

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

ATTACHMENTS: **1. LOCALITY MAP**
2. PROPOSAL PLANS

HEARING OF REPRESENTORS: **NOT APPLICABLE**
 HEARING OF APPLICANT: **NOT APPLICABLE**

DA NO.	:	<u>110/00528/20</u>
APPLICANT	:	<u>DOMAIN BUILDING GROUP</u>
LOCATION	:	<u>8 HAMILTON STREET, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>TWO, TWO STOREY SEMI-DETACHED DWELLINGS WITH ASSOCIATED SWIMMING POOLS</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

1. Background

An application was lodged to the Council on 15 July 2020 to construct two, two storey semi-detached dwellings with associated swimming pools. An application for the site was also lodged to the Council on 21 July 2020 to create two allotments from one in the form of a Torrens Title Land Division. The division proposed two allotments each with 408sqm areas and allotment frontages of 9.38m for the western-most and 9.39m for the eastern-most allotment. It was noted that party walls were shown on the division suitable for the construction of semi-detached dwellings. The land division application was issued with approval under staff delegation. The street tree located at the front of the dwelling will be removed given the defect at the base.

2. Site and Locality

The subject site is located on 8 Hamilton Street Glenelg having a frontage facing south and is two allotments in from Patawalonga Frontage. The property and surrounding immediate locality are located in the Residential Zone. A predominance of single dwellings characterises the immediate locality to the west of the site in the form of residential flat buildings and detached dwellings. The built form along Hamilton Street is generally single storey in height with the exception of 7 Hamilton Street which is a recently constructed two storey dwelling. Low and medium density housing is found in the immediate locality.

Refer to Attachment 1

3. Proposed Development

The applicant proposes to construct two conventional two-storey semi-detached dwellings each with their own swimming pools. The façade of the dwellings resemble a modern style of architecture characterised by vertical and horizontal components, a rendered finish and cantilevered upper levels. The second storey contains balconies which have the ability to obtain views of the Adelaide Hills and Patawalonga River. Each residence contains a lap pool located between the open living areas and internal boundaries of the allotments.

Refer to Attachment 2

4. Procedural Matters

The application is a Category 1 development subject to Part 1 2(2)(a)(iii)

2 *Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises—*

(a) the construction of any of the following (or of any combination of any of the following):

(i) 1 or more detached dwellings;

(ii) 1 or more single storey dwellings;

(iii) 1 or more sets of semi-detached dwellings, provided that no such dwelling is more than 2 storeys high;

The application did not trigger any referrals subject to Schedule 8 of the Development Regulations.

5. Development Data

Aspect	DEVELOPMENT DATA DWELLING A		
	Proposed	Development Plan	Compliance
Site Coverage	56%	<u>50%</u>	<u>6% shortfall</u>
Private Open Space	24%	<u>20%</u>	<u>Complies</u>
Primary Setback - Dwelling - Garage	5.7m & 6.8m 6.5m to 8.2m	<u>8.2m to 10.8m adjoining setback of western property</u>	<u>Does not comply</u>
Side Setbacks Western Side - Lower Level - Upper Level Eastern Side - Lower Level - Upper Level	.900mm to 1m 1.8m to 2.4m .900mm to 1m 1.8m to 2.4m	<u>1m</u> <u>2.8m</u> <u>1m</u> <u>2.5m</u>	<u>Complies</u> <u>100mm to 700mm shortfall</u> <u>Complies</u> <u>100mm to 700mm shortfall</u>
Rear Setback - Lower Level - Upper Level	8.8m 13.2m	<u>4m</u> <u>6m</u>	<u>Complies</u> <u>Complies</u>

DEVELOPMENT DATA DWELLING A			
Aspect	Proposed	Development Plan	Compliance
Total Wall Height	6.3m	<u>7m</u>	<u>Complies</u>
DEVELOPMENT DATA DWELLING B			
Aspect	Proposed		Compliance
Site Coverage	56%	<u>50%</u>	<u>6% shortfall</u>
Private Open Space	24%	<u>20%</u>	<u>Complies</u>
Primary Setback - Dwelling - Garage	7.7m & 8.2m 8.1m to 9.1m	<u>8.2m to 10.8m adjoining setback of western property</u>	<u>Does not comply</u>
Side Setbacks Western Side - Lower Level - Upper Level Eastern Side - Lower Level - Upper Level	.900mm to 1m 1.8m to 2.4m .900mm to 1m 1.8m to 2.4m	<u>1m</u> <u>2.8m</u> <u>1m</u> <u>2.5m</u>	<u>Complies</u> <u>100mm to 700mm shortfall</u> <u>Complies</u> <u>100mm to 700mm shortfall</u>
Rear Setback - Lower Level - Upper Level	6.6m 11.7m	<u>4m</u> <u>6m</u>	<u>Complies</u> <u>Complies</u>
Total Wall Height	6.3m	<u>7m</u>	<u>Complies</u>

6. Development Plan Provisions

HOLDFAST BAY (CITY) DEVELOPMENT – ASSESSMENT – RESIDENTIAL ZONE AND POLICY AREAS – OBJECTIVES AND PRINCIPLES OF DEVELOPMENT CONTROL

RESIDENTIAL ZONE	
Objectives	
1. A residential zone comprising a range of dwelling types, including a minimum of 15% affordable housing.	Complies
3. Development that contributes to the desired character of the zone.	Complies
Desired Character	
Development outside of the policy areas will be suburban in nature and evolve in response to progressive infill development of existing individual sites and through consolidation of sites to form larger comprehensive redevelopment opportunities. Infill development outside of the Policy Areas will not compromise the suburban character but will progressively increase dwelling densities through unobtrusive small-scale developments. In this regard, infill development will have a comparable height, mass, scale and setbacks to that of existing dwellings in the relevant locality. The zone's primarily suburban character outside of the policy areas is defined by detached dwellings on individual allotments. Infill development in these suburban areas will contribute to the city's housing diversity through development opportunities that (in order of preference):	Complies

Desired Character (Cont)	
(a) increase dwelling numbers on allotments that have dual road frontages	
Development outside of the policy areas will comprise:	
<ul style="list-style-type: none"> Single storey in areas east of Brighton Road, and up to two storeys in areas west of Brighton Road. 	Complies
<ul style="list-style-type: none"> Buildings both domestic and contemporary in design and character to support and reinforce the essentially suburban character through typical domestic design forms, low front fencing and landscaping. 	Complies
<ul style="list-style-type: none"> Materials and finishes that respond to the character of the immediate locality and utilise brick, stone and rendered finishes to provide visual interest to facades. 	Complies
<ul style="list-style-type: none"> Architectural design and detailing that responds to localised character by way of fenestration, doorways, windows, eaves and roof forms. 	Complies
<ul style="list-style-type: none"> Development will be setback and be orientated to minimise impacts of the privacy of neighbouring residents. 	Complies
<p>1. The following forms of development are envisaged in the zone:</p> <ul style="list-style-type: none"> affordable housing domestic outbuilding in association with a dwelling domestic structure dwelling dwelling addition small scale non-residential use that serves the local community, for example: <ul style="list-style-type: none"> child care facility health and welfare service open space primary and secondary school recreation area supported accommodation. 	Complies
Principles of Development Control	
6. Development should not be undertaken unless it is consistent with the desired character for the zone.	Complies
8. Dwellings and residential flat buildings, except where specified in a particular policy area or precinct, should not exceed the maximum heights shown in the following table:	

