

DEVELOPMENT NO.:	23012817
APPLICANT:	FRANK ROSITANO
ADDRESS:	53B WHEATLAND ST SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Balcony addition to front of existing dwelling
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy • Airport Building Heights (Regulated) • Affordable Housing • Character Area <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m) • Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	14 Jun 2023
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	27 April 2023 2023.6
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning,

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 1: Application Documents

ATTACHMENT 2: Statement of Representation

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development is for a first floor dwelling addition comprising a balcony extension spanning 3.1 metres forward of the existing balcony and located on the western side boundary.

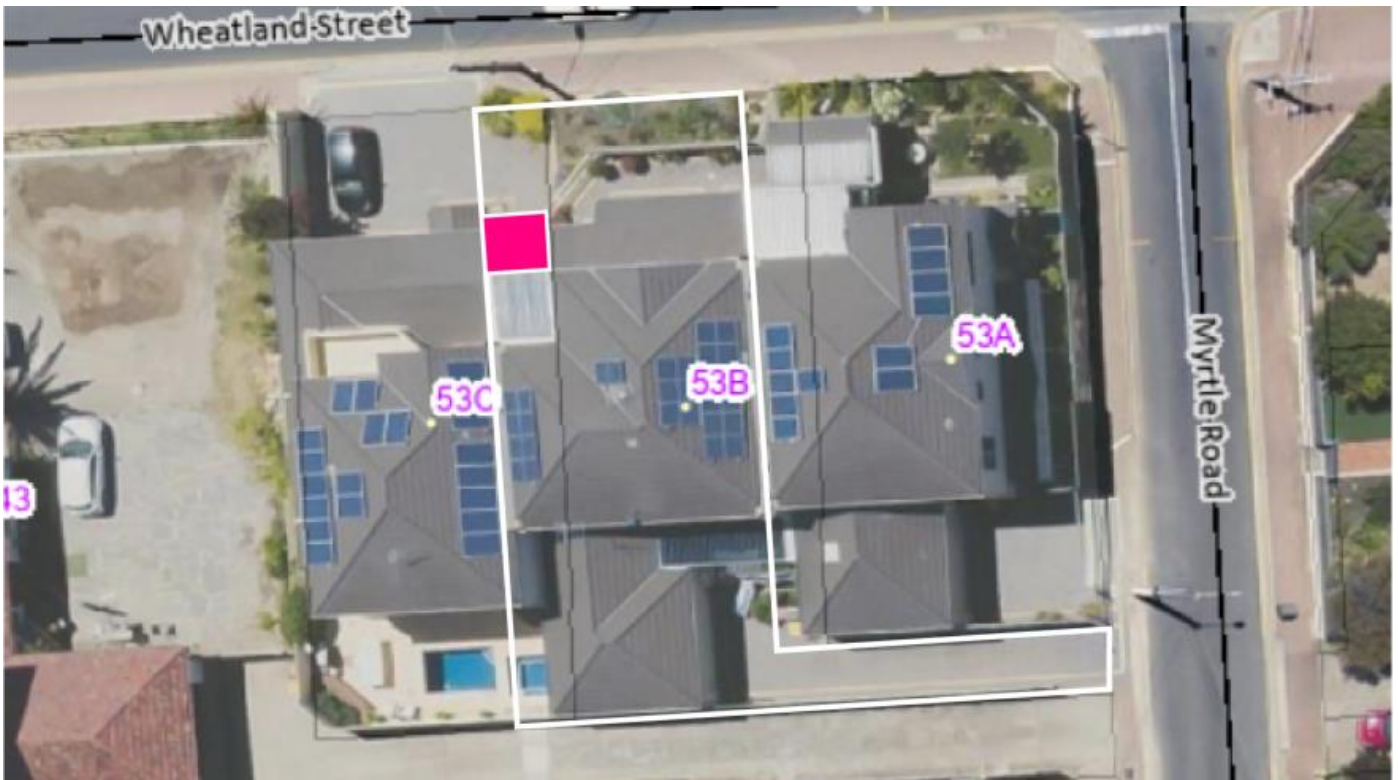
SUBJECT LAND & LOCALITY:**Site Description:**

