

<b>DEVELOPMENT NO.:</b>	22007218
<b>APPLICANT:</b>	Longridge Group Pty Ltd
<b>ADDRESS:</b>	2B Eton Road, Somerton Park SA 5044
<b>NATURE OF DEVELOPMENT:</b>	Two storey detached dwelling on hammerhead allotment
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• General Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</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>LODGEMENT DATE:</b>	22 Mar 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	3 March 2022 2022.4
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning

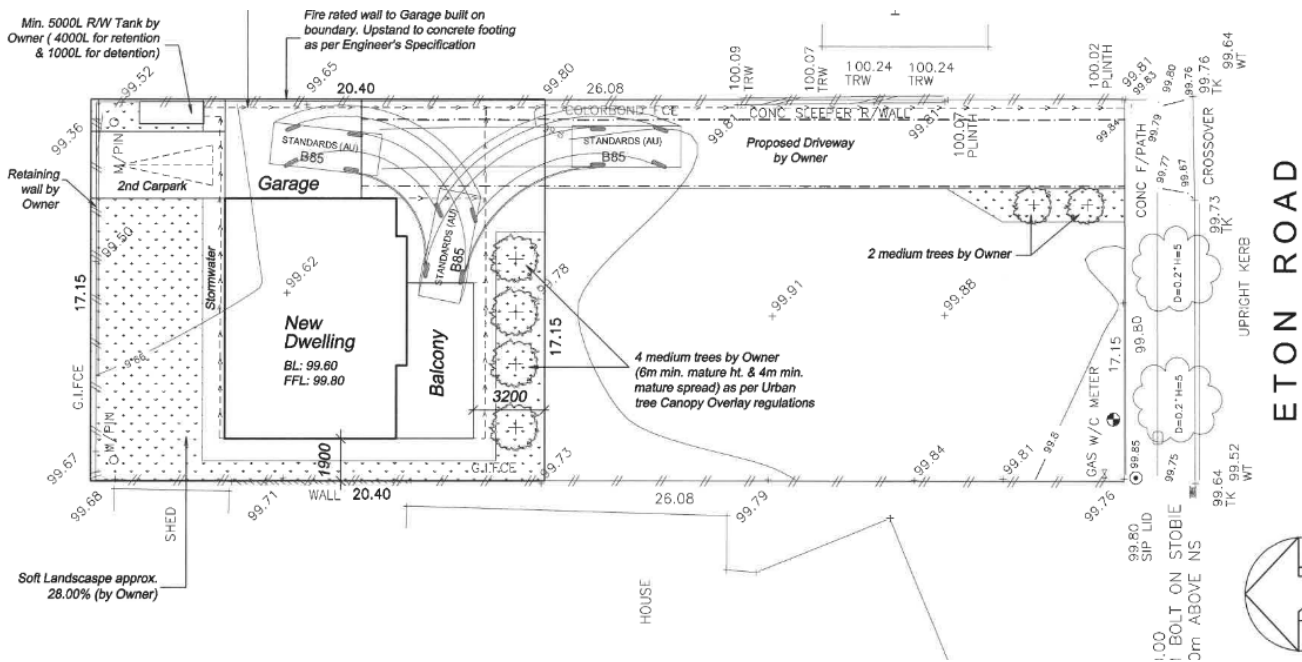
**CONTENTS:**

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

**ATTACHMENT 1: Application Documents**

**DETAILED DESCRIPTION OF PROPOSAL:**

The proposal comprises the construction of a conventional two storey dwelling with attached garage and front balcony on a hammerhead allotment. The building has a gable colorbond roof with a pitch of 11.5 degree pitch and walls are clad with cement weatherboard sheets. The front balcony comprises 1.7 metre high timber slat privacy screens. The site is accessible via the 'access handle' and car parking is designed in a way that facilitates forward entry and exit of the site. Landscaping is provided near the Eton Road boundary as well as to the front, side and rear of the dwelling.



### Site plan

#### BACKGROUND:

The hammerhead site is an existing allotment, therefore this report does not consider the merits of the site itself.

#### SUBJECT LAND & LOCALITY:

#### Site Description:

**Location reference:** 2B ETON RD SOMERTON PARK SA 5044

**Title ref.:** CT 6263/3    **Plan Parcel:** C42553 FL702    **Council:** CITY OF HOLDFAST BAY

The subject site is a relatively flat hammerhead shaped Torrens title allotment with a total site area of 463 square metres. The site is currently vacant, as per the photo below.



### Locality

The locality is residential in nature, with a predominance of single and two storey housing stock. There is a residential flat building to the south-east, on the corner of Brighton and Eton Road.

Immediately east of the site is Brighton Road, whereby the abutting properties have car parking spaces adjacent to the proposed site. The adjacent non-residential land uses include shops and a funeral home.



