campbell	2/30 Williams Ave, Glenelg East SA 5045	Yes	James Veritay
Katrina	Fitzpatrick	3 William Avenue, GLENELG EAST SA 5045	Yes	James Veriaty
Sharron	Lunniss	4 Short Avenue, Glenelg East SA 5045	No	
Tony	Lunniss	4 Short Avenue, Glenelg East SA 5045	Yes	Tony Lunniss
Alana	Mazurke	22a Williams Avenue, Glenelg East SA 5045	No	
Jill	McDonald	16 Short Ave, Glenelg East SA 5045	No	
David	Muldoon	3 William Avenue, GLENELG EAST SA 5045	Yes	James veritay
Chris	Philbrook	5A Williams Ave, Glenelg East SA 5045	Yes	Christopher Philbrook
Maurine	Redden	5 Williams Avenue, Glenelg East SA 5045	Yes	Maurine Redden
STEPHEN	SALVEMINI	1/30 WILLIAMS AVE, GLENELG EAST SA 5045	No	
Mrs	Smith	Maxwell Terrace, Glenelg east SA 5045	No	
Alison	Sorell	12a Young St, Glenelg East, Adelaide SA 5045	No	
James	Veritay	5a Williams Ave, Glenelg East SA 5045	Yes	James Veritay
Chris	Wright	24 Williams Avenue, Glenelg East SA 5014	No	
Cheryl and John	Wright	24 Williams Ave, Glenelg East SA 5045	Yes	
Lina	Zannoni	10 Williams Ave, Glenelg East SA 5045	No	

## • SUMMARY

All oppose demolition due to the loss of character it will represent.

## AGENCY REFERRALS

## INTERNAL REFERRALS

The application has been referred to both Council's heritage advisor and Consultant Engineer.

### Heritage

The following are excerpts from the report.

*The dwelling is built in the Inter-War Spanish Mission style and exhibits many of the typical features of the architectural style; asymmetrical front façade, stucco wall finish, relatively steeply-pitched hipped and gabled roof form, terracotta tiled roof, deep triple-arched portico, gable embellishments, decorative ironwork. The dwelling itself and the entry porch in particular are however oddly proportioned.*

*The form, materials, style and appearance of the dwelling suggest that it is likely to have been built around 1935 or thereabouts. The dwelling retains much of its early form and fabric.*

*There appear to have been few changes over time.*

*The subject dwelling dates from an era mentioned in the Historic Area Statement and is consistent with the building attributes mentioned therein.*

*The contribution of the dwelling to the prevailing historic character of the streetscape is not as substantial as its neighbouring and nearby dwellings of Inter-War vintage because of its more substantial front setback, unkempt garden setting, poor condition and unusual proportions.*



- *The dwelling makes a less substantial contribution to streetscape character than adjacent and nearby Inter-War dwellings largely because of its substantial front setback, unkempt garden setting, poor condition and unusual proportions.*
- *The dwelling was not identified as a contributory item in the Glenelg Heritage Policies Review 1997 which informed the development plan policy that preceded the current Planning & Design Code policy.*
- *The dwelling was not included within the boundary of the recommended Da Costa Park Historic Conservation Zone in the Glenelg Heritage Policies Review 1997.*
- *The dwelling is located in the extreme south-western corner of the area subject to the Historic Area Overlay policy. It is not therefore integral to a continuous streetscape character.*
- *The dwelling is oddly-proportioned and there are better examples of Inter-War Spanish Mission style dwellings in the area including the dwellings at 4 and 6 Rugless Terrace (local heritage places).*

### **Engineering**

The paragraph below is taken from the referral response from Council's consultant Engineer.

*In my view the engineer is correct that it would be very difficult to satisfactorily renovate this building. As noted, the footings are likely to be inadequate and thus further movement and cracking are inevitable. Also, the cantilever concrete slabs are a severe risk of sudden failure. Unless the building is of very significant heritage value, demolition may be the wisest option.*

### **PLANNING ASSESSMENT**

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

### **Quantitative Provisions**

The Established Neighbourhood Zone offer no assistance with the assessment of this application as the only relevant provision is the Desired Outcomes for the Zone that states that new buildings should be sympathetic to the predominant built form. The only relevant provisions are in the Historic Area Overlay. The Desired Outcome for the Historic Area Overlay seeks the conservation and adaptive reuse of buildings to maintain the character exhibited in the Historic Area and Historic Area Statement. The main provision relating to demolition is PO 7.1 which states:

*Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- a) *the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*
- or
- b) *the structural integrity or safe condition of the original building is beyond reasonable repair.*

In this instance, the front elevation has not been substantially altered and the dwelling does present some elements consistent with the historic area statement, so the main assessment is whether the structural integrity is beyond reasonable repair.

Having inspected the property it is noted that the building is in quite a state of deterioration. Externally there are large cracks and large portion of the cantilever concrete window over hangs have fallen off.

The applicant has provided report from a Engineer who has inspected the dwelling and is of the opinion that the footings have failed and is causing the building to move and crack.

Inside there are large crack throughout the building. Both Engineers have agreed that this is due to the footings having failed.

Given the amount of repairs required to restore the dwelling and the limited historic value, the dwelling is considered to have minimal contribution to the historic character of the area and neither Engineer supports retention of the dwelling, the proposal is considered to satisfy PO 7.1.



*Photo showing the front façade of the dwelling.*



*Photo of the window overhang on the front facade*



***Photo showing cracking inside the dwelling***

## **CONCLUSION**

It is noted that the dwelling is located in a Zone with an Historic Area overlay and does exhibit some characteristics consistent with the Historic Area Statement. The dwelling is well setback from the street and is screened by a dense vegetation and does not significantly contribute to the streetscape character. The concrete window overhangs on the front façade are severely deteriorated, as well as other cracking and damage to the front of the dwelling. The applicant has provided an engineer's report that recommends that the dwelling is not suitable to be restore, which has been verified and agreed with by Council's independent Engineer. Council Heritage advisor noted that the dwelling is located at the edge of the historic area, has not been identified in heritage surveys as being significant to the character of the area and is one of the less notable character dwellings in the area.

It is also noted that this the test for demolition of a non-heritage listed building is less than what is required for a Local Heritage Place. Given the advice received from both independent consultants it is considered that the application has sufficient merit to satisfy Historic Area Overlay PO7.1 as to warrant support for the dwelling to be demolished.

**RECOMMENDATION**

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 23008590, by Alberto D'Andrea 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.

**OFFICER MAKING RECOMMENDATION**

**Name:** Michael Gates

**Title:** Development Services (Planning and Building) Lead

**Title:** 1/6/23



11 WILLIAMS AV GLENELG EAST SA 5045

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone	Established Neighbourhood
Overlay	<div><div>Airport Building Heights (Regulated) (All structures over 15 metres)</div><div>Advertising Near Signalised Intersections</div><div>Affordable Housing</div><div>Building Near Airfields</div><div>Historic Area (HoB3)</div><div>Heritage Adjacency</div><div>Prescribed Wells Area</div><div>Regulated and Significant Tree</div><div>Stormwater Management</div><div>Traffic Generating Development</div><div>Urban Tree Canopy</div></div>
Local Variation (TNV)	<div><div>Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm)</div><div>Maximum Building Height (Levels) (Maximum building height is 1 level)</div></div>

Property Policy Information for above selection

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition of a State or Local Heritage Place</li> <li>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following):	Except development that:

<ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) ancillary accommodation</li> <li>(c) building work on railway land</li> <li>(d) carport</li> <li>(e) deck</li> <li>(f) dwelling</li> <li>(g) dwelling addition</li> <li>(h) fence</li> <li>(i) outbuilding</li> <li>(j) pergola</li> <li>(k) private bushfire shelter</li> <li>(l) residential flat building</li> <li>(m) retaining wall</li> <li>(n) shade sail</li> <li>(o) solar photovoltaic panels (roof mounted)</li> <li>(p) swimming pool or spa pool</li> <li>(q) verandah</li> <li>(r) water tank.</li> </ul>	<ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ul>	<p>None specified.</p>

6. Demolition.

Except any of the following:

1. the demolition of a State or Local Heritage Place
2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Historic Area Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:	DTS/DPF 7.1 None are applicable.

<p>(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or</p> <p>(b) the structural integrity or safe condition of the original building is beyond reasonable repair.</p>	
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
Ruins	
<p>PO 8.1</p> <p>Development conserves and complements features and ruins associated with former activities of significance.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

## Historic Area Statements

Statement#	Statement				
<b>Historic Areas affecting City of Holdfast Bay</b>					
	<p><b>Da Costa Park Historic Area Statement (HoB3)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table> <tr> <td>Eras, themes and context</td><td> <p>1923 subdivision.</p> <p>1920s - 1930s dwellings.</p> </td></tr> <tr> <td>Allotments, subdivision and built form patterns</td><td> <p>Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.</p> <p>Garden city theory in practice.</p> <p>The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.</p> <p>Large allotments with large frontages.</p> <p>Consistent, large front setbacks.</p> </td></tr> </table>	Eras, themes and context	<p>1923 subdivision.</p> <p>1920s - 1930s dwellings.</p>	Allotments, subdivision and built form patterns	<p>Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.</p> <p>Garden city theory in practice.</p> <p>The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.</p> <p>Large allotments with large frontages.</p> <p>Consistent, large front setbacks.</p>
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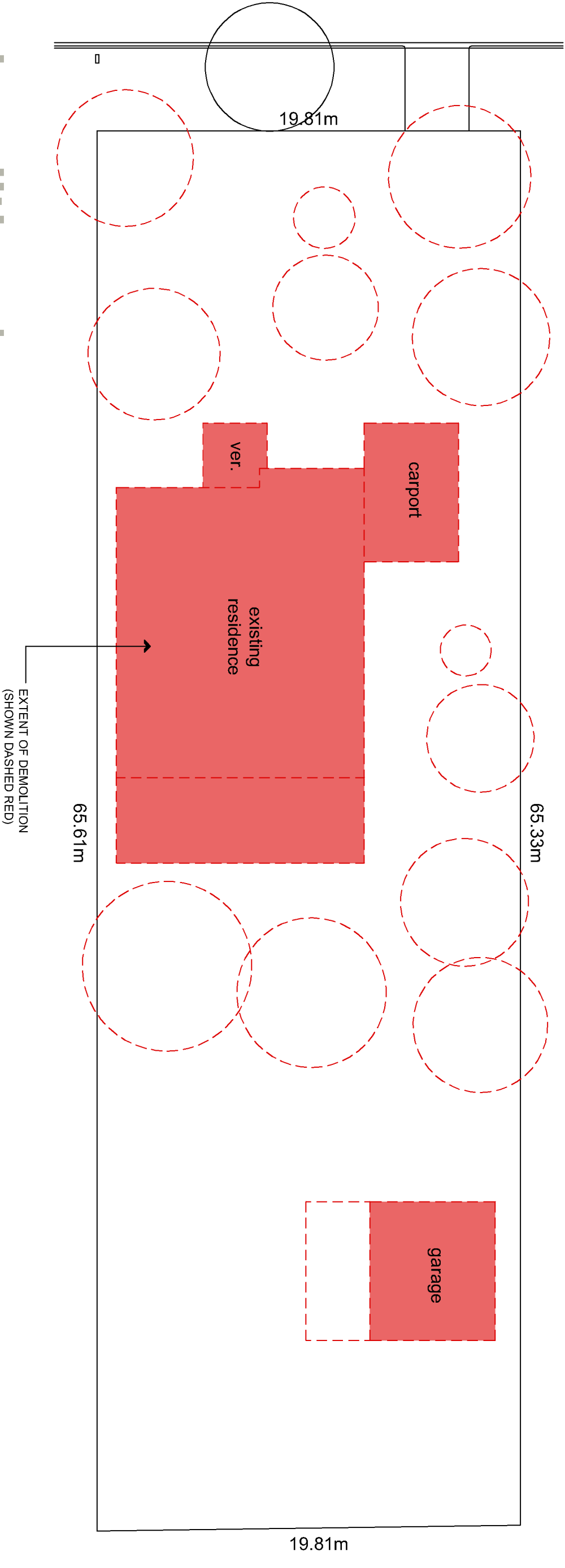
Statement#	Statement	
HoB3		Side setbacks provide visual spacing between dwellings.
	Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandahs and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>
	Building height	Single storey.
	Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p> <p>Brick, sandstone, and stucco and part-rendered finishes.</p> <p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>
	Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>
	Setting, landscaping, streetscape and public realm	Centred around Da Costa Park, with its triangular landscaped area and mature trees.

Statement#	Statement	
	features	Relatively wide streets.
	Representative Buildings	Identified - refer to SA planning database.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None



# demolition plan

scale 1:200

AREAS (sqm)	
MAIN LIVING	208.60
VERANDAH	8.80
CARPORT	29.30
GARAGE	38.10
TOTAL	284.80

1. HAZARDOUS MATERIALS, INCLUDING ASBESTOS MAY ONLY BE REMOVED BY A LICENCED ASBESTOS REMOVALIST. THE BUILDING/STRUCTURE APPROVED FOR DEMOLITION SHALL BE DEMOLISHED IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601 'DEMOLITION OF STRUCTURES' ENSURING THE FOLLOWING:


7. NO DEPOSITION OF WASTE WATER, GOODS, MATERIALS, EARTH, STONE, GRAVEL OR ANY OTHER SUBSTANCES ON ANY STREET, ROAD OR PUBLIC PLACE AS PER THE LOCAL GOVERNMENT ACT 1999.
2. A WATER SUPPLY SHALL BE PROVIDED AND USED FOR THE LESSENING OF THE DIFFUSION OF DUST.

8. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL & REMOVAL OF ALL WASTE & SUBSTANCES FROM THE SITE.
3. ALL SERVICES NOT REQUIRED ARE TO BE DISCONNECTED.

9. ALL NOISE RELATING TO THE DEMOLITION OF THE STRUCTURE TO COMPLY WITH THE ENVIRONMENT PROTECTION ACT & REGULATIONS, 1993.
4. ANY ASBESTOS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH THE PROVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND AUSTRALIAN STANDARD 2601 AND THE REQUIREMENTS OF THE DEPARTMENT OF ADMINISTRATIVE AND INFORMATION SERVICES.

10. ISOLATION OF SERVICES, PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK ENSURE ALL LIVE SERVICES HAVE BEEN ISOLATED, CAPPED AND/OR TERMINATED FOR REMOVAL
5. NO LIGHTING OF FIRES OR BURNING IN THE OPEN CONTRARY TO THE CLEAN AIR ACT & REGULATIONS IS PERMITTED.

11. NO UNDERGROUND SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO ASCERTAIN THE DETAILED LOCATION OF ALL SERVICES
6. WHERE DEMOLITION BY EXPLOSIVES IS PROPOSED, IT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DEPARTMENT OF ADMINISTRATION AND INFORMATION SERVICES.



D'ANDREA

ARCHITECTS

PROPOSED: DEMOLITION

AT: 11 WILLIAMS AVENUE

GLENELG EAST

FOR: COMQUIN PROPERTIES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & MBA SPECIFICATION.

