

DEVELOPMENT NO.:	22029866
APPLICANT:	Simon Hall
ADDRESS:	22 CUDMORE ST SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	Alterations and additions to existing dwelling including new alfresco, carport extension and freestanding outbuilding with wall located on the northern rear boundary
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE:	9 Sep 2022
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2022.16
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

DETAILED DESCRIPTION OF PROPOSAL:

The application is for the construction of alterations and additions to existing dwelling including a new alfresco, carport extension and freestanding outbuilding with a wall located on the northern rear boundary. The rear of the dwelling which contains a kitchen and open living areas will be subject to partial demolition in order to accommodate a new layout associated with the addition.

The addition will continue from the hallway to the rear of bedroom 3 and a bathroom. It will contain a kitchen, living and dining areas with a larger floor area than existing. The addition will step out to an alfresco area which contains a laundry and water closet under the main roof. The existing carport adjacent to the western side boundary will be extended by 1.6m to the rear to provide shelter to a new door that leads in to the living areas.

An outbuilding is located at the rear of the dwelling. It contains walls located on the northern and western side boundaries. It will provide two undercover parking spaces and also a wine cellar. The colourbond garden shed noted on the site plan does not constitute development and therefore will not be assessed in this application. Landscaping to the rear of the carport and in the rear yard will be established as part of the application. The front yard will remain as existing.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 22 CUDMORE ST SOMERTON PARK SA 5044

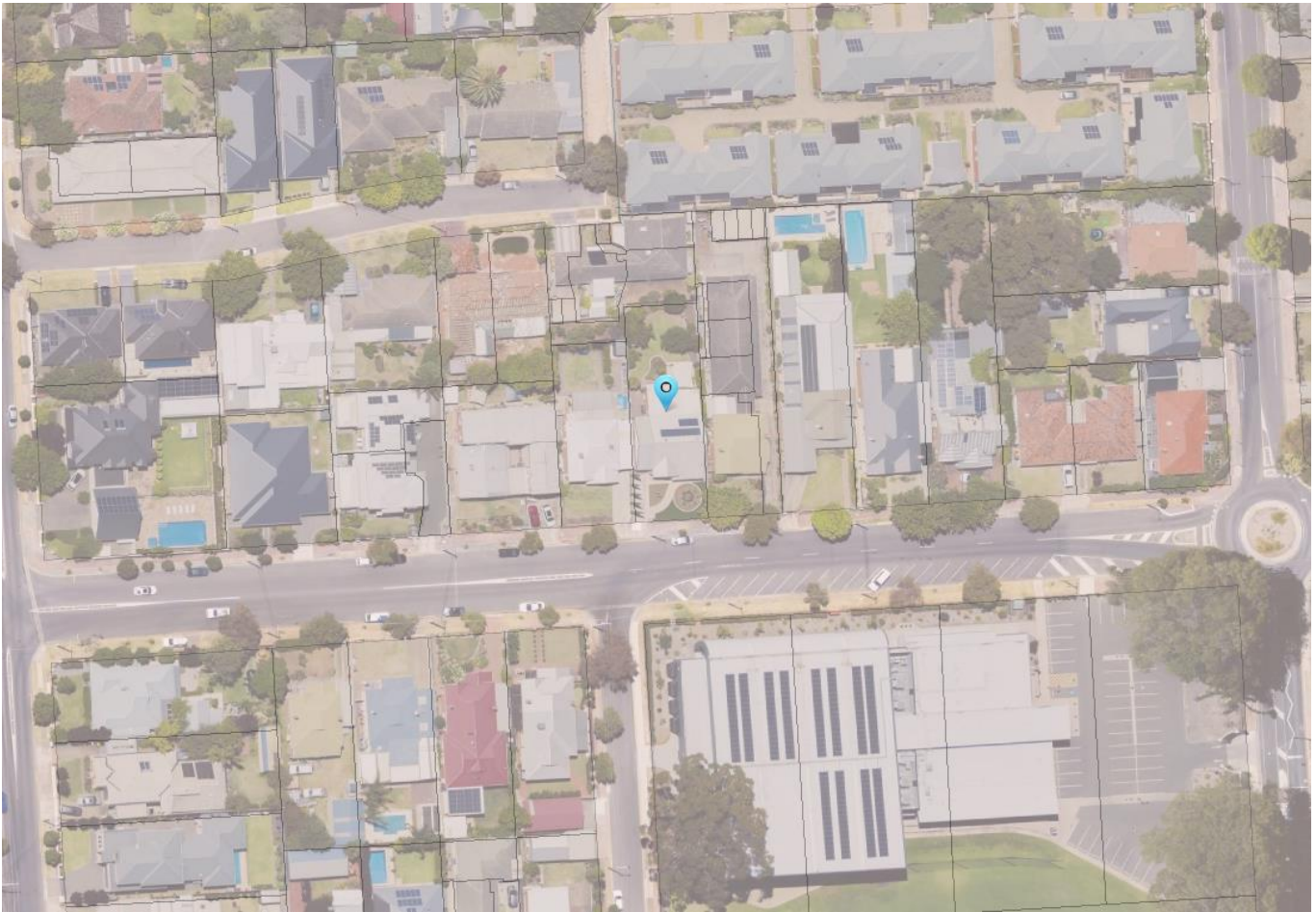
Title ref.: CT 5797/80 **Plan Parcel:** F8981 AL172 **Council:** CITY OF HOLDFAST BAY

