

DEVELOPMENT NO.:	21021754
APPLICANT:	Quartz Building Design
ADDRESS:	3 CORNISH ST GLENELG NORTH SA 5045
NATURE OF DEVELOPMENT:	Single storey additions to existing dwelling with wall located on eastern side boundary
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage • Minimum Site Area • Maximum Building Height (Levels)
LODGEMENT DATE:	4 Aug 2021
RELEVANT AUTHORITY:	Assessment panel
PLANNING & DESIGN CODE VERSION:	12 August 2021 2021.11
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	Representations

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes single storey dwelling additions located to the rear of the existing dwelling which includes a garage wall located on the eastern side boundary. The front four rooms of the existing dwelling will be retained that comprise of three bedrooms, an ensuite and walk in robe and a lounge room. The entry hallway will lead into the addition at the rear which will contain the following:

- Master bedroom with ensuite and walk in robe;
- Separate bathroom;
- Laundry;
- Kitchen;
- Open living areas;
- Terrace;
- Gym; and
- Garaging.

There is an existing pool in the rear yard that will be retained.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 3 CORNISH ST GLENELG NORTH SA 5045

Title ref.: CT 5427/52 **Plan Parcel:** F1337 AL68 **Council:** CITY OF HOLDFAST BAY

The subject land contains a rectangular-shaped allotment with a frontage of 18.92m and a depth of 42.58m resulting in an area of approximately 805sqm. Currently, the site accommodates a single-storey detached dwelling with an outbuilding that will be demolished and a swimming pool which will be retained. A tree is located in the rear yard between the outbuilding and dwelling. This tree is not a as regulated tree and is not subject to planning controls.

Below is a photo of the existing dwelling on the site



Below is an aerial of the site



The locality is residential in nature and is primarily comprises of single-storey detached dwellings. There are some examples of infill development in the locality where existing allotments have been divided to create two allotments from one. The density of the locality is low. There are multiple examples of original dwellings that have been retained with additions to the rear to increase overall living space.

The Old Gum Tree reserve is located to the south of the site which is a Council reserve that is available for use to the public. The subject land is adjoined by single storey detached dwellings to the west, east and north of the site. The entire locality highlighted below is in the Established Neighbourhood Zone.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Dwelling addition: Code Assessed - Performance Assessed
Dwelling alteration or addition

- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

The application was subject to the notification as the height of the proposed wall exceeds 3.2m measured from the lower of the natural or finished ground level as listed in Section 3 Column B of Table 5 – Procedural Matters – Notification of the Established Neighbourhood Zone. A total of two representations were received both in support of the application.

- **LIST OF REPRESENTATIONS**
 - Sam Jacobs of 9 Cornish Street Glenelg North – In support of the application with no comments made.
 - Maree Morris of 8 Cornish Street Glenelg North – In support of the application with no comments made.
- **SUMMARY**
The applicant did not provide a response to the representations lodged as no written comments were made in the submissions.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

Building Height – Established Neighbourhood Zone Assessment Provisions

Building Height	
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p><u>Building height</u> (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; background-color: #2c3e50; color: white; margin: 0;">Maximum <u>Building Height</u> (Levels)</p> <p style="margin: 0;"><u>Maximum building height</u> is 1 level</p> </div> <p>(b) in all other cases (i.e. there are blank fields for both <u>maximum building height</u> (metres) and <u>maximum building height</u> (levels)) – 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum <u>Building Height</u> (Levels) Technical and Numeric Variation layer or Maximum <u>Building Height</u> (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the <u>site</u> of the proposed development.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the <u>primary street</u></p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade <u>building line</u></p> <p>(ii) where including a second or subsequent <u>building level</u> addition, does not project beyond a 45 degree angle measured from ground level at the <u>building line</u> of the existing building.</p>

The zone anticipates building heights to not exceed 1 storey. The dwelling additions contains a single level with 2.7m high internal ceilings and total height of 5m to the ridge of the roof which is well within the parameters of the zone.

Setbacks, Design & Appearance – Established Neighbourhood Zone Assessment Provisions

Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <ul style="list-style-type: none"> (a) no less than: (b) in all other cases (i.e. there is a blank field), then: <ul style="list-style-type: none"> (i) at least 900mm where the wall is up to 3m (ii) other than for a south-facing wall, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1.9m plus 1/3 of the wall height above 3m for south-facing walls.
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.

The dwelling will have adequate side setbacks where the eastern and western side wall is setback 900mm. The policy seeks a 3m rear setback to the rear dwelling wall where 1.36m is proposed. The rear setback is lesser than expected as the additions have been designed around the pool where the total width of the allotment could not be utilised. This has resulted in the additions being located to the eastern side of the pool resulting in a shorter than anticipated rear setback to maximise the floor area of the addition.

The qualitative principles of PO 9.1 are considered to be satisfied as there is ample private open space, adequate separation from the northern dwelling, the retention of the soft landscaping to the west and little obstruction to natural light access for neighbours.

Site coverage	
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in <code>site.coverage</code> exceeding: In instances where:</p> <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% <code>site.coverage</code> applies (b) more than one value is returned in the same field, refer to the <code>Site.Coverage</code> Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the <code>site</code> of the proposed development.

