

TO: **COUNCIL ASSESSMENT PANEL**
 DATE: **28 OCTOBER 2020**
 SUBJECT: **COUNCIL ASSESSMENT REPORT**
 AUTHOR: **DEAN SPASIC**
DEVELOPMENT OFFICER - PLANNING

ATTACHMENTS: **1. LOCALITY PLAN**
2. PROPOSED PLANS
3. COMMISSIONER OF HIGHWAYS REPORT
4. STATEMENTS OF REPRESENTATIONS
5. APPLICANT'S REPLY TO STATEMENT OF REPRESENTATIONS

HEARING OF REPRESENTORS: **KANE MCLEAN OF 1 PINE AVENUE, SEACLIFF**
 HEARING OF APPLICANT: **GEORGE CHRISTOPOULOS**

DA NO.	:	110/00372/20
APPLICANT	:	GEORGE CHRISTOPOULOS
LOCATION	:	681 BRIGHTON ROAD, SEACLIFF
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE, MEDIUM DENSITY POLICY AREA 5
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	FOUR, TWO STOREY GROUP DWELLINGS
EXISTING USE	:	RESIDENTIAL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

1. Site and Locality

The subject site is located in the Residential Zone, Medium Density Policy Area 5 and the immediate locality contains a combination of detached dwellings, group dwellings and residential flat buildings. There is a Local Centre on the northern side of Pine Avenue and Seacliff Primary School immediately west.

An associated community title land division creating four lots from one allotment was approved in April 2019.

2. Proposed Development

The proposal comprises the construction of four, two storey group dwellings.

3. Public Consultation

The proposed development is a merit proposal, and assigned as a category 2 development for public notification purposes, as per Schedule 9 of the Development Regulations 2008 which refers to the constructions of more than one two storey dwelling on the same site.

A total of one statement of representation was received, summarised as follows:

Kane and Tess McLean of 1 Pine Avenue, Seacliff

- Upper level windows and balconies facing north be removed from the plan (*discussions with the applicant reflected a desired for screening of at least 2 metres high, however the applicant has responded with screening up to 1.7 metres high, as envisaged by the Development Plan*).

Applicant's reply to statement of representations

- Amended plans detailing appropriate screening to upper level windows and balconies.

4. Commissioner of Highways

The Commissioner of Highways have considered the proposal and raise no objections. They have directed Council to include conditions of approval, as per conditions 7 to 12.

5. Development Assessment

HOLDFAST BAY (CITY) DEVELOPMENT PLAN ASSESSMENT TABLE

Two storey dwelling	Development Plan	Proposed	Complies
Average site areas	150 square metres	147.5 square metres	No Existing sites
Site coverage	50%	50%	Yes
Private open space	Min 35 square metres	35 square metres+	Yes
Primary street setback	-	3m to Brighton Road	Yes
Ground level side setback	1m	1m+	Yes
Upper level side setback	2.5m	2.9m+	Yes
Ground level rear setback	4m	1m	No Adjacent to primary school, thus negligible impact
Upper level rear setback	6m	1m	No Adjacent to primary school, thus negligible impact

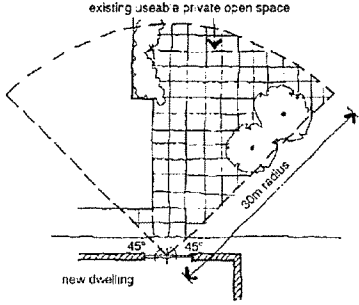
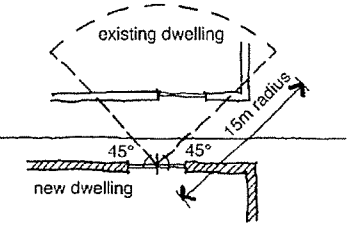
CONSOLIDATED 2 JUNE 2016

GENERAL SECTION – DESIGN AND APPEARANCE	
OBJECTIVES	Assessment
1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.	Complies
PRINCIPLES OF DEVELOPMENT CONTROL	Assessment
1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following: (a) building height, mass and proportion (b) external materials, patterns, colours and decorative elements (c) roof form and pitch (d) façade articulation and detailing (e) verandahs, eaves, parapets and window screens.	Complies
2 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise: (a) the visual impact of the building as viewed from adjoining properties (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.	Complies
3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.	Complies
4 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.	Complies
10 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of: (a) windows of habitable rooms (b) upper-level private balconies that provide the primary open space area for a dwelling (c) solar collectors (such as solar hot water systems and photovoltaic cells).	Complies
11 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as: (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	Complies
12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following: (a) half of the existing ground-level open space (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres). Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.	Complies
13 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.	Complies
GENERAL SECTION – RESIDENTIAL DEVELOPMENT	
OBJECTIVES	Assessment
1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.	Complies
2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.	Complies
3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.	Complies
4 The revitalisation of residential areas to support the viability of community services and infrastructure.	Complies