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION

PLANNING APPLICATION

BUILDING APPLICATION

DRAWN:

DATE:

☐

☐

☐

SHEET:

SCALE:

AMENDMENTS:

ISSUE DATE:

24-03-2023

REVISION:

-

COMMENTS:

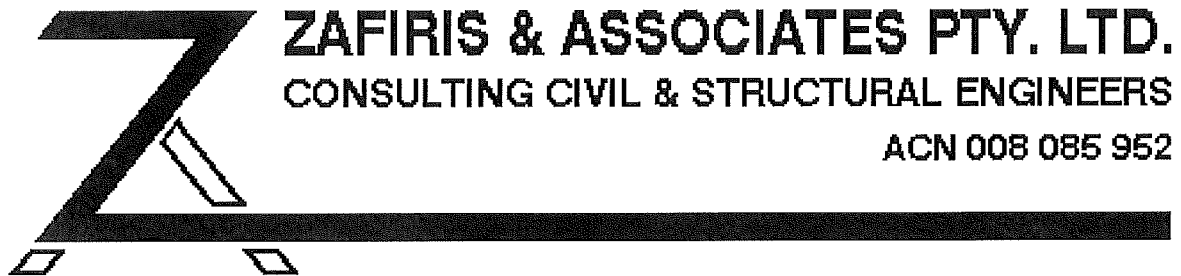
DEMOLITION APPLICATION

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## **ENGINEERING INSPECTION REPORT**

**11 WILLIAM AVE., GLENELG EAST**

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**UNIT 7, 467 FULLARTON ROAD, HIGHGATE, SOUTH AUSTRALIA 5063**

**Telephone:** (08) 8299 9908    **Email:** [admin@zafirisengineers.com.au](mailto:admin@zafirisengineers.com.au)

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17<sup>th</sup> April 2023

Job Number:2230405

ComQuin Properties Pty. Ltd.  
Suite 11, 22 Greenhill Road,  
Wayville, SA, 5034

Attention: Mr. Andrew Comley,

RE: 11 WILLIAM AVE., GLENELG EAST

**1. INTRODUCTION**

In accordance with your instructions an inspection of the above property was carried out in your presence.

Our brief was to examine the above and report on the wall cracks and current structural condition of the existing house.

**2. SITE OBSERVATIONS**

As reported by the owner the house was built in the early 1930s and consists of the original brick construction with timber floors .

There are paths around the house but the garden beds are in close proximity to the house and there are numerous trees that are close enough to have a major influence on soil conditions and hence footings under the house.

The downpipes appear to be connected to an underground system directed away and discharging the water away from the house.

The building has obviously undergone substantial movement , especially at the front and sides.

There is also differential movement in the driveway and perimeter slabs with a heave of 20-50 mm between concrete slabs.



Generally the cracks in the walls vary between hairline cracks to substantial cracks ( 15mm) and larger.

The house walling has obviously undergone some repairs to hide the cracks, but it is obvious that these cracks were major issues prior to the repairs which are only cosmetic and in my opinion will soon open up again.

The front arches are showing cracks at crucial areas and will at some stage fail, in my opinion.

The ceiling cornices throughout the house have undergone movement , deformed and cracked.

Along the front there are some concrete canopies which are spalling ,dropping concrete sections and, in my opinion,they are in such a dangerous state that they should be demolished immediately, before they collapse and injure someone.

From our experience with other jobs in this area, the soils would be classified as reactive, class H1-D soils , further influenced by the presence of a number of trees on the block.

This creates an environment which would require a reasonably stiff concrete footing system to maintain structural integrity of the existing solid masonry walling.

Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement.

In any case regardless of the type of footing its obvious to us that the existing footing system has failed and is no longer " fit for purpose."

The existing walling is also showing sections of deteriorated mortar joints, further reducing the wall capacity to resist soil movement.

### **3. CLASSIFICATION OF DAMAGE**

Generally the wall cracks in the walls on the date of the inspection were 5-15 mm wide and of Damage category 2-4, as described in table C1 of the Residential Slabs and Footings Code ( copy enclosed ).

The concrete slab in is displaying large heaves and movement of category 4 properties and needs to be urgently addressed.

The concrete front canopies are very dangerously prone to collapse at any time.

#### **4. GENERAL COMMENTS ON CAUSES OF DISTRESS**

**There are a number of factors which can lead to excessive distortions and significant cracking to walls on reactive soil profiles.**

- 1 Based on our investigations to date, the distress now evident is attributed to differential soil moisture conditions, which lead to vertical movements in the soil profile. These are in turn transferred into the footings and walls.**
  
- 2 There are many factors which effect the moisture variations in the soil, and those which may be appropriate to this site, and which possibly contribute to the problems currently occurring are as follows:**

**Trees and large shrubs are close to the building. As a general guide, trees and shrubs can cause drying out of the soils within a radius equal to their height or more, and resulting in shrinkage to the soil.**

**Trees and large shrubs require substantial amounts of water, and if soil near the trees dries out, the roots will extend in search of soil moisture.**

**Clays will shrink as they dry, and the footpath will settle.**

**Many factors determine the extent of clay-drying by trees, mainly the soil type, the size and number of trees, and their species.**

**Trees obtain moisture from roots that spread sideways and the drying zone is influenced by the extent of these roots. For single trees, the drying zone is usually one- half to twice the tree height, but the zone may be larger for groups or row of trees.**

**The effect of tree drying on the amount of movement is also related to the reactivity of the clay. To minimise the risk of damage, trees (especially groups of trees) should not be planted near the house on a reactive clay site, and the distance of the tree from the building should be at least 1.5 times the eventual mature height of the tree for Class E2 sites. This value should be increased by 50% if trees are in a dense group.**

## 5. CONCLUSIONS

Based on the information obtained from the site inspection and our knowledge of the soils in this area we conclude the following.

The primary cause of movement of the house footings, in our opinion, is due to the complete inadequacy of the existing footing system, to cater for solid walling with no articulation.

This footing system is further influenced by the close proximity and effects of the existing trees on this block, and even if the trees were to now be cut down, the situation would now be worse because removing trees creates a reversing effect with the soil moisture 'rebounding' and creating a worse scenario for movement.

In our opinion there is no solution that would be satisfactory to attempt to salvage this house. The existing footings have failed and will continue to fail, creating further wall cracks and possible dangerous wall collapse scenarios.

The existing footings are, in our opinion, no longer "FIT FOR PURPOSE"

## 6. RECOMMENDATIONS

Considering the reactive clays that are prevalent in the area and the lack of an adequate existing footing system we can only recommend the DEMOLITION of the existing house.

The current walling and footing system has failed and will continue to fail regardless of any attempt to patch up the existing cracks.

At some stage the existing cracks may result, in our opinion, in a wall section collapsing and seriously injuring someone.

The above recommendations need to be implemented as soon as possible to prevent further possible wall failure.

We trust this will be of assistance to you to determine your next course of action.

Yours sincerely,



Tom Zafiris.

MIEAust, CPEng, NER, APEC Eng, intPE (Aus)

## APPENDIX C

## CLASSIFICATION OF DAMAGE DUE TO FOUNDATION MOVEMENTS

(Normative)

Classification of damage with reference to wall is given in Table C1. Classification of damage with reference to concrete floors is given in Table C2.

TABLE C1

## CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe

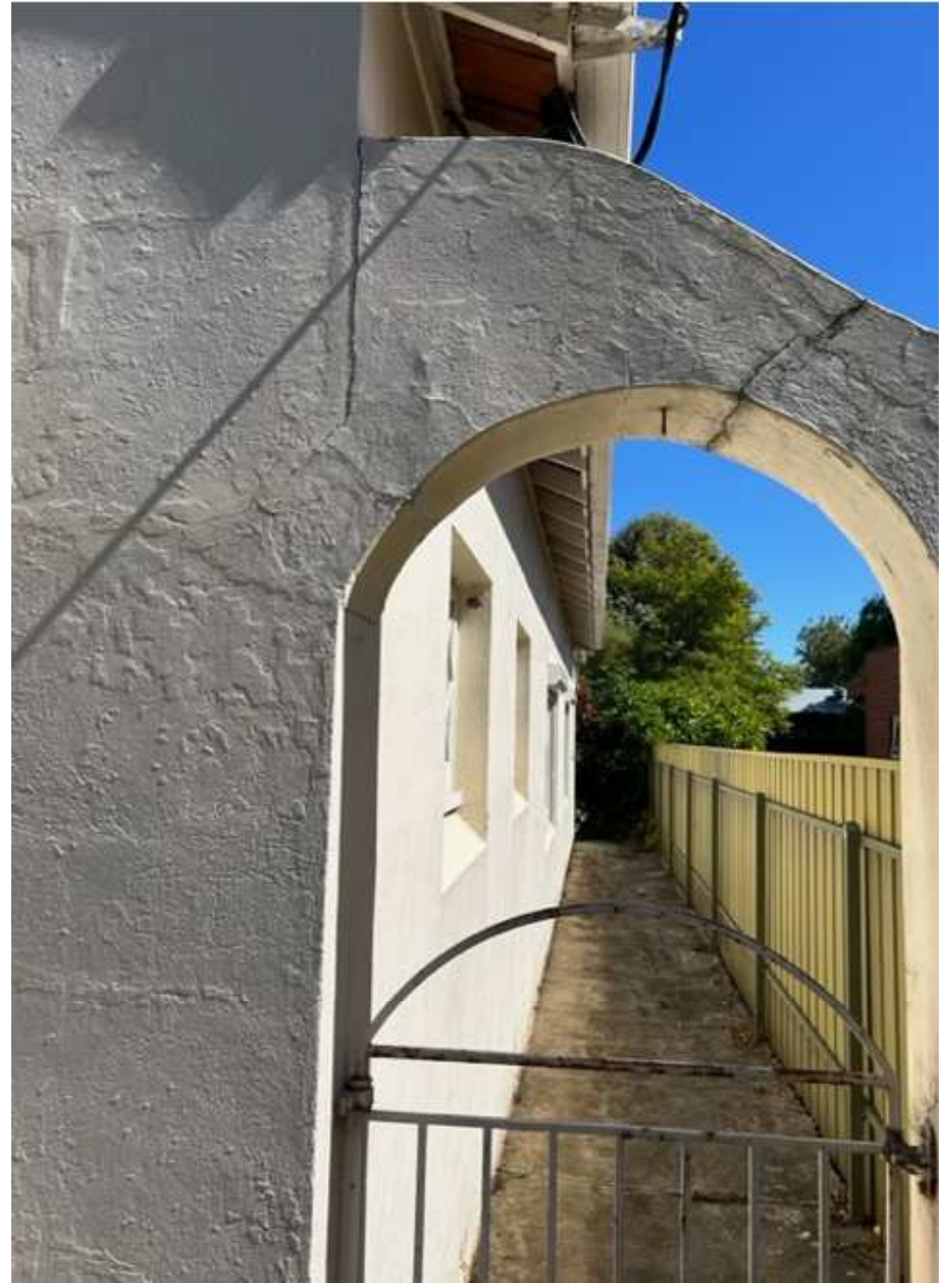
## NOTES:

- Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.