The dwelling contains a site coverage of 50% of the allotment.

Boundary Walls	
<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <ul style="list-style-type: none"> (a) or (b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a <code>central.site</code> within a <code>row.dwelling</code> or <code>terrace.arrangement</code>, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: <ul style="list-style-type: none"> (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: <ul style="list-style-type: none"> A. exceed 3.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development <code>site</code>, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.

The proposed garage wall located on the boundary contains a 3.3m wall height from natural ground level and spans 8m in length. The height of the wall is 100mm higher than anticipated which is considered to be a minor shortfall.

CONCLUSION

The proposed dwelling addition achieves the Desired Outcome for the General Neighbourhood Zone and also satisfies a majority of the relevant performance outcomes. The proposed dwelling addition is suitable for the subject land and does not result in an overdevelopment allowing adequate space for the provision of landscaping, private open space and adequate site coverage.

RECOMMENDATION

Planning consent be issued

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 21021754, by Quartz Building Design is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. 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.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or

- ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 07/10/2021

PROPOSED DEVELOPMENT

CLIENT: L & H SWEETMAN
ADDRESS: 3 CORNISH ST,
GLENELG NORTH

PLANNING ISSUE

CONTENTS

1. GENERAL NOTES
2. SITE PLAN
3. GROUND FLOOR PLAN
4. ELEVATIONS
5. ELEVATIONS
6. PROPOSED ROOF PLAN



GENERAL NOTES

Attachment 1.1

QUARTZ BUILDING DESIGN HEREBY TAKES NO RESPONSIBILITY FOR ANY STRUCTURAL DESIGN OR DETAILS IF CHANGES OR ALTERATIONS ARE MADE TO THE PLANS DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE OR APPROVAL.

IT IS THE BUILDERS/CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM ALL DRAWING DETAILS PRIOR TO ORDERING OF MATERIALS AND OR QUOTING OF PROJECT AND OR COMMENCEMENT OF CONSTRUCTION. QUARTZ BUILDING DESIGN WILL NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS AND OR OMISSIONS.

VERIFY ALL DIMENSIONS PRIOR TO THE CONSTRUCTION OF ANY SHOP DETAILS, FABRICATIONS OR CONSTRUCTION.

DO NOT SCALE OFF PLAN. FIGURED DIMENSIONS TAKE PRECEDENCE OF SCALED DIMENSIONS.

COMPLY WITH THE BUILD CODE OF AUSTRALIA, BUILDING ACT, REGULATIONS, AND RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY.

WHILST SPECIFIC INSTALLATION DETAILS AND OR REQUIREMENTS MAY NOT BE STATED OR SPECIFIED ON THESE PLANS IT DOES NOT INFER THAT THE BUILDER/CONTRACTOR DOES NOT UNDERTAKE AND INSTALL ALL BUILDING PRODUCTS AND MATERIAL IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS. THIS ALSO DOES NOT TAKE AWAY RESPONSIBILITY FOR THE BUILDER/CONTRACTOR TO INFORM AND EDUCATE THEMSELVES IN RESPECT TO SUCH.

TERMITE TREATMENT NOTES:

PROVIDE KORDON PERIMETER TREATMENT TO MAIN FOOTINGS IN ACCORDANCE WITH AS 3660-1.

A DURABLE NOTICE SHALL BE PERMANENTLY FIXED TO THE BUILDING WITHIN THE METER BOX. A TERMITE EXPERT SHALL INSPECT AND PROVIDE A MAINTENANCE PROGRAM.

OWNER TO PROVIDE DETAILS ON CURRENT TERMITE PROTECTION FOR EXISTING DWELLING. IF NO TERMITE PROTECTION RECORDED THEN OWNER SHALL ARRANGE INSPECTION/TREATMENT DURING CONSTRUCTION.

BOUNDARY/SURVEY NOTE:

SITE PLAN IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY: REFER TO CIVIL ENGINEER/SURVEYOR DRAWINGS FOR SIRE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, AND EARTHWORK DESIGN. FINAL BOUNDARY AND BUILDING SETOUT SHALL BE CONFIRMED AND CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION. A BOUNDARY PEGGING PLAN MAY BE REQUIRED PRIOR TO CONSTRUCTION AND IS THE OWNERS RESPONSIBILITY.

STORMWATER NOTE:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL FLOOR LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE DESIGN.

1000L (MIN) RAINWATER TANK COLLECTING 50m² ROOF CATCHMENT AREA PLUMBED TO EITHER WC OR LAUNDRY COLD WATER OUTLETS. TANK MUST BE FITTED WITH OVERFLOW DEVICE. INLET AND OVERFLOW MUST BE FITTED WITH MOSQUITI-PROOF SCREENS. MUST COMPLY WITH BCA REQUIREMENTS.

ENERGY SPECIFICATION:

REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION AND GLAZING REQUIREMENTS.

EXTERNAL SWING DOORS MUST BE FITTED WITH A DRAUGHT PROTECTION DEVICE TO THE BOTTOM OF THE EDGE LEAF.

EXHAUST FANS SERVING A CONDITIONED SPACE OR A HABITABLE ROOM MUST BE FITTED WITH A SELF CLOSING DEVICE SUCH AS SELF CLOSING DAMPER.