GENERAL SECTION – RESIDENTIAL DEVELOPMENT (Cont)	
PRINCIPLES OF DEVELOPMENT CONTROL	Assessment
<p>1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (a) the siting and construction of a dwelling and associated ancillary outbuildings (b) the provision of landscaping and private open space (c) convenient and safe vehicle, pedestrian and cycling access and parking (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater. 	Complies
<p>4 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:</p> <ul style="list-style-type: none"> (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants (b) individual entries for ground floor accommodation (c) opportunities to overlook adjacent public space. 	Complies
5 Residential development should be designed to ensure living rooms have an external outlook.	Complies
6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.	Complies
<p>10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:</p> <ul style="list-style-type: none"> (a) windows of habitable rooms (all rooms excluding bathrooms, laundries and hallways), particularly living areas (b) ground-level private open space (c) upper-level private balconies that provide the primary open space area for any dwelling (d) access to solar energy. 	Complies
11 Development should ensure that north-facing windows to habitable rooms (all rooms excluding bathrooms, laundries and hallways) of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on 21 June.	Complies
<p>12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:</p> <ul style="list-style-type: none"> (a) half of the existing ground-level open space (b) 35 square metres of the existing ground-level open space (with at least one of the areas dimensions measuring 2.5 metres). <p>Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.</p>	Complies
13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.	
<p>14 Garages and carports facing the street should not dominate the streetscape and should be designed in accordance with the following:</p> <ul style="list-style-type: none"> (a) have a maximum total width of garage or carport openings of 6 metres or 50 per cent of the dwelling frontage width, whichever is the lesser (b) be located at least 0.5 metres behind the main face of the associated dwelling (c) where it is in the form of an enclosed double carport or garage, be setback at least 8 metres from the primary road frontage and incorporate one of the following: <ul style="list-style-type: none"> (i) two individual doors with a distance of not less than 300 millimetres between them (ii) double tilt-up doors with moulded door panels having a maximum width of no more than 5 metres (d) be constructed of materials that integrate with those of the associated dwelling, or pre-coloured treated metal. 	Complies
<p>20 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:</p> <ul style="list-style-type: none"> (a) minimise the visual impact of buildings from adjoining properties (b) minimise the overshadowing of adjoining properties. 	Complies

GENERAL SECTION – RESIDENTIAL DEVELOPMENT														
PRINCIPLES OF DEVELOPMENT CONTROL (Cont)		Assessment												
<p>21 Residential development (other than where located on a boundary) should be setback from side and rear boundaries in accordance with the following parameters:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Side walls with a height up to (and including) 3 metres at any point above the natural ground level</td> <td>1 metre</td> </tr> <tr> <td>Side walls with a height exceeding 3 metres and up to (and including) 6 metres at any point above the natural ground</td> <td>1.5 metres plus an additional 500 millimetres for every metre in height above 4 metres</td> </tr> <tr> <td>Side walls greater than 6 metres at any point above the natural ground level</td> <td>2.5 metres plus the increase in wall height above 6 metres</td> </tr> <tr> <td>Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level</td> <td>4 metres</td> </tr> <tr> <td>Rear boundary setback for a building of two or more storeys with a wall height more than 3 metres above natural ground level</td> <td>6 metres</td> </tr> </tbody> </table>		Parameter	Value	Side walls with a height up to (and including) 3 metres at any point above the natural ground level	1 metre	Side walls with a height exceeding 3 metres and up to (and including) 6 metres at any point above the natural ground	1.5 metres plus an additional 500 millimetres for every metre in height above 4 metres	Side walls greater than 6 metres at any point above the natural ground level	2.5 metres plus the increase in wall height above 6 metres	Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level	4 metres	Rear boundary setback for a building of two or more storeys with a wall height more than 3 metres above natural ground level	6 metres	<p>Complies</p> <p>Rear boundary for the purpose of this assessment, is the western boundary, which abuts Seacliff Primary School, hence negligible impact</p>
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<p>23 Side boundary walls in residential areas should be limited in length and height to:</p> <ul style="list-style-type: none"> (a) minimise their visual impact on adjoining properties (b) minimise the overshadowing of adjoining properties. 		Complies												
<p>24 Walls associated with a dwelling located on a side boundary should be designed in accordance with the following parameters:</p> <ul style="list-style-type: none"> (a) a height not exceeding 3 metres above natural ground level (b) a length not exceeding 8 metres (c) the wall, when its length is added to the length of any other relevant walls or structures located on that boundary: <ul style="list-style-type: none"> (i) will not result in all such relevant walls and structures exceeding a length equal to 45 per cent of the length of the boundary (ii) will not be within 3 metres of any other relevant wall or structure located along the boundary, except where the side wall is located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and is constructed to the same or to a lesser length and height. 		Complies												
<p>28 Site coverage (the proportion of a site covered by ground floor level buildings and structures including dwelling, garage, carport, verandas and outbuildings but excluding unroofed pergolas and unroofed balconies) should not exceed the following values:</p> <p>Site Coverage</p> <p>28 Site coverage (the proportion of a site covered by ground floor level buildings and structures including dwelling, garage, carport, verandas and outbuildings but excluding unroofed pergolas and unroofed balconies) should not exceed the following values:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Site with an area less than or equal to 300 square metres</td> <td>60 per cent</td> </tr> <tr> <td>Site with an area greater than 300 square metres</td> <td>50 per cent</td> </tr> </tbody> </table>		Parameter	Value	Site with an area less than or equal to 300 square metres	60 per cent	Site with an area greater than 300 square metres	50 per cent	Complies						
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<p>29 Site coverage should ensure sufficient space is provided for:</p> <ul style="list-style-type: none"> (a) pedestrian and vehicle access and vehicle parking (b) domestic storage (c) outdoor clothes drying (d) rainwater tanks (e) private open space and landscaping (f) convenient storage of household waste and recycling receptacles. 		Complies												