The subject site currently hosts a detached dwelling that has been subject to additions over time. The allotment is rectangular with a 15.24m width and 44.68m depth with a total area of 680sqm. Access is gained by an existing crossover to the western side of the site. There are no significant trees located on the land.



Above: Streetscape view of 22 Scarborough Street Somerton Park

The subject site is located in the General Neighbourhood Zone. It is adjoined by dwellings to the north, west and east. Opposite the site to the south is a football oval and buildings associated with the Sacred Heart High School which is further east of the site. The built form in the locality is mixed with examples of detached dwellings, residential flat buildings and group dwellings established in the surrounding residential streets. Rear additions post original dwelling construction are also common in the locality.



Above: Aerial view of the locality showing all properties located in the General Neighbourhood Zone.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Outbuilding: Code Assessed - Performance Assessed
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 height of the northern boundary wall associated with the outbuilding exceeds 3m measured from the top of footings

- LIST OF REPRESENTATIONS
Nil

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 3.2m	2 levels and 9m Wall Height 7m	Yes Yes
Boundary Development (outbuilding)	8m 2.9m and 3.7m	11.5m and 45% 3m height from footing	Yes No
Rear Setback	11m	4 metres at ground level and 6 metres at upper level	Yes
Side Setbacks	1.14m and 3.5m	Ground level wall 900mm	Yes
Site Coverage	46%	60%	Yes
Private Open Space	128sqm	60 square metres	Yes
Soft Landscaping	23%	20 percent of the site area	Yes

The assessment below will discuss the components of the application that require a detailed discussion.

Boundary Development

The northern boundary wall of the outbuilding contains a wall height of 3.7m to the top of the gable end. Performance Outcome 7.1 of the General Neighbourhood Zone is the relevant assessment provision relating to boundary development. PO and DPF 7.1 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

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 (a) or (b) below:

- (a) *side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height*
- (b) *side boundary walls do not:*

- (i) exceed 3m in height from the top of footings*
- (ii) exceed 11.5m in length*
- (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary.*
- (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.*

The majority of the northern outbuilding wall contains height that is under 3m from the top of the footing as anticipated by DPF 7.1 (i). The excessive wall height results due to the design of the building having a gable end. The gable end is considered not to contribute excessive scale and bulk of the building that will detrimentally impact the adjoining neighbour. The length of the northern boundary wall is 8m, well within the 11.5m anticipated maximum. It is considered that an 11.5m long wall, 3m in height would have a greater impact than the proposed wall, yet would satisfy DPF 7.1 (b) (i) and (ii).

While the numerical policy was not satisfied, the test as to whether the height of the wall is reasonable is to determine whether PO 7.1 is satisfied. Overshadowing impacts will be negligible given the orientation of the site to the sun. From a visual perspective, it is satisfactory for the reasons mentioned above. It is also worth noting that no objections were raised during the notification process.

The remainder of the application seeks works that are compliant with the assessment provisions of the code. The original dwelling will maintain an unchanged streetscape appearance as the additions are to the rear that will modernise the living spaces to suit the current living trends.

CONCLUSION

The works proposed for the dwelling are welcomed and will not result in detrimental impacts on the existing locality. The dwelling will benefit from the works which will result in an increase in amenity and living standards for the occupants. While a numerical variance was noted, it is of a minor nature that will not unreasonably impact the northern adjoining property.

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 22029866, by Simon Hall 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. 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: Alexander Stamatopoulos

Title: Development Planner

Date: 25/10/2022