

DEVELOPMENT NO.:	22038799
APPLICANT:	Peter Schwerzel
ADDRESS:	4 FORTROSE ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Ancillary accommodation, verandah and outbuilding comprising garage in rear yard
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • Hazards (Flooding - General) • Key Railway Crossings <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	16 November 2022
RELEVANT AUTHORITY:	Assessment panel
PLANNING & DESIGN CODE VERSION:	10 November 2022 2022.21
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 2: Application documents

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 4 FORTROSE ST GLENELG EAST SA 5045

Title ref.: CT 5274/99

Plan Parcel: D3258 AL186

Council: CITY OF HOLDFAST BAY

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The site has an area of 1400 square metres, which is double the size of adjoining and surrounding properties in the nearby locality. The site has a frontage of 31 metres and a depth of 45 metres, resulting in a prominent frontage. A single storey detached dwelling is positioned centrally on the site, along with a verandah, large shed and swimming pool. The site is generously landscaped and contains marble chip along the driveway and vehicle manoeuvring spaces in lieu of paving or concrete.



Locality

The site is located in the Established Neighbourhood Zone, Glenelg East Character Area. The main features of the character area include houses built between the 1900 and 1930s on medium to large sized allotments comprising Federation, Inter-War, Spanish Mission and some Post-War typically comprising high degree of modulation and articulation, low scale, steep roof pitches, hip and gable roof forms, deep verandahs and porches, detail in plinths, strong courses, projecting sills, high solid to void ratio and vertically proportioned windows and doors, large front setbacks.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Carport or garage
Other - Residential - Ancillary accommodation: Code Assessed - Performance Assessed
Verandah: Code Assessed - Performance Assessed
Outbuilding (Carport or garage): Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Wall on boundary exceeds a height of 3 metres and length of 8 metres
- **REPRESENTATIONS**
Nil

PLANNING ASSESSMENT

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

Character Area

The proposed buildings are located in the rear yard and some 20 metres from the front boundary, therefore its impact on the streetscape and existing built form character is negligible. The associated dwelling and front garden remains the dominant visual feature on the streetscape.

Building Design and Appearance

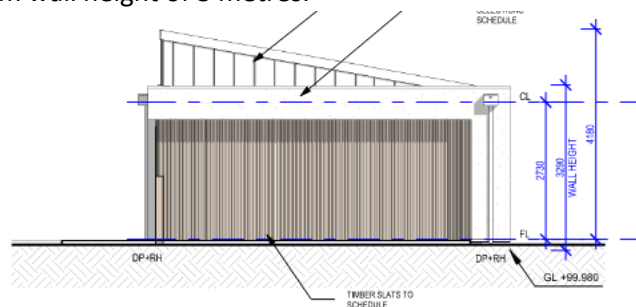
The proposed outbuilding comprising a garage has a floor area of 125 square metres, which is much larger than outbuildings typically found on residential properties.

Performance Outcome 11.1 seeks to ensure that *outbuildings are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties*. Given the location of the outbuilding is in the rear yard and behind any nearby dwellings, the proposed building is considered to satisfy Performance Outcome 11.1.

When considering Designated Performance Feature 11.1(b), (which does not prevail over the Performance Outcome), references the floor area not exceeding 60 square metres. Although the proposed floor area exceeds this, it is important to have regard to the fact that the relevant Performance Outcome is satisfied, as well as consideration to the fact that the site is a double-sized allotment, which would typically afford larger building footprints on balance with soft landscaping.

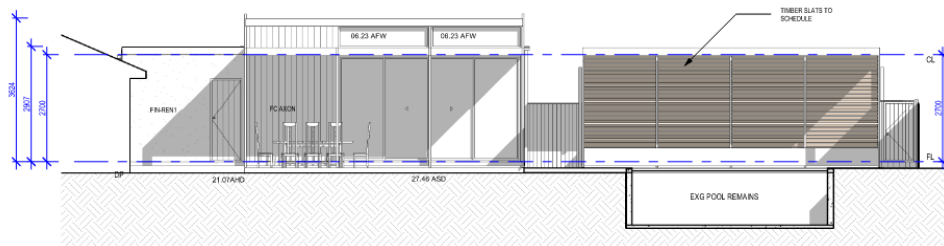
When considering Designate Performance Feature 11.1(e) which seeks a wall length not exceeding 8 metres, again the proposed 17.97 metre long wall satisfies Performance Outcome 11.1 in that it does not detract from the streetscape or the appearance of neighbouring properties. The neighbouring property contains a shed and verandah adjacent to the same boundary, albeit not as long. The impacts associated with the proposed wall is considered negligible, in context with its position relative to neighbouring structures.

The boundary wall has a maximum height of 3.03 metres, which is considered to satisfy the Designated Performance Feature 11.1(h), seeking a maximum wall height of 3 metres.



CAR PAVILION - WEST ELEVATION

The ancillary accommodation on the northern side boundary has a boundary height of 2.9 metres and boundary length of 10.2 metre, which in effect, replaces an existing verandah and shed which is marginally off the northern side boundary. It is considered to satisfy performance Outcome 11.1, notwithstanding the boundary length slightly exceeding 8 metres.



TEEN RETREAT - SOUTH ELEVATION

The pool pavilion (verandah, shown above on the right hand side adjacent to the swimming pool) is located in the north-eastern rear corner and is modest in size with a floor area of 21 square metres and a boundary wall height of not more than 3 metres.

Site Coverage

Total site coverage amounts to 37 percent of the site area. Performance Outcome 3.1 requires building footprints that 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. The proposed works are considered to satisfy this Performance Outcome.

Designated Performance Feature 3.1 (a) references a maximum site coverage of 50 percent, which the proposal achieves.

Private Open Space

Performance Outcome 11.2 seeks to ensure that ancillary buildings do not impede on-site functional requirements such as private open space. The proposed development would result in 544 square metres of private open space, which well exceeds the 60 square metre figure referenced in Design in Urban Areas Table 1 – Private Open Space.

Soft Landscaping

A total of 405 square metres of soft landscaping is referenced in the proposal, which equates to 28 percent of the total site area, and thus exceeding the maximum of 25 percent referenced in the Designated Performance Feature 11.2(k)(i).

CONCLUSION

The proposed development was subject to a Public Notification process, whereby no objections were received. As expressed above, the proposed development, on balance, is considered to satisfy all relevant Performance Outcomes outlined in the Design Code.

Although the proposal does not achieve some of the Designated Performance Features (floor area, wall heights and lengths), the relevant authority cannot refuse a development application based on a Performance Feature, rather the relevant Performance Outcome, which is focused on ensuring that *outbuildings are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties*, which in the case of this proposal is considered to be the case by way of vast building separation to the streetscape, all nearby dwellings remaining the dominant visual feature and proposed buildings primarily adjacent to neighbouring ancillary buildings and structures.

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 22038799, by Peter Schwerzel 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 (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.
3. 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.

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 30 January 2023