Principles of Development Control (Cont)			
Location of the dwelling	Maximum wall height above natural ground level	Maximum height above natural ground level	Complies
West of Brighton Road or Tapleys Hill Road East of Brighton Road or Tapleys Hill Road	7 metres 3.5 metres	Two storeys One storey, or two storeys if the second storey is incorporated within the roof space and the floor area of the second storey does not exceed 40 percent of the ground floor footprint of the dwelling, including attached garages.	
9. Dwellings and/or residential flat buildings should be setback a minimum of 1 metre from one side boundary to incorporate pedestrian access.	Complies		

HOLDFAST BAY (CITY) DEVELOPMENT PLAN – ASSESSMENT – RESIDENTIAL - COUNCIL WIDE – PRINCIPLES OF DEVELOPMENT CONTROL

Residential Development	
5. Residential development should be designed to ensure living rooms have an external outlook.	Complies
10. The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to: (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 9 am and 5 pm on the 21 June.	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

Residential Development (Cont)		
<p>14. Garages and carports facing the street should not dominate the streetscape and should be designed in accordance with the following:</p> <p>(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</p> <p>(b) be located at least 0.5 metres behind the main face of the associated dwelling</p> <p>(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:</p> <p>(i) two individual doors with a distance of not less than 300 millimetres between them</p> <p>(ii) double tilt-up doors with moulded door panels having a maximum width of no more than 5 metres</p> <p>(d) be constructed of materials that integrate with those of the associated dwelling, or pre-coloured treated metal.</p>		(a)
<p>19. Except where specified in a particular zone, policy area or precinct or Residential High Density Zone, the main face of a building should be set back from the primary road frontage in accordance with the following table: Setback difference between buildings on adjacent allotments with frontage to the same primary street</p> <p>Up to 2 metres</p> <p>Greater than 2 metres</p>	<p>Setback of new building</p> <p>The same setback as one of the adjacent buildings, as illustrated below:</p> <p>At least the average setback of the adjacent buildings.</p>	Does not comply
<p>20. Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:</p> <p>(a) minimise the visual impact of buildings from adjoining properties</p> <p>(b) minimise the overshadowing of adjoining properties.</p>		Reasonably complies – the side upper level walls of the dwellings are stepped to alleviate visual bulk however do not satisfy the quantitative setback requirements.
<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>		
Parameter	Value	
Side walls with a height up to (and including) 3 metres at any point above the natural ground level	1 metre	Complies
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 500mm for every metre in height above 4 metres	Complies
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	Does not comply
Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level	4 metres	Complies

Residential Development (Cont)								
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	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> <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	Both dwellings exceeds anticipated maximum by 6%
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							
<p>29. Site coverage should be limited to ensure sufficient space is provided for:</p> <ul style="list-style-type: none"> (a) vehicle parking (b) domestic storage (c) outdoor clothes drying (d) a rainwater tank (e) private open space and landscaping (f) front, side and rear boundary setbacks that contribute to the desired character of the area (g) convenient storage of household waste and recycling receptacles 		Complies						
<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 internal living areas of the dwelling (b) generally at ground level 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. 		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"> <tbody> <tr> <td>Site area of dwelling - 250 square metres or greater.</td> </tr> <tr> <td>Minimum area of private open space - 20 per cent of site area.</td> </tr> <tr> <td>Provisions Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</td> </tr> </tbody> </table>		Site area of dwelling - 250 square metres or greater.	Minimum area of private open space - 20 per cent of site area.	Provisions Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.	Complies			
Site area of dwelling - 250 square metres or greater.								
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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						

Residential Development (Cont)	
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.	Does not comply
41. Where development is greater than single storey (excluding the Minda Incorporated Brighton Campus): (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:	Complies
(b) (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:	Complies
(c) (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.	Complies

7. Summary of Assessment

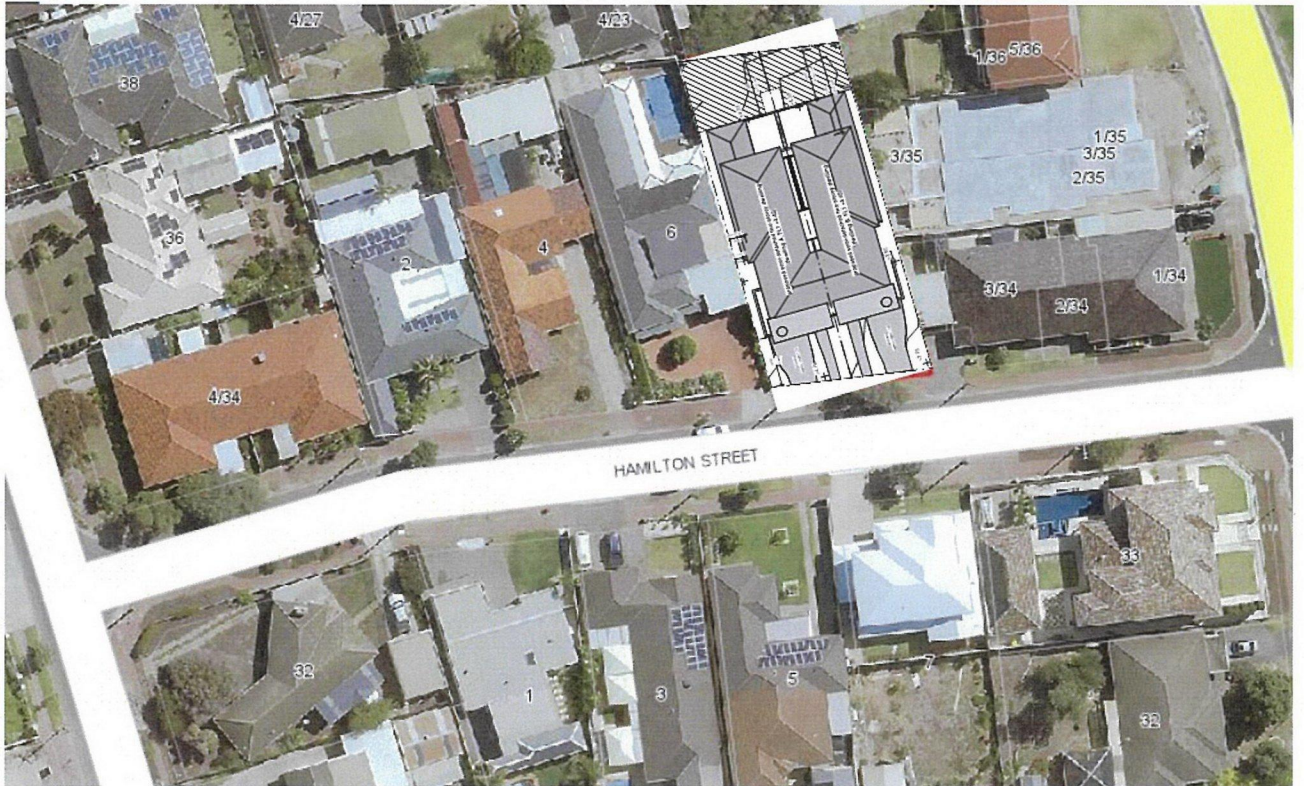
The application complies with a majority of the quantitative objectives and principles of the Holdfast Bay Development plan. The following assessment will touch on aspects of the application which requires further discussion.