### Locality Map

#### CONSENT TYPE REQUIRED:

Planning Consent

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Detached dwelling: Code Assessed - Performance Assessed  
New housing
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

#### PUBLIC NOTIFICATION

- **REASON**  
Wall on boundary exceeds 3 metres

● **ONE REPRESENTATION RECEIVED**

- Matthew Beaumont of 10 Airola Court, Newton SA
  - No other two storey dwellings in close proximity;
  - Noise pollution; and
  - Overshadowing.

**SUMMARY**

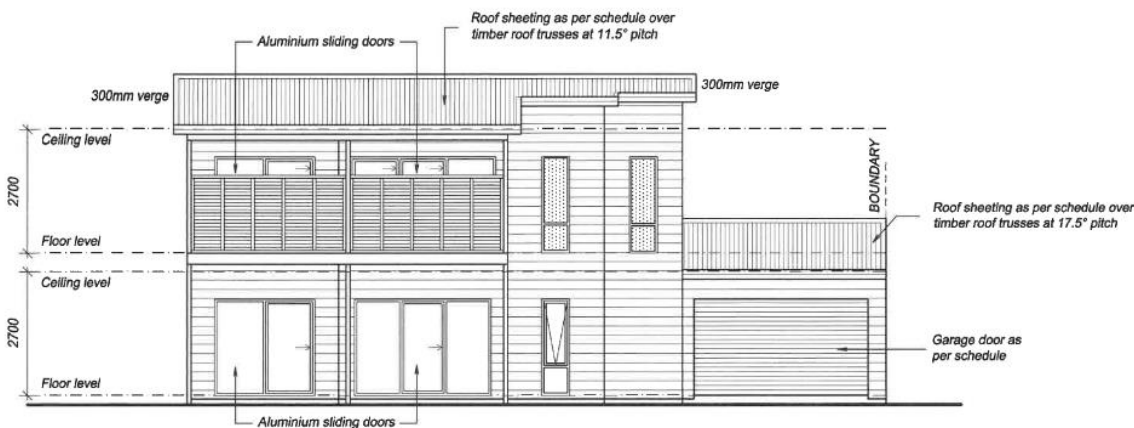
The representor references their address as in Newton SA, which is not near the development site, therefore it is difficult to place validity to the specific concerns raised. Nonetheless, built form and overshadowing are referenced in the report. The proposal reflects a typical residential land use, therefore noise pollution is not considered a planning concern.

**PLANNING ASSESSMENT**

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

**Design and Appearance of Built Form**

The proposed building is a conventional two storey dwelling sited on a hammerhead allotment. The building will not be highly visible from Eton Road, given it will be setback some 26 metres from the Eton Road boundary. The walls are clad in painted cement sheets (weatherboard) and Colorbond roof.



**Building Height**

The General Neighbourhood Zone allows for buildings that contribute to a low-rise suburban character, which is defined as buildings up to two levels. The proposal satisfies this.

The Design Code anticipates a maximum building height of 9 metres and maximum wall height of 7 metres. The proposal has a total building height of 7.4 metres and a maximum wall height of 7.2 metres, however this is due to the side walls comprising gable ends. The primary wall height, excluding gable ends, is 5.6 metres.