WET AREA NOTE:

WET AREA CONSTRUCTION, WATERPROOFING AND TILING SHALL COMPLY WITH AS3740 AND PART 3.8.1 AND SA 3 OF VOL 2.

REMOVABLE HINGE NOTE:

WC AND ENSUITE DOORS ARE TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE AND COMPLIANT WITH BCA PART 2.4.3 & 3.8.3 - OTHERWISE DOOR SHALL SWING OUTWARD.

WINDOW AND DOOR NOTE:

ALL CARE HAS BEEN TAKEN, HOWEVER IT IS THE BUILDERS RESPONSIBILITY TO CHECK AND VERIFY ALL WINDOWS AND DOORS PRIOR TO CONSTRUCTION AND ORDERS AS NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ERROR OR OMISSIONS.

PROVIDE SAFETY GLASS IN ACCORDANCE WITH AS1288-2006.

HOT WATER SERVICE NOTE:

HOT WATER SYSTEMS SHALL HAVE AN EFFICIENCY RATING ENERGY LABEL OF AT LEAST 5 STARS COMPLYING WITH AS4552 AND BCA P2.6.2 (B)- ALSO REFER TO ENERGY EFFICIENCY REPORT FOR FURTHER DETAILS/REQUIREMENTS.

POOL SAFETY NOTE:

POOL SAFETY FENCING SHALL BE INSTALLED IN ACCORDANCE WITH AS1926.1 AT ALL TIMES.

STAIRS AND BALUSTRADES:

STAIRS ARE TO BE CONSTRUCTED BY QUALIFIED STAIRCASE MANUFACTURER (IE STAIRLOCK OR TOPSTAIRS) ALL IN ACCORDANCE WITH BCA - PARTS 3.9.1 & 3.9.2.

STAIRS DETAILS AND CONNECTIONS TO MANUFACTURERS DESIGN & CALCULATIONS TO BE FORWARDED TO COUNCIL ONCE MANUFACTURERS SELECTED. STAIRS ARE TO BE CARPETED OR USE OTHER NON-SLIP APPROVED COVERING.

2000(mm (MINIMUM) CLEAR HEIGHT SHALL BE PROVIDED ALL OVER STAIR FLIGHTS. WALL MOUNTED HANDRAIL FIXED TO WALL FRAME USING PROPRIETARY FIXING. HANDRAIL SHALL BE NOT LESS THAN 860mm ABOVE NOSING.

BALUSTRADE DESIGN AND CONSTRUCTION TO COMPLY WITH PART 3.9.2 OF B.C.A.

SECTION NOTES:

THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES, AND SPECIFICATIONS.

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE.

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC, CIVIL AND FOOTING DETAILS.

ROOF CONTRACTORS SHALL PROVIDE ALL NECESSARY FLASHING, CAPPINGS AND OTHER ITEMS REQUIRED FOR WATERTIGHT CONSTRUCTION.


ALL LINTELS ARE PER ENGINEERS DETAILS AND TO COMPLY WITH AS 1684.

UNLESS NOTED, SPECIFIC TIMBER MEMBERS CANNOT BE SUBSTITUTED WITHOUT WRITTEN CONFIRMATION.

TERMITE CONTROL SHALL BE IN ACCORDANCE WITH BCA PART 3.1.3 AND WITH AS3660.1-2000. PROVIDE CERTIFICATE IN ACCORDANCE WITH AS3600.12000 STATING METHOD OF APPLICATION INCLUDING CERTIFICATE OF COMPLETION.

WHERE CONCRETE SLAB IS TO BE USED AS TERMITE BARRIER:

- SLAB EDGE MUST BE EXPOSED 75mm ABOVE FINISHED EXTERNAL GROUND (PAVING) LEVEL FOR VISUAL TERMITE INSPECTION
- ADDITIONAL BARRIERS TO BE PROVIDED TO SERVICE PIPE AND OTHER SLAB PENETRATIONS IN ACCORDANCE WITH AS3660.1

	Rev:	Date:	Notes:	Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement. It is the builders/contractors responsibility to check and confirm all drawing & details prior to ordering of materials and or quoting of the project and or commencement of construction. Quartz Building Design will not be responsible for errors or omissions.	© COPYRIGHT These drawings are copyright and remain the exclusive property of Quartz Building Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.	Drawing Title: GENERAL NOTES		Scale @ A3: NA	
	-	-	-			Drawing Issue: PLANNING ISSUE	Client: L & H SWEETMAN	Date: 1-Aug-21	
						Project: RENOVATIONS AND ADDITIONS	Project Address: 3 CORNISH ST, GLENELG NORTH	Revision: A	Page: 1
								28 GIBSON STREET, WEST BEACH SA 5024	
								Phone: 0412 022 948 Email: paul@quartzbd.com.au Web: www.quartzbd.com.au ABN: 22 141 732 660	

NOTES

STORM WATER PIPES SHALL BE 90mm Ø uPVC WITH 100mm MINIMUM COVER FOR NON-TRAFFICABLE AND 400mm FOR TRAFFIC ABLE AREAS.
GRADE MINIMUM 1:200 IN DIRECTION OF THE FLOW.