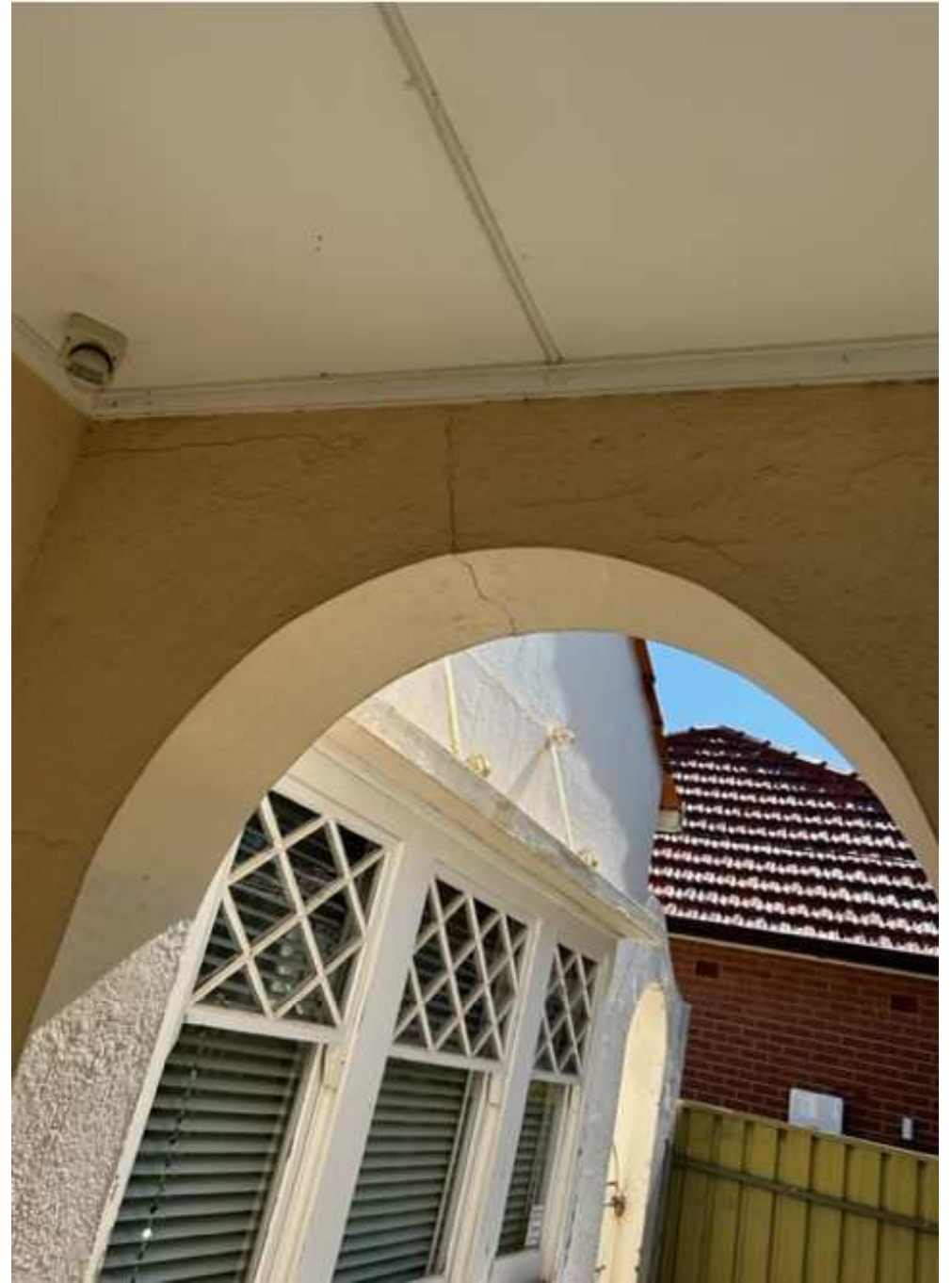


















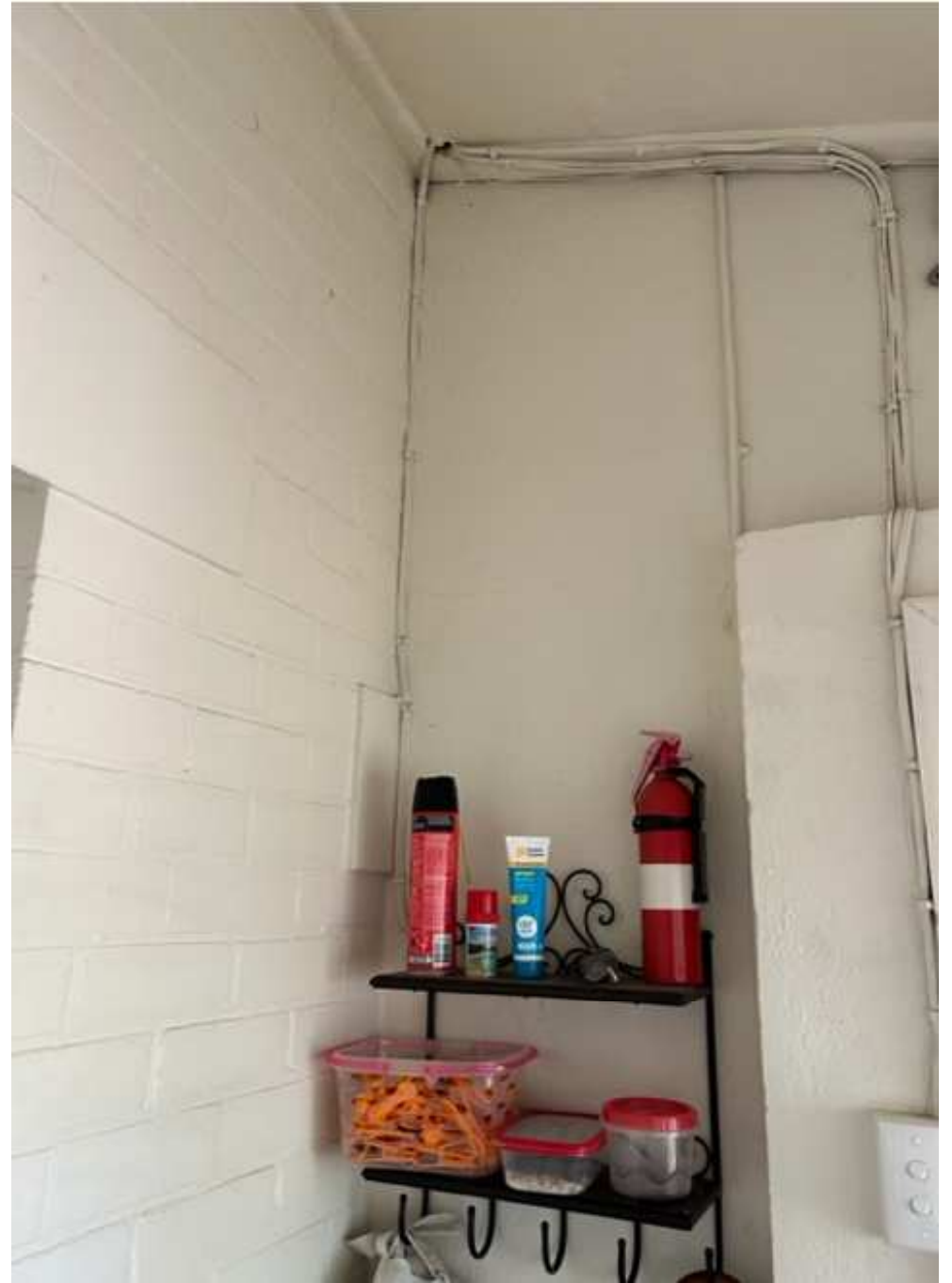


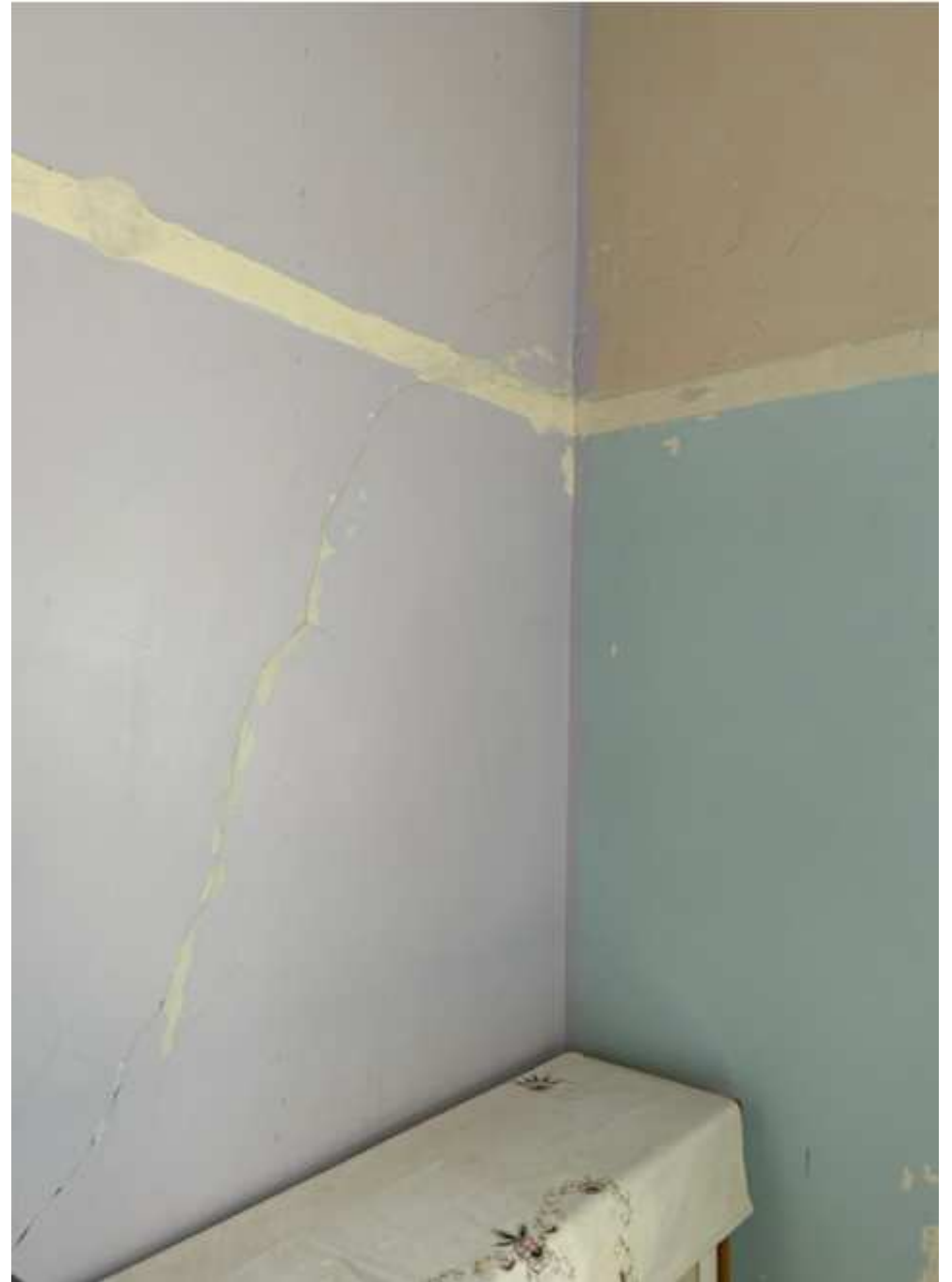




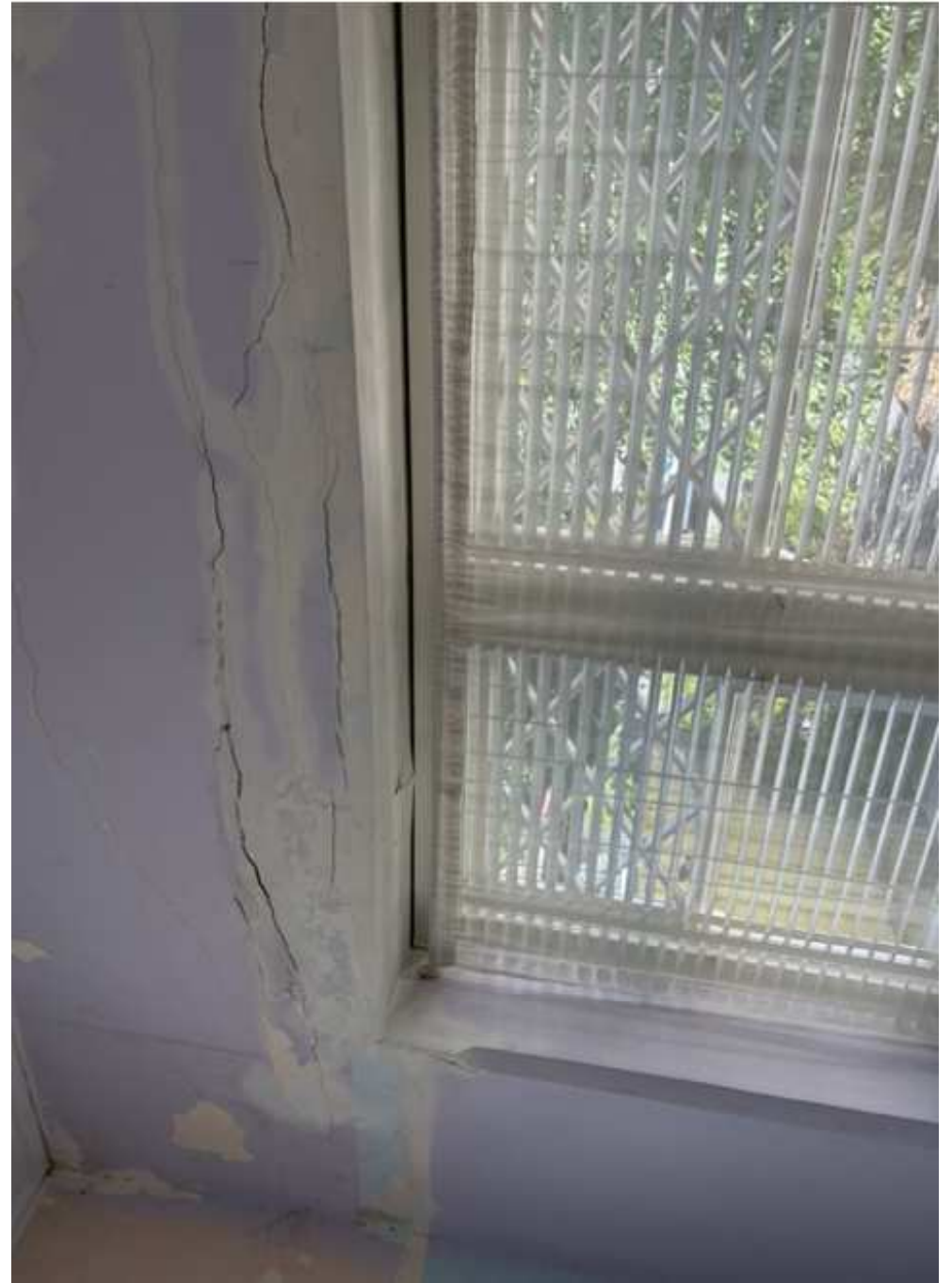






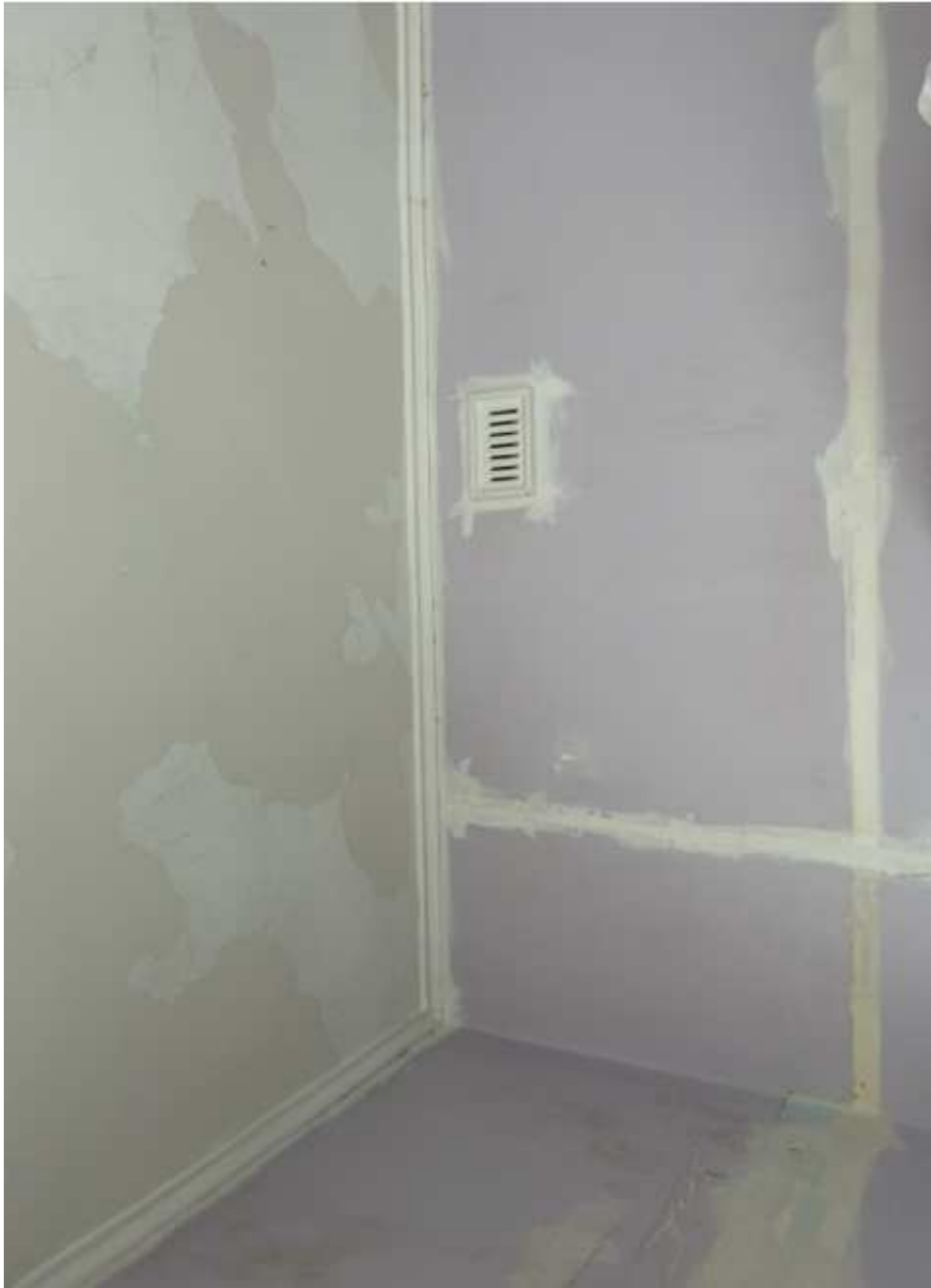


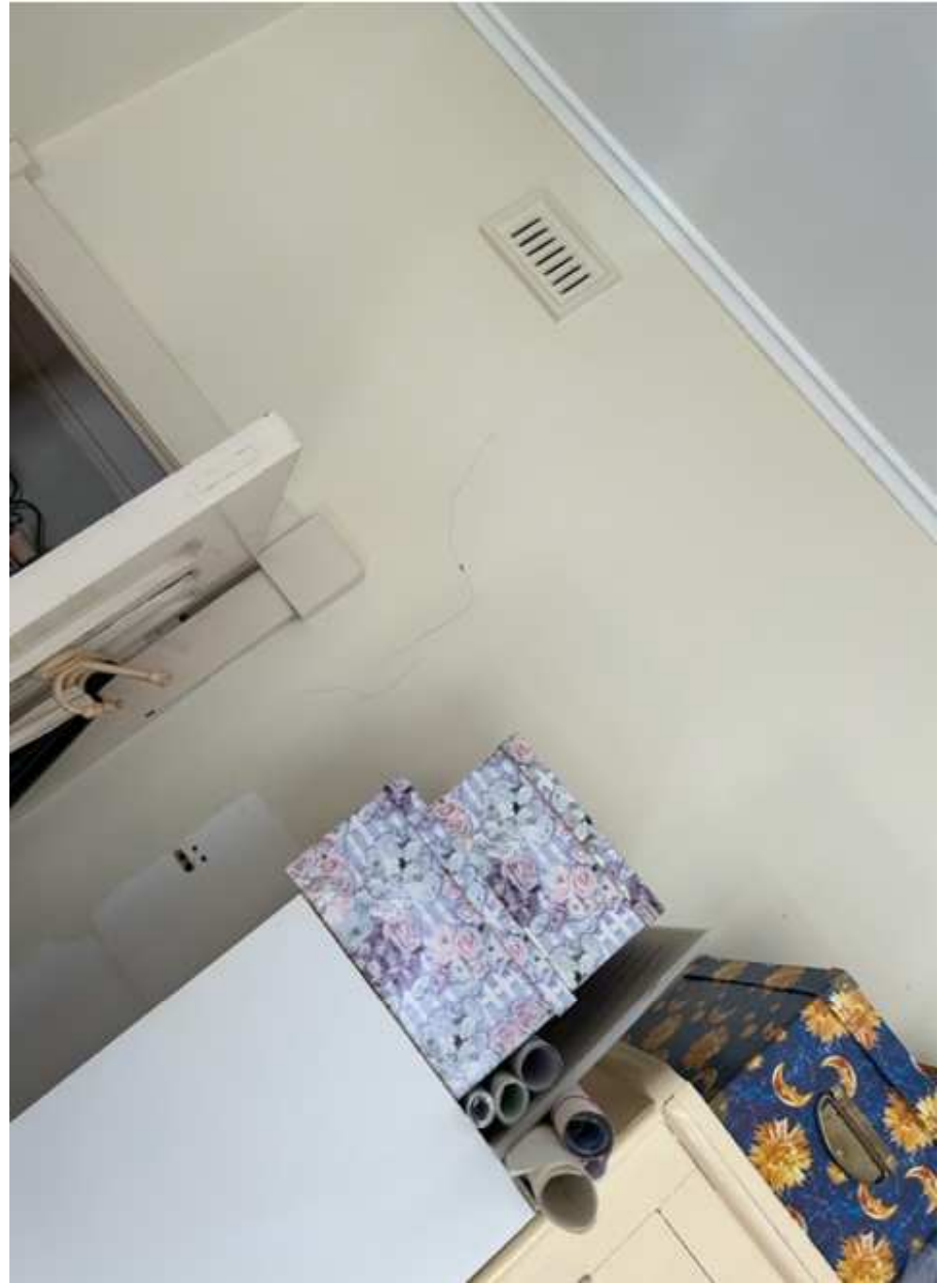










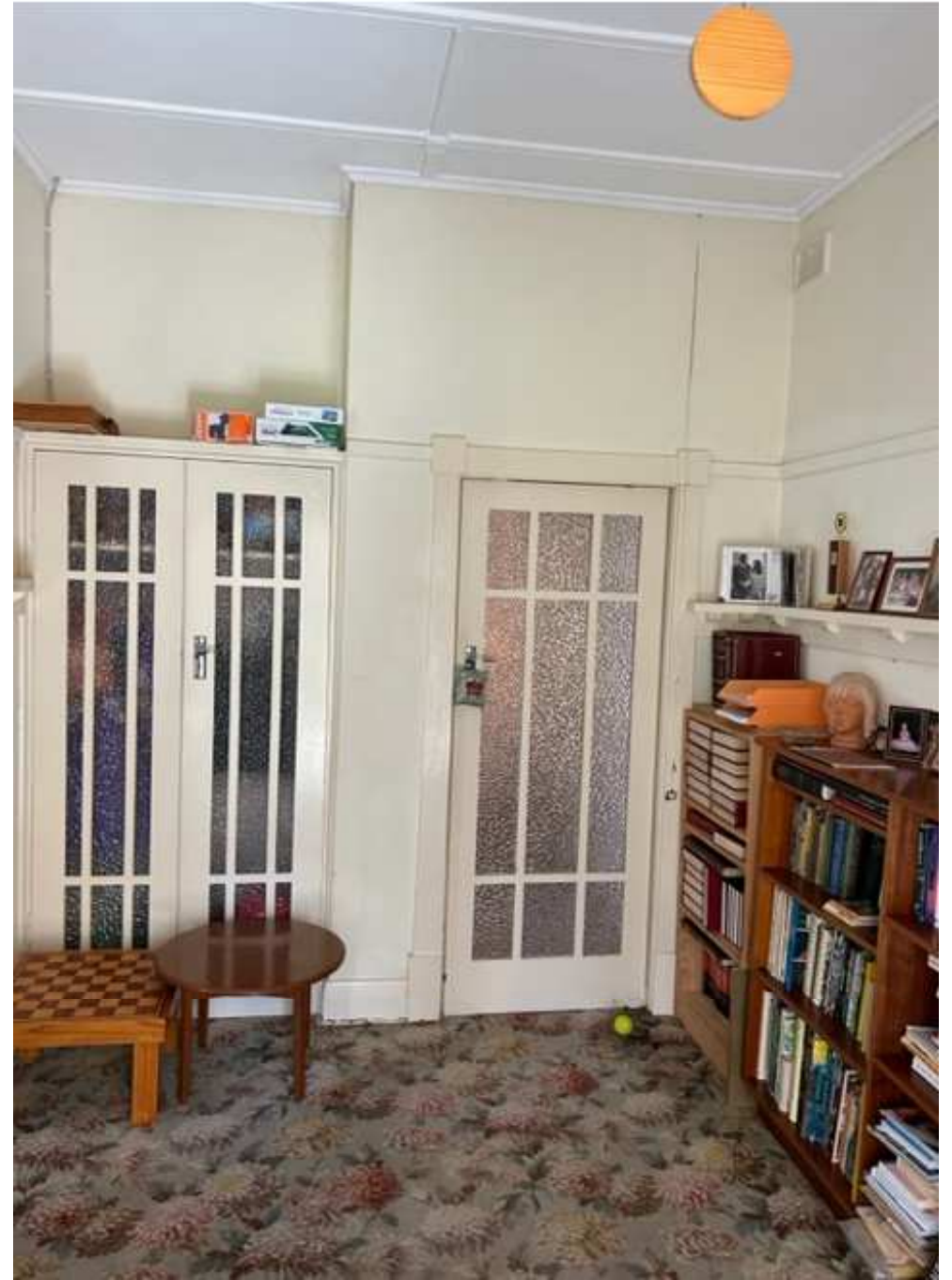






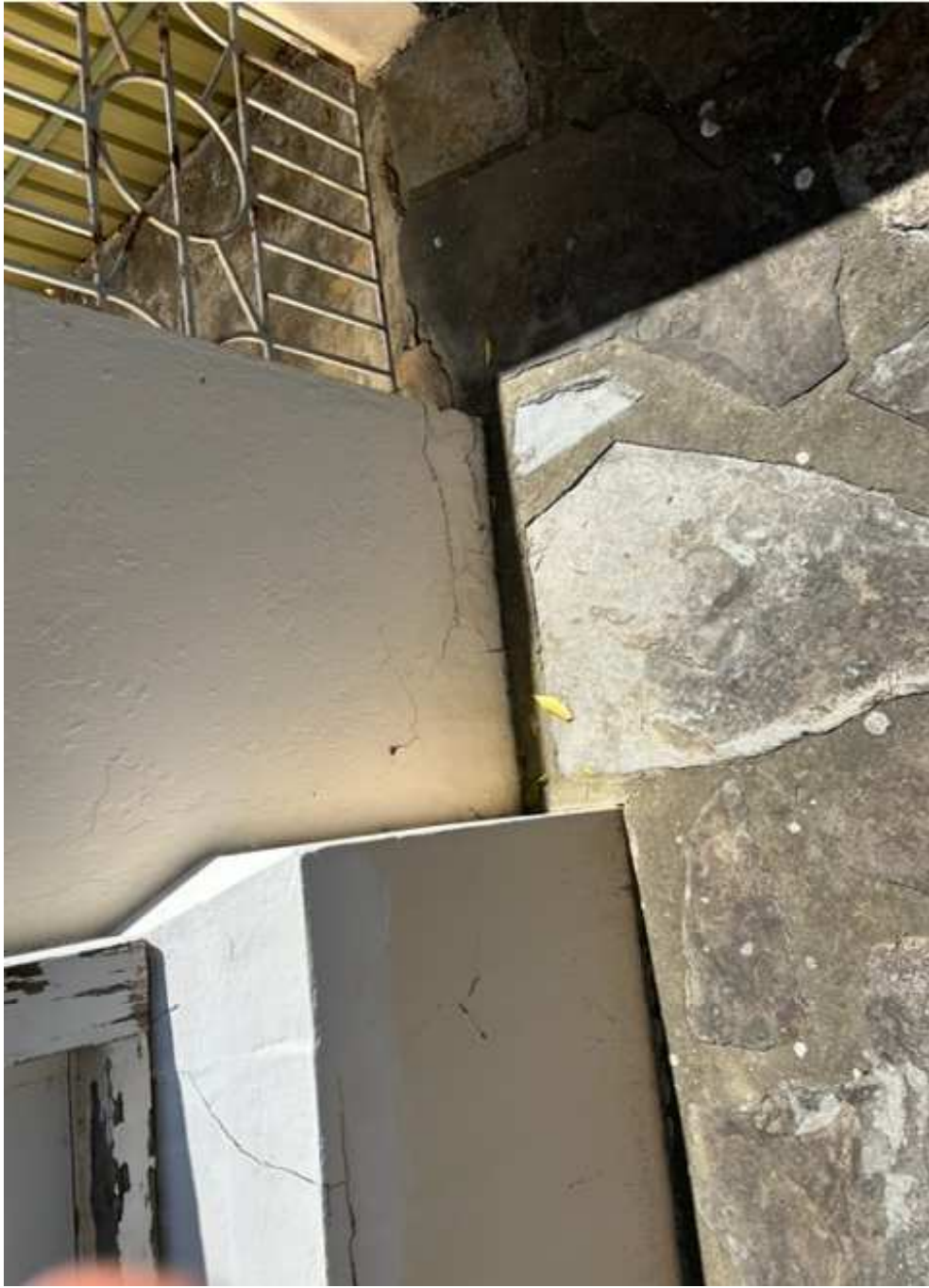