Setbacks

A shortfall in the primary setbacks of the proposed dwellings were noted during the quantitative assessment of the application. PDC 19 of the General Section Residential Development anticipates dwellings to contain the same setback as the adjacent buildings with a frontage to the same primary street. The property to the east is located on the corner of Hamilton Street and Patawalonga Frontage where its primary frontage is toward Patawalonga Frontage and not Hamilton Street. As this is the case, to satisfy PDC 19, the primary setback of 6 Hamilton Street which adjoins the subject site to the west is there reference point to determine the primary setbacks.

6 Hamilton Street contains a varied primary setback of 8.2m to 10.8m due to the angled nature of the front boundary. The proposal contains setbacks varying from 5.7m to 8.2m for dwelling A and 7.7m to 9.1 for dwelling B, therefore not complying with PDC 19.

The aerial below shows the dwelling superimposed over the subject along with the setback pattern of the northern side of Hamilton Street.



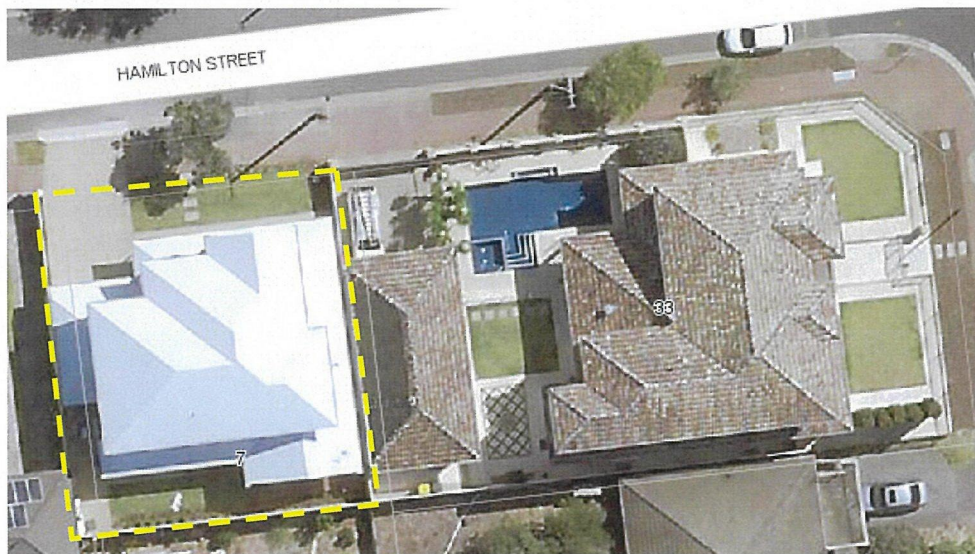
The streetscape of Hamilton Street contains inconsistent dwelling styles and varied setbacks both on the northern and southern side. There are two examples of carports located forward of dwellings at 1 and 2 Hamilton Street where both are in close proximity to the primary boundaries of their respective allotments.



Above: 2 Hamilton Street Glenelg North
Below: 1 Hamilton Street Glenelg North



Further it is also noted that the recently approved two storey dwelling located directly opposite the site at 7 Hamilton Street has been approved with a primary setback of 3.9m to the dwelling wall and 6.2m to the garage.



While it is noted that from a quantitative perspective the primary setbacks of the dwelling do not comply with the development plan, there is merit for the proposed setbacks when assessed in context with the immediate locality.

While the units to the east of the site are not considered during the quantitative assessment their location is vital when assessing how the dwellings will sit on the site and their impacts to the locality. The dwellings will be located well behind the units and the associated garage.

The Desired Character of the Residential Zone anticipates progressive infill development where sites like the proposed are considered suitable for land division. While it would be ideal that the primary setbacks of the dwellings replicate those to the west, the fact that the land has been divided in half must be taken into consideration. The allotments therefore have approximately half the space to accommodate a dwelling than the neighbouring dwelling to the west which remains intact as an original allotment.

As sites like the proposed become divided it is fair to anticipate that primary setbacks of dwellings will be lesser than those of existing original allotments where a much larger area is available to accommodate built form. Notwithstanding, the proposed setbacks are considered to be substantial for the site particularly where a two storey dwelling across from the site has been approved with setbacks of 3.9m and 6.2m albeit on an allotment with lesser depth.

The upper level side setbacks of the dwelling do not comply with PDC 21 of the General Section – Residential Development. The side walls of the dwellings contain a height of 6.3m from natural ground level which anticipates an upper level side setback of 2.8m. The internal upper level setbacks of 1.1m are well short of 2.8m however given their siting impacts are considered to be minor.

The external upper level side wall setbacks are 2.4m to the front of the dwelling which then step out to 1.8m toward the rear. Impacts of overshadowing are considered to be negligible given the siting of the dwelling. All adjoining neighbouring private open space areas and northern habitable windows will be subject to adequate sunlight during the winter solstice satisfying PDC's 11 and 12 of the General Section – Residential Development.

Visual Privacy

Concerns were raised regarding the front balconies and their potential to overlook the private open space of 33 Patawalonga Frontage. The aerial below shows the subject site and its proximity to 33 Patawalonga Frontage.



The visual privacy inconsistencies we

re referred to where

PDC 40 states:

- 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.*

PDC 41(c) states:

41 *Where development is greater than single storey (excluding the Minda Incorporated Brighton Campus):*

(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.

PDC 41 makes it clear that screening should be implemented on balconies that are *adjoining* the site of the development. However, PDC 40 states that balconies that overlook private open of dwellings should implement screening devices with no mention as to whether this applies to directly adjoining properties. In the circumstances of the application it is considered that there is potential for a loss of visual privacy to the private open space of 33 Patawalonga frontage.