GENERAL SECTION – RESIDENTIAL DEVELOPMENT			Assessment						
PRINCIPLES OF DEVELOPMENT CONTROL (Cont)			Assessment						
<p>31 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling (including a dwelling within a residential flat building) and should be sited and designed:</p> <ul style="list-style-type: none"> (a) to be accessed directly from the habitable rooms of the dwelling (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy (c) to take advantage of, but not adversely affect, natural features of the site (d) to minimise overlooking from adjacent buildings (e) to achieve separation from bedroom windows on adjoining sites (f) to have a northerly aspect to provide for comfortable year-round use (g) to not be significantly shaded during winter by the associated dwelling or adjacent development (h) to be shaded in summer (i) to minimise noise and air quality impacts that may arise from traffic, industry or other business activities within the locality (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site. 			Complies						
<p>32 Dwellings and residential flat buildings at ground level should include private open space that conforms to the requirements identified in the following table:</p> <table border="1" data-bbox="199 884 1109 1176"> <thead> <tr> <th>Site area of dwelling</th> <th>Minimum area of private open space</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>Less than 250 square metres</td> <td>35 square metres</td> <td> <p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p> </td> </tr> </tbody> </table>			Site area of dwelling	Minimum area of private open space	Provisions	Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>	Complies
Site area of dwelling	Minimum area of private open space	Provisions							
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<p>33 Private open space should not include driveways, front yards (except where it is a group dwelling that has no frontage to a public road and the private open space is screened from adjacent dwellings), effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas and common areas such as parking areas and communal open space.</p>			Complies						
<p>34 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:</p> <ul style="list-style-type: none"> (a) assist with ease of drainage (b) allow for effective deep planting (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings. 			Complies						
<p>40 Except for buildings of 3 or more storeys in the Minda Incorporated Brighton Campus, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.</p>			Complies						

GENERAL SECTION – RESIDENTIAL DEVELOPMENT	
PRINCIPLES OF DEVELOPMENT CONTROL (Cont)	Assessment
<p>41 Where development is greater than single storey (excluding the Minda Incorporated Brighton Campus):</p> <p>(a) any upper storey window that directly overlooks the private open space of an adjoining residential property that is within 30 metres from the vertical centre line of the overlooking window and beyond a 45 degree angle from the plane of the wall containing the overlooking window (as illustrated by the figure below) should be glazed in fixed obscure glass or have window sills a minimum of 1.7 metres above the upper floor level:</p>  <p>(b) any upper storey window that directly overlooks habitable rooms (all rooms excluding bathrooms, laundries and hallways) of residential buildings that are within 15 metres from the vertical centre line of the overlooking window and beyond a 45 degree angle from the plane of the wall containing the overlooking window (as illustrated by the figure below) should be glazed in fixed obscure glass or have window sills a minimum of 1.7 metres above the upper floor level:</p>  <p>(c) any upper storey balcony should be located and/or designed to avoid directly overlooking the private open space of adjoining residential properties and into habitable rooms (all rooms excluding bathrooms, laundries and hallways) of other dwellings.</p>	Complies
ZONE SECTION – RESIDENTIAL ZONE, MEDIUM DENSITY POLICY AREA 5	
OBJECTIVES	Assessment
2 Development that minimises the potential impact of garaging of vehicles on the character of the area.	Complies
3 Development that supports the viability of community services and infrastructure and reflects good residential design principles.	Complies
4 Development that contributes to the desired character of the policy area.	Complies
DESIRED CHARACTER	
<p>The policy area includes areas with immediate frontage to the major transport corridors and nodes throughout the city, namely Tapleys Hill Road, Anzac Highway and Brighton Road. It also includes Jetty Road Brighton, the land each side of the railway line between Jetty Road and the Brighton railway station, and the area adjacent to the Hove railway station.</p>	
<p>The policy area has convenient access to services, shopping and businesses in adjacent zones and it also affords a high level of access to public transport routes, both rail and bus, as well as links to the tram at Glenelg.</p>	

