

<b>DEVELOPMENT NO.:</b>	21010788
<b>APPLICANT:</b>	Elizabeth Warwick Salt Studio
<b>ADDRESS:</b>	10 FARRELL ST GLENELG SOUTH SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Demolition of <i>representative dwelling</i> and construction of single storey detached dwelling, front fence, a supported accommodation and swimming pool in the rear yard
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding)</li> <li>• Historic Area</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres)</li> <li>• Minimum Site Area</li> <li>• Maximum Building Height (Levels)</li> </ul>
<b>LODGEMENT DATE:</b>	26 Jun 2021
<b>RELEVANT AUTHORITY:</b>	Assessment panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	20 May 2021 2021.6
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning,

**CONTENTS:**

<b>APPENDIX 1: Relevant P&amp;D Code Policies</b>	<b>ATTACHMENT 5: Representations</b>
<b>ATTACHMENT 1: Application Documents</b>	<b>ATTACHMENT 6: Response to Representations</b>

**DETAILED DESCRIPTION OF PROPOSAL:**

The proposal seeks the demolition of a dwelling in an Established Neighbourhood Zone, which is in a Historic Area Overlay and the construction of a single storey detached dwelling with supported accommodation in the rear yard and swimming pool.

**SUBJECT LAND & LOCALITY:**

**Site Description:**

The subject site is a rectangular shaped allotment on a north to south axis, with a frontage of 16.54 metres and depth of 45.66 metres with a site area of 755 square metres.

The site currently contains a single storey detached dwelling and garage in the rear yard, listed as *representative* of the heritage character of the locality.



**Location reference:** 10 FARRELL ST GLENELG SOUTH SA 5045

**Title ref.:** CT 5296/731 **Plan Parcel:** F14344 AL33 **Council:** CITY OF HOLDFAST BAY

**Locality:**

The locality for the purpose of this assessment is within a 60 metre radius, which is consistent with the properties notified as part of the public notification process.

The site is located in the Established Neighbourhood Zone, which has the New Glenelg Historic Area overlay. The area is characterised by a subdivision in the 1850s which contains buildings constructed between 1860 and 1930s, with the most intensive development occurring in the 1870s to 1880s, with further development occurring in the 1920s to 1930s.

The architecture ranges from humble workers cottages to large seaside mansions, including:

- late Victorian to early 20<sup>th</sup> Century Period cottages of low scale and simple form;
- Mid Victorian Period cottages and villas, semi-detached cottages and row dwellings with greater detailing such as verandahs, cast iron lacework, hipped and gable roofs, plaster and render mouldings;
- Inter-War predominately bungalows

The built form is characterised by:

- High degree of modulation and articulation;
- Low scale;
- Pitched roofs;
- Concave, bullnose and straight-pitched verandahs;
- High solid to void ration;
- Vertical window and door proportions

The locality is residential in nature, with a predominance of detached dwellings, residential flat buildings and group dwellings of one and two storey scale.

The Glenelg Community Hospital is located south of the subject site on the other side of Farrell Street.

Although there has been the occurrence of infill development comprising architecture that does not fit within the general historic character, Farrell Street does contain a number of buildings that reflect the Historic Area.



**CONSENT TYPE REQUIRED:**

Planning Consent

**CATEGORY OF DEVELOPMENT:**

• **PER ELEMENT:**

Swimming pool, spa pool or associated safety features: Code Assessed - Performance Assessed  
New housing  
Demolition  
Detached dwelling: Code Assessed - Performance Assessed  
Supported accommodation: Code Assessed - Performance Assessed  
Demolition: Code Assessed - Performance Assessed

• **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

• **REASON**

P&D Code

**PUBLIC NOTIFICATION**

• **REASON**

The demolition of a building (except an ancillary building) in a Historic Area Overlay.

• **LIST OF REPRESENTATIONS**

- Beck Hoffmann of 24/18 Broadway, Glenelg South has expressed support for the proposal;
- Sarah Adamson of 10A Farrell Street, Glenelg South has not referenced support or opposition to the proposal;
- Charles Gilchrist of 73 Church Street, Walkerville has expressed opposition to the proposal on the grounds that the current dwelling is a 'contributory item' and the contemporary design of the new dwelling will diminish the heritage value of the Historic Conservation Overlay.

• **SUMMARY**

- The applicant submitted a reply by way of stating that the existing dwelling is a poor example, with heavy modification and non-original roofing, which is also in need of significant repair. The decision was made to propose a new dwelling that would reflect and respect the historic character to which the design has been considered by Council's Heritage Architect.