Concerns of overlooking were raised with the applicant who provided a line of sight diagram showing views from the front balconies. The diagram shows that views into the private open space of 33 Patawalonga Frontage will be slightly screened by the boundary fence however views into the alfresco area and back yard will remain in view.

Due to the contradiction of Council policy regarding visual privacy, the requirement for screening needs to be balanced with the potential outlook from the balconies. There is scope for regard to be given to the policies of the Residential Code regarding front facing balconies and their relationship to dwellings on adjacent land. It must be noted that the subject site is not located in a gazetted area for Residential Code assessment however to provide context for the situation a discussion could prove to be beneficial.

Schedule 4 Part 2B of the Development Regulations states that:

the dwelling will not have a balcony or terrace on an upper storey, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), that is at least 15 metres wide at all places to be faced by the dwelling.

This policy states that if the road reserve has width greater than 15m a balcony without any screening devices is permissible to be built. The width of the road reserve of Hamilton Street is 15.3m and therefore a balcony would be compliant.

A potential solution is to place a condition on the assessment which can then be reviewed during construction in order to assess impacts of overlooking if the Council Assessment Panel determines that screening devices should be implemented to the front balconies.

Conclusion

When assessed against the relevant provisions of the Development Plan and having regard to the context of the locality and the nature of the proposed development, it is considered that the proposal as amended on balance satisfies the relevant provisions of the Development Plan. The proposal is broadly consistent with the desired character of the zone and will not detrimentally impact upon the amenity of the adjoining properties of the locality. Accordingly, the proposal warrants Development Plan Consent subject to conditions.

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 110/00528/20 subject to the following conditions:

PLANNING CONDITIONS

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That storm water from the dwellings 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 storm water 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.

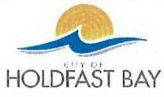
NOTE:

Storm water 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.

3. 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.
4. That all upstairs windows on the northern, western and eastern elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7metres 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.
5. That the filter pump associated with the swimming pool be enclosed in such a way that noise levels do not exceed 45db(a) between the hours of 10pm and 7am and 52db(a) between 7am and 10pm measured at adjoining property boundaries.



ATTACHED



This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Holdfast Bay. This information is provided for private use only. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property Boundary line network data is supplied by State Government.

- Subject Site

1/10/2020

1:887



ATTACHMENT 2



No.	Description	Date
A	FL1 front setback incr.	29/07/20
A	garage side wall relocated	29/07/20
A	FL2 side setback increased	29/07/20
B	facade/layout mod.	2/09/20

Two Semi-Detached Two-Storey Dwellings
at 8 Hamilton St., Glenelg North
for A Shtjefni

2/09/20

3D Views

DBG200420-P0B

Scale at A3

Drawn by

LDB

For
Planning Approval

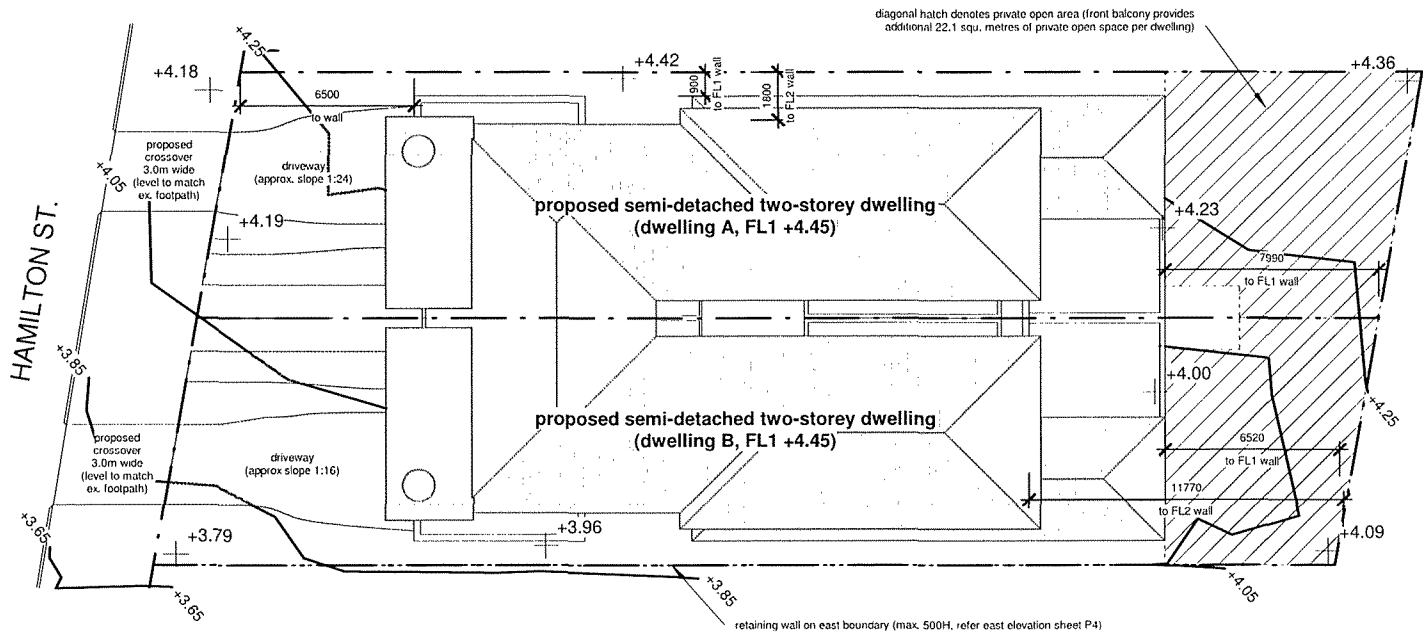


domain building group

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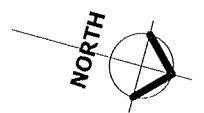
12
 12/10/2020



NOTE:
 - Land division to create one additional allotment (1:2) pending application to SCAP (by Michael Grear Surveys)

SITE COVERAGE:
 DWELLING A:
 total site area 408.49 squ. metres
 proposed dwelling FL1 183.4 squ. metres
 proposed FL1 alfresco 19.43 squ. metres
 proposed dwelling FL2 134.9 squ. metres
 proposed FL2 balcony 22.1 squ. metres
 private open area 24.5% (100.0 squ. metres)
 proposed plot ratio 49.7% (202.8/408.49)

DWELLING B:
 total site area 408.49 squ. metres
 proposed dwelling FL1 183.4 squ. metres
 proposed FL1 alfresco 19.43 squ. metres
 proposed dwelling FL2 134.9 squ. metres
 proposed FL2 balcony 22.1 squ. metres
 private open area 20.8% (85.0 squ. metres)
 proposed plot ratio 49.7% (202.8/408.49)



