

<b>DEVELOPMENT NO.:</b>	21028572
<b>APPLICANT:</b>	Hamish Price
<b>ADDRESS:</b>	12 MATURIN RD GLENELG SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Single storey extension to rear of the dwelling including wall located eastern side boundary, alterations to the existing dwelling and existing outbuilding
<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> </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>	20 Sep 2021
<b>RELEVANT AUTHORITY:</b>	Assessment panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2021.13
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Alexander Stamatopoulos Development Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Nil

**CONTENTS:**


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**APPENDIX 1: Relevant P&D Code Policies**

**ATTACHMENT 1: Application Documents**

**ATTACHMENT 2: Heritage Advice**

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**DETAILED DESCRIPTION OF PROPOSAL:**

The application seeks to construct single storey dwelling additions to the rear of a dwelling, which includes a wall located on the eastern side boundary. The front seven rooms of the dwelling will be retained. which comprises four bedrooms, an ensuite and walk in robe, a lounge room, separate bathroom and laundry. The entry hallway will lead into the addition at the rear which will contain the following:

- kitchen area;
- dining and lounge area; and
- an alfresco.

The existing outbuilding located in the southwestern corner will be subject to internal alterations. A partition wall will be located internally to create a studio area. There will be sufficient space for the parking of two vehicles to the north of the studio area.

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

**Location reference:** 12 MATURIN RD GLENELG SA 5045

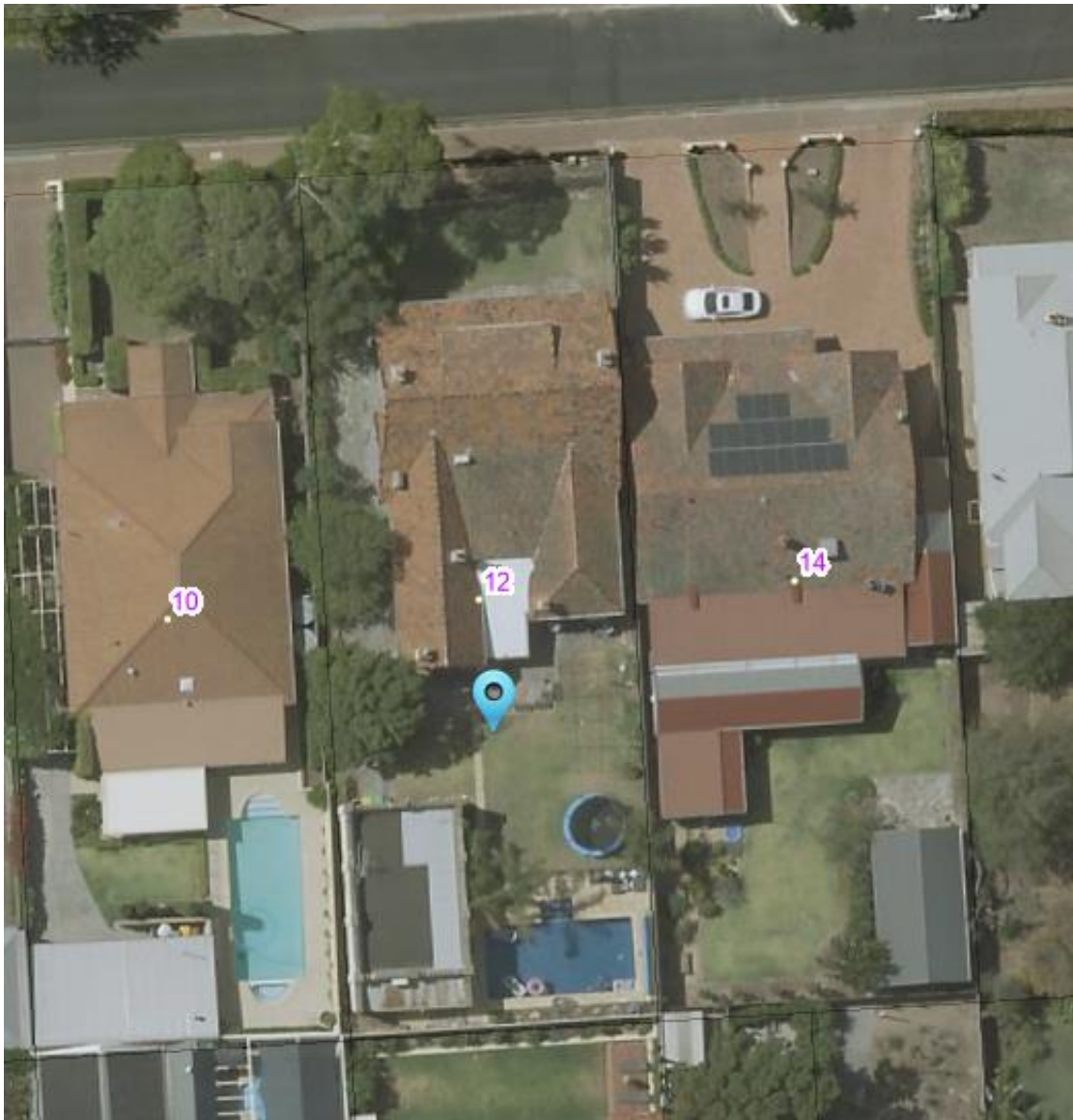
**Title ref.:** CT 5778/891 **Plan Parcel:** D2012 AL10 **Council:** CITY OF HOLDFAST BAY