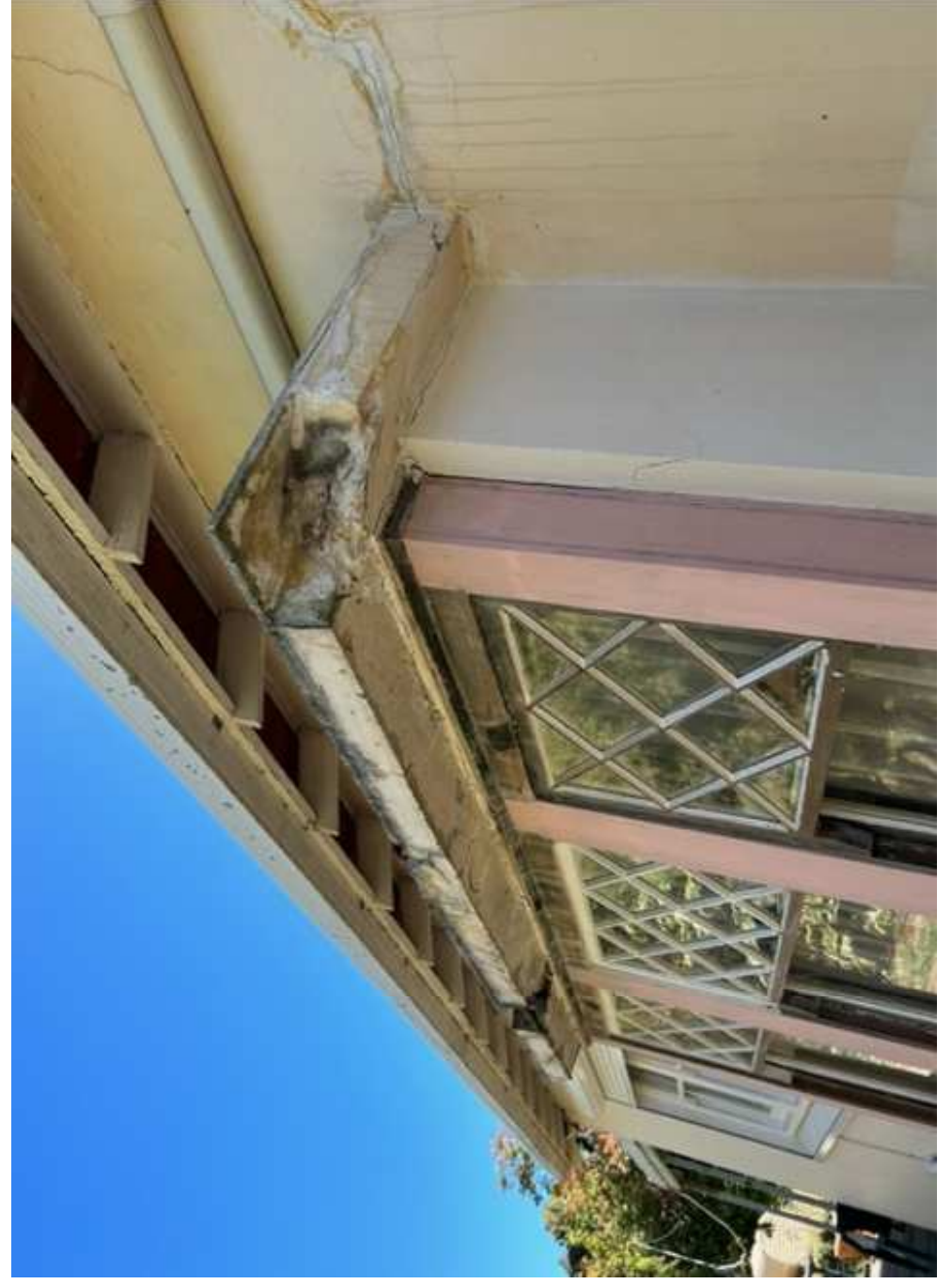










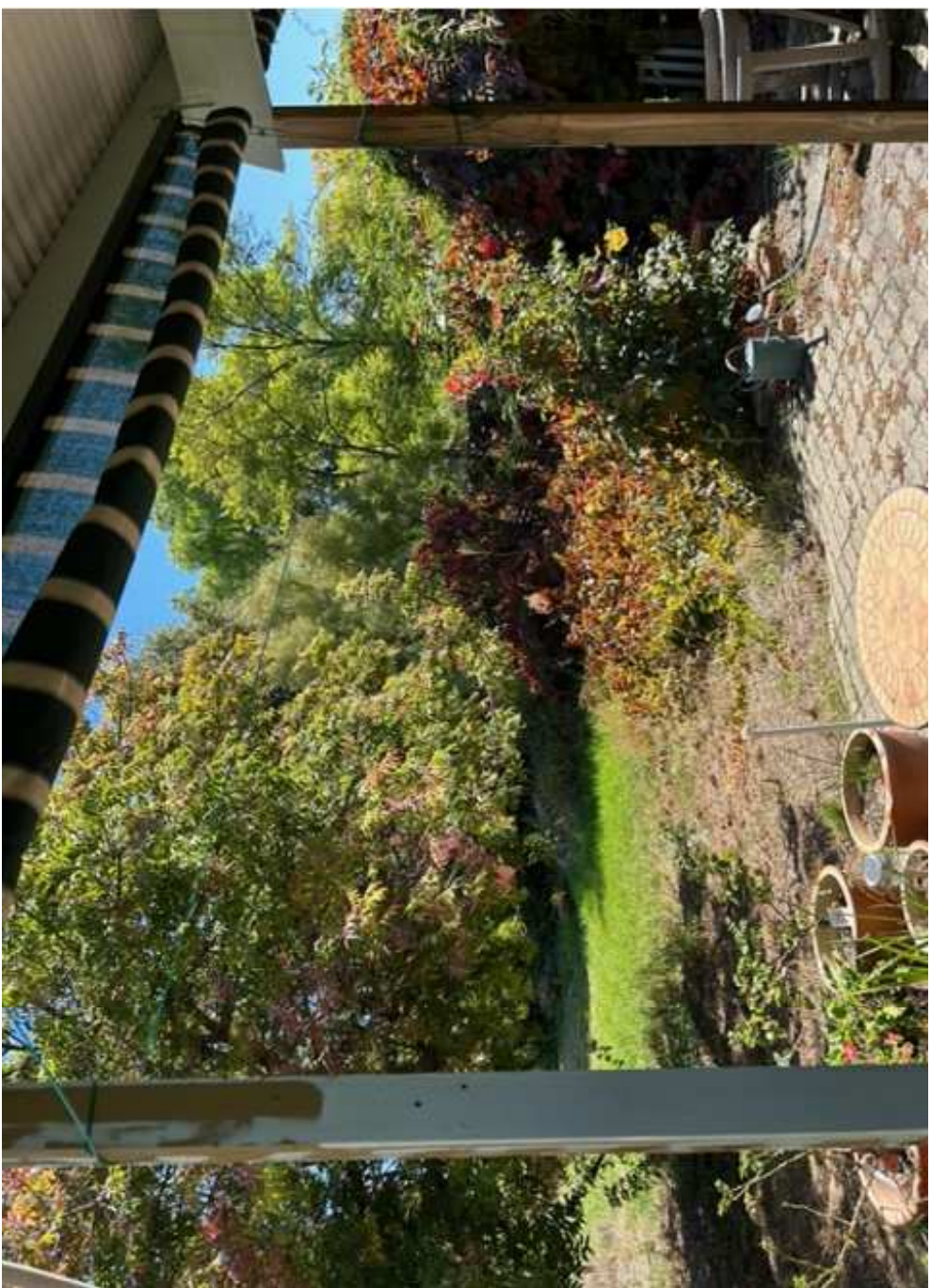










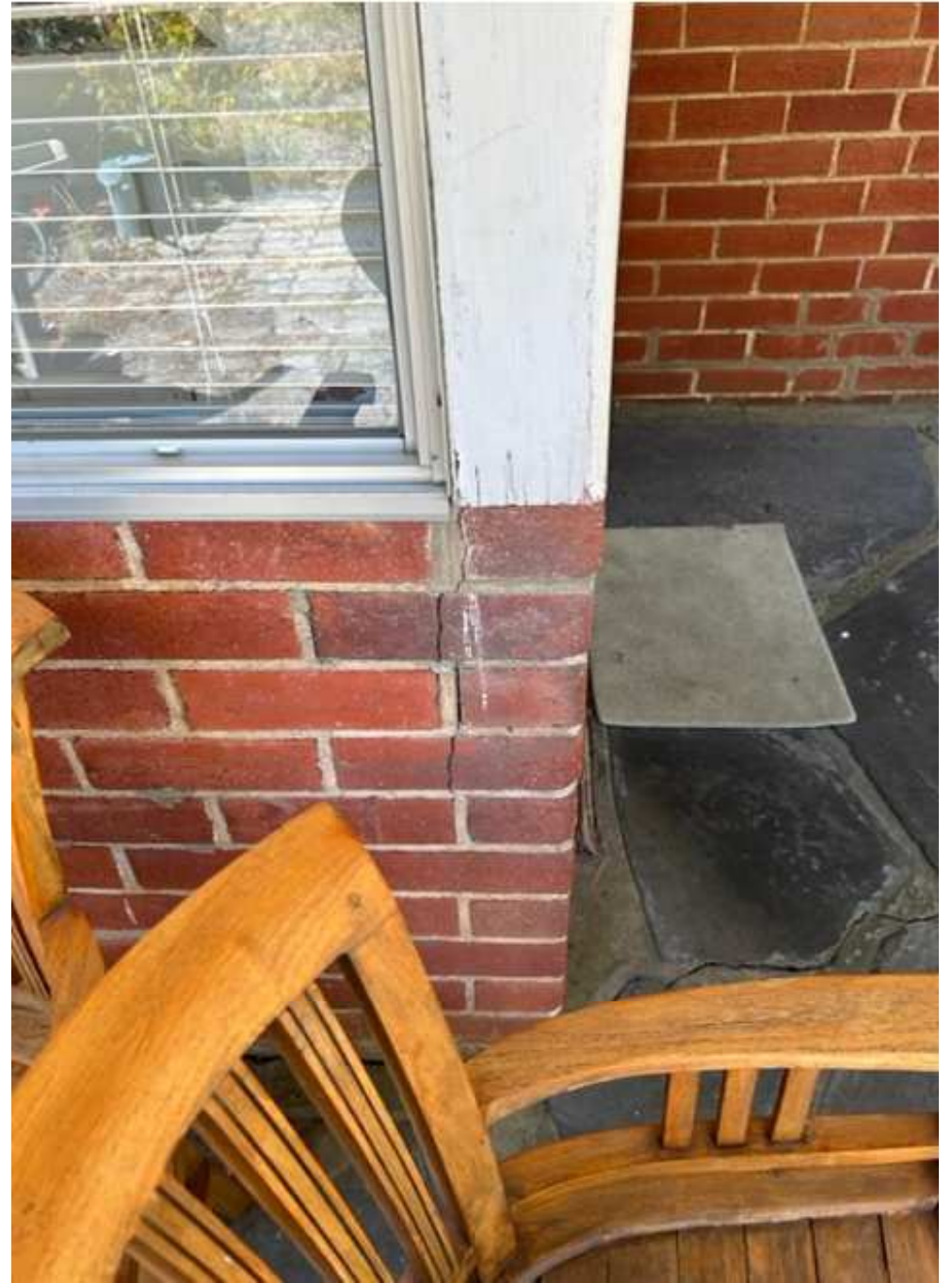




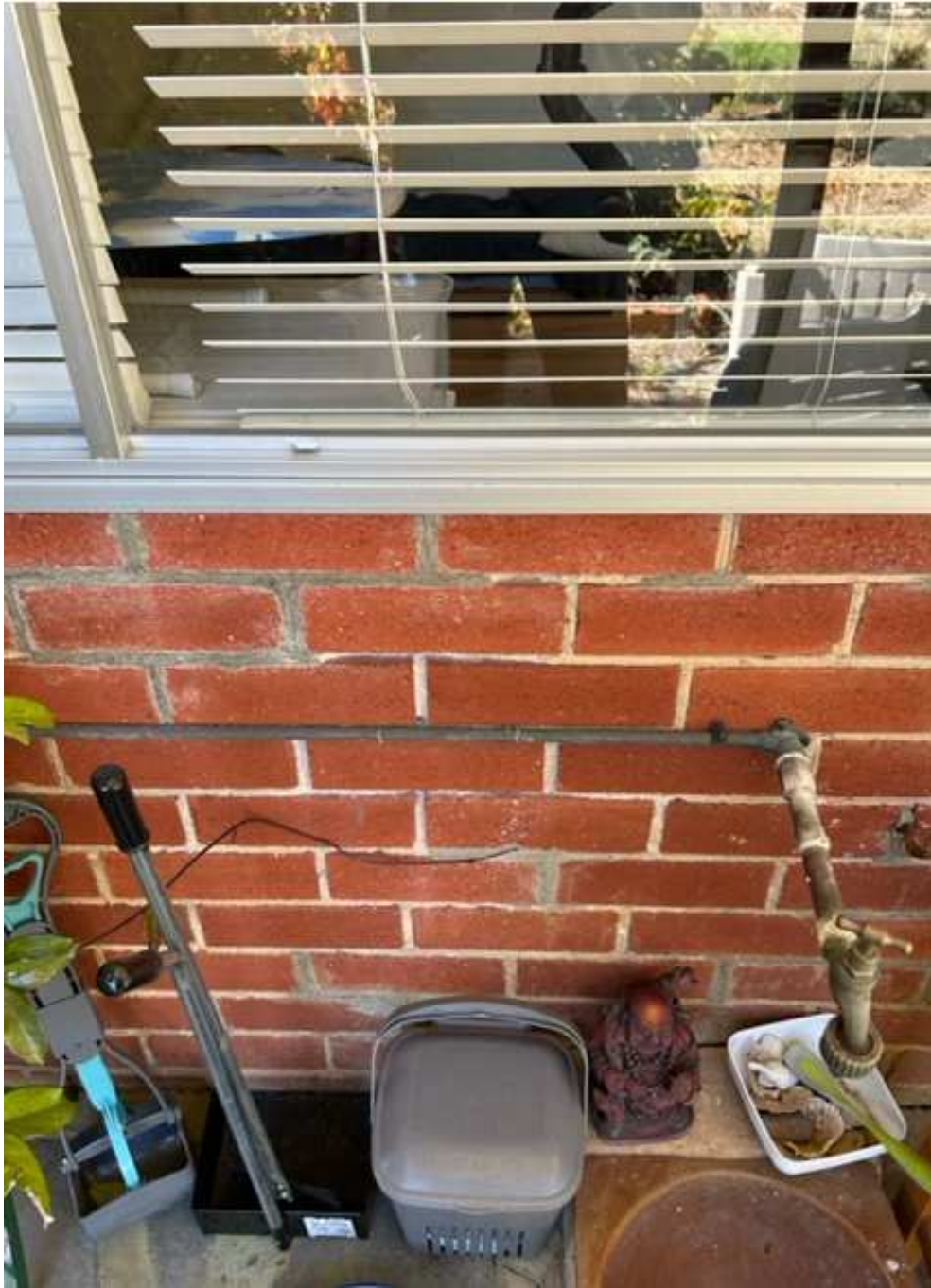










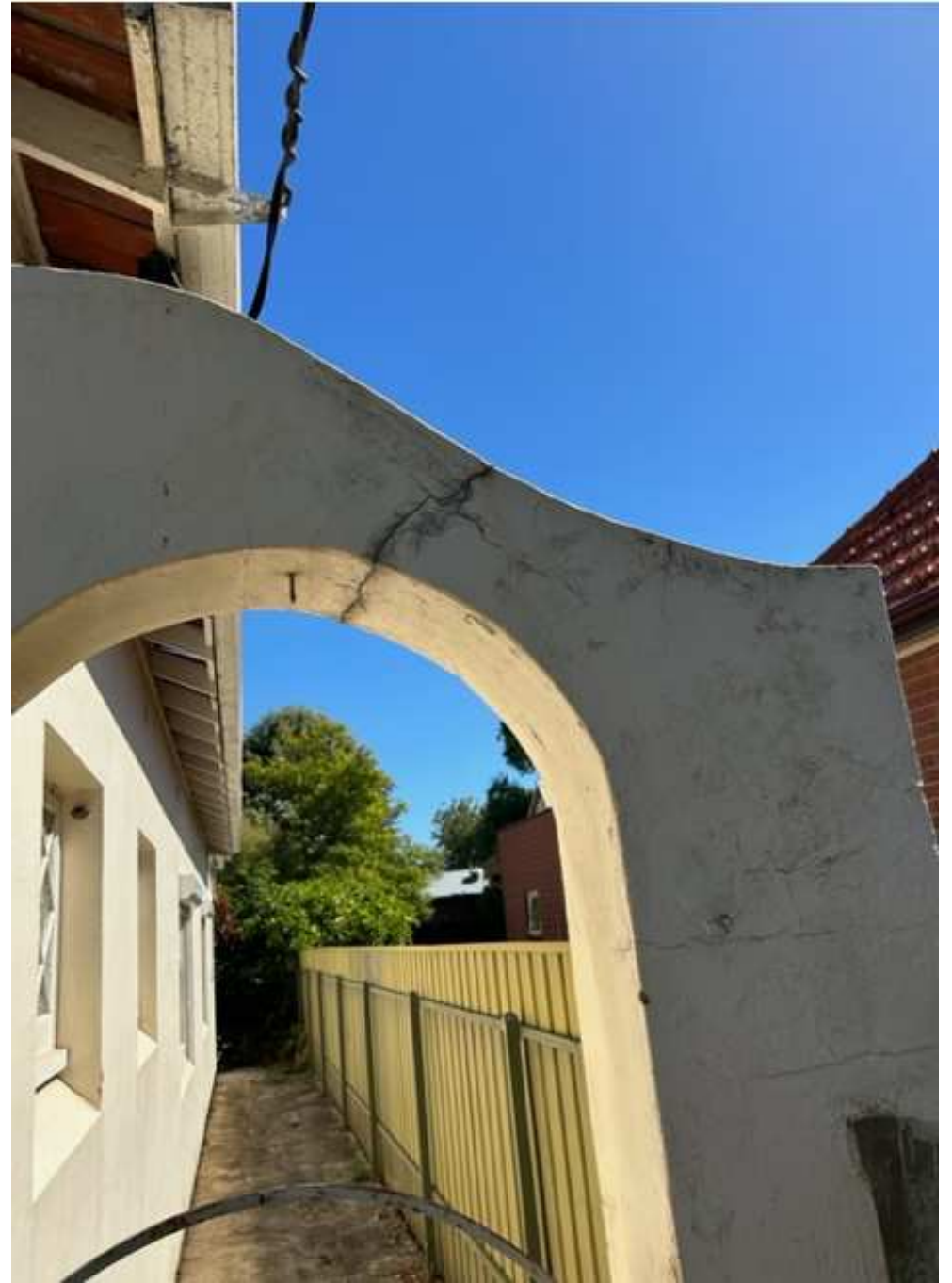














STEVENS  
ARCHITECTS  
PTY LTD

Architects and Heritage Consultants

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North Adelaide, SA 5006

Telephone: (08) 8267 1277  
Facsimile: (08) 8267 2585

**11 Williams Avenue, Glenelg East: Application ID: 23008590.**

**Proposed development: Demolition of existing dwelling, carport and garage.**

**Heritage advice to City of Holdfast Bay.**

**The subject place.**

The subject place is a dwelling. The dwelling is sited on a relatively large allotment in the context of the area.