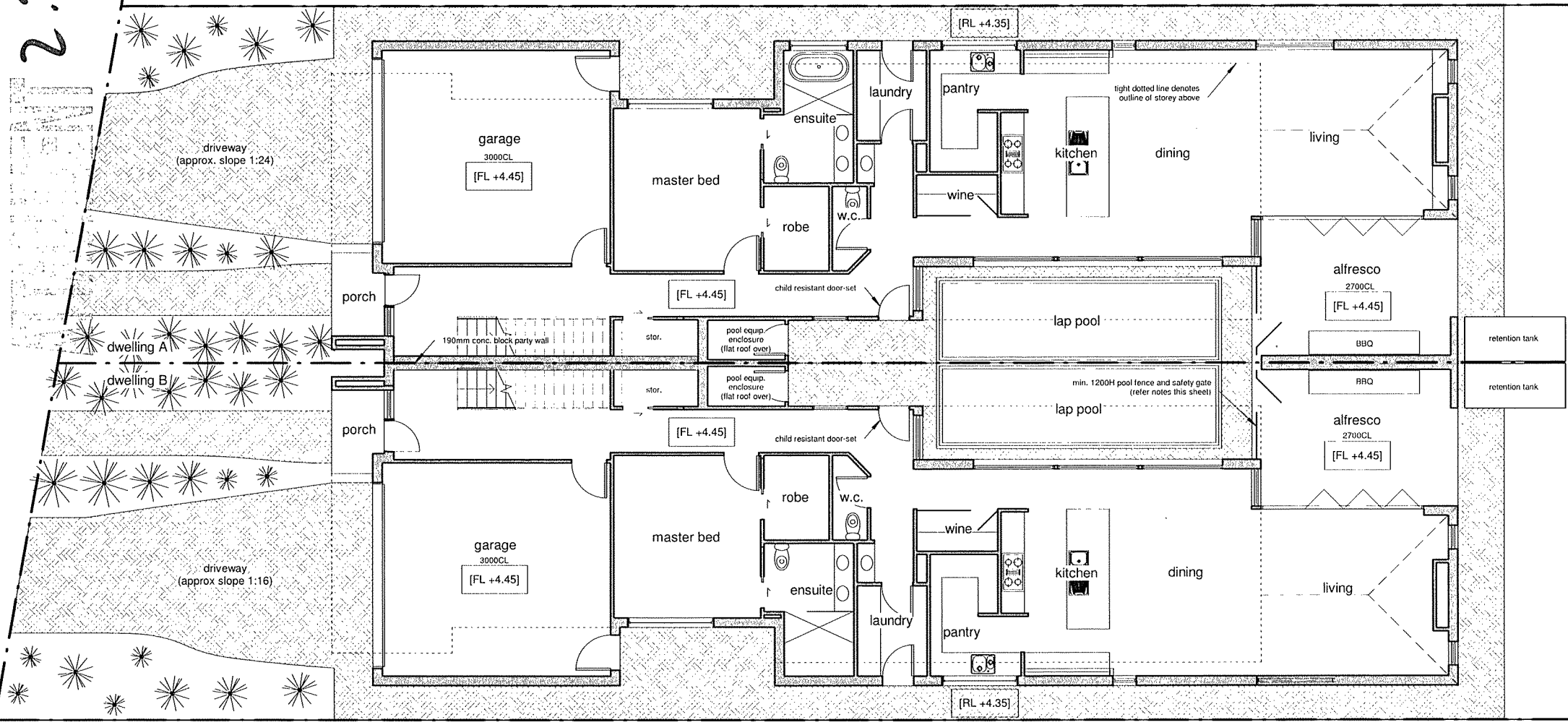
domain building group
 PO Box 295, BELAIR S.A. 5052
 office & fax (08) 8370 3766 mobile 0412 821 285

No.	Description	Date
A	FL1 front setback incr.	29/07/20
A	garage side wall relocated	29/07/20
A	FL2 side setback increased	29/07/20
B	crossovers mod.	24/08/20
B	street tree removed	24/08/20
C	facade/layout mod.	2/09/20

Two Semi-Detached Two-Storey Dwellings
 at 8 Hamilton St., Glenelg North
 for A Shtjefni
 2/09/20

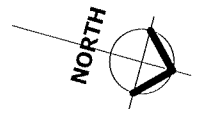
Site Plan
 DBG200420-P1C
 Scale at A3 1 : 200
 Drawn by LDB
 For Planning Approval

2.2



POOL FENCING:
 to comply with AS1926 parts 1 & 2

- pool-fencing system to min. 1200H (w/ 900mm non-climbable zone) to comply with AS1926.1, height of fence above paving/ground level to be no more than 100mm
- pool-fence gates to be self-closing and outward swinging (fitted with self-latching and tamper-resistant devices, latch to be min. 1500 above GL)



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No.	Description	Date
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A	garage side wall relocated	29/07/20
B	crossovers mod.	24/08/20
C	facade/layout mod.	2/09/20

