

DEVELOPMENT NO.:	22027610
APPLICANT:	Jamie Christie
ADDRESS:	16 WEEWANDA ST GLENELG SOUTH SA 5045
NATURE OF DEVELOPMENT:	Upper-level addition to the existing rear garage facing Yarrum Grove and the extension of the lower level garage with a wall located on the eastern side 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 • Hazards (Flooding) • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE:	23 Aug 2022
RELEVANT AUTHORITY:	Council Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2022.15
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos - Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Civil Stormwater

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 1: Application Documents

DETAILED DESCRIPTION OF PROPOSAL:

The application is for the construction of an upper-level addition to the existing rear garage facing Yarrum Grove, and the extension of the lower-level garage. The existing garage is used for the storage of two vehicles. The lower level of the garage will be extended to the south so that it is located 1m from the Yarrum Grove boundary. The lower-level addition will contain a wall located on the eastern side boundary that will match the height of the existing.

The upper-level addition to the existing garage will host a studio. It will be accessed via a staircase on the western side which will be screened by vertical blades. It contains two upper-level windows, one facing west and the other being south facing. The western façade of the addition will be clad in vertical aluminium blades and the front of the addition will contain a render finish. Three skylights will provide natural light into the living space.

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

Location reference: 16 WEEWANDA ST GLENELG SOUTH SA 5045

Title ref.: CT 5460/431 **Plan Parcel:** D3041 AL25 **Council:** CITY OF HOLDFAST BAY

