

DEVELOPMENT NO.:	22024855
APPLICANT:	David Thomson
ADDRESS:	UNIT 2 1-1A FARRELL ST GLENELG SOUTH SA 5045
NATURE OF DEVELOPMENT:	Demolition of existing structures, internal alterations and the construction of single storey dwelling additions with walls located on the western and eastern side boundaries
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Established Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Maximum Building Height (Metres) • Minimum Site Area • Maximum Building Height (Levels)
LODGEMENT DATE:	22 Jul 2022
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2022.13
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:	Representation
ATTACHMENT 3:	Response to Representation
ATTACHMENT 4:	Heritage Advice

DETAILED DESCRIPTION OF PROPOSAL:

The application seeks the demolition of existing structures, internal alterations and the construction of single storey dwelling additions with walls located on the western and eastern side boundaries and a front fence. The internal works will result in the dwelling having an amended layout that will compliment the proposed additions.

The application will provide an increase in the functionality of the lower level which will comprise the addition of a bedroom and a configuration change to the living areas. The addition located at the front of the dwelling contains the same footprint as the existing verandah. There will be no change in the primary setback.

The addition to the rear will be added floor area to the site that contains a boundary wall height of 3m and spans 3.34m in length. The external walls will be constructed with powerpanel and rendered white. The length of the addition wall is 10.075m on the boundary and contains a maximum wall height of 3.135m from natural ground level.

The existing lower and upper level windows are to be replaced. There will be no changes to the sizing. The upper level side and rear windows are shown as obscured to 1.5m from the finished upper floor level.

BACKGROUND:

The application was subject to public notification where one representation was received. The application was initially lodged with the western boundary wall height measuring 3.4m to 3.6m from natural ground level. While no representation was received specifically raising this as a concern, the applicant decided to lower the wall height. It is now presented to the panel ranging in height from 2.98m to 3.135m from natural ground level. The application was initially lodged with a solid 1.8m high front fence. After receiving the feedback from the Council's heritage advisor, the fence was removed from the application.

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

Location reference: UNIT 2 1-1A FARRELL ST GLENELG SOUTH SA 5045

Title ref.: CT 5008/313 **Plan Parcel:** S7398 UN2 **Council:** CITY OF HOLDFAST BAY

The subject land hosts a two-storey semi-detached dwelling. The allotment contains a frontage of 10.74m and a depth of 30.48m resulting in a total site area of 327sqm. The dwelling currently contains lower level, kitchen, dining, living, laundry rooms and a side verandah that wraps around the façade of the dwelling. The upper level comprises 3 bedrooms, a bathroom, balcony and sunroom. The property is not listed as a representative building or heritage place. The front yard contains adequate landscaping behind a low masonry front fence.

See photos overleaf of the dwelling when viewed from Farrell Street.





The site is on the fringe of the Heritage Overlay and Established Neighbourhood Zone. Patawilya Grove is located to the south of the site where the allotments on the southern side of the street fall within the General Neighbourhood Zone. There are a variety of dwelling types located toward the eastern side of Farrell Street in close proximity to the subject land. Directly adjoining the site to west are series of units followed by the Glenelg Community Hospital. Directly to the north are number of units again and to the east are dwellings that contain primary frontages to the Moseley Street. The street lacks continuity with respect to consistent dwelling types that front the street. There are no local heritage places located on Farrell Street There are Representative Buildings at 6, 9, 10, 14, 17, 19, 20, 21 and 23 Farrell Street a number of which are Inter-War period dwellings.

The aerial below highlights the locality in red. The Established Neighbourhood Zone is located on the northern side of the black boundary shown in the aerial below and the General Neighbourhood Zone is to the south.



Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 Dwelling alteration or addition
 Partial demolition of a building or structure: Code Assessed - Performance Assessed
 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**
 The height of the proposed boundary wall exceeds 3.2m measured from the lower of the natural or finished ground level and the wall length exceeds 8m.

- LIST OF REPRESENTATIONS**

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
Sam Hemmings of Unit 1, 1-1A Farrell Street, Glenelg South	Oppose the development	Yes	<p>The applicant is not authorised under the strata titles Act 1988 to undertake the proposed development.</p> <p>That the Council should not consider issuing planning consent until a resolution has passed.</p>

- SUMMARY**

The applicant provided a response to the representations. A summary of the response is shown below:

The comments that have been received do not specify any comments, objections or valid reasons for the development not to receive Planning Consent under the current State Government's Planning Design Code or the Planning, Development and Infrastructure Act (2016).

The comments that have been provided in the Representor's correspondence relate solely to a civil matter which will be resolved between the relevant parties before construction commences.

It is of the council's opinion that planning consent is unable to be withheld where a decision is pending under a Civil Act such as the Strata titles Act 1988.

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.

Quantitative Provisions

	Proposed	DPF Requirement	Achieved
Building Height	1 level	1 level	Yes
Boundary Development	10.07m length 3.13m is the highest boundary wall height from natural ground level	8m 3.2m height measured from natural ground level	No Yes
Rear Setback	9.94m from the ground and upper level	4 metres at ground level	Yes
Site Coverage	44 percent	50%	Yes
Private Open Space	106 square metres	60 square metres	Yes
Soft Landscaping	29 percent of the site area	20 percent of the site area	Yes

The assessment below will discuss the components of the application that are not satisfied above.

Heritage Overlay

The heritage overlay comprises an area subdivided by John Bentham Neales in 1850, with the area on the western side subdivided into large allotments, and smaller, narrow, regularly spaced allotments created in the eastern sections from Hastings Street to Brighton Road. Over time, many of the larger allotments were re-subdivided into smaller allotments, with the 1870s and 1880s being the most intense residential development phase until the 1920s when remaining vacant allotments were developed for housing.

This policy area represents typical residential development in Glenelg based on the early subdivision patterns and containing excellent examples of all domestic architectural types, styles and periods from the largest of seaside mansions to the humblest of workers cottages.

Development in heritage overlays should conserve and enhance cohesive streetscapes having regard to predominant building setbacks, scale, external materials, fencing and appearance of existing dwellings in the locality. The subject site finds itself in a part of the overlay where there is a lack of streetscape character and dwelling consistency. The circumstances of the locality will be considered when assessing the merits of the proposal.

Design

The external wall that will present to the streetscape will be rendered and painted white to match the existing dwelling.

Performance Outcome 10.2 of the Established Neighbourhood Zone relating to appearance is shown below:

PO 10.2

The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.

Performance Outcome 3.1 and 3.2 of the Historic Area Overlay relating to alterations and additions are shown below:

PO 3.1

Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.

PO 3.2

Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.

The addition contains a parapet wall design broken up by a set of windows to tie in with the existing built form. An exert of the heritage advice relating to the design of the additions is shown below:

“the alterations and additions appear reasonably compatible with the dwelling style, although the loss of the breeze block wall and the balance in the design composition is unfortunate.

The front addition will contain the same footprint as the existing verandah therefore there will be no change to the numerical primary setback. It will increase the overall floor area of the dwelling increasing its usability to the occupants. This is welcomed by the policy as it encourages the reuse and revitalisation of buildings in the Historic Character Area. The additions are not considered to be detrimental to the appearance of the existing dwelling and satisfy the abovementioned policies.

Boundary Walls

The relevant policies relating to boundary wall length of the Established Neighbourhood Zone are shown below:

PO 7.1

Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 7.1

Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

or

(b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:

(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:

- 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 site, 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 application is at odds with DPF (b) and (b)(ii)B. The inclusion of the addition will result in boundary to boundary development given the semi-detached nature of the dwelling. The length of the boundary wall is 10m where 8m is anticipated resulting in a 2m variance.

The western side boundary wall benefits being located adjacent to a common driveway associated with the western adjoining units. The photo bellows shows the driveway where the wall will adjoin



The wall is not considered to adversely impact on the amenity of the adjoining property for this reason. The separation provided by the driveway will alleviate the 2m additional wall length proposed. The common wall associated with the dwelling is not externally visible. Having an additional boundary wall is not considered to be unreasonable given the constraints of the site.

A boundary wall is also proposed on the eastern side boundary south of the common wall. This wall contains a height of 3m and spans 3.34m in length on the boundary. It will be located adjacent to the private open space of the eastern adjoining neighbour. The wall satisfies the numerical parameters of DPF 7.1, therefore resulting in negligible visual impacts. The wall is located on the western side boundary and therefore overshadowing will only occur during the later hours of the afternoon given the orientation of the site to the sun. As it is a single storey wall, the shadow cast will be negligible. The existing two storey dwellings of both properties will be responsible for the majority of overshadowing to the south-facing rear yards.

CONCLUSION

The additions are considered to be appropriate for the subject land and will not adversely impact on the streetscape or the immediate locality. Despite numerical shortfalls noted with respect to the western boundary wall length the circumstances of the adjoining property ensure that impacts will be minor.

RECOMMENDATION

Planning consent

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 22024855, by David Thomson 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.
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.
3. That all upstairs windows, other than those facing the street, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 07/09/2022