The dwelling is built in the Inter-War Spanish Mission style and exhibits many of the typical features of the architectural style; asymmetrical front façade, stucco wall finish, relatively steeply-pitched hipped and gabled roof form, terracotta tiled roof, deep triple-arched portico, gable embellishments, decorative ironwork. The dwelling itself and the entry porch in particular are however oddly-proportioned.

The form, materials, style and appearance of the dwelling suggest that it is likely to have been built around 1935 or thereabouts.

The dwelling retains much of its early form and fabric. There appear to have been few changes over time.

The contribution of the dwelling to the prevailing historic character of the streetscape is not as substantial as its neighbouring and nearby dwellings of Inter-War vintage because of its more substantial front setback, unkempt garden setting, poor condition and unusual proportions.

**The proposed development.**

The proposed development involves demolition of the dwelling, attached carport and detached garage.

**Planning Code policy.**

The subject site is within the Established Neighbourhood Zone.

The subject site is subject to an Historic Area Overlay, Da Costa Park (HoB3).

The subject place is not a representative building nor a local or State heritage place.

**Assessment of heritage impact of the proposed development.**

The subject site is adjacent the Glenelg Primary School. The original headmaster's residence and 1929 infant school are listed as a local heritage place. The subject site is therefore subject to heritage adjacency policy. Demolition of the dwelling on the subject site however has no impact on the heritage value of the historic Glenelg Primary School buildings.



The subject dwelling dates from an era mentioned in the Historic Area Statement and is consistent with the building attributes mentioned therein.

Historic Area Overlay policy is of most relevance in considering the heritage impact of the proposed development.

HAO DO 1 seeks that:

*Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.*

HAO PO 1.1 states:

*All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*

HAO PO 7.1 deals specifically with demolition and states:

*Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*
- or*
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.*

As mentioned above, the dwelling demonstrates the historic characteristics as expressed in the Historic Area Statement. The relevant policy speaks against demolition of such places.

While it appears that there have been some changes to the dwelling over time, the front elevation of the dwelling does not appear to have been *substantially* altered, (my emphasis).

The test for demolition of the dwelling therefore predominantly rests on the structural integrity or safe condition of the building. In relation to matters of structural integrity and safety, I defer to the expertise of structural engineers.

The applicant has provided a structural engineering inspection report however the report does not specifically address the question of whether or not the dwelling is “beyond reasonable repair”. Council may therefore wish to seek additional information or their own opinion regarding the structural integrity and safe condition of the dwelling.

Having said that, it is of relevance that:

- The dwelling makes a less substantial contribution to streetscape character than adjacent and nearby Inter-War dwellings largely because of its substantial front setback, unkempt garden setting, poor condition and unusual proportions.
- The dwelling was not identified as a contributory item in the Glenelg Heritage Policies Review 1997 which informed the development plan policy that preceded the current Planning & Design Code policy.
- The dwelling was not included within the boundary of the recommended Da Costa Park Historic Conservation Zone in the Glenelg Heritage Policies Review 1997.
- The dwelling is located in the extreme south-western corner of the area subject to the Historic Area Overlay policy. It is not therefore integral to a continuous streetscape character.

- The dwelling is oddly-proportioned and there are better examples of Inter-War Spanish Mission style dwellings in the area including the dwellings at 4 and 6 Rugless Terrace (local heritage places).

I would be pleased to answer any questions that you may have regarding this heritage advice.

Andrew Stevens.

Heritage Advisor.

23 May 2023.

## Michael Gates

---

**From:** Read R&J <rre572196@bigpond.com>  
**Sent:** Saturday, 27 May 2023 11:52 PM  
**To:** Michael Gates  
**Subject:** RE: 11 Williams Street Glenelg East

Hi Michael

I have reviewed the engineering report and the attached photographs.

In my view the engineer is correct that it would be very difficult to satisfactorily renovate this building.

As noted the footings are likely to be inadequate and thus further movement and cracking are inevitable.

Also the cantilever concrete slabs are a severe risk of sudden failure.

Unless the building is of very significant heritage value, demolition may be the wisest option.

Regards

Richard Read CPEng Building Surveyor

**LIABILITY LIMITED BY A SCHEME APPROVED UNDER  
PROFESSIONAL STANDARDS LEGISLATION**



Member  
Australian Institute of Building Surveyors  
Professional Standards Scheme

---

**From:** Michael Gates [mailto:mgates@holdfast.sa.gov.au]  
**Sent:** Friday, 26 May 2023 2:19 PM  
**To:** rre572196@bigpond.com  
**Subject:** 11 Williams Street Glenelg East

Hi Richard

Can you please review the attached document and provide your opinion as to whether this sufficiently satisfies demolition on the basis that the condition of the dwelling is beyond repair. The proposal is for demolition of a dwelling in a Historic Conservation area. As it is in the historic area it requires planning consent. The proposal presents a character that is reasonably consistent with the Zone, so the assessment is based on the condition of the dwelling.

Please contact me if you need further information.

Thanks  
Michael



**MICHAEL GATES**

Development Services Lead

City of Holdfast Bay

08 8229 9957

[mgates@holdfast.sa.gov.au](mailto:mgates@holdfast.sa.gov.au)

[holdfast.sa.gov.au](http://holdfast.sa.gov.au)



Brighton Civic Centre

24 Jetty Road, Brighton SA 5048



I acknowledge the traditional custodians of the lands and waters where we live and work, and pay my respects to Elders past, present and emerging. The City of Holdfast Bay sits proudly on Kaurna land and we respect the continual cultural connection, heritage and beliefs that remain important to Kaurna people today.

The City of Holdfast Bay advises that, in order to comply with its obligations under the State Records Act 1997 and the Freedom of Information Act 1991, email messages may be monitored and/or accessed by Council staff and (in limited circumstances) third parties. The contents of this email are confidential and may be subject to copyright. This email is intended only for the addressee(s). If you have received this email in error please immediately advise the sender by return email and delete the message from your system. Use, disclosure or reproduction of this email by anyone other than the intended recipient(s) is strictly prohibited. No representation is made that the email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. All references to 'email' include references to attachments to the email. If you believe that you have been spammed please email



[mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au) to report your complaint. If you have received this email by being on a subscription list and you wish to be removed, please forward this email to [mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au). You will be removed within 5 working days.

# Details of Representations

## Application Summary

Application ID	23008590
Proposal	demolition of existing residence
Location	11 WILLIAMS AV GLENELG EAST SA 5045

## Representations

### Representor 1 - James Veritay

Name	James Veritay
Address	5a Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	15/05/2023 08:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

**Reasons**

After reviewing the incredibly biased building report I do not think that there is sufficient evidence that the dwelling which is currently inhabited is in an un repairable state. The building report does show areas of the home which do require maintenance but no more than to be expected with a house of this age. I have worked in the building industry for the last 18 years and have quite a vast and knowledgable understanding of common building practices. The building report has been written with an agenda in mind and does not in anyway accurately describe the current state of the home in concern nor its foundations. I have been in and around the home on several occasions myself and know exactly what does and does not need doing. 11 Williams Ave was actually the first house to be built on the western side of Williams Ave. It's construction started in the 1920's and so the home is coming up to 100 years old. It does require maintenance I am not disagreeing however if this property was to be demolished the current nature of the street and charm of the area would be tarnished and irreversible. If you would like anymore information or have any questions please feel free to contact me.

## Attached Documents

## Representations

### Representor 2 - David Muldoon

Name	David Muldoon
Address	3 William Avenue GLENELG EAST SA, 5045 Australia
Submission Date	21/05/2023 06:07 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
<b>Reasons</b> This engineers report has been written with an agenda, it is clearly a pay for comment report, it only suggests the type of foundation, more investigation is required.	

### Attached Documents

11-Williams-Avenue,-Glenelg-East-Objection-1224921.pdf



**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manger,

I wish to submit my objection to the demolition application (ID 23008590) at 11 William Avenue, Glenelg East.

The land is located within the Historic Area Overlay where demolition control must have consideration to the buildings historic characteristics and ability to reasonably restore in a manner consistent with the building's original style and the structural integrity/condition and the ability to reasonably restore the building.

Whilst the dwelling is not listed as a 'representative building' by the Planning and Design Code it is my opinion that the dwelling has characteristics that are consistent with the Da Costa Historic Area Statement.

Below is the Attributes Table of the Da Costa Historic Area and reference to the 11 Williams Avenue dwelling's characteristics.

	<b>Attributes</b>	<b>11 Williams Avenue, Glenelg East attributes</b>
Eras, themes and context	1923 subdivision.  1920s - 1930s dwellings.	House construction started in the late 1920's. It was the first house to be constructed on the western side of Williams Ave.
Allotments, subdivision and built form patterns	Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.  Garden city theory in practice.  The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.  Large allotments with large frontages.  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.	Large allotments with large frontages  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.

Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandahs and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>	Spanish mission
Building height	Single storey.	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p> <p>Brick, sandstone, and stucco and part-rendered finishes.</p>	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled</p> <p>Brick and stucco finishes</p>

	<p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>	
Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>	Low rock faced sandstone
Setting, landscaping, streetscape and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees.</p> <p>Relatively wide streets.</p>	Located on William Avenue
Representative Buildings	Identified - refer to SA planning database.	Not identified

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style
- or
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.



In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineers report that clearly has not undertaken a full assessment of the footings as evident from the comment on page 2 of the engineers report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement"*

(underlining added)

The applicant's engineers report does not speak to an option of reasonable restoration through the possibility of underpinning or the like, merely it concludes demolition is the only option based on an assumed footing type. The applicant's engineer should undertake a full investigation and assessment to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in William Street and the wider Da Costa Historic Area Statement and warrants retention.

It is my view that the applicant's engineer has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings) and seek Council undertake an independent engineer's report or review.

I object to the application and wish to be heard before the Council Assessment Panel in support of my objection.

Regards

James Veritay & Chris Philbrook

0439 092 777

5a Williams Ave

Glenelg East, SA 5045

## Representations

### Representor 3 - Katrina Fitzpatrick

Name	Katrina Fitzpatrick
Address	3 William Avenue GLENELG EAST SA, 5045 Australia
Submission Date	21/05/2023 06:26 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
<b>Reasons</b> This engineers report has been written with an agenda, it is clearly a pay for comment report, it only suggests the type of foundation, more investigation is required.	

### Attached Documents

11-Williams-Avenue,-Glenelg-East-Objection-1224925.pdf

**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manger,

I wish to submit my objection to the demolition application (ID 23008590) at 11 William Avenue, Glenelg East.

The land is located within the Historic Area Overlay where demolition control must have consideration to the buildings historic characteristics and ability to reasonably restore in a manner consistent with the building's original style and the structural integrity/condition and the ability to reasonably restore the building.

Whilst the dwelling is not listed as a 'representative building' by the Planning and Design Code it is my opinion that the dwelling has characteristics that are consistent with the Da Costa Historic Area Statement.

Below is the Attributes Table of the Da Costa Historic Area and reference to the 11 Williams Avenue dwelling's characteristics.

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Allotments, subdivision and built form patterns	Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.  Garden city theory in practice.  The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.  Large allotments with large frontages.  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.	Large allotments with large frontages  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.



Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandahs and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>	Spanish mission
Building height	Single storey.	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p> <p>Brick, sandstone, and stucco and part-rendered finishes.</p>	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled</p> <p>Brick and stucco finishes</p>

	<p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>	
Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>	Low rock faced sandstone
Setting, landscaping, streetscape and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees.</p> <p>Relatively wide streets.</p>	Located on William Avenue
Representative Buildings	Identified - refer to SA planning database.	Not identified

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style
- or
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.

In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineers report that clearly has not undertaken a full assessment of the footings as evident from the comment on page 2 of the engineers report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement"*

(underlining added)

The applicant's engineers report does not speak to an option of reasonable restoration through the possibility of underpinning or the like, merely it concludes demolition is the only option based on an assumed footing type. The applicant's engineer should undertake a full investigation and assessment to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in William Street and the wider Da Costa Historic Area Statement and warrants retention.

It is my view that the applicant's engineer has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings) and seek Council undertake an independent engineer's report or review.

I object to the application and wish to be heard before the Council Assessment Panel in support of my objection.

Regards

James Veritay & Chris Philbrook

0439 092 777

5a Williams Ave

Glenelg East, SA 5045



## Representations

### Representor 4 - Maurine Redden

Name	Maurine Redden
Address	5 Williams Avenue GLENELG EAST SA, 5045 Australia
Submission Date	22/05/2023 07:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
<b>Reasons</b> I believe this engineers report has been written with an agenda, it is clearly a pay for comment report, it only suggests the type of foundation, more investigation is required. There should be renovation keeping the character of the home.	

### Attached Documents

11-Williams-Avenue,-Glenelg-East-Objection-1224981.pdf

**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manager,

I wish to submit my objection to the demolition application (ID 23008590) at 11 Williams Avenue, Glenelg East.

The land is located within the Historic Area Overlay. Therefore, the demolition control must have consideration to the building's historic characteristics and ability to reasonably restore in a manner consistent with the building's original style and the structural integrity/condition and the ability to reasonably restore the building.

Whilst the dwelling is not listed as a 'representative building' by the Planning and Design Code it is my opinion that the dwelling has characteristics that are consistent with the Da Costa Historic Area Statement.

Below is the Attributes Table of the Da Costa Historic Area and reference to the 11 Williams Avenue dwelling's characteristics.

	<b>Attributes</b>	<b>11 Williams Avenue, Glenelg East attributes</b>
Eras, themes and context	1923 subdivision.  1920s - 1930s dwellings.	House construction started in the late 1920's. It was the first house to be constructed on the western side of Williams Ave.
Allotments, subdivision and built form patterns	Subdivision is indicative of 1920's town planning with angled, diagonal streets centred radially around a central park or reserve.  Garden city theory in practice.  The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.  Large allotments with large frontages.  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.	Large allotments with large frontages          Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.

Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandas and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>	Spanish mission
Building height	Single storey	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p> <p>Brick, sandstone, and stucco and part-rendered finishes.</p>	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled</p> <p>Brick and stucco finishes</p>

	<p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>	
Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>	Low rock faced sandstone
Setting, landscaping, streetscape and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees.</p> <p>Relatively wide streets.</p>	Located on Williams Avenue
Representative Buildings	Identified - refer to SA planning database.	Not identified

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style
- or
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.



In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineer's report that clearly has not undertaken a full assessment of the footings as evident from the comment on page 2 of the engineer's report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement".*

(Underlining added)

The applicant's engineers report does not speak to an option of reasonable restoration through the possibility of underpinning or the like, merely it concludes demolition is the only option based on an assumed footing type. The applicant's engineer should undertake a full investigation and assessment to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in Williams Avenue and the wider Da Costa Historic Area Statement. This warrants retention.

It is my view that the applicant's engineer has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings) and seek Council undertake an independent engineer's report or review.

I object to the application and wish to be heard before the Council Assessment Panel in support of my objection.

Regards

Maurine Redden

0414594818

5 Williams Ave

Glenelg East, SA 5045

## Representations

### Representor 5 - Cheryl and John Wright

Name	Cheryl and John Wright
Address	24 Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	23/05/2023 03:29 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
<b>Reasons</b>	

## Attached Documents

11-Williams-Avenue-Glenelg-East-Objection-1225592.pdf

**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manager,

We wish to submit an objection to the demolition application (ID 23008590) at 11 Williams Avenue, Glenelg East.

The land is located within the Historic Area Overlay where demolition control must give consideration to the building's historic characteristics and ability to reasonably restore in a manner consistent with the building's original style and the structural integrity/condition and the ability to reasonably restore the building.

11 Williams Ave House construction started in the late 1920's. It was the first house to be constructed on the western side of Williams Ave. It is a single storey Spanish Mission style and has characteristics that are consistent with the Da Costa Historic Area Statement. Whilst a little rundown the building is not, in our view, beyond repair. It is in fact a lovely building and in our view well worth restoring.

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

*Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*
- or*
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.*

In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineer's report that clearly has not undertaken a full assessment of the footings as evident from the comment on page 2 of the engineers report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement"*

(underlining added)

The applicant's engineers report does not speak to an option of reasonable restoration through the possibility of underpinning or the like, merely it concludes demolition is the only option based on an **assumed** footing type. The applicant's engineer should undertake a full investigation and assessment

to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding “Representative Buildings” in Williams Avenue and the wider Da Costa Historic Area Statement and warrants retention.

The lack of assessment of footings by the the applicant’s engineer means that, in our view, the structural integrity of the dwelling has not been adequately assessed.

We seek that Council

- A) instructs the applicant’s engineer to undertake a full investigation and assessment to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.
- B) undertakes an independent engineer’s report or review

We object to the application.

Regards

Cheryl and John Wright

24 Williams Avenue

Glenelg East 5045



## Representations

### Representor 6 - Andrea and Stephen Blanch

Name	Andrea and Stephen Blanch
Address	9 Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	28/05/2023 07:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in Williams Avenue and the wider Da Costa Historic Area Statement and warrants retention. Planning consent should be refused at this stage. In our view the applicant's engineer report is limited; has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings); and has not entertained the possibility of restoration and how this might be achieved. We respectfully request that Council undertake an independent assessment of the dwelling. If this dwelling is demolished, it is permanently erased and lost to the Da Costa Historic Area. A loss to our neighbourhood.

## Attached Documents

11-Williams-Avenue-Glenelg-East-Objection-1227813.pdf

**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manager,

We wish to submit our objection to the demolition application (ID 23008590) at 11 Williams Avenue, Glenelg East.

The land is located within the Historic Area Overlay of Da Costa Park Historical Area where demolition control must have consideration for:

- the building's historic characteristics
- the ability to reasonably restore the dwelling in a manner consistent with the building's original style
- maintaining the predominant streetscape character

Whilst the dwelling is not listed as a 'representative building' by the Planning and Design Code, it is a unique historic dwelling that has characteristics that are consistent with the Da Costa Historic Area Statement.

Below is the Attributes Table for the Da Costa Historic Area and is referenced to the 11 Williams Avenue dwelling's characteristics.

	<b>Attributes</b>	<b>11 Williams Avenue, Glenelg East attributes</b>
Eras, themes and context	1923 subdivision.  1920s - 1930s dwellings.	House construction started in the late 1920's. It was the first house to be constructed on the western side of Williams Ave.
Allotments, subdivision and built form patterns	Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.  Garden city theory in practice.  The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.  Large allotments with large frontages.  Consistent, large front setbacks.	Large allotments with large frontages  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.

	Side setbacks provide visual spacing between dwellings.	
Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandahs and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>	<p>Spanish mission</p> <p>Deep verandah/porch</p> <p>Original low scale garage Carport addition</p>
Building height	Single storey.	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p>	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled</p> <p>Brick and stucco finishes</p>

	<p>Brick, sandstone, and stucco and part-rendered finishes.</p> <p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>	
Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>	Low rock faced sandstone
Setting, landscaping, streetscape and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees.</p> <p>Relatively wide streets.</p>	Located on Williams Avenue
Representative Buildings	Identified - refer to SA planning database.	Not identified

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style

*or*



- b) the structural integrity or safe condition of the original building is beyond reasonable repair.

In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineer's report completed by Zafiris & Associates that cites a number of structural issues, predominantly cracking and footings. The footings issue has clearly not been fully assessed as stated in the comment on page 2 of the report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement"*

This report does not discuss the option of reasonable restoration through underpinning or other technologies available today. It merely concludes demolition is the only option based on an assumed footing type and other structural issues. We have seen many dwellings in far worse condition than 11 Williams Avenue, Glenelg East restored. We believe that the furnished report is a "fit for purpose report" and that further investigation is required with a view as to whether restoration can be the preferred outcome.

In addition, the interior of this dwelling has unique characteristics with a set of pillars designating the transition from living area to dining area.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in Williams Avenue and the wider Da Costa Historic Area Statement and warrants retention.

In our view the applicant's engineer report is limited; has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings); and has not entertained the possibility of restoration and how this might be achieved. We respectfully request that Council undertake an independent assessment of the dwelling.

If this dwelling is demolished, it is permanently erased and lost to the Da Costa Historic Area. A loss to our neighbourhood.

We object to the application.

Regards

Andrea and Stephen Blanch

9 Williams Ave

Glenelg East, SA 5045

Contact Number: 0403 760 446 Andrea Blanch

## Representations

### Representor 7 - Mrs Smith

Name	Mrs Smith
Address	Maxwell Terrace GLENELG EAST SA, 5045 Australia
Submission Date	29/05/2023 03:07 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

There are no specific reasons i feel like consent should be refused besides the fact that I feel that glenelg east is such a wonderful neighbourhood and bares the fruit of 100 year old soulfully and heartfelt designed classics. It is a shame to see them bulldozed over and have made room for some ill designed 2023 dwelling where quantify over qualify has become the motto. Why are at least the frontage of these homes not protected. So that at least the character of the home and the character curb appeal remains? That way the home owner could design the house they want but keep the front with a wink to the past. They do this is new developments in all neighbouring neighbourhoods. Preserving that link to what once was isnt denying the future. It is saving a little snippet of the past. A little glimpse back into the past. The home is not just old the home represents where we came from.

### Attached Documents

## Representations

### Representor 8 - STEPHEN SALVEMINI

Name	STEPHEN SALVEMINI
Address	1/30 WILLIAMS AVE GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 09:20 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

To the assessment manager, I wish to oppose the demolition of 11 Williams Avenue, Glenelg East. I do not think that the current pay for commitment engineers report has proven enough evidence of the true structural integrity of the dwelling. Glenelg East is a highly sought after area because of its homes and lack of redevelopment and should be kept that way. this home displays many heritage features and retains its original street appeal to this day. Please save 11 Williams Avenue, Glenelg East Thank you, Stephen.

### Attached Documents

## Representations

### Representor 9 - Alana Mazurke

Name	Alana Mazurke
Address	22a Williams Avenue GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 10:41 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

#### Reasons

I don't wish to stand in the way of progress, though I do wish to understand the limitations that will apply to the developer to ensure any redevelopment aligns with community expectations and needs. This includes the proposed schematic designs and ensuring these are communicated at an early enough stage within the design phase of the project to be able to influenced by community expectations. Given the busyness of the street at the best of times, I wish to understand the required traffic management plan/s and ensure they align with community needs.

### Attached Documents



## Representations

### Representor 10 - Alison Sorell

Name	Alison Sorell
Address	12a Young St, Glenelg East ADELAIDE SA, 5045 Australia
Submission Date	30/05/2023 02:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

To the assessment manager I wish to oppose the demolition of 11 Williams Avenue, Glenelg East. I do not think that the current 'pay for comment' engineers report has proven enough evidence of the true structural integrity of the dwelling. Glenelg East is a highly sought after area because of its character homes and lack of redevelopment and should be kept this way. We don't want to live in a suburb that looks like Morpettville or Plympton - please don't destroy our character and charm. This home displays many heritage features and retains its original art deco appeal to this day. Please save this house! Please don't turn our beautiful streets into houses full of cheap beige tissue box houses! Thank you Alison Sorell

### Attached Documents

## Representations

**Representor 11** - Jill McDonald

Name	Jill McDonald
Address	16 Short Ave GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 02:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

### Reasons

I oppose the demolition of 11 Williams Ave Glenelg East. This Spanish Mission style house comprises part of the Da Costa Park Historic Conservation Zone. As a homeowner in this zone we are required to adhere to the Holdfast Bay and SA Planning "overlay of zone regulations" when maintaining and improving our residences. This unique property should remain intact! New owners (not developers) have an opportunity to restore the house and maintain the authentic streetscape of this historic zone.

## Attached Documents

## Representations

**Representor 12** - Lina Zannoni

Name	Lina Zannoni
Address	10 Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 03:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

### Reasons

To the Assessment Manager I wish to oppose the demolition of 11 Williams Ave Glenelg East. Glenelg East is a highly sought after area because of its beautiful character homes, many of which have retained their heritage features. Home owners in the area take pride and care of these homes and gardens, creating safe, friendly and well cared for neighbourhood. The demolishing of this home and proposed development will alter the original appeal of this area, bring extra traffic and parking problems, and increased safety concerns as Williams Ave is situated new Glenelg Primary School. Please save this site. Thankyou Lina Zannoni

## Attached Documents

## Representations

### Representor 13 - Jennifer Attard

Name	Jennifer Attard
Address	13 Young Street GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 04:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

I wish to OPPOSE the demolition of 11 Williams Avenue, Glenelg East. I do not think that the current pay for comment engineers report has proven enough evidence of the true structural integrity of the dwelling. Glenelg East is a highly sought after area because of its homes and lack of redevelopment and should be kept that way. This home displays significant heritage features and retains its original street appeal to this day. Once gone, we can never regain the beauty of the area and the younger generation learn of our architecture of years gone. One down, which will open the gates for many more applications. Please save 11 Williams Avenue, Glenelg East. Thank you Jennifer & Charlie Attard

### Attached Documents



## Representations

### Representor 14 - Tony Lunniss

Name	Tony Lunniss
Address	4 Short Avenue GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 07:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

#### Reasons

I wish to strongly oppose the demolition of 11 Williams Avenue Glenelg East. I do not think that the current pay for comment engineers report has proven enough evidence of the true structural integrity of the dwelling. Glenelg East is a highly sought after area because of its homes and lack of redevelopment and should be kept that way. Apart from the damage to the streetscape, it will also undermine the integrity and value of the other houses in the area. This home displays many heritage features and retains its original street appeal to this day. Please do not allow the house to be demolished and save 11 Williams Avenue Glenelg East.

### Attached Documents

## Representations

### Representor 15 - Sharron Lunniss

Name	Sharron Lunniss
Address	4 Short Avenue GLENELG EAST SA, 5045 Australia
Submission Date	30/05/2023 07:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

I wish to strongly oppose the demolition of 11 Williams Avenue Glenelg East. I do not think that the current pay for comment engineers report has proven enough evidence of the true structural integrity of the dwelling. Glenelg East is a highly sought after area because of its homes and lack of redevelopment and should be kept that way. Apart from the damage to the streetscape, it will also undermine the integrity and value of the other houses in the area. This home displays many heritage features and retains its original street appeal to this day. Please do not allow the house to be demolished and save 11 Williams Avenue Glenelg East.

### Attached Documents

## Representations

### Representor 16 - Sharyn Campbell

Name	Sharyn Campbell
Address	2/30 Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	31/05/2023 04:15 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

#### Reasons

I oppose the demolition of 11 Williams Ave Glenelg East. I feel that the comments by the Engineer is based on presumptions and options. There is no evidence presented in relation to exactly what type of footings they are. There are opinions eg "my opinion is the cracks will soon open up again. My understanding is there hasn't been any work done on the house for 30 years so why presume the cracks will soon open up? Refers 5 - 15mm wide cracks. My neighbour had at least 15mm cracks running at least a third of the way the lounge room walls which were successfully fixed with no further opening after at least 5 years. My maisonette is directly opposite number 11 and I have 4 trees in a row 1.5 meters from the house and this has not caused any cracking. There is no mention in this report as to what can be restored.

### Attached Documents

## Representations

### Representor 17 - Chris Wright

Name	Chris Wright
Address	24 Williams Avenue GLENELG EAST SA, 5014 Australia
Submission Date	31/05/2023 04:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

I do not support the demolition of 11 Williams Avenue Glenelg East. I do not feel the engineers report of issues with the structural integrity is fair and correct. This is a character home that could be easily restored to exemplify its period features. This would also help preserve the residential character of the area.

### Attached Documents



## Representations

**Representor 18** - Chris Philbrook

Name	Chris Philbrook
Address	5A Williams Ave GLENELG EAST SA, 5045 Australia
Submission Date	31/05/2023 08:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

### Reasons

To the assessment manager, The specific reasons I believe planning consent should be refused in regards to the demolition of 11 Williams Ave Glenelg East. I do not see that the current pay for comment engineers report has proven or supplied enough evidence of the true structural integrity of the dwelling nor its foundations. Glenelg East is a highly sought after area because of its homes and lack of redevelopment and should be kept that way. This home displays many heritage and retains its original street appeal to this day. Please save 11 Williams Avenue Glenelg East. Thank you Chris Philbrook

## Attached Documents

11-Williams-Avenue,-Glenelg-East-Objection-1229383.pdf

**Attention: Planning Department, City of Holdfast Bay**

**Application ID : 23008590**

**Address: 11 Williams Avenue, Glenelg East**

To the Assessment Manager,

I wish to submit my objection to the demolition application (ID 23008590) at 11 Williams Avenue, Glenelg East.

The land is located within the Historic Area Overlay where demolition control must have consideration to the buildings historic characteristics and ability to reasonably restore in a manner consistent with the building's original style and the structural integrity/condition and the ability to reasonably restore the building.

