

DEVELOPMENT NO.:	22024855 – Deferred Item Report
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:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <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 <p>Technical Numeric Variations (TNVs):</p> <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

CONTENTS:

Appendix 1:	Relevant P&D Policies
Attachment 1:	Amended Plans
Attachment 2:	Original Application Documents

BACKGROUND:

The application was presented to the Council Assessment Panel at its meeting on September 28 2022. The Panel resolved to defer the proposal to seek an amended design that pays homage to the character of the existing building. See below:

It is recommended that the Council Assessment Panel resolve that Development Application Number 22024855, by David Thomson is deferred for clarity and updated plans regarding retention of the awnings, original architectural features on the front façade and updating the plans to remove the proposed 1.8m high fence shown in the front yard.

The applicant has provided amended plans showing alterations to the design of the façade.

DETAILS OF AMENDMENTS MADE:

The following changes have been made to the design for review by the Council's Assessment Panel:

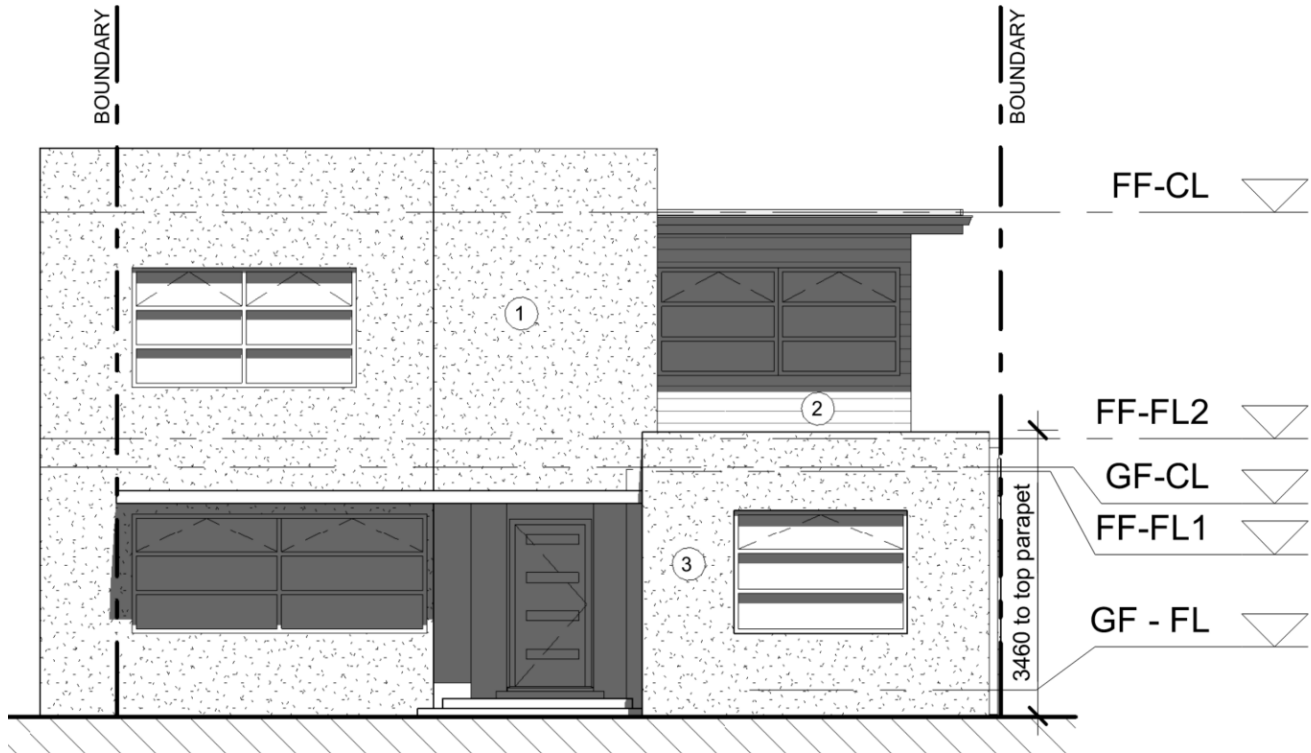
1. The rear addition has been reduced in size and will no longer involve construction along the Eastern boundary.
2. The front fence has been omitted from the design.
3. The front façade of the dwelling has been updated to show existing architectural features which are to be retained. Some of these features have been incorporated in other areas of the design for consistency which includes:
 - a. The brick plinth to the underside of the existing ground floor window, which will not only be retained but will also be incorporated into the new addition.
 - b. The window styles (sliding windows) with vertical mullions will be maintained. This part of the design for the building will be implemented for all new or replacement windows.
 - c. The existing awning structures over both the ground floor and first floor windows will be retained as noted on the amended plans.
 - d. The cladding at first floor level (sun room) will be removed and replaced with an energy efficient cladding, which is then rendered and painted to match the rest of the building.