GUTTERS AND DOWNPIPE TO AS3500.3.2-NATIONAL PLUMBING & DRAINAGE PART 3.2

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS

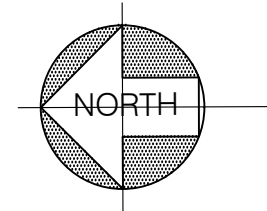
IN ACCORDANCE WITH AS3500.3 NEW STORM WATER LINE SHALL BE CONNECTED TO EXISTING SYSTEM AND DRAINED TO STREET WATER TABLE.

CONNECT NEW SEWER DRAIN TO EXISTING NOTE - SEWER DRAIN LAYOUT MAY BE MODIFIED ON SITE AT BUILDERS DISCRETION

90 Ø PVC STORMWATER RUN TO STREET TABLE

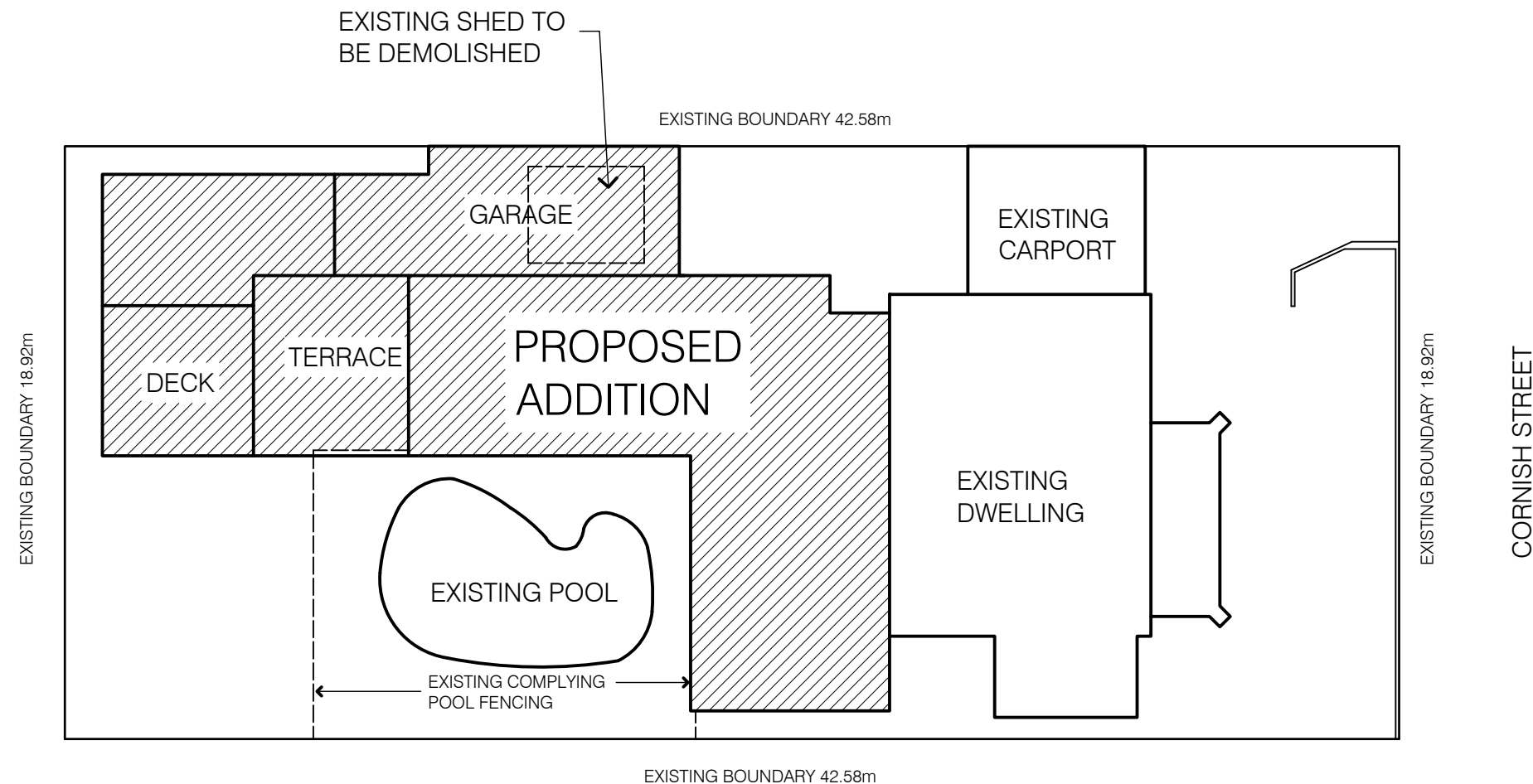
THIS DRAWING IS INTENDED FOR INDICATIVE BUILDING SET OUT PURPOSES ONLY FINAL BOUNDARY AND BUILDING SET-OUT SHALL BE CONFIRMED AND CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION TAKING PLACE.

Attachment 1.2




POOL ACCESS NOTE

POOL SAFETY FENCING AND GATE REQUIRED TO ENCLOSE POOL AREA IN ACCORDANCE WITH PART 3.9.3 OF B.C.A.