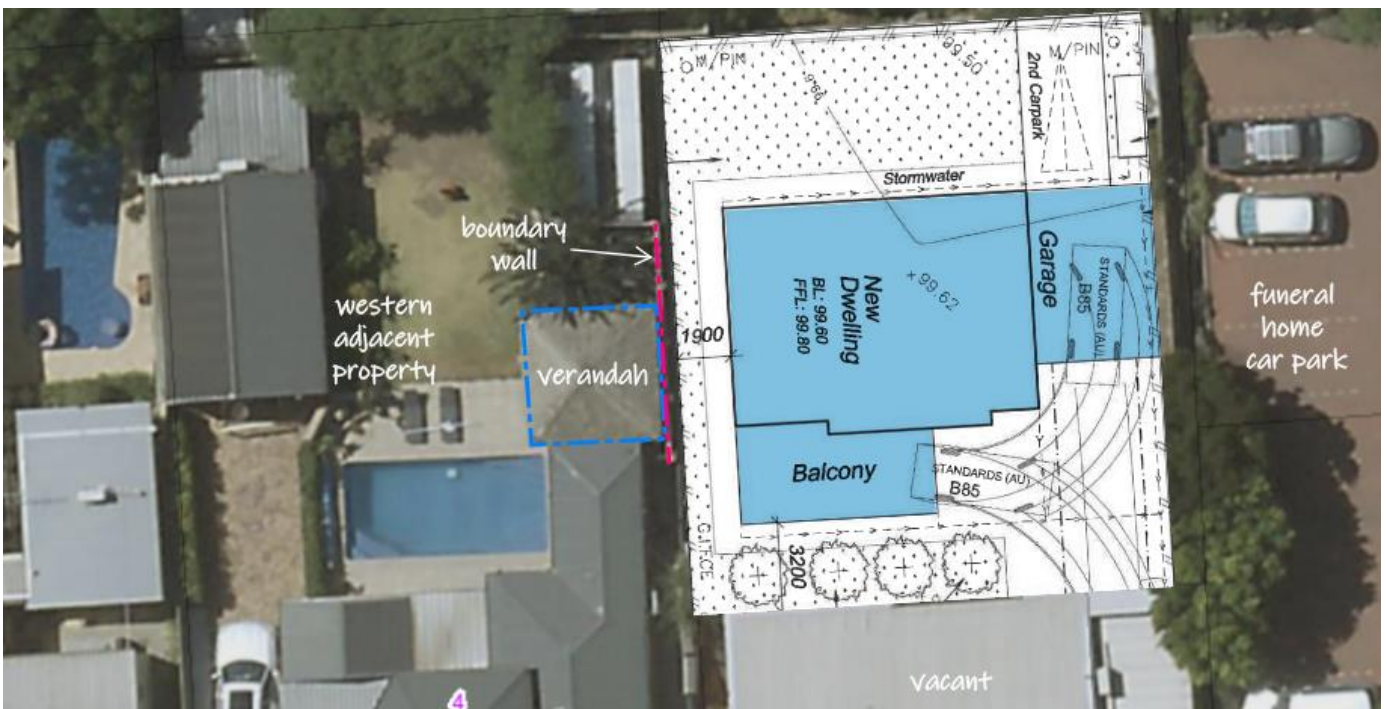
The building height therefore is considered to be consistent with General Neighbourhood Zone, Part 2, Performance Outcome 4.1 which seeks low-rise buildings.

### Boundary Setbacks

The building is setback 26 metres from the primary street (Eton Road) boundary, given it is on a hammerhead allotment.

The garage wall is located on the eastern side boundary with a gable end ranging from 2.7 to 3.6 metres. This wall was subject to Public Notification to which no objections were received. The wall exceeds the maximum vertical height limit of 3 metres on a side boundary, however in context with the fact the wall abuts the car park of the eastern adjacent funeral home, the 600mm variance at the peak of the gable is negligible.

The side walls range in height from 5.6 to 7.4 metres at the top of the gable ends, and are setback 4.4 metres from the eastern side boundary and 1.9 metres from the western side boundary. The Design Code requires a minimum setback of 2.3 metres for a wall up to 7.4 metres, however in balance that the additional height concerns a gable end, as well as the fact the western elevation is adjacent to a boundary wall on the western adjacent property, the proposed 1.9 metre setback is satisfactory. Critically, the setbacks are considered to satisfy General Neighbourhood Zone, Part 2, Performance Outcome 8.1 in that the setbacks provide adequate separation between dwellings and do not adversely impact on natural light to neighbouring properties. The only shadowing cast would be from the gable end on the western elevation over the roof of the neighbouring verandah. The plan below references the location of the western gable wall relative to the western adjacent property boundary wall and verandah:



The building is setback 6.2 metres from the rear boundary, and there satisfying the minimum requirement of 6 metres.

### Site Coverage

Site coverage amounts to only 29 percent of the site area and therefore satisfying General Neighbourhood Zone, Part 2, Performance Outcome 3.1 in terms of achieving a building footprint that allows sufficient space around buildings to limit visual impacts, provide attractive outlooks and access to light and ventilation. The Design Code allows a maximum site coverage of 60 percent of the site area.