**Two Semi-Detached Two-Storey Dwellings
 at 8 Hamilton St., Glenelg North
 for A Shtjefni**

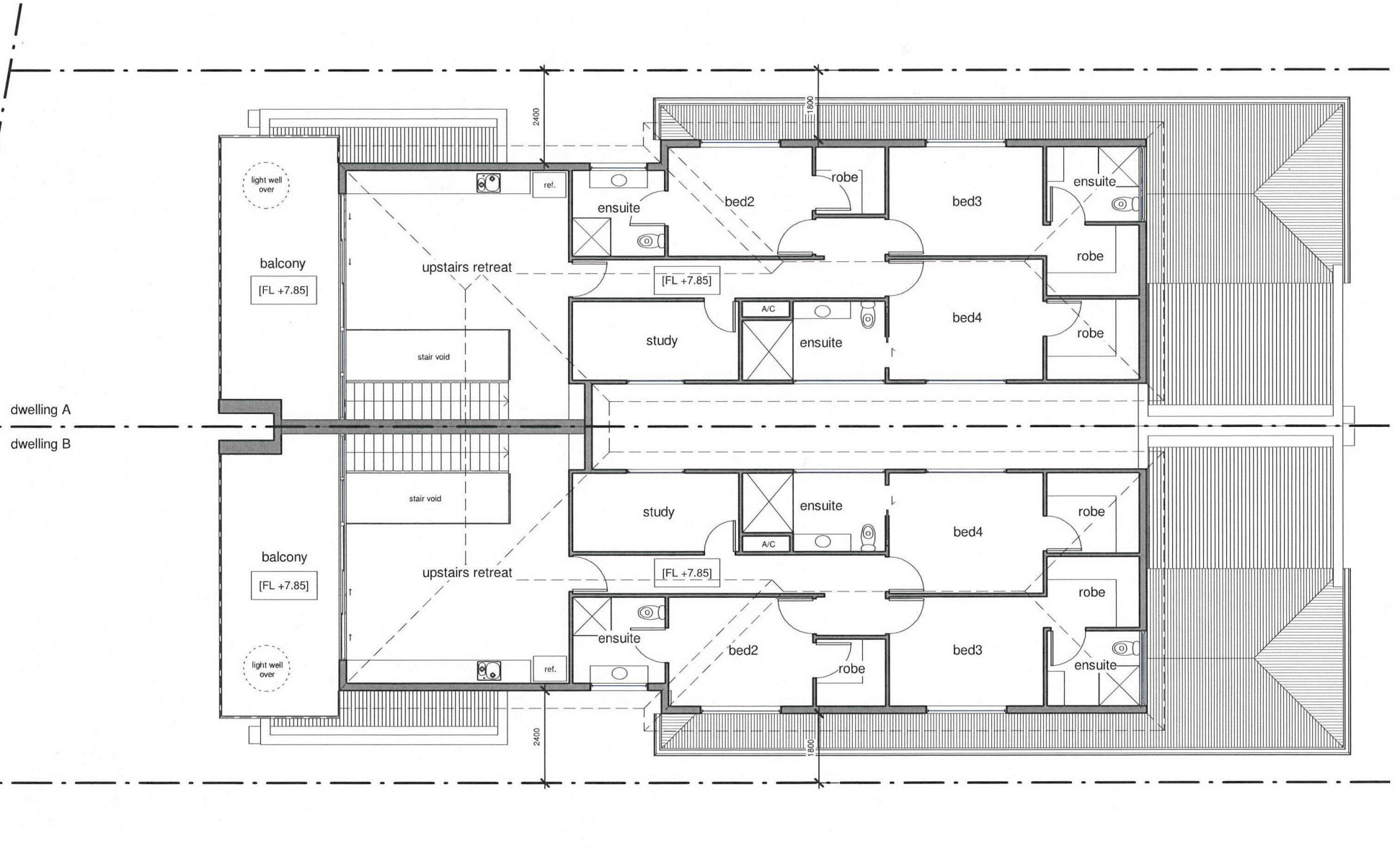
Ground Floor Plan

DBG200420-P2C

Scale at A3 1 : 100
 Drawn by LDB

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ATTACHMENT 2.3



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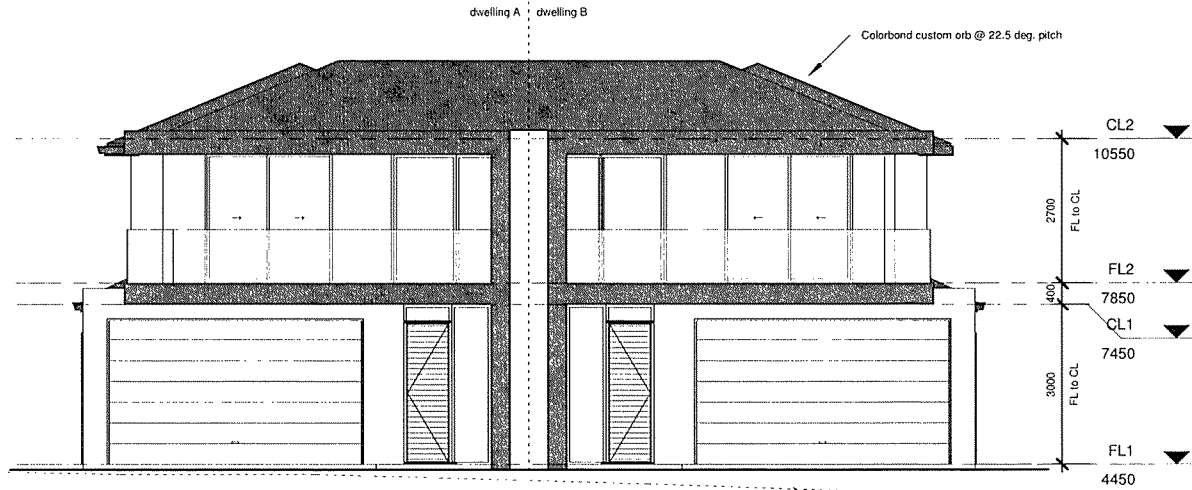
No.	Description	Date
A	FL2 side setback increased	29/07/20
A	ensuite window added	29/07/20
B	facade/layout mod.	2/09/20

**Two Semi-Detached Two-Storey Dwellings
 at 8 Hamilton St., Glenelg North
 for A Shtjefni**

2/09/20

First Floor Plan	
DBG200420-P3B	
Scale at A3	1 : 100
Drawn by	LDB
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2.2

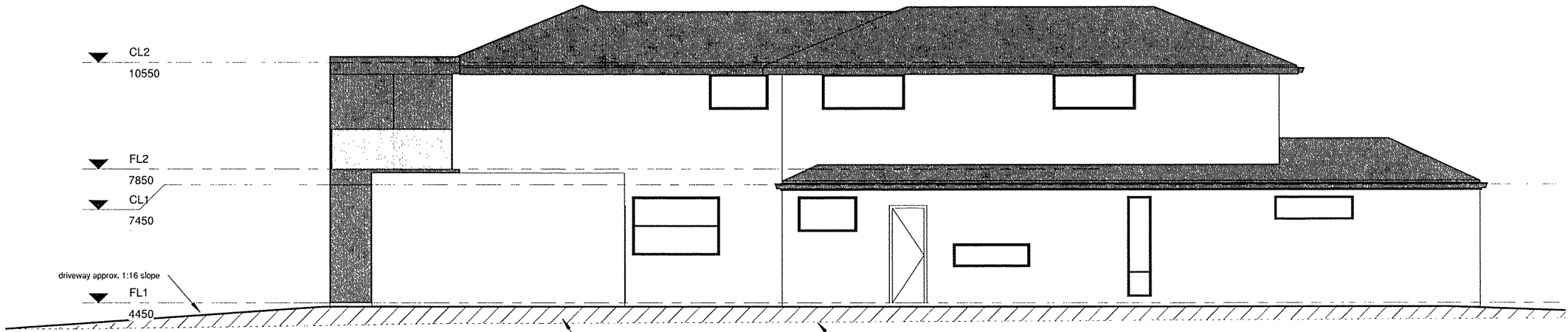


SOUTH ELEVATION (Hamilton St.)
scale 1:100

dotted line denotes natural ground level

SCHEDULE OF COLOURS/MATERIALS:

roof	Monument
ext. walls	rendered (colour: light grey)
door/window frames	black
fascias/barges	painted Woodland Grey
gutters	Woodland Grey
downpipes	to match walls
garage door	light grey
feature form	render finish (painted: Monument)



EAST ELEVATION (dwelling B)
scale 1:100

hatching denotes retaining wall on boundary (0 - 500mm high)

dotted line denotes natural ground level



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No.	Description	Date
A	dwelling footprint changed	29/07/20
B	facade/layout mod.	2/09/20