ZONE SECTION – RESIDENTIAL ZONE, MEDIUM DENSITY POLICY AREA 5	
OBJECTIVES (Cont)	Assessment
<p>Development within the policy area will progressively include small and medium-scale redevelopment at medium densities as opportunities arise to meet demand for smaller, conveniently located housing. Consolidation of land holdings into larger sites that accommodate integrated medium-density housing development is encouraged through density and design that achieves efficient use of sites in appropriate infill locations, and minimises vehicle access points, particularly along the arterial road frontages. There is a reduced need for on-site car parking and private open space for well-located medium density dwellings. All medium density housing forms are appropriate within the policy area, including accommodation for the aged, boarding homes, student accommodation and affordable housing, which take advantage of the proximity of the policy area to transport services and facilities. This will ultimately result in a mix of housing forms, together with semi-detached and detached dwellings that contribute significantly to the range of housing choice in the Council area. To limit the need for vehicle crossovers onto arterial roads, redevelopment of individual allotments for detached dwellings or semi-detached dwellings is not appropriate on arterial road frontages.</p>	
<p>Development will contribute positively to the policy area’s image and optimise access to public transport, centres and facilities through well-designed medium density residential buildings up to a maximum of 2 storeys (except along the northern side of Buckle Street Glenelg North, with a maximum height of three storeys) and a variety of dwelling styles and sizes. Building design will be domestic in character particularly in the areas adjacent to the Brighton and Hove railway stations and along Jetty Road Brighton. Building siting and design will minimise negative impacts on the existing residential amenity of adjacent zones.</p>	
<p>Development will incorporate reduced front setbacks with intensive landscaping and other building treatments such as solid masonry fencing up to 2.2 metres in height along arterial road frontages to facilitate and optimise the practical use of common on-site areas by dwelling occupants. Access points to arterial roads will be restricted and access to sites will preferably be provided to the rear from side streets, where applicable.</p> <p>Development will incorporate noise attenuation techniques, including into building facades, to minimise traffic noise of arterial roads and the railway line. Buildings will also be designed and sited to limit impact to the existing residential amenity of adjacent zones. Building design will be domestic in character, particularly in the areas adjacent to the Brighton and Hove railway stations and along Jetty Road Brighton.</p> <p>Recognising that non-residential development detracts from the amenity of the living environment, the linear expansion of existing commercial development activities in the policy area and further intensification of existing non-residential activity is not appropriate.</p> <p>Non-residential development along Jetty Road Brighton will be limited to the southern side of Jetty Road between Elm Street and the Esplanade and may include dwellings located above non-residential uses. Development in this defined area will seek to retain the ‘village amenity’ and comprise small shops, with particular attention given to the co-ordinated design of shop fronts to reflect the character of the area (recessed doorways, well-proportioned shop front windows, maximising the extent of fenestration along a continuous built form edge, providing pedestrian cover with canopies, awnings and verandas over the footpath, minimal non-obtrusive and well-integrated building signage where appropriate). Provision for car parking associated with dwellings and or shops should occur on-site (where possible) and at the rear, along with service vehicles and deliveries. Hours of operation should respect nearby residential development.</p>	Complies

PRINCIPLE OF DEVELOPMENT CONTROLS	ASSESSMENT
Land Use 1 The following forms of development are envisaged in the policy area: <ul style="list-style-type: none"> ▪ affordable housing ▪ detached dwelling ▪ domestic outbuilding in association with a dwelling ▪ domestic structure ▪ dwelling addition ▪ group dwelling ▪ veranda in association with a dwelling ▪ residential flat building ▪ row dwelling ▪ semi-detached dwelling ▪ supported accommodation. 	Complies
3 Development should not be undertaken unless it is consistent with the desired character for the policy area.	Complies
6 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.	Complies
11 The minimum site area for row dwellings and group dwellings should only be reduced to 150 square metres, excluding the area used to accommodate a driveway or access way, where either (a) or (b) applies: (a) a site has a frontage to an arterial road and any of the following are satisfied: (i) access is provided from the rear of the allotment (ii) access is available from a collector road (iii) access is via a common driveway designed to allow vehicles to enter and exit the site in a forward direction, to avoid a proliferation of access points onto busy main roads	Complies
12 Development should have a maximum height of: (b) two storeys and no more than 7 metres in vertical wall height measured at any point (excluding gables) above natural ground level.	Complies

6. Summary of Assessment

Zone and Land use

The proposed dwellings are considered to reflect the kind a built form that is anticipated and found within the zone. The site areas are slightly below the anticipated minimum average of 150 square metres per dwelling, however the land division application was approved in 2019, hence the lots are existing.

Solar Access

The buildings are setback from allotment boundaries in such a way that solar access to adjacent properties will be achieved for a minimum of 3 hours between 9am and 3pm during the winter solstice.

Visual Privacy

The upper level windows of the two storey building on the side and rear elevations will be obscured up to 1.7 metres above the floor level so as to ensure the visual privacy of adjacent properties is not compromised.

Statements of Representations

The statement of representation has been satisfactorily addressed by way of the provision of screening up to 1.7 metres in height. Due to the screen height being in accordance with the height anticipated by the Development Plan, the applicant cannot be compelled to increase the height any further.

7. Conclusion

The proposed development satisfies all relevant provisions of the Development Plan and is therefore considered to warrant planning consent.

8. RECOMMENDATION

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00372/20 comprising the construction of a four, two storey group dwellings at 681 Brighton Road, Seacliff.

PLANNING CONDITIONS

1. The proposal shall be implemented as shown on the plans prepared by KP Squared Engineering, Civil Plan, Project No. 181011, Drawing No. C2 and plans prepared by DJG Designs, Sheets 1, 2, 3, and 4 unless varied by any subsequent conditions imposed herein.
2. Landscaping shall be established within the common land, front, side and rear yards, and comprise trees, shrubs and grasses that are established prior to occupation and maintained to the reasonable satisfaction of Council.
3. That all upstairs windows, except for the eastern elevation of 'Dwelling 1' shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
4. All upstairs balconies shall have fixed screens up to 1.7 metres in height above the balcony floor level so as to prevent views into adjacent residential properties.

5. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE: Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

6. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site to the reasonable satisfaction of Council.
7. All access to Brighton Road shall be gained via the access shown on Damien J Griffin Designs, Drawing No. BRI-681-19, Sheet 4 of 8 dated 11 September 2020 together with additional flaring to the road to maximise ease of access.
8. All vehicles shall enter and exit the site in a forward direction.
9. The shared driveway and internal manoeuvring areas shall be clear of all obstructions.
10. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.
11. The redundant crossover shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the dwellings becoming habitable.
12. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

ATTACHMENT 1.0



LOCALITY MAP
681 BRIGHTON ROAD, SEACLIFF
110/00372/20

STORMWATER & DRAINAGE NOTES:

- THIS IS AN ENGINEERING SURVEY ONLY AND SHALL NOT BE TAKEN AS A BOUNDARY IDENTIFICATION SURVEY. THE BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR CORRECT DIMENSIONS AND SET-OUT POINTS.
- CONTACT 'DIAL BEFORE YOU DIG' PRIOR TO COMMENCEMENT OF WORKS TO VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES.
- WHERE TREES ARE TO BE REMOVED, BACKFILL THE VOIDS WITH COMPACTED SATURATED SOIL.
- FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR SOIL CLASS 'H-D' & 'E-D' SITES (REFER TO THE GEOTECHNICAL/CONSTRUCTION REPORT TO VERIFY).
- PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
- PROVIDE 300mm COVER TO ALL STORMWATER PIPES SUBJECT TO VEHICULAR LOADING, ALL OTHER PIPES TO HAVE A MINIMUM COVER OF 150mm.

LEGEND:

- EXISTING SPOT LEVEL
- EXISTING CONTOUR
- SEALED ROOF STORMWATER PIPE Ø100 uPVC
- STORMWATER PIPE Ø90 uPVC @ 1.0% FALL (MIN.) U.N.O.
- DP DOWNPIPE
- SDP SPREADER DOWNPIPE
- Ø150 GRATED INLET PIT
- INSPECTION OPENING
- 600SQ GRATED SUMP (U.N.O.)
- 300SQ GRATED SUMP (U.N.O.)
- NON-VEHICULAR PAVING
- VEHICULAR PAVING
- 90.00 DESIGN LEVEL
- P PAVING LEVEL
- CL COVER LEVEL
- IL INVERT LEVEL
- GL GROUND LEVEL
- TK TOP OF KERB LEVEL
- WT WATER TABLE LEVEL
- 100KG 100mm HIGH CONCRETE KERB & GUTTER
- 600SQ 600mm WIDE CONCRETE SPOONDRAIN

ISSUE	DATE	AMMENDMENT	APPROVED
C	09.10.20	REVISED FLOOR PLANS	KP
B	14.05.20	REVISED FLOOR PLANS	KP
A	28.12.18	FOR APPROVAL	BM

PROJECT PROPOSED RESIDENCES

AT: 681 BRIGHTON ROAD
SEACLIFF
FOR: ROBERT CALI

DRAWING TITLE CIVIL & DRAINAGE PLAN

SCALE	DRAWN	ENGINEER	DATE	
1:200	BM	BM	09.10.2020	
SURVEYED	PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
28.10.2018	181011	C2	C	A3

6 CRITTENDEN ROAD
FINDON SA 5023
PH: 08 8448 2900



DENOTES EXTENTS OF UPPER FLOOR. (TYP)

FINISHED FLOOR LEVEL HAS BEEN BASED ON THE FOLLOWING:

- 100mm THICK SLAB ON
- 100mm THICK QUARRY RUBBLE BASECOURSE

REFER TO FOOTING PLAN AND CONSTRUCTION REPORT TO VERIFY.
ASSUMED REBATE - 25mm

DENOTES 1,000 LITRE RAINWATER TANK PLUMBED TO WATER CLOSET, WATER HEATER OR LAUNDRY COLD WATER OUTLETS IN ACCORDANCE WITH THE BCA.

DENOTES CONCRETE RETAINING PLINTH, HEIGHT < 600mm. REFER TO DETAIL ON SHEET 'C4'. (TYP)

FINISHED FLOOR LEVELS ARE DESIGNED FOR STORMWATER ONLY. ALL FINAL SITE LEVELS TO BE DETERMINED UPON CONFIRMATION OF SEWER RUN BY OTHERS. PLEASE CONTACT THIS OFFICE TO CONFIRM.

GARAGE WALL TO RETAIN 600mm. (TYP)

ROOF STORMWATER IS TO BE DISCHARGED TO THE RAINWATER TANKS VIA A SEALED SYSTEM. (TYP)

REINSTATE CONCRETE KERB, WATER TABLE AND FOOTPATH IN ACCORDANCE WITH COUNCIL'S SPECIFICATION.

WHERE TREES WITHIN THE SITE BOUNDARIES ARE TO BE REMOVED BACKFILL THE VOIDS WITH COMPACTED SATURATED SOIL. REFER TO C1.

DENOTES 12,500 LITRE (MIN.) CONCRETE UNDERGROUND DETENTION TANK WITH A HEAVY DUTY TRAFFICABLE LID AND INTERNAL PUMP STATION FOR 1.5 ARI PRE-DEVELOPMENT STORM VS 1:100 ARI POST DEVELOPMENT STORM. PUMP RATE 5.5 L/sec (MAX.). PROVIDE BACK-UP PUMP AND AUDIO/VISUAL ALARM. INSTALL TANK AND PUMP STATION IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND AUSTRALIAN STANDARDS.

PROVIDE 'PRENO DRAIN WARDEN' OR SIMILAR APPROVED TO ALL DRIVEWAY GRATED SUMPS TO LIMIT DEBRIS ENTERING THE UNDERGROUND DETENTION TANK.

DENOTES PUMPING MAIN.

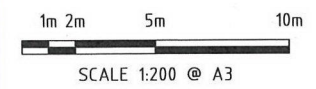
COVER LEVEL OF GRATED SUMP TO BE PLACED 20mm BELOW LEVEL OF LOWEST SURROUNDING SURFACE, WHICH TO BE DIRECTED TO THE CENTRE OF THE SUMP. (TYP.)