**Private Open Space**

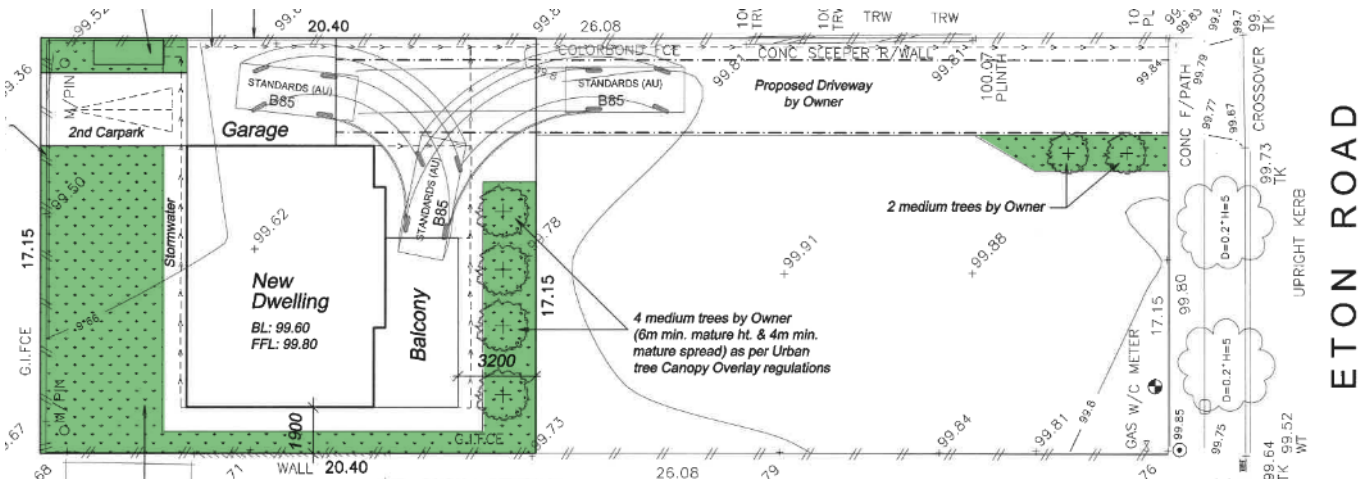
Private open space amounts to 77 square metres. The proposal satisfies Table 1 – Private Open Space, which requires a minimum of 60 square metres, to which 16 square metres must be directly accessible from a living room with a minimum dimension of 3 metres.

**Landscaping**

A total of 6 trees are sought to be planted on the site, which far exceeds the minimum of 1 medium sized tree as required by the Design Code. The species has not been referenced however the Conditions of Planning Consent will require the planting of at least 1 medium sized tree as well as landscaping in accordance with the approved plans.

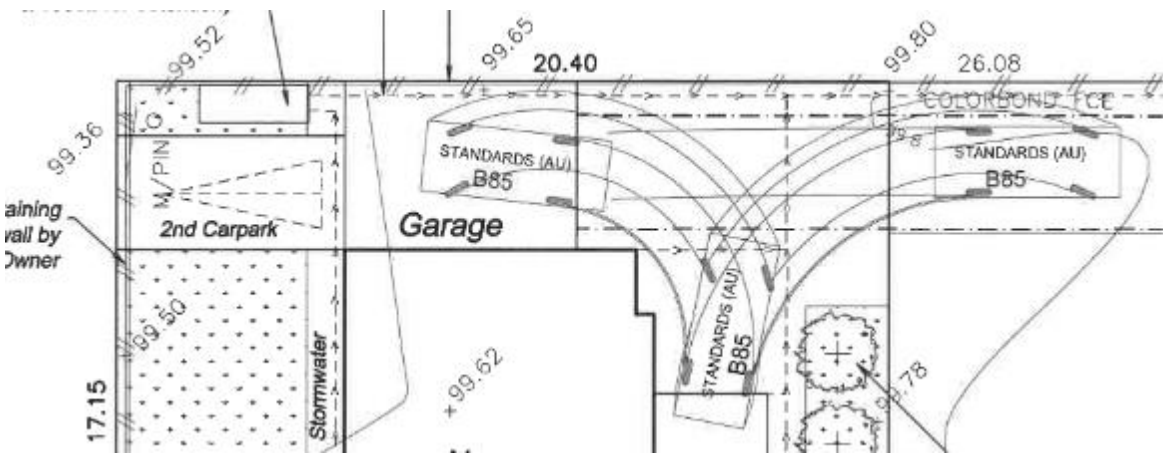
Soft landscaping amounts to 118 square metres, which equates to 25 percent of the site area. The Design Code requires a minimum of 25 percent soft landscaping.

Landscaping is also proposed along the access driveway to a width of 1 metre, leaving a minimum of 3 metres available for hardstand surfacing (the access driveway has a total width of 4 metres).



**Vehicle Access and Parking**

The proposal demonstrates the provision of 2 on-site car parking spaces with sufficient space to accommodate forward entry and exit of the site, as illustrated with the swept paths below:



**CONCLUSION**

The proposed development satisfies all relevant Design Code Performance Outcomes, including built form and scale, boundary setbacks, site coverage, private open space, landscaping and vehicle access.

**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 22007218, by Longridge Group Pty Ltd is granted Planning Consent subject to the following conditions:

**CONDITIONS****Planning Consent**

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. That all upstairs windows, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut and be installed prior to occupation of the dwelling.
3. The front balcony shall have fixed, obscure screening up to a minimum height of 1.7 metres to the reasonable satisfaction of Council and installed prior to occupation of the dwelling.
4. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
5. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
6. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

**ADVISORY NOTES****General Notes**

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

**OFFICER MAKING RECOMMENDATION****Name:** Dean Spasic**Title:** Development Officer - Planning**Date:** 02/06/2022