

<b>DEVELOPMENT NO.:</b>	21025945
<b>APPLICANT:</b>	Desyn Homes
<b>ADDRESS:</b>	UNIT 1 10 WYATT ST GLENELG EAST SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Alterations, additions and verandah to rear of dwelling
<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>• Historic Area</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>• Minimum Site Area</li> <li>• Maximum Building Height (Levels)</li> </ul>
<b>LODGEMENT DATE:</b>	3 Sep 2021
<b>RELEVANT AUTHORITY:</b>	Assessment panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	23 September 2021 2021.14
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning,

**CONTENTS:**


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<b>APPENDIX 1:</b>	<b>Relevant P&amp;D Code Policies</b>	<b>ATTACHMENT 2: Representations</b>
<b>ATTACHMENT 1:</b>	<b>Application Documents</b>	

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### DETAILED DESCRIPTION OF PROPOSAL:

The development is for single storey dwelling alterations and additions as well as a verandah under the main roof. The dwelling is the northern part of a pair of semi-detached dwellings, therefore the addition is also located on the southern side boundary as a continuation of the existing building line.

### SUBJECT LAND & LOCALITY:

#### Site Description

The site is located on the corner of Wyatt Street and Allen Terrace, west of the Da Costa Park Reserve and is the northern-most of two lots which contains a pair of single storey semi-detached dwellings, and more specifically, Representative Buildings.

Each lot contains the semi-detached dwellings, which front Wyatt Street, rear additions and verandahs, along with single width carports that have access via Allen Terrace.

**Location reference:** UNIT 1 10 WYATT ST GLENELG EAST SA 5045

**Title ref.:** CT 5030/708 **Plan Parcel:** S3201 UN1 **Council:** CITY OF HOLDFAST BAY



#### Locality

The locality is within the Da Costa Park Historic Area Overlay, which contains a number of heritage buildings centred around Da Costa Park Reserve. The locality represents Council's most intact heritage locality, demonstrated by the large number of Representative Buildings (shown below in aqua):

**CONSENT TYPE REQUIRED:**

Planning Consent

**CATEGORY OF DEVELOPMENT:**

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

**PUBLIC NOTIFICATION**

- **REASON**  
Partial demolition of contributory item in Historic Area Overlay

- **LIST OF REPRESENTATIONS**

Dr Anne Spencer of 10A Wyatt Street, Glenelg East outlined the following concerns:

- Works associated with common wall, structural impacts on neighbouring unit, stormwater impacts and strata insurance; and
- The height and size of the additions and how it will affect light, breeze and heat to the neighbouring unit, resulting from an increased sense of enclosure.

- **SUMMARY**

The concerns outlined in the first dot-point are of a civil nature to which the planning assessment cannot have regard to. Each of those items will be addressed at either the Building Consent stage or via independent means such as with Insurance providers or civil litigation should works cause damage to a neighbouring property.

Regarding the second point, the proposed addition is located directly adjacent to the neighbours rear verandah, which is currently shadowed by the existing verandah on the subject site (to be demolished). The rear verandah is 3 metres high over a length of 3.6 metres, therefore within the Design Code parameters allowing a height of 3 metres over a length of 11.5 metres.

## **PLANNING ASSESSMENT**

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

### **Historic Area Overlay**

The site is located in the Da Costa Park Historic Area Overlay, which is characterised by 1920 to 1930s single storey built form comprising Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco and some Spanish Mission.

The architecture is defined by:

- rectilinear plan forms;
- high degree of modulation and articulation;
- low scale'
- steep roof pitches in the order of 25 to 35 degrees;
- short roof spans;
- Hip and gable roof forms;
- Deep verandahs and porches;
- Fine-grain detail in elements such as plinths, string courses, projecting sills;
- High solid to void ratio;
- Vertical proportions in windows and doors;
- Garages, carports and outbuildings are low in scale, simple in form, located to rear of dwellings.

The subject dwelling is a Representative Building, therefore specifically contributes to the character and built form of the locality. Given the works are located to the rear of the dwelling, the works are generally considered minor in the context of the assessment of how the built form will present to the locality.

### Design and Appearance

The addition and verandah are comprised in the one building element, which has 3 metre high walls and a gable roof pitched at 25 degrees. The addition will not be visible from the front of the dwelling, and only marginally visible from Allen Terrace, therefore will not adversely impact on the built form character.



### Boundary Setbacks

The addition and alfresco are setback 1.2 metres from the northern side boundary and located on the southern side boundary, which abuts the neighbours verandah, hence overshadowing already occurs from the verandah which is located at the back of the existing subject dwelling.