**Two Semi-Detached Two-Storey Dwellings
at 8 Hamilton St., Glenelg North
for A Shtjefni**

2/09/20

South & East Elevations

DBG200420-P4B

Scale at A3 1 : 100

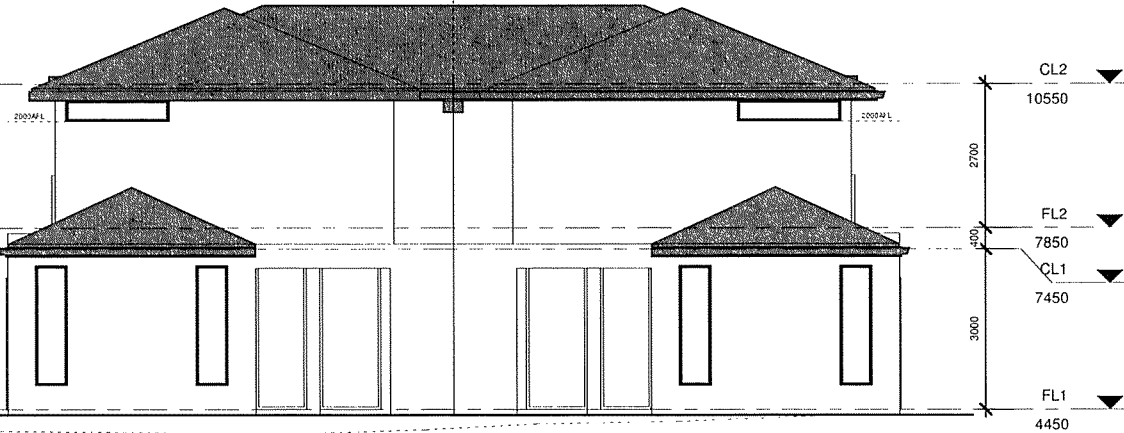
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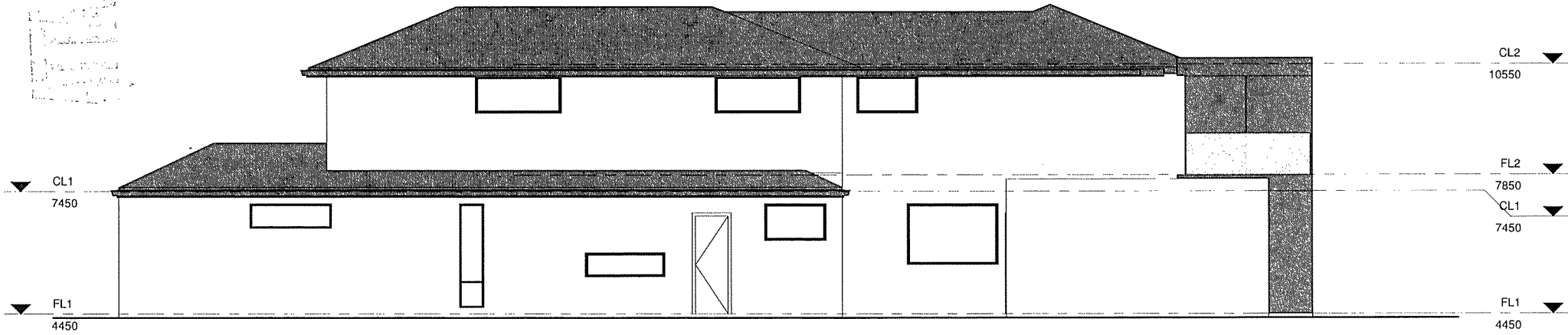
dwelling B · dwelling A

SCHEDULE OF COLOURS/MATERIALS:	
roof	Monument
ext. walls	rendered (colour: light grey)
door/window frames	black
fascias/barges	painted Woodland Grey
gutters	Woodland Grey
downpipes	to match walls
garage door	light grey
feature form	render finish (painted: Monument)

2.5



NORTH ELEVATION
scale 1:100



WEST ELEVATION (dwelling A)
scale 1:100

No.	Description	Date
A	dwelling footprint changed	29/07/20
A	ensuite window added	29/07/20
B	facade/layout mod.	2/09/20

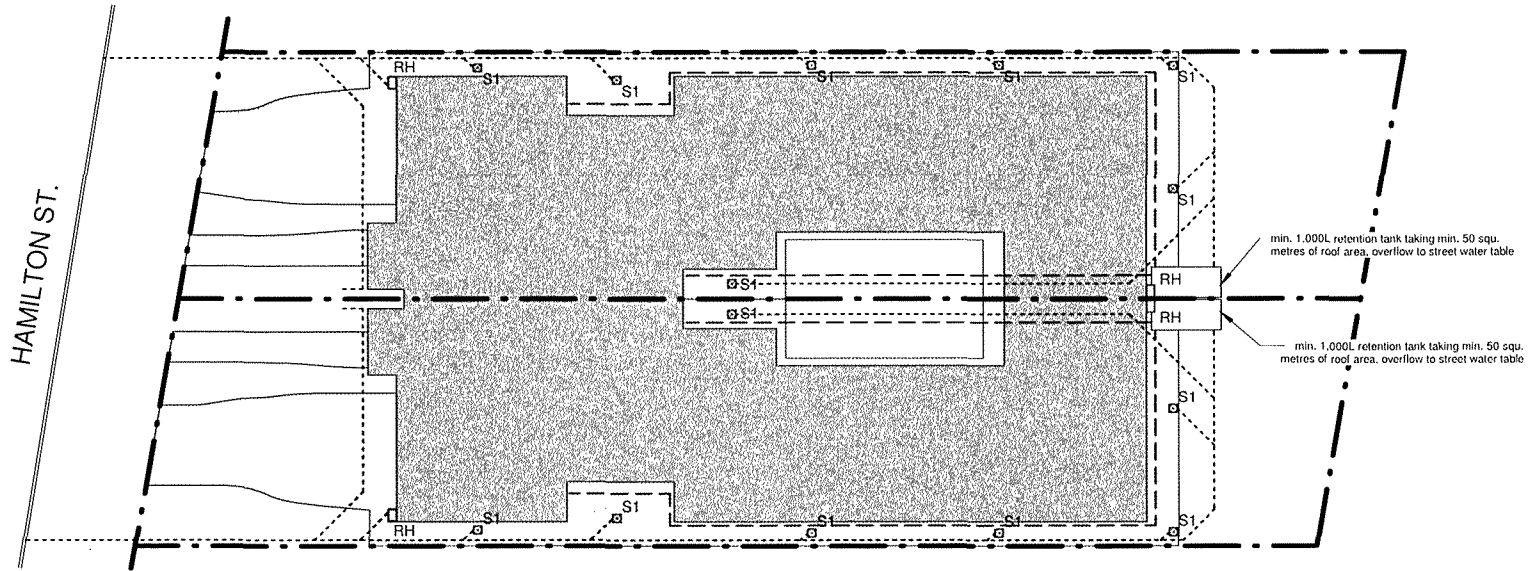
Two Semi-Detached Two-Storey Dwellings
at 8 Hamilton St., Glenelg North
for A Shtjefni