Location reference: 53B WHEATLAND ST SEACLIFF SA 5049

Title ref.: CT 5804/81 **Plan Parcel:** D55069 AL2 **Council:** CITY OF HOLDFAST BAY

The subject site is the middle of three row dwellings which face Wheatland Street. It is built on a dune, resulting in retaining of some 2 metres in height adjacent to the front boundary, with the ground and first floor levels above, resulting in a prominent streetscape presentation. The front of the site is landscaped, a brush fence sits above the retaining, providing privacy for the front courtyard, and the first floor contains a balcony which is recessed behind the main face of the building.

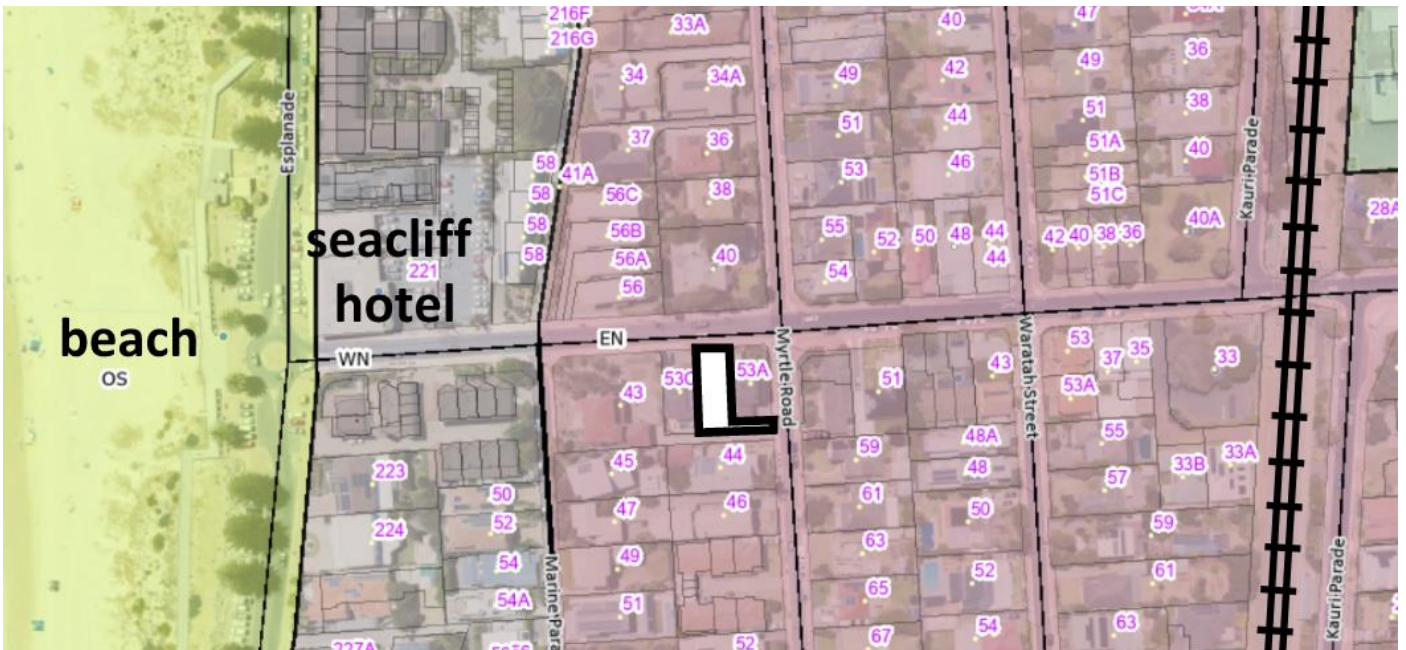




Locality

The subject locality is predominately residential, with a range of housing types including detached, row, group and residential flat buildings. The Seacliff Hotel is located 100 metres north-west and the beach is 150 metres west of the site. The railway line is 190 metres east of the site.