The subject land has a frontage of 18.90m and a depth of 51.21m resulting in an area of approximately 967sqm. Currently, the site accommodates a single-storey detached dwelling with an outbuilding and swimming pool which will be retained. The dwelling is listed as a representative building. The existing landscaping will be removed across the site and be replaced with new ground covers small plantings and small and large sized trees.

Below is a photo of the existing dwelling on the site



Below is an aerial of the site



The locality is residential and is primarily comprised of single-storey detached dwellings. There are some examples of infill development in the locality where existing allotments have been divided however the overall 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 site is located close Glenelg beach and Jetty Road which are both within a 500m walking distance. The subject land is adjoined by detached dwellings to the west, east and south of the site. Directly north is a residential flat building comprising four dwellings and a single storey office building associated with non-for-profit organisation Uniting Communities.

The site is located in the Maturin Road Historic Area which comprises a locality created by the subdivision of two large properties around the turn of the 20th Century. Allotments on the north side of Maturin Road originally formed part of the land around a property known as 'The Olives', Edward A Wright's home. Land on the southeast end of the street formed part of 'Bromley', owned by Colonel Maturin. The overlay provides an excellent range of dwellings constructed in the late 1890s to early 20th Century and the subject dwelling is considered to contribute to the heritage character of the locality.

**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**• **REASON**

The application was subject to notification as the length of the wall located on the boundary exceeds 8m in length as listed in Section 3 Column A of Table 5 – Procedural Matters – Notification of the Established Neighbourhood Zone.

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) ancillary accommodation</li> <li>(c) building work on railway land</li> <li>(d) carport</li> <li>(e) deck</li> <li>(f) dwelling</li> <li>(g) dwelling addition</li> <li>(h) fence</li> <li>(i) outbuilding</li> <li>(j) pergola</li> <li>(k) private bushfire shelter</li> <li>(l) residential flat building</li> <li>(m) retaining wall</li> <li>(n) shade sail</li> <li>(o) solar photovoltaic panels (roof mounted)</li> <li>(p) swimming pool or spa pool</li> <li>(q) verandah</li> <li>(r) water tank.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
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No representations were received during the consultation period

**PLANNING ASSESSMENT**

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

## 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> <table border="1" style="margin-left: 40px; width: 80%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="text-align: center;">Maximum <u>Building Height</u> (Metres)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum <u>building height</u> is 9m</td> </tr> <tr style="background-color: #2c3e50; color: white;"> <th style="text-align: center;">Maximum <u>Building Height</u> (Levels)</th> </tr> <tr> <td style="text-align: center;">Maximum <u>building height</u> is 2 levels</td> </tr> </tbody> </table> <p>(b) in all other cases (i.e. there are blank fields for both maximum <u>building height</u> (metres) and maximum <u>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</i> or <i>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>	Maximum <u>Building Height</u> (Metres)	Maximum <u>building height</u> is 9m	Maximum <u>Building Height</u> (Levels)	Maximum <u>building height</u> is 2 levels
Maximum <u>Building Height</u> (Metres)					
Maximum <u>building height</u> is 9m					
Maximum <u>Building Height</u> (Levels)					
Maximum <u>building height</u> is 2 levels					
<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 2 storeys. The dwelling additions contain a single level with wall heights that match the existing dwelling. The total height of structure is 5.96m to the ridge of the roof which is well within the parameters of the zone.

Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<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> <p>(a) no less than:</p> <p>(b) in all other cases (i.e. there is a blank field), then:</p> <p>(i) at least 900mm where the wall is up to 3m</p> <p>(ii) other than for a south-facing wall, at least 900mm plus 1/3 of the wall height above 3m</p> <p>(iii) at least 1.9m plus 1/3 of the wall height above 3m for south-facing walls.</p>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<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> <p>(a) 4m for the first building level</p> <p>(b) 6m for any second building level.</p>

The addition will have adequate side setbacks where the stepped eastern side wall is setback 900mm from the eastern side boundary. The western side of the addition is located in excess of 9m from the western side boundary and is therefore compliant. The policy seeks a 4m rear setback to the rear dwelling wall where 12.2m is proposed.

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:</p> <p>In instances where:</p> <ul style="list-style-type: none"> <li>(a) no value is returned (i.e. there is a blank field), then a maximum 50% <code>site.coverage</code> applies</li> <li>(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.</li> </ul>

The site contains a site coverage of 435sqm 45% satisfying PO 3.1.