PROVIDE SLEEVES THROUGH FOOTINGS FOR THE PROVISION OF STORMWATER PIPES. (TYP.)

DISCHARGE STORMWATER TO THE STREET WATER TABLE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATIONS. (TYP)

DENOTES PUMP DISSIPATION SUMP.

DISCHARGE STORMWATER TO THE STREET WATER TABLE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATIONS.



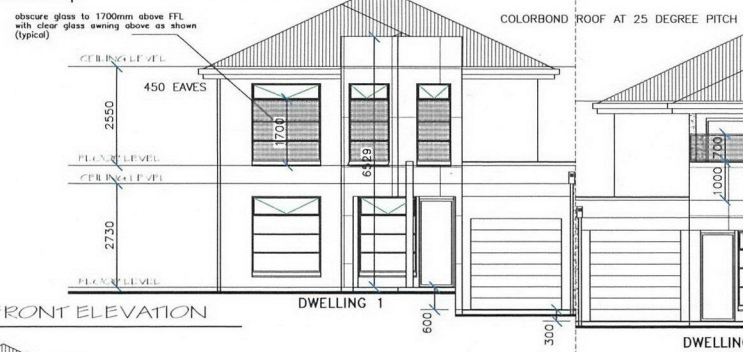
BRIGHTON ROAD TBM100.00/
(inail in kerb)
PROVIDE NEW CROSSOVER IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATIONS.

BUILDING NOTES

WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE SECTION 3.8.3.3
 THIS HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE WINDOW SIZES HEIGHT X WIDTH ALL WINDOWS SET TO BRICKBOND WEATHER SEALS TO ALL EXTERNAL DOORS
 THIS PLAN IS SUBJECT TO 6 STAR ENERGY REQUIREMENTS EXHAUST FANS & RANGEHOOD TO CONTAIN DAMPER SEALS DOWNLIGHTS TO BE SEALED AND CONTAIN HEAT COVERS
 HARD WIRED SMOKE ALARM WITH 9v BATTERY BACK-UP

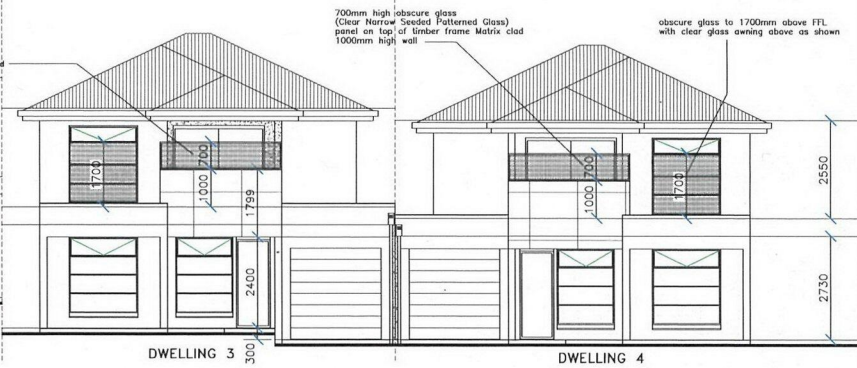
EDMONT PROTECTION IN ACCORDANCE WITH AS 3601.7/2004 PERIMETER - VISUAL BARRIER LEANS CODE (CORROSION 75mm FROM DOWNPOUR COURSE TO TOP OF FRAME)

NOTE : ALL SMOKE DETECTORS TO EACH DWELLING TO BE INTERCONNECTED AS PER NATIONAL CONSTRUCTION CODE

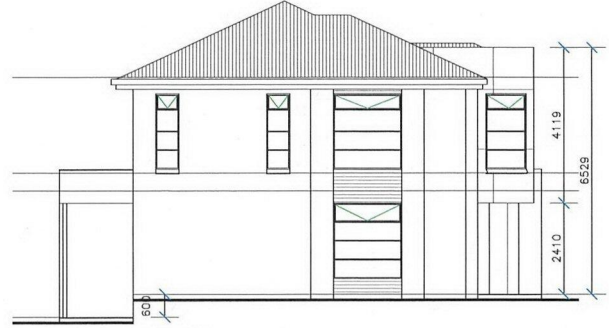


FRONT ELEVATION

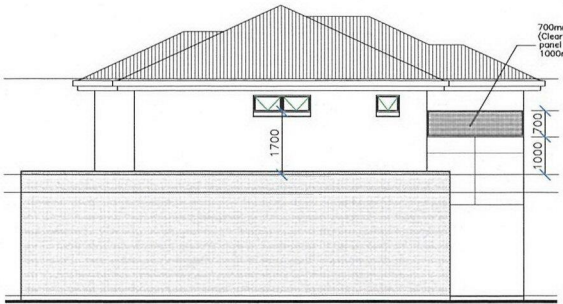
NOTE ALL GROUND FLOOR DOORS & WINDOWS TO BE SET AT 2400MM ABOVE FINISHED FLOOR LEVEL
 ALL FIRST FLOOR DOORS & WINDOWS TO BE SET AT 2100MM ABOVE FINISHED FLOOR LEVEL