SITE PLAN
SCALE 1:200

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				28 GIBSON STREET, WEST BEACH SA 5024 Phone: 0412 022 948 Email: paul@quartzbd.com.au Web: www.quartzbd.com.au ABN: 22 141 732 660														

Attachment 1.3

NOTES

ALL KITCHEN & WET AREA LAYOUTS SHOWN ON THIS PLAN ARE INDICATIVE ONLY. REFER TO JOINERY PLANS FOR CORRECT LAYOUTS AND PLUMBING POSITIONS

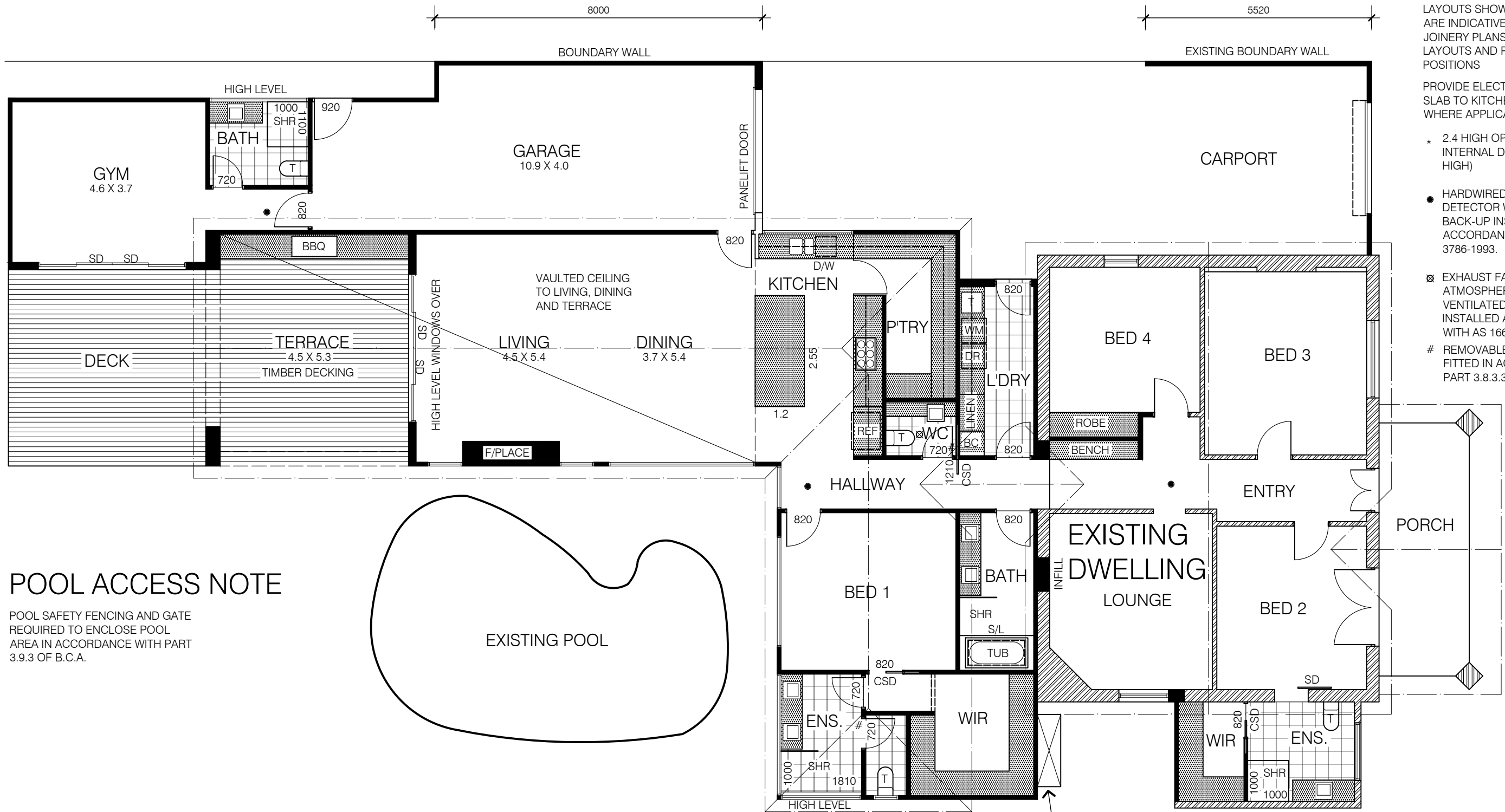
PROVIDE ELECTRICAL CONDUIT IN SLAB TO KITCHEN ISLAND BENCH WHERE APPLICABLE

* 2.4 HIGH OPENING HEIGHT/ INTERNAL DOOR (2340 HIGH)

• HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-1993.