The site is located within the Established Neighbourhood Zone, Seacliff Character Area, which is defined by housing stock from the 1880s and 1920s west of the railway line. The architecture reflects a range of styles, with older housing stock comprising Bungalows and Spanish Mission. As per the subject building, and many others in the immediate vicinity, there are pockets within the Character Area, where the architecture is more representative of the 1980s to 2000s.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 Dwelling alteration or addition
 Dwelling addition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
 Code Assessed - Performance Assessed
- **REASON**
 P&D Code

PUBLIC NOTIFICATION

- **REASON**
 Post and wall height on boundary exceeds 3 metres

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
53a Wheatland Street SEACLIFF	Support	Yes	The plans reference the boundary line in the wrong position. Would like property boundaries correctly identified on the plans.

It has been confirmed that the plans are correct and show sufficient information to enable a complete and accurate assessment of the proposal.

PLANNING ASSESSMENT

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

Assessment Table

	Proposed	DPF Requirement	Achieved
Site Area	337 square metres	350 square metres	Existing
Frontage	11.5 metres	12 metres	Existing
Balcony Height	2 levels Roof height 7.8 metres	1 level	Existing
Front Setback	4.9 metres	5 metres	Yes
Western Side Setback	Roof height 7.8 metres	No numerical figure referenced for an open-sided structure. PO 8.1 seeks a building setback to provide separation between buildings in a way that complements the established character of the locality and access to natural light and ventilation for neighbours	Yes (in context with existing building form)
Site Coverage	60%	60%	Yes
Private Open Space	Unchanged	60 square metres	N/A
Soft Landscaping	Unchanged	20 percent of the site area	N/A