**PLANNING ASSESSMENT**

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

**Heritage**

A referral was made to Council's Heritage Architect who firstly considered the merits of the demolition of the existing *representative dwelling* and the architectural merits of the new dwelling in context with the heritage character.

It was noted that the original cottage and much of its heritage fabric remains, however there have been a number of alterations made over time, including:

- Replacement of original galvanised roof sheets with imitative metal roof tiles;
- Original gutters replaced with square profile;

- Alteration to the chimneys;
- Infill or roof gablets is not original;
- Western side of verandah enclosed with aluminium framed windows;
- Original red brick has been painted;
- Stonework on verandah walls has been painted;
- An aluminium screen door in front of the front door; and
  - The front fence has been replaced with a concrete block fence

Demolition is therefore considered reasonable under Performance Outcome 7.1(a) on the basis that the cost of remediating the abovementioned aspects of the building would be substantial and the outcome would deliver a building that arguably makes a lesser contribution to the historic character of the broader area than the traditional bungalow and Tudor dwellings of the inter-war period and the Victorian cottages and villas all of which are more common than the early 1900s style of cottage of which the subject dwelling is but one of a few.

The proposed dwelling comprises a design that positively complements the historic character of the locality, which as described above, by way of an appropriate roof form, building scale, the achievement of a simplified building form, strong horizontal proportions, avoidance of garage dominance and appropriate colours and materials.



### **Building Height**

The Zone accommodates a maximum of two building levels. The proposed dwelling is single storey and therefore ensures a modest scale in comparison to what could otherwise be achieved on the site.

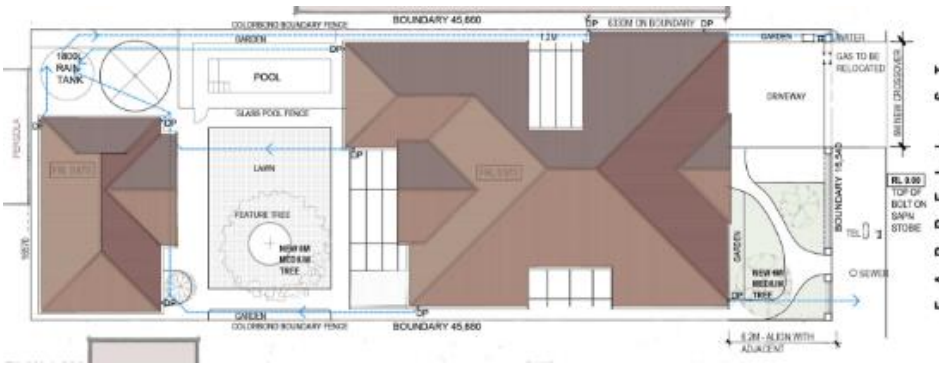
### **Setbacks, Design & Appearance**

Council's Heritage Architect has expressed that the design and appearance is consistent with the kind of built form envisaged in this locality (see 'Heritage' below).

The building is setback 6.2 metres from the primary street boundary, which matches the setbacks of the neighbouring buildings.

The building has a garage wall on the eastern side boundary, which has a height of 2.9 metres above the top of the footing over a length of 6.3 metres. The remaining side setbacks are in the range of 1.2 metres and the rear boundary setback is 18.4 metres.

The supported accommodation is setback 900mm and greater from the side and rear boundaries, has a floor area not exceeding 45 square metres.



**Site Coverage**

Site coverage amounts to only 44 percent of the site area, which is less than the maximum of 60% allowed by the Design Code.

**Private Open Space**

An area of 300 square metres is proposed, which is well above the minimum of 60 square metres required by the Design Code.

**Soft Landscaping**

Landscaping											
<p>PO 22.1</p> <p><u>Soft landscaping</u> is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 22.1</p> <p>Residential development incorporates <u>soft landscaping</u> with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #2c3e50; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #2c3e50; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(b) at least 30% of any land between the <u>primary street</u> boundary and the <u>primary building line</u>.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
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20% of the land is covered with soft landscaping, which is below the 25 percent required by the Design Code. With consideration to the fact the proposal includes a supported accommodation building and swimming pool, as well as the provision of 2 medium trees, the 5 percent landscaping shortfall is considered reasonable.

## CONCLUSION

The proposal satisfies all relevant Design Code criteria besides the minimum requirement for soft landscaping, however as expressed above, this shortfall has been addressed by way of planting 2 medium sized trees instead of one. On balance, this is considered to reflect a positive outcome.

## 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 21010788, by Elizabeth Warwick and Salt Studio 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. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
3. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
4. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
5. That the associated filter pump must be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

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:** Dean Spasic

**Title:** Development Officer - Planning,

**Date:** 08/10/2021