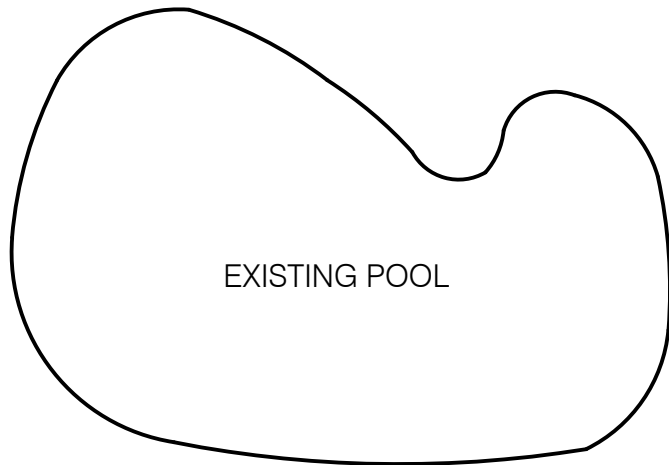
⊠ EXHAUST FAN DUCTED TO ATMOSPHERE OR VENTILATED ROOF SPACE INSTALLED ACCORDANCE WITH AS 1668.2

REMOVABLE DOOR HINGES FITTED IN ACCORDANCE WITH PART 3.8.3.3 OF THE BCA



POOL ACCESS NOTE

POOL SAFETY FENCING AND GATE REQUIRED TO ENCLOSE POOL AREA IN ACCORDANCE WITH PART 3.9.3 OF B.C.A.



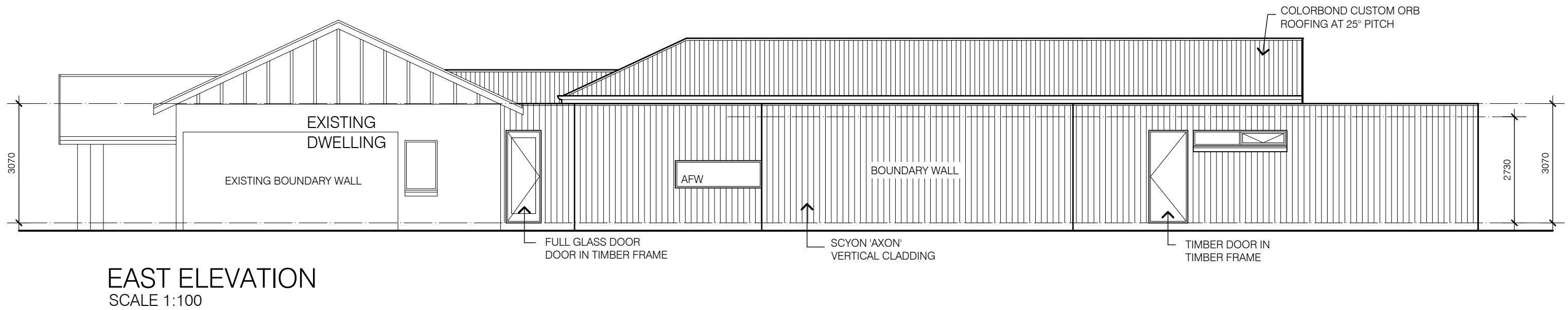
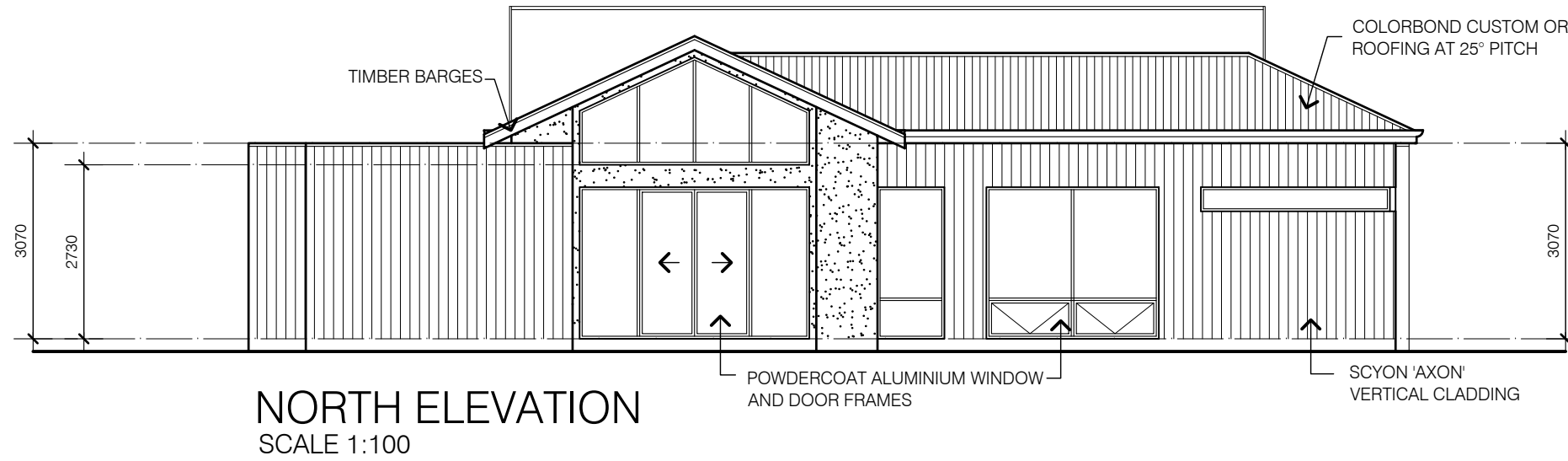
PROPOSED FLOOR PLAN SCALE 1:100

RAINWATER STORAGE TANK PLUMBED TO WC OR L'DRY COLD TAP IN ACCORDANCE WITH AS 3500 (50m2 MIN. ROOF CATCHMENT) AS PER COUNCIL REQUIREMENTS

AREAS	m2
ADDITIONAL LIVING	: x
GARAGE	: x
DECK	: x
TOTAL	: x

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Attachment 1.4



Rev:	Date:	Notes:
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Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement. It is the builders/contractors responsibility to check and confirm all drawing & details prior to ordering of materials and or quoting of the project and or commencement of construction. Quartz Building Design will not be responsible for errors or omissions.