Seacliff Character Area

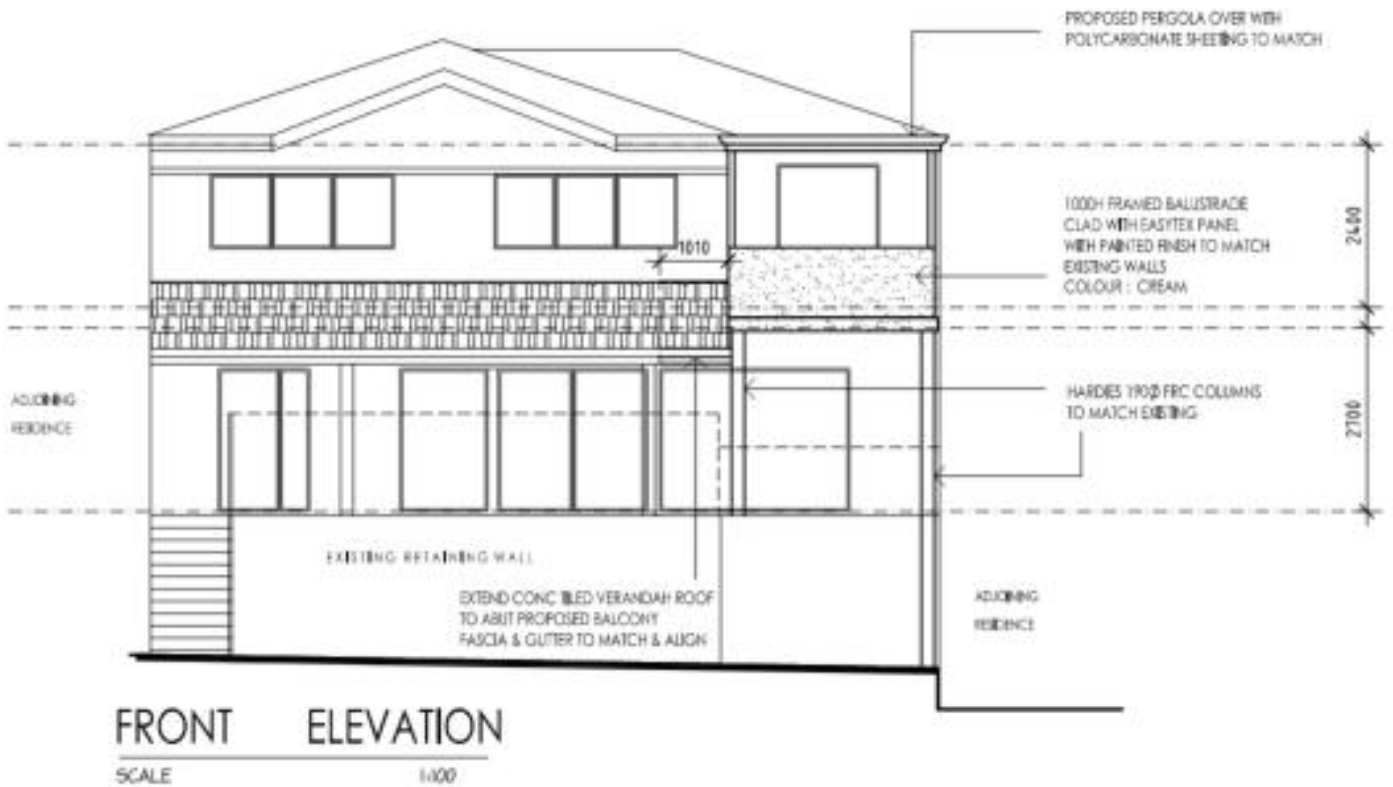
The built form character of Wheatland Street, particularly within 100 metres of the subject site (between the Esplanade and Myrtle Road) is not considered to be visually reflective of the Character Area Statement, as most dwellings were built circa 1980s to 1990s and have design elements that do not fit with the predominant 1880 to 1920s built form which consist of Bungalows and Spanish mission. The surrounding buildings, such as those immediately north, east and west, are typical of the 1980 to 1990s built form comprising 2 to 3 level dwellings with rendered walls, low pitched roofs, nil to low modulation, articulation and detailing, large scale, higher void to solid ratio and horizontal window proportions. These buildings present the opposite described by the Character Statement and therefore result in Wheatland Street generally being a poor reflection of the prevailing character

Importantly, it is noted that neither the building on the subject site, the building abutting to the east, or the two-storey dwelling do not present any elements consistent with the Character Area Statement.

The proposed balcony is designed in such a way that it matches the existing balcony and overall design features of the associated dwelling.

Design and Appearance

The proposed balcony is designed to match the features of the associated dwelling, therefore when complete would appear as it were part of the original building.



