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| DEVELOPMENT NO.: | 22007218 |
| APPLICANT: | Longridge Group Pty Ltd |
| ADDRESS: | 2B ETON ROAD, SOMERTON PARK SA 5044 |
| NATURE OF DEVELOPMENT: | Two storey detached dwelling on hammerhead allotment |
| ZONING INFORMATION: | <p>Zones:</p> <ul style="list-style-type: none"> • General Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy |
| LODGEMENT DATE: | 22 Mar 2022 |
| RELEVANT AUTHORITY: | Assessment Panel |
| PLANNING & DESIGN CODE VERSION: | 3 March 2022 2022.4 |
| CATEGORY OF DEVELOPMENT: | Code Assessed - Performance Assessed |
| NOTIFICATION: | Yes |
| RECOMMENDING OFFICER: | Dean Spasic Development Officer - Planning |

CONTENTS:

Attachment A: Amended Plans

Attachment 1: Superseded Application Documents

Appendix 1: Relevant P&D Policies

Attachment B: Previous Report

BACKGROUND:

The application was presented to the Council Assessment Panel at its meeting on June 22, at which the Panel resolved to defer the proposal to seek amended plans that increase the amount of north and east facing windows regarding environmental Performance Outcomes 4.1 and 4.2, Design in Urban Areas.

Buildings are sited, orientated and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

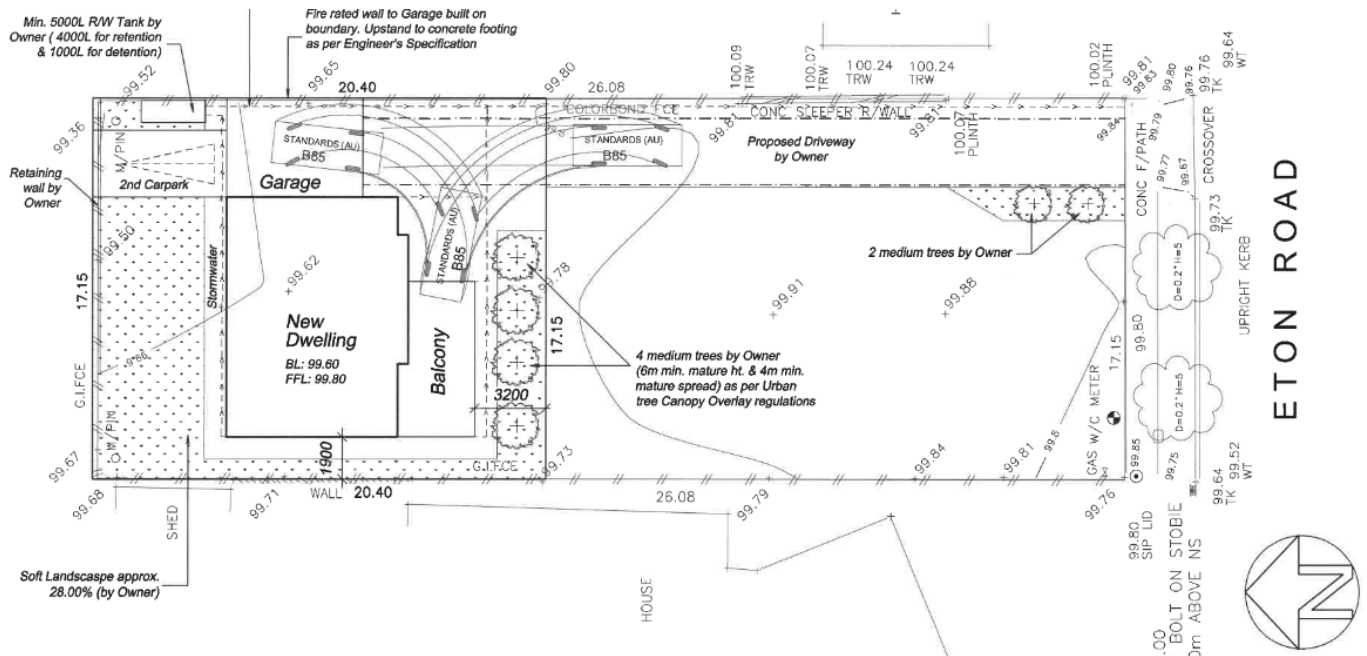
Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

The applicant has provided amended plans showing additional windows for the upper storey to the north and east.

The assessment provided in the previous report remain relevant, except where varied in this report.

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 corrugated 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

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.



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

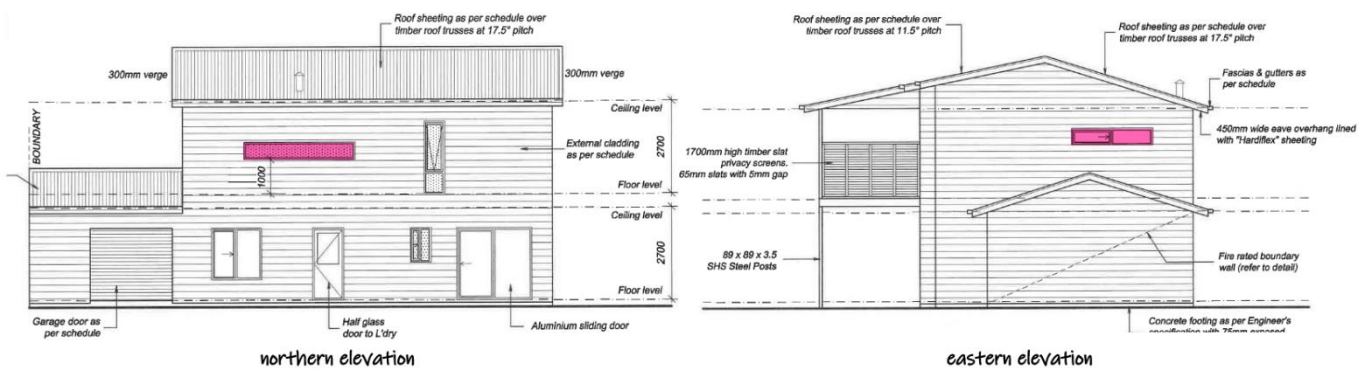
PLANNING ASSESSMENT

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

Design in Urban Areas

In response to the deferral, the Applicant has opted to install a north facing window which will sit above the kitchen benchtop and below the overhead cupboards in the upstairs kitchen. This will contribute significantly to satisfying Performance Outcomes 4.1 and 4.2 in that:

The primary living space (upstairs kitchen and living room) will incorporate a north and east facing window which will allow light and ventilation. This will in turn reduce the level of reliance on mechanical heating during winter.



Pink highlights demonstrate the location of the new windows

No amendments have been made at the ground level as the main living area is located on the upper level, which will benefit from the additional windows



Photo demonstrating existing tall, dense vegetation along the northern boundary

The amended plans are considered to now sufficiently satisfy Performance Outcomes 4.1 and 4.2, Design in Urban Areas.

Buildings are sited, orientated and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

CONCLUSION

The applicant has taken on board the Panel's feedback and has produced a set of amended plans that will now ensure that the primary living space receives a good level of natural light and ventilation via the northern and eastern elevations.

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: 29/06/2022