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Drawing Title: ELEVATIONS	
Drawing Issue: PLANNING ISSUE	Client: L & H SWEETMAN
Project: RENOVATIONS AND ADDITIONS	Project Address: 3 CORNISH ST, GLENELG NORTH

Scale @ A3: 1:100	
Date: 1-Aug-21	
Revision: A	Page: 4

28 GIBSON STREET,
WEST BEACH SA 5024

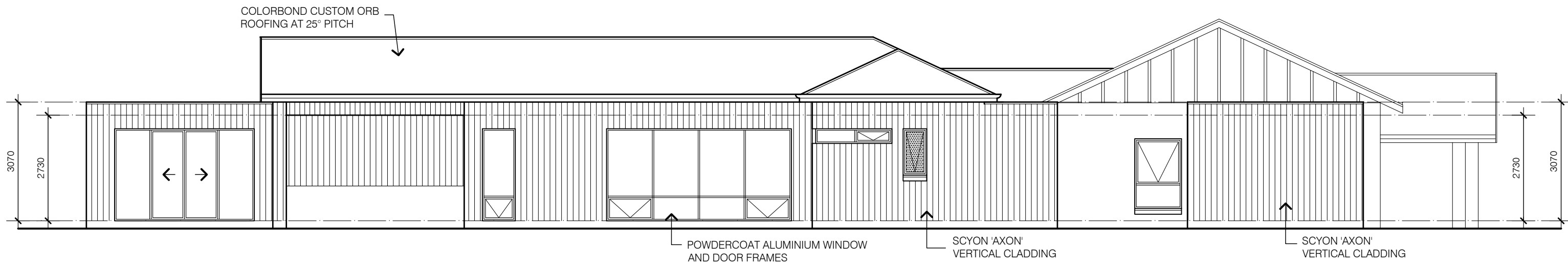
Phone: 0412 022 948
Email: paul@quartzbd.com.au
Web: www.quartzbd.com.au