The addition and verandah have a height of 3 metres on the southern boundary, which is consistent with the parameters of the Design Code, which allow up to 3 metres.

### Site Coverage

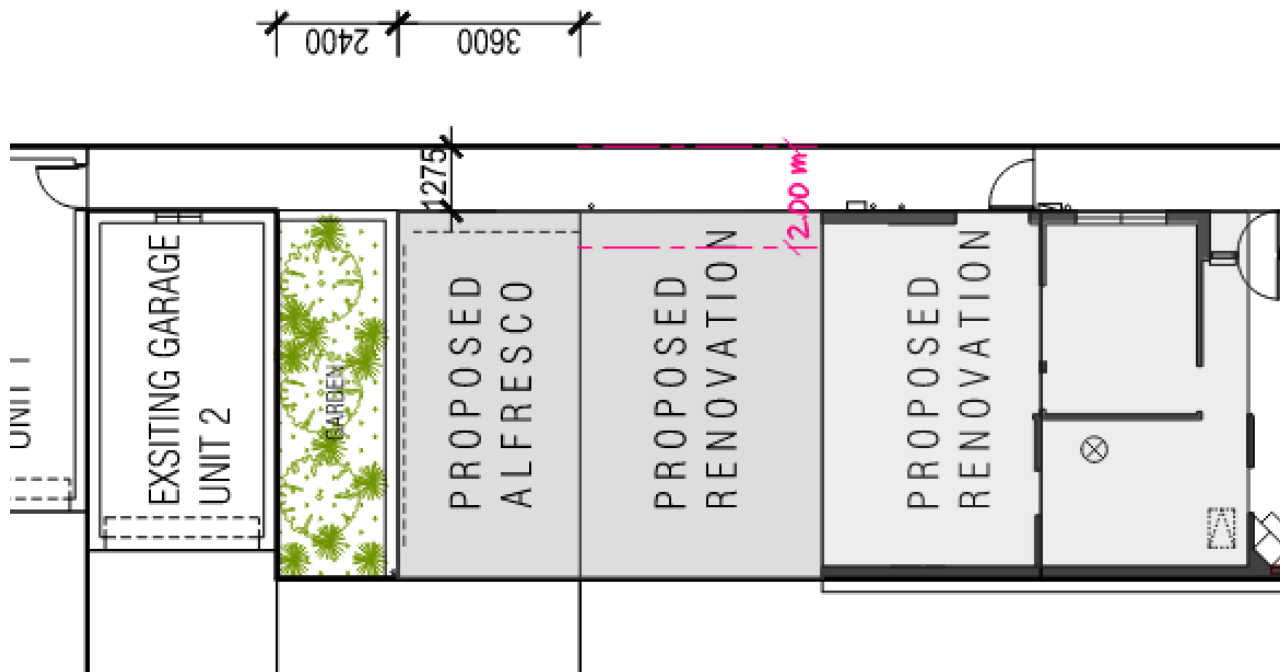
The proposal covers 50 percent of the site area, which matches the maximum required by the Design Code.

### Private Open Space

The Design Code requires a minimum private open space area amounting to 60 square metres, of which the minimum dimension must be 2 metres.

The proposal comprises a total of 50 square metres of private open space, which although under, is considered reasonable in the context of this proposal, for the following reasons:

- The site is located directly adjacent to Da Costa Park, which offers some 9000square metres of outdoor space, only 20 metres from the subject site;
- Achieving 60 square metres would require removing 700mm from the width of the addition in order to measure a minimum dimension of 2 metres. This would result in a reduced size in the living room, without meaningful improvement in the usability of the outdoor space.



### Soft Landscaping

17 percent of the site area is set aside for soft landscaping. Although the Design Code requires a minimum of 20 percent, the 3 percent variance has been offset by the planting of two trees (which is not a requirement for dwelling additions). The introduction of a pair of trees is considered an effective means of contributing to improved soft landscaping, particularly as they will demand a greater volume of water soakage compared to plants and grasses.

### CONCLUSION

The proposal satisfies the Design Code in all aspects besides private open space and soft landscaping, which as described above, is mitigated by the fact the applicant is planting a pair of trees to improve the quality of landscaping, whilst the proposed outdoor area is usable and will meet occupant needs. Da Costa Park is located 20 metres from the subject site, therefore the occupant will have access to some 9000 square metres of outdoor space.

## RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP 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 21025945, by Desyn Homes 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. 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.

## 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).

### Planning Consent

To be determined

## OFFICER MAKING RECOMMENDATION

**Name:** Dean Spasic

**Title:** Development Officer - Planning,

**Date:** 03/11/2021