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"> <li>(a)</li> <li>or</li> <li>(b) where no side boundary setback value is returned in (a) above, and except where the <code>dwelling</code> 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"> <li>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</li> <li>(ii) side boundary walls do not: <ul style="list-style-type: none"> <li>A. exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>B. exceed 8m in length</li> <li>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</li> <li>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul> </li> </ul>



The proposed wall located on the eastern side boundary contains a wall height that varies from 3.1m to 3.4m from natural ground level due to the sloping nature of the land. The wall spans 10m in length on the boundary. The wall height exceeds the anticipated maximum by only 200mm which is considered to be negligible. The height of the additions seek to replicate the scale of the existing dwelling resulting in a consistent built form which is an appropriate design feature. Further, a portion of the boundary wall to the southernmost point will be 1.8m in height as it contains an opening associated with the alfresco area.

The total boundary length is 10m where 8m is anticipated. The boundary wall is located adjacent to a narrow piece of land on the eastern adjoining allotment. This land is an access pathway located between the dividing fence and a series of ancillary structures. The boundary wall will be masked by the ancillary structures and will therefore not be readily visible from the neighbouring property. As this is the case the length of the wall being 10m as opposed to 8m is considered reasonable in this instance.

**Design in Urban Areas Assessment Provisions**

Landscaping											
<p>PO 22.1</p> <p>Soft landscaping 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 soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area as determined by the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <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 style="text-align: center;">&lt;150</td> <td style="text-align: center;">10%</td> </tr> <tr> <td style="text-align: center;">150-200</td> <td style="text-align: center;">15%</td> </tr> <tr> <td style="text-align: center;">&gt;200-450</td> <td style="text-align: center;">20%</td> </tr> <tr> <td style="text-align: center;">&gt;450</td> <td style="text-align: center;">25%</td> </tr> </tbody> </table> <p>(b) at least 30% of any land between the primary street boundary and the primary building line.</p>	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%
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%										

A new landscaping scheme is proposed across the site. The front yard will contain a lawned area, hedging and two medium sized trees. A series of ornamental pear trees will be established to the western side of the access driveway from the primary boundary to the rear outbuilding. Small trees, hedging and lawn is proposed to the rear yard. The total amount of landscaping across the allotment is 238sqm or 24.7% which is a minor .3% variance.

## Historic Area Overlay Assessment Provisions

### Maturin Road Historic Area Statement (HoB2)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

<p>Architectural styles, detailing and built form features</p>	<p>Typical 1890s to early 20th Century dwellings.</p> <p>Victorian dwellings.</p> <p>Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean.</p> <p>Rectilinear plan forms.</p> <p>High degree of modulation and articulation.</p> <p>Low scale.</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).</p> <p>Short roof spans.</p> <p>Hip and gable roof forms.</p> <p>Deep verandahs and porches.</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>High solid to void ratio.</p> <p>Vertical proportions in windows and doors.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>
<p>Materials</p>	<p>Consistent with the materials used in the 1880s to 1930s period.</p> <p>Sandstone, red brick, rendered facades.</p> <p>Corrugated iron and terracotta tiled roofing.</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables.</p>

The site is located in a Historic Area Overlay and the dwelling located on the site is a representative building.

The Desired Outcome seeks to preserve established historic elements and promotes the reuse of existing buildings. The proposed additions are located to the rear of the existing dwelling and will not be visible from the street. The extension is considered to be a welcome addition to the existing dwelling as it provides modern style open living areas to the rear while retaining the original form of the dwelling that fronts Maturin Road.

The materials used to construct the addition will match the existing dwelling and are consistent with attributes detailed in the table above. The additions will be built using Boral 'French' classic terracotta profile shaped roof tiles and Red, Stretcher bond, brick veneer exterior walls. While the additions will not be visible from the street the materials used will replicate those of the existing dwelling providing visual continuity.

The architectural features of the addition are consistent with the attributes anticipated in the Historic Area Overlay. The wall height of the additions replicates the dwelling and as does the profile of the roofing. The roof contains a 35-degree pitch that is hipped and contains gable ends to the western and southern sides. The window associated with the dining room on the eastern wall is vertical matching those that are existing.

Overall, regard has been given to use of materials and design features of the addition that will tie-in well with the existing dwelling and satisfy the attributes listed in the table of the Historic Area Statement.

### **Heritage Advice**

The application was referred to Council's consulting heritage architect Andrew Stevens for advice on the proposal. The advice in its entirety is shown in attachments 2 and 2.1. Andrew was overall in support of the application subject to the following amendments being incorporated into the design:

*The proposed development is supportable in relation to heritage impact subject to the following:*

- *Retention of the door and fanlight in the front elevation intact, (albeit the door in the front elevation will continue to be a fixed panel without door hardware).*
- *The retention of the western chimney is also desirable.*

The applicant submitted a set of amended plans showing the retention of the door and fan light on the front elevation. The western chimney is also retained in line with the advice provide by Andrew Stevens.

### **CONCLUSION**

The proposed dwelling addition achieves the Desired Outcome for the Established 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, soft landscaping and adequate site coverage.

**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 21028572, by Hamish Price 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:** 10/11/2021