ABN: 22 141 732 660


Attachment 1.5



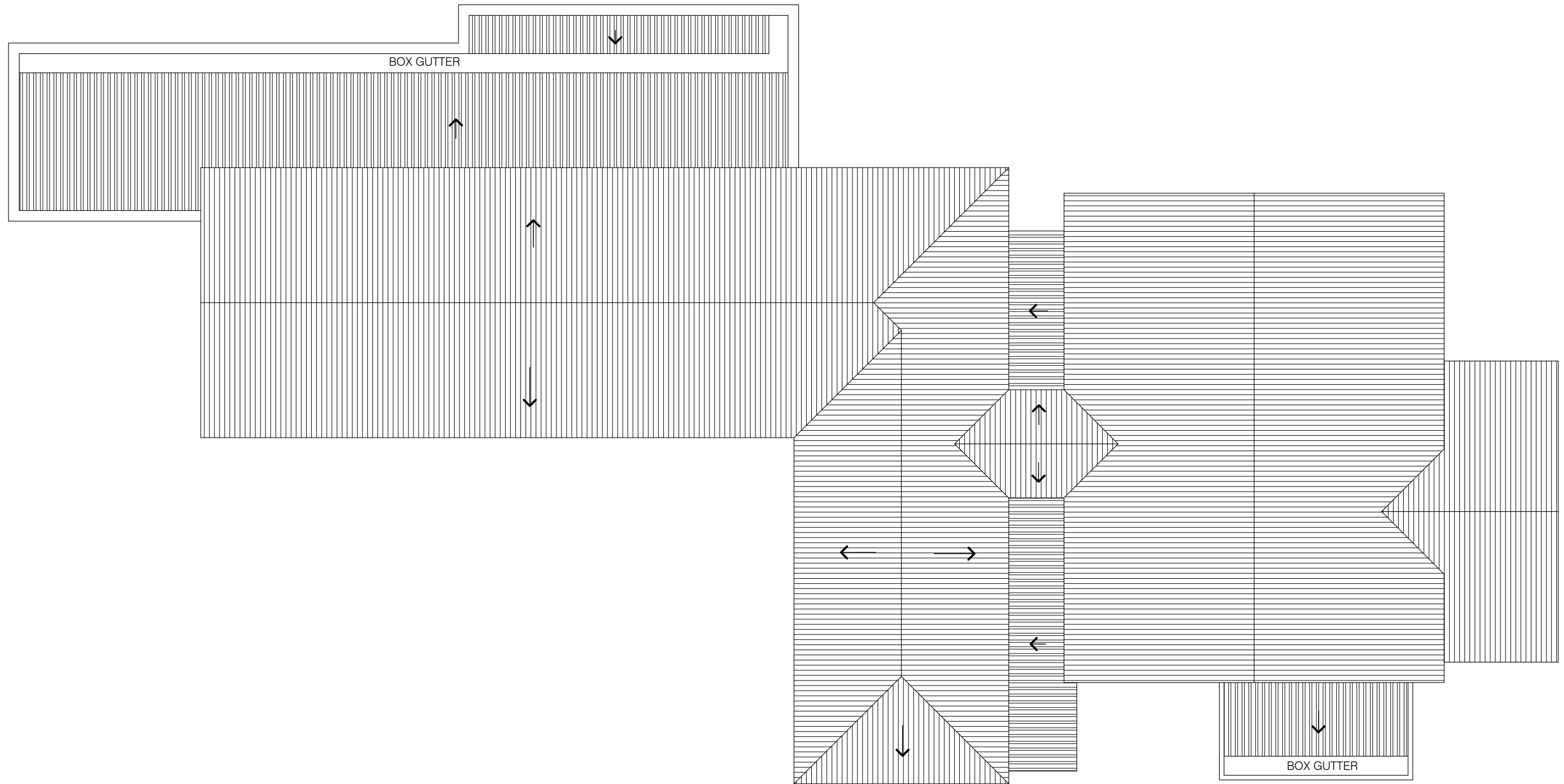
SOUTH ELEVATION
SCALE 1:100




WEST ELEVATION
SCALE 1:100

<table border="1"> <thead> <tr> <th>Rev:</th> <th>Date:</th> <th>Notes:</th> </tr> </thead> <tbody> <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>	Rev:	Date:	Notes:	-	-	-							<p>Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement. It is the builders/contractors responsibility to check and confirm all drawing & details prior to ordering of materials and or quoting of the project and or commencement of construction. Quartz Building Design will not be responsible for errors or omissions.</p>	<p>© COPYRIGHT These drawings are copyright and remain the exclusive property of Quartz Building Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.</p>	<p>Drawing Title: ELEVATIONS</p>		<p>Scale @ A3: 1:100</p>		 <p>QUARTZ BUILDING DESIGN</p>	<p>28 GIBSON STREET, WEST BEACH SA 5024</p>	
	Rev:	Date:	Notes:																		
	-	-	-																		
<p>Drawing Issue: PLANNING ISSUE</p>		<p>Client: L & H SWEETMAN</p>		<p>Date: 1-Aug-21</p>		<p>Phone: 0412 022 948 Email: paul@quartzbd.com.au Web: www.quartzbd.com.au</p>															
<p>Project: RENOVATIONS AND ADDITIONS</p>		<p>Project Address: 3 CORNISH ST, GLENELG NORTH</p>		<p>Revision: A</p>	<p>Page: 5</p>	<p>ABN: 22 141 732 660</p>															

Attachment 1.6



PROPOSED ROOF PLAN
SCALE 1:100

	Rev:	Date:	Notes:	<p>Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement. It is the builders/contractors responsibility to check and confirm all drawing & details prior to ordering of materials and or quoting of the project and or commencement of construction. Quartz Building Design will not be responsible for errors or omissions.</p>	<p>© COPYRIGHT These drawings are copyright and remain the exclusive property of Quartz Building Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.</p>	Drawing Title: PROPOSED ROOF PLAN		Scale @ A3: 1:100	 <p>QUARTZ BUILDING DESIGN</p>	28 GIBSON STREET, WEST BEACH SA 5024	
	-	-	-			Drawing Issue: PLANNING ISSUE	Client: L & H SWEETMAN	Date: 1-Aug-21		Phone: 0412 022 948 Email: paul@quartzbd.com.au Web: www.quartzbd.com.au	
						Project: RENOVATIONS AND ADDITIONS	Project Address: 3 CORNISH ST, GLENELG NORTH	Revision: A		Page: 6	ABN: 22 141 732 660

Attachment 2

South Australia

Planning, Development and Infrastructure Act 2016

Representation on Application – Performance Assessed Development

Development Number:	21021754
Nature of Development:	Additions to Existing Dwelling
Address of Subject Land:	3 Cornish St GLENELG NORTH 5045

My name*:	Maree Morris	My phone number:	0408269092
My postal address*:	8 Cornish St Glenelg North 5045	My email:	maree.sparklenshine

* Indicates mandatory information

My position is:	<input checked="" type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns (detail below)
	<input type="checkbox"/> I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
 - Comment only on the performance-based elements of the proposal, any accepted or deemed-to-satisfy elements of the development.

Details of submitter No: 1 - Sam Jacobs

Attachment 2.1

Submitter:	Sam Jacobs
Submitter Address:	9 Cornish Street , Glenelg North, Australia, 5045

South Australia
Planning, Development
and Infrastructure ACT 2016

Attachment 2.2

Representation on Application

First name:

Sam

Last name:

Jacobs

Daytime Phone:

0437816830

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

a growing family needs a house to fit. Good people too

Attached Documents

File

No records to display.