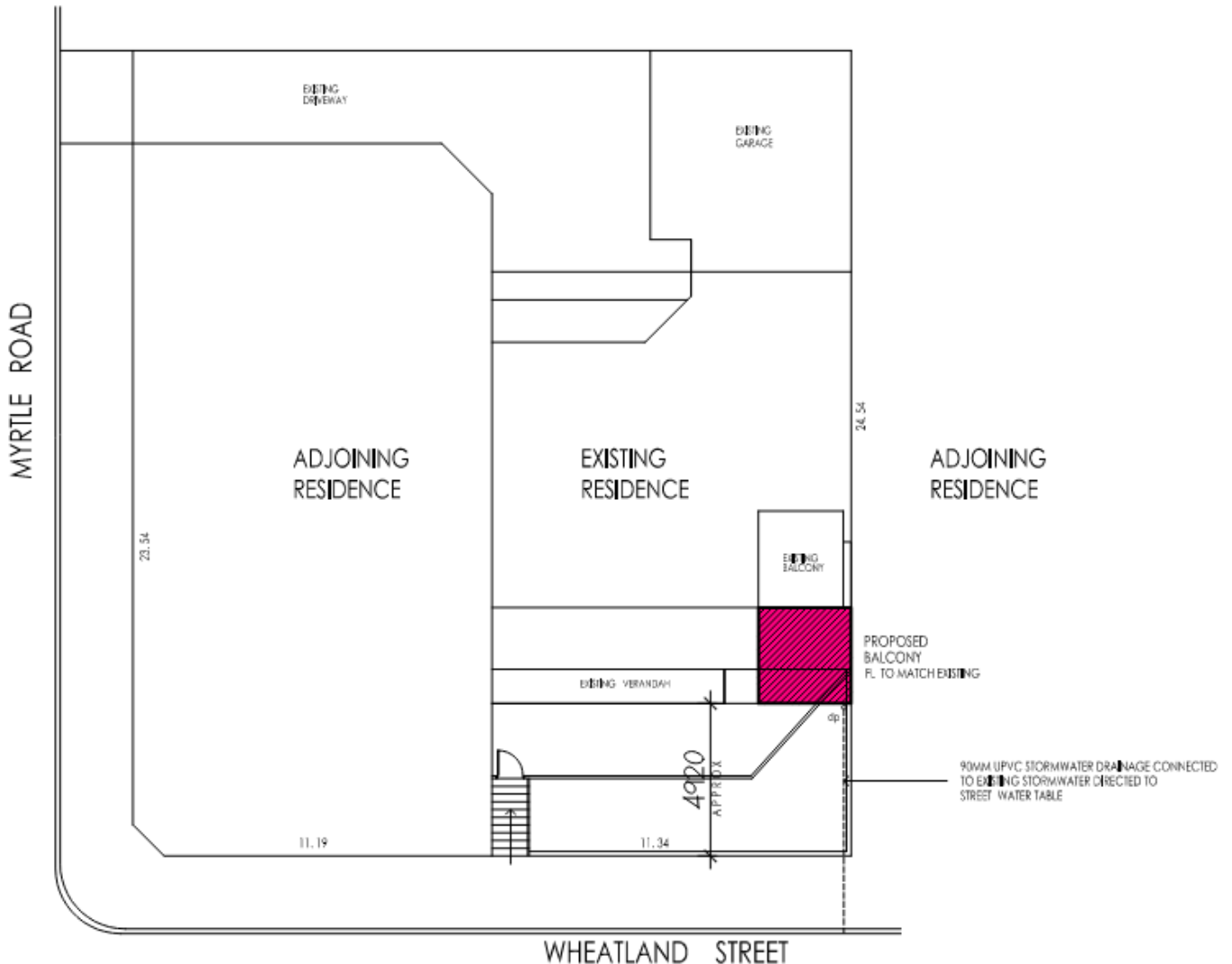
Privacy and Siting

The proposed balcony is located in front of the associated dwelling and overlooks a public road and therefore does not result in unreasonable overlooking into adjacent properties.

Boundary Setbacks

The proposed balcony is up to 900mm forward of the main face of the associated dwelling and is complementary with the setback of the balcony on the eastern adjacent row dwelling. The balcony position is considered to complement the existing building front setback,

The balcony sits high in relation to the ground level of the western adjacent property, however the balcony sits above the existing roof and visually ties in with the existing balcony which is recessed behind the front wall. In effect, the height of the balcony relative to the second floor of the eastern adjacent row dwelling is some 2.7 metres, hence similar to that of a typical verandah located on a side boundary of a side yard.



CONCLUSION

When considering the proposed balcony against the relevant policies of the Design Code, the proposed structure is considered to be reasonable and satisfactorily reflects the kind of built form envisaged in residential settings, particularly in the context of the site location, where residents aim to maximise ocean views.

The design and siting of the balcony is in context with the associated row dwellings, and is not considered to present any adverse planning impacts on neighbouring land. Visually, it is an open structure and when considering solar access, all adjacent properties achieve a substantial level of sunlight into habitable room windows during the winter solstice.

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 23012817, by FRANK ROSITANO 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).

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 05/10/2023