DWELLING 3 DWELLING 4



SIDE ELEVATION DWELLING 1

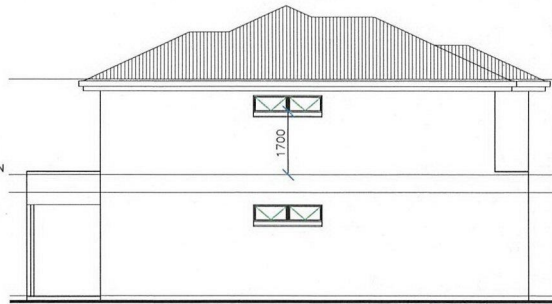


SIDE ELEVATION DWELLING 4

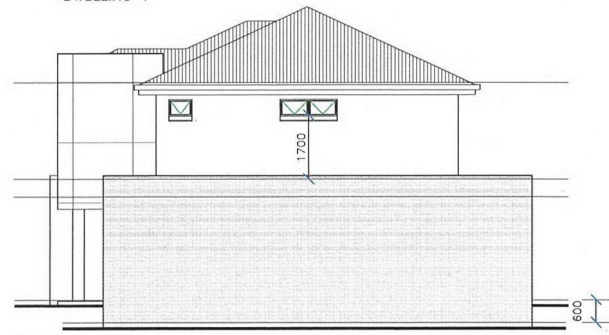
700mm high obscure glass (Clear Narrow Seeded Patterned Glass) panel on top of timber frame Matrix clad 1000mm high wall

NOTE : ALL GLAZING & ASSEMBLIES TO BE IN ACCORDANCE WITH AS 1288-2006 &/OR AS 2047-2014 AS APPROPRIATE

NOTE : ALL GUTTERS & DOWNPIPES SHALL BE SELECTED IN ACCORDANCE WITH NCC VOL. 2 PART 3.5.2 AND ACCEPTABLE OVER FLOW MEASURES SHALL BE SELECTED IN ACCORDANCE WITH TABLE 3.5.2.4 a



SIDE ELEVATION DWELLING 3



SIDE ELEVATION DWELLING 1

DWELLING 1

ground floor living :	52.29
first floor living :	76.98
garage :	17.53
portico :	4.67
carport :	17.08
rear verandah :	4.08
total :	172.63sq.m.

DWELLING 2

ground floor living :	55.14
first floor living :	75.41
garage :	17.83
portico :	9.36
carport :	17.08
rear verandah :	4.95
balcony :	7.87
total :	187.64sq.m.

DWELLING 3

ground floor living :	55.14
first floor living :	75.41
garage :	17.83
portico :	9.36
carport :	17.08
rear verandah :	4.95
balcony :	7.87
total :	187.64sq.m.

DWELLING 4

ground floor living :	55.14
first floor living :	75.41
garage :	17.83
portico :	9.36
carport :	17.08
rear verandah :	4.95
balcony :	7.87
total :	187.64sq.m.

NOTES**
 ALL UPPER STOREY FLOORS ARE NOT DESIGNED FOR WATERBORN LOADS OR ANY OTHER POINT LOADS DISTRIBUTED OVER FLOOR AREA
 STAIRCASE & BALUSTRADE TO BE IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE PART 3.9.1 & PART 3.9.2
 STAIR CONSTRUCTION & BALUSTRADES
 RISER - MAX 150 / MIN 112
 GOING - MAX 325 / MIN 240
 QUANTITY (2R+G) - MAX 700 / MIN 550
 STAIRS & STAIR BALUSTRADE BY STARLOC Pty. Ltd. STAIRS TO BE CARPETED
 INTERNAL STAIRS TO HAVE HANDRAIL FIXED TO TIMBER FRAME OUTSIDE WALL
 ALL BALCONY'S TO BE TILED & WATERPROOFED IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE MANUFACTURERS SPECIFICATIONS
 I.E. BALCONY FLOORS TO BE TANKED
 Balcony waterproofing to be in accordance with AS4654 parts 1&2



REAR ELEVATION



DWELLING 2 DWELLING 1

DWG NO. BRI-681-19.dwg

NOTE : A2 PAPER

NO BRUSH FENCE TO BE CONSTRUCTED WITHIN 3.0M OF BUILDINGS

PROPOSED NEW DEVELOPMENT
 For : ROBERT CALI
 At : 681 Brighton Road,
 BRIGHTON VIC 3170

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



DRAWN D.J.G.
 DATE 06.09.19
 SCALE 1 : 100
 SHEET 3 OF 8

ATTACHMENT 3.0

In reply please quote: 2020/00277, Process ID: 627354
Enquiries to: Reece Loughron
Telephone: 7109 7876
E-mail: dit.landusecoordination@sa.gov.au



Government of South Australia

Department for Infrastructure
and Transport

**TRANSPORT PLANNING AND
PROGRAM DEVELOPMENT**

Transport Assessment

GPO Box 1533
ADELAIDE SA 5001

ABN 92 366 288 135

7 October 2020

Mr Dean Spasic
City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048

Dear Mr Spasic

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	110/00372/20 – Amended Plan (dated 11 September 2020)
Applicant	George Christopoulos
Location	681 Brighton Road, Seacliff (CT 5836/570)
Proposal	Construct four two storey dwellings with shared access

I refer to the above development application forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*.

CONSIDERATION

The subject site abuts Brighton Road, an arterial road under the care, control and management of the CoH. The adjacent section of Brighton Road is identified as a Major Traffic Route, a Standard Frequency Public Transport Corridor and a Major Cycling Route under the Department for Infrastructure and Transport's '*A Functional Hierarchy for South Australia's Land Transport Network*'. At this location, Brighton Road carries approximately 38,400 vehicles per day (4.5% commercial vehicles) and has a posted speed limit of 60 km/h.