2/09/20

North & West Elevations	
DBG200420-P5B	For Planning Approval
Scale at A3	1 : 100
Drawn by	LDB

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Document Set ID: 376355
Version: 1, Version Date: 20/10/2020

2.6

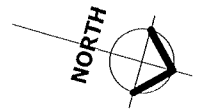


NOTE:

- all roofwater either to retention tank or street water table
- stormwater layout diagrammatic only

LEGEND:

- S1 300x300 grated sump taking surface water (feeding to street water table)
- RH rainhead connecting into u/ground s/water system feeding to retention tank
- - - 100mm sewer-grade PVC - d/pipes to retention tank
- 90mm PVC u/ground s/water - tank overflow & surface water to street water table (and rainhead/downpipes where shown)



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No.	Description	Date
A	dwelling footprint changed	29/07/20
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C	facade/layout mod.	2/09/20

Two Semi-Detached Two-Storey Dwellings
at 8 Hamilton St., Glenelg North
for A Shtjefni

2/09/20

Site Drainage Layout

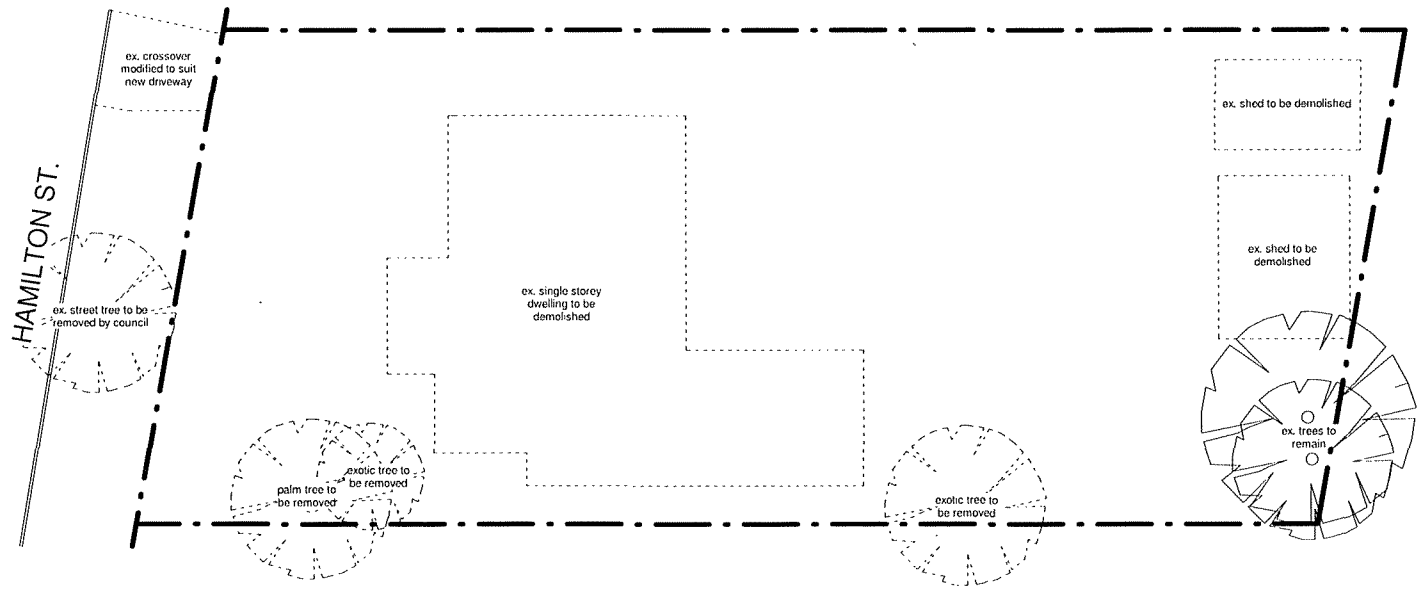
DBG200420-P6C

Scale at A3 1 : 200

Drawn by LDB

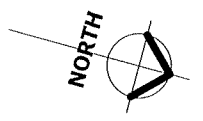
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2.7



DEMOLITION NOTES:

- All demolished items are generally shown as dashed/hatched
- Any removal of asbestos to be carried out by an approved contractor
- All demolition work to comply with AS2601
- All services to be disconnected/sealed prior to demolition

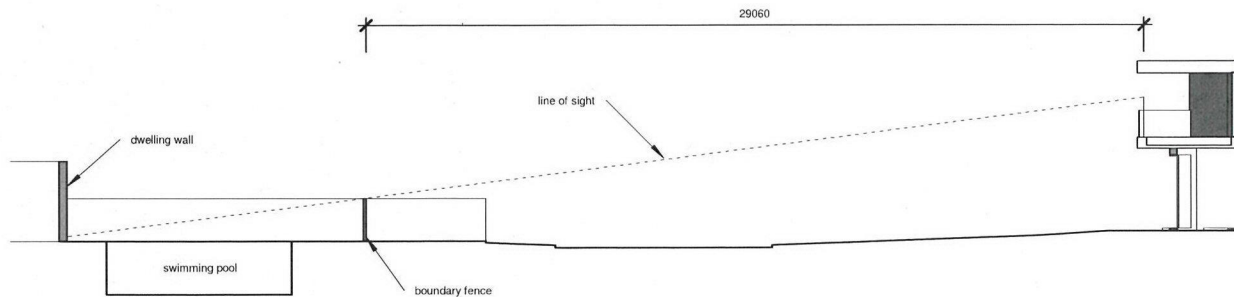


 <p>domain building group PO Box 295, BELAIR S.A. 5052 office & fax (08) 8370 3766 mobile 0412 821 285</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>street tree removed</td> <td>24/08/20</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date	A	street tree removed	24/08/20													<p>Two Semi-Detached Two-Storey Dwellings at 8 Hamilton St., Glenelg North for A Shtjefni</p> <p>2/09/20</p>	<p>Demolition Plan</p>	
	No.	Description	Date																			
A	street tree removed	24/08/20																				
<p>Document Set ID: 376355 Version: 1, Version Date: 20/10/2020</p>	<p>DBG200420-P7A</p> <p>Scale at A3 1 : 200 Drawn by LDB</p>	<p>For Planning Approval</p>																				

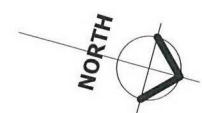
2.8



LINE OF SIGHT PLAN
scale 1:500



LINE OF SIGHT SECTION
scale 1:200



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No.	Description	Date
A	facade/layout mod.	2/09/20

Two Semi-Detached Two-Storey Dwellings
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 for A Shtjefni

2/09/20

Line Of Sight Diagram

DBG200420-P8A

Scale at A3	As indicated
Drawn by	LDB

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