Whilst the dwelling is not listed as a 'representative building' by the Planning and Design Code it is my opinion that the dwelling has characteristics that are consistent with the Da Costa Historic Area Statement.

Below is the Attributes Table of the Da Costa Historic Area and reference to the 11 Williams Avenue dwelling's characteristics.

	<b>Attributes</b>	<b>11 Williams Avenue, Glenelg East attributes</b>
Eras, themes and context	1923 subdivision.  1920s - 1930s dwellings.	House construction started in the late 1920's. It was the first house to be constructed on the western side of Williams Ave.
Allotments, subdivision and built form patterns	Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.  Garden city theory in practice.  The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.  Large allotments with large frontages.  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.	Large allotments with large frontages  Consistent, large front setbacks.  Side setbacks provide visual spacing between dwellings.

Architectural styles, detailing and built form features	<p>Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 25 to 35 degrees.</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandas and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>	Spanish mission
Building height	Single storey.	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing.</p> <p>Brick, sandstone, and stucco and part-rendered finishes.</p>	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled</p> <p>Brick and stucco finishes</p>

	<p>Roofing, facades and fenestration in natural red brick and terracotta colouration.</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>	
Fencing	<p>Fencing associated with the era and style of the building, and providing views to the building.</p> <p>Woven wire.</p> <p>Low masonry with geometric steel.</p> <p>Low masonry (stepped).</p> <p>Low masonry fencing (often stepped).</p> <p>Low Rock face sandstone.</p> <p>Hedging.</p>	Low rock faced sandstone
Setting, landscaping, streetscape and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees.</p> <p>Relatively wide streets.</p>	Located on Williams Avenue
Representative Buildings	Identified - refer to SA planning database.	Not identified

When assessing demolition of the dwelling the Historic Area Overlay PO 7.1 states that:

*PO 7.1*

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style
- or
- b) the structural integrity or safe condition of the original building is beyond reasonable repair.

In reference to PO 7.1, the dwelling's front elevation has not been substantially altered and therefore clause (b) must be satisfied.

The applicant has provided an engineers report that clearly has not undertaken a full assessment of the footings as evident from the comment on page 2 of the engineers report:

*"Considering the footing systems used in the period that this house was constructed we suggest it would be bluestone footings which would offer very little resistance to any soil movement"*

(underlining added)

The applicant's engineers report does not speak to an option of reasonable restoration through the possibility of underpinning or the like, merely it concludes demolition is the only option based on an assumed footing type. The applicant's engineer should undertake a full investigation and assessment to provide evidence of why restorative measures cannot be undertaken in this case to support the demolition.

### **Conclusion**

The existing dwelling has characteristics that are consistent with the surrounding "Representative Buildings" in Williams Ave and the wider Da Costa Historic Area Statement and warrants retention.

It is my view that the applicant's engineer has not adequately assessed the structural integrity of the dwelling (by the lack of assessment of footings) and seek Council undertake an independent engineer's report or review.

I object to the application and wish to be heard before the Council Assessment Panel in support of my objection.

Regards

James Veritay & Chris Philbrook

0439 092 777

5a Williams Ave

Glenelg East, SA 5045





DA Correspondence

Jane Johnson

FW: Attention: Planning Department, City of Holdfast Bay

**From:** Sharyn Campbell <[sharync8@hotmail.com](mailto:sharync8@hotmail.com)>  
**Sent:** Wednesday, 31 May 2023 4:55 PM  
**To:** Holdfast Mail <[mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au)>  
**Subject:** Attention: Planning Department, City of Holdfast Bay

Application ID: 23008590

Address: 11 Williams Ave, Glenelg East

To: The Assessment Manager

I wish to oppose the demolition of 11 Williams Ave Glenelg East.

I believe that this house, which is in the Da Costa Park Historical Overlay, should be restored.

I do not believe the report by the engineer is based on enough evidence. There is no evidence to what the footings are made of.

There are a number of opinions such as the cracks on the walls will soon open up again. My understanding is there has not been any maintenance work done on the house for 30 years, so why would they **soon** open up again?

It talks about cracks up to 15mm wide. My neighbour had cracks at least this wide and running a third of the way down their lounge room wall. These were successfully fixed and after 5 years there is no evidence of cracks.

I live directly opposite number 11 and have four trees which are at least 20 years old being 1.5 meters from the house and they have not caused any cracking.

Surely for this report to be balanced it should indicate what can be restored. I believe it based on too many opinions - 'a view or judgement formed about something, not necessarily based on fact or knowledge'. In my opinion - this generally means one doesn't have to be accountable for their opinion.

I would like to make representation at the meeting on 28<sup>th</sup> June and nominate James Veritay as speaker.

Regards

Sharyn Campbell  
2/30 Williams Ave  
Glenelg East

0424 388592 / [sharync8@hotmail.com](mailto:sharync8@hotmail.com)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

6 June 2023

Michael Gates  
Assessment Manager  
City of Holdfast Bay

Via the PlanSA Portal

Dear Michael

## Response to Representations 11 Williams Avenue, Glenelg East (ID 2300890)

### Introduction

URPS has been engaged by D'Andrea Architects (the applicant) to respond to the written representations resulting from the public notification of the development application referred to above.

The proposed development involves the demolition of a dwelling and associated outbuildings. The concerns of the representors relate to the heritage value of the existing dwelling and whether it is beyond reasonable repair. I have addressed these concerns separately below.

### Heritage Value

The subject site sits in the Established Neighbourhood Zone under the Code. It is also within the Historic Area Overlay.

Representative Buildings are defined in Table 8 – Administrative Terms and Definitions Table of the Code as follows:

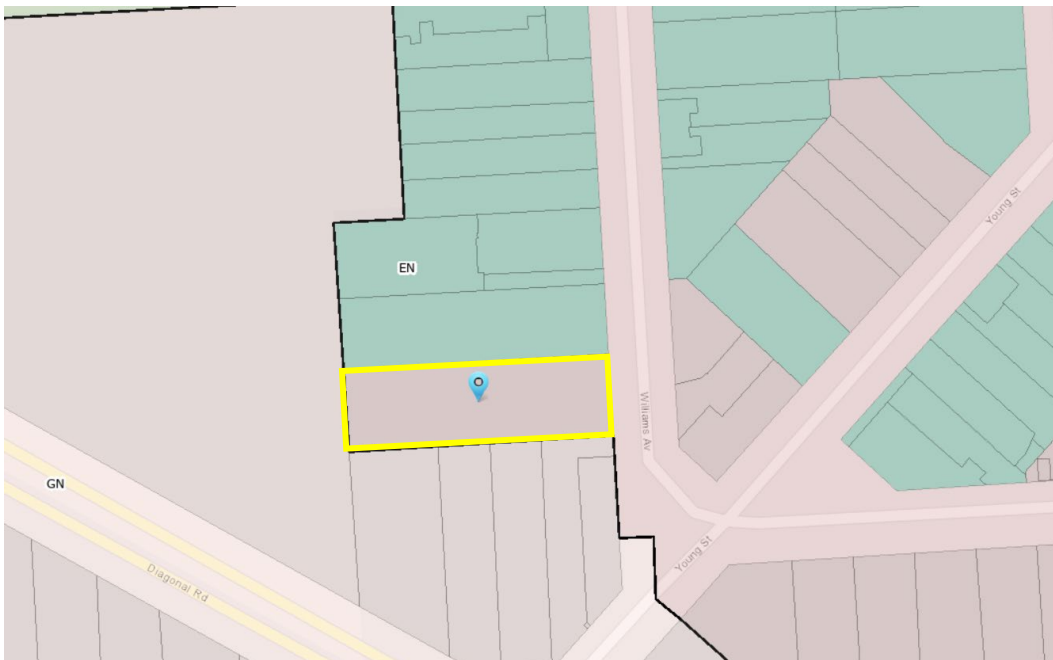
*Representative buildings referenced in Historic Area Statements and Character Area Statements and mapped in the South Australian Planning and Property Atlas are buildings which display characteristics of importance in a particular area. The identification of representative buildings in a particular area is not intended to imply that other buildings in an historic area are not of importance. (underlining added)*

The maps below show the extent of Representative Buildings within the locality of the subject site, and the extent of Representative Buildings in all the Historic Area Overlay in Glenelg East.

While I acknowledge that the definition of Representative Buildings quoted above states that the identification of representative buildings does not imply that other buildings in an historic area are not of importance, these maps show:

- The subject site is one of the few sites not identified as a Representative Building in this locality and one of only two buildings in the street not identified as a Representative Building (there are 23 buildings in Williams Avenue).

- Of the 184 dwellings within the Historic Area Overlay in Glenelg East, 34 dwellings are not identified as Representative Buildings i.e. 18.5 percent.



**Map 1: Extract from SAPPA showing Representative Buildings in green (the subject site highlighted in yellow does not contain a Representative Building).**



**Map 2: Heritage Area Overlay in Glenelg East showing Representatives Building with red dots and the subject site in yellow**

Performance Outcome 7.1 in the Historic Area Overlay that covers the site seeks:

*PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style, or*
- (b) the structural integrity or safe condition of the original building is beyond reasonable repair. (my underlining added)*

The Da Costa Park Historic Area Statement (HoB3) in the Code lists characteristics of an identifiable historic, economic and / or social theme of recognised importance in this area. This includes:

*Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission. (my underlining added)*

The existing dwelling is of Dutch Gable style, which is a variation on Spanish Mission style (reference: House Styles in Adelaide – A Pictorial History, J. N Persse and D.M. Rose, December 1985). Therefore, it demonstrates at least some of the historic characteristics as expressed in the Historic Area Statement for this locality.

While the proposed demolition does not satisfy PO 7.1(a) quoted above, I consider that this dwelling is of lesser heritage value than most dwellings in the locality and in the Heritage Area Overlay covering Glenelg East. I am also advised that Council's heritage specialist is satisfied with the demolition of this building.

## Building Condition

Performance Outcome 7.1 in the Historic Area Overlay that covers the site also seeks:

*PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style, or*
- (b) the structural integrity or safe condition of the original building is beyond reasonable repair. (my underlining added)*

This test is less stringent than the tests in the Code for the demolition of Local Heritage Places or State Heritage Places, which are:

*PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*

- (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value, or*
- (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.*

*PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:*

- (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value, or*

- (b) *the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.* (underlining added)

PO 6.1(b) for Local Heritage Places includes a two-part test – that the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

PO 6.1(b) for State Heritage Places includes a three-part test – that the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

There is no definition of what constitutes “beyond reasonable repair” or “irredeemably beyond repair” in the Code.

The State Government released a document entitled Draft Practice Guideline (Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay) in 2019. The term “irredeemably beyond repair”, while only said to be applicable to the State Heritage Area Overlay and the State Heritage Places Overlay, is defined in the Draft Practice Guideline as follows:

*The building fabric is so compromised that its value would be lost were it to be repaired or replaced.*

*Within the Historic Area Overlay, consideration should not only be given to the extent of restoration works required, but also the economic cost of repair vs replacement.*

The term “beyond economic repair” was used in the Draft Practice Guideline as follows:

**PO 6.1** *Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished unless:*

- (a) *the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building’s original style; or*
- (b) *the building façade does not contribute to the historic character of the streetscape; or*
- (c) *the structural integrity or condition of the building is beyond economic repair.* (underlining added)

The term “beyond economic repair” was not defined in the Draft Practice Guideline. It also did not make its way into the Code.

Furthermore, the Draft Practice Guideline was never finalised. Therefore, it is not applicable to this development application.

In this context, I consider the term “beyond reasonable repair” in the Code to set a lower bar for demolition than the term “irredeemably beyond repair” that is applicable to Local and State Heritage Places.

The Development Application includes an engineering inspection report from Zafiris & Associates Consulting Civil and Structural Engineers. Key findings of this report are summarised as follows:



- The building has undergone substantial movement, especially the front and sides.
- There are cracks in the walls varying from hairline to substantial (15mm).
- The front arches have cracks at crucial locations and will fail at some stage.
- Some concrete canopies along the front are spalling and dropping concrete sections. They are in such a dangerous state that they should be demolished immediately before they collapse.
- It is obvious that the existing footing system has failed and no longer fit for purpose.
- The walls are showing sections of deteriorated mortar joints, further reducing the capacity to resist soil movement.
- The footing system is influenced by the proximity and effect of the existing trees on this block. Even if the trees were to be cut down, this would create a reversing effect with the soil moisture rebounding and creating more movement in the building.

I consider that this engineering advice means that the building is beyond reasonable repair. I am also advised that Council's engineering specialist agrees with this. Therefore, the proposed demolition satisfies PO 7.1(b) quoted above.

## Conclusion

The structural integrity of the existing dwelling is "beyond reasonable repair". It is also a building of limited heritage value. On this basis, its demolition warrants Planning Consent.

I will appear at the Council Assessment Panel meeting to respond to verbal representations and answer any questions from the CAP members.

Please contact me on 0400 730 412 if you have any questions.

Yours sincerely



**Marcus Rolfe**  
Director

## **11 Williams Avenue, Glenelg East**

The house at 11 Williams Avenue was built by Eugene Stanley A. Sullivan during 1933, though it appears he never lived here.

Notice of demolition on the front fence shows the block as 19.81m x 65.61m / 65.33m, or 65' x 215'3" / 214'4". Although definition of lot numbers changed over the years, the actual block remained the same.

### **Owners of 11 Williams Avenue**

**Eugene Stanley Avon Sullivan**, also known as Stan was born 25 September 1897 in Western Australia. He married Ellen Maud Sullivan in 1917 and enlisted in WWI aged 20 in 1918. He embarked July of 1918 and returned February of 1919.

Eugene, a mattress maker, was charged in 1934 at the age of 34 for the crime of 'forging and uttering'. Eugene, who apparently had a good reputation amongst the community prior to this offence was 'given another chance' according to the Crown Prosecutor as it was in the best interests of 'Sullivan, his relatives and the public' (*News*, Thursday 7 July 1934, page 15). This was the same year he sold the property at Glenelg East. Ellen divorced Eugene in 1945, accusing him of adultery. He died in Tasmania in 1949.

Nothing notable could be found regarding owner, **Harold George Penny**. Harold was born in 1897 in Western Australia and was married to Grace Foster Burnes. He owned Penny's Knitting Mills in Unley (see <https://collections.slsa.sa.gov.au/resource/B+20040>)

Nothing notable could be found for **Peter Kavanagh Philip**.

### **Occupiers of 11 Williams Avenue**

**Reginald Mervyn Clifford Summers** lived in the property between 1939 and 1940. He was married to Marjorie Summers and they had three children. Reginald enlisted in the AIF during WWII between 1941 and 1944 and on his return lived in Unley. Interestingly, he is buried in St Jude's Cemetery – Block QA, 0028.

**John Clifford Tassel**, born 1918, married Sarah Jane Clarke in 1879 in Adelaide. He enlisted in WWII as a private, between 1939 and 1945.

**Mervyn Clyde Wheeler**, possibly born 1915 in Sydney, died in South Australia in 1960 (which reflects the quick change of ownership in this year).