Access and Road Safety

The subject site currently gains access approximately 6.5 metres north of the southern boundary. The department has been discussions with the applicant regarding the proposed shared access adjacent the northern property boundary. The access location was supported and the department sought clarification regarding the provision of a 6 metre x 6 metre on-site access and internal manoeuvring so that all vehicles can achieve forward entry and exit movements to Brighton Road.

An amended plan was provided (refer Damien J Griffin Designs, Drawing No. BRI-681-19, Sheet 4 of 8 dated 11 September 2020) that identified a 6 metre x 6 metre shared access will be provided along with cantilevered portico areas (Dwellings 2 and 4) to enable on-site reversing. Overall the amended plan is supported, however the proposed landscaping located within the shared access must be relocated to provide a clear area for access purposes. The proposed letterboxes should be physically located outside of the access so that movements to/from Brighton Road can be achieved without being restricted.

15562914

A 1.8 metre high front fence will be installed along the Brighton Road frontage and Council should ensure clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, are provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

The letterboxes, utility metres and all landscaping must be located clear of the shared access and be suitably defined at the land division stage.

ADVICE

The Department of Planning, Transport and Infrastructure supports the proposed development and advises the planning authority to attach the following conditions to any approval:

1. All access to Brighton Road shall be gained via the access shown on Damien J Griffin Designs, Drawing No. BRI-681-19, Sheet 4 of 8 dated 11 September 2020 together with additional flaring to the road to maximise ease of access.
2. All vehicles shall enter and exit the site in a forward direction.
3. The shared driveway and internal manoeuvring areas shall be clear of all obstructions.
4. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.
5. The redundant crossover shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the dwellings becoming habitable.
6. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Yours sincerely



A/MANAGER, TRANSPORT ASSESSMENT
for **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

ATTACHMENT 4.0 STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act, 1993

To: City of Holdfast Bay
Development Services
PO Box 19
BRIGHTON SA 5048

(Please mark to the attention of the relevant contact officer)



Telephone: (08) 8229 9888 or Facsimile: (08) 8298 4561

Development Number Please quote 110/00377.20.

Name of person(s) making representation: Kane and Tess McLean

Address: 1 Pine Avenue, Seacliff

Contact no. 0422418588, 040366069

Nature of interest affected by development:

(eg adjoining resident, owner of land in vicinity, on behalf of an organisation or company etc)

adjoining resident (Northern side)

Reasons for representation:

We are not comfortable with any balconies or windows (upper level, front elevation) looking over and into our property. By looking at the plans, it seems all 4 proposed dwellings currently do this.

Side elevation of elevation 1 may also look into our property depending on whether elevation shown is the east or west side???

My representation would be overcome by:
(State action sought)

By all balconies to be removed from the front elevation (or any side that will be in view of our ~~pro~~ backyard; and/or living room/kitchen. Additionally all windows in view of our backyard/in side our house to be removed, placed high enough so no-one can look out of them or installed with frosted glass.

A copy of the representation above will be forwarded to the applicant for a written response before being presented at the next available development assessment panel meeting.

In the case of Category 2 and 3 developments please indicate in the appropriate box below whether or not you wish to be heard by the city of holdfast bay development assessment panel in respect to the above submission. Please note that there are no speaking rights for Category 1 development.

- I do not wish to be heard
- I desire to be heard personally
- I will be represented by Kane McLean

(Please specify)

we are happy to have a chat to the builder at any time. Thankyou.

Please note that there are no rights of appeal for Category 1 and 2 developments (according to Development Act and Regulations, 1993).

Tess McLean
Signed
Tess McLean.

23/6/20

Date	23/6/20
City of Holdfast Bay TRIMMED	
26 JUN 2020	
Doc/
Fol/

CITY OF
HOLDFAST BAY



From: Lou Fantasia [mailto:lou@loufantasiaplanning.com.au]
Sent: Monday, 17 August 2020 4:01 PM
To: Dean Spasic <DSpasic@holdfast.sa.gov.au>
Cc: george.c@theucg.com.au
Subject: Response to Rep Seacliff DA110-00372-20 114-08-2020

HI Dean

Please find attached our response to the representations from the McLeans at 1 Pine Street Seacliff.

We have attempted to negotiate a solution and part of the way with the glazing but not the permanent screens to the balconies. We offered 1.8 m ie 800mm louvred screen above the balcony wall. They are insisted they would only agree to a louvred screening above the balcony wall to a height of 2.0 m. We provided them a Line of sight diagram showing an 800mm high louvred above the wall was more than adequate

Kane and Tess are insisting of permanent screening to a height of 2.0m above the Balcony Floor level which in our opinion is excessive and unwarranted..

We have advised them that 2.0 m high screening is unacceptable and we will seek 1700mm high permanent screening (with a 700mm privacy screen on top of the balcony wall) in accordance with Council Wide Residential Development PDC 40.

Damien Griffin is presently amending the drawings to include 1700 mm reeded glazing and a 700mm privacy screen notation to the western and northern elevations and setting the garages for dwellings 2 and 4 to 600mm from the rear boundary and cantillating their verandahs to facilitate adequate revering manoeuvres.

I will call tomorrow to discuss how to facilitate the passage of this application.

Kind Regards

L Fantasia

Lou Fantasia MPIA KCHS

Director

Registered Planner

P: +61 413 74 34 05

E: lou@loufantasiaplanning.com.au



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