PLANNING ASSESSMENT

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

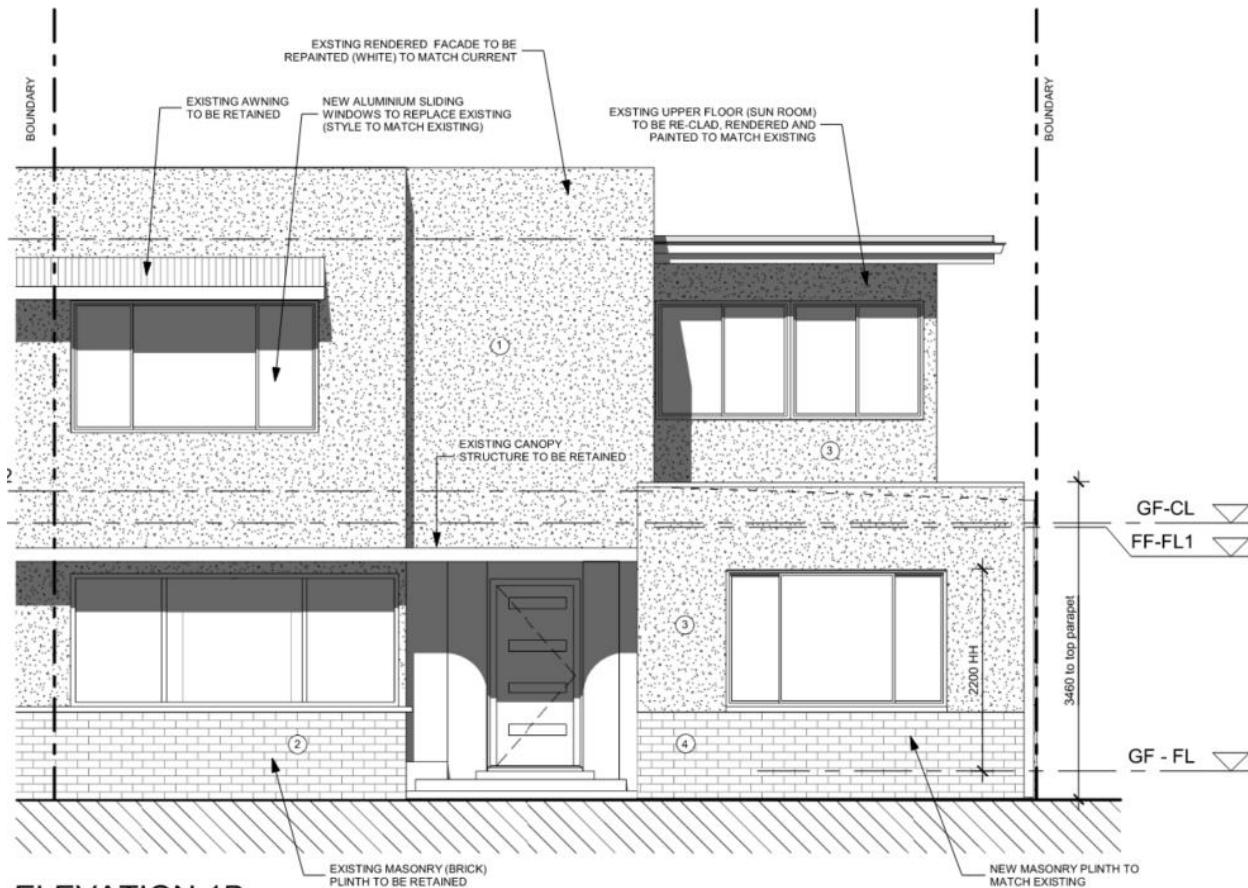
The amended changes to the façade of the dwelling will see little change to the overall appearance of the dwelling in its current form. The retention of the awning over the upper-level window, the existing canopy, window designs and the existing masonry plinth are elements that currently contribute to the streetscape character. The inclusion of the masonry plinth to the addition provides continuity and consistency to the lower building level. It also plays a role in breaking up the rendered façade of the addition.

Below is the original and amended façade design which shows a clear difference in the dwellings appearance.



Above: Initial Façade Design

Below: Amended Façade Design



The application in its amended form now better aligns itself with the Historic Area Overlay Assessment Provisions listed below:

DO 1

Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

PO 1.1

All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.

PO 2.3

Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

PO 2.5

Materials are either consistent with or complement those within the historic area.

CONCLUSION

The applicant has taken on board the Panel's feedback and has produced a set of amended plans that will now ensure that the existing character elements of the property will remain. The applicant also voluntarily removed the eastern addition wall which will mitigate the concerns raised by the representor. The application satisfies the relevant Historic Area Overlay Assessment Provisions and warrants planning consent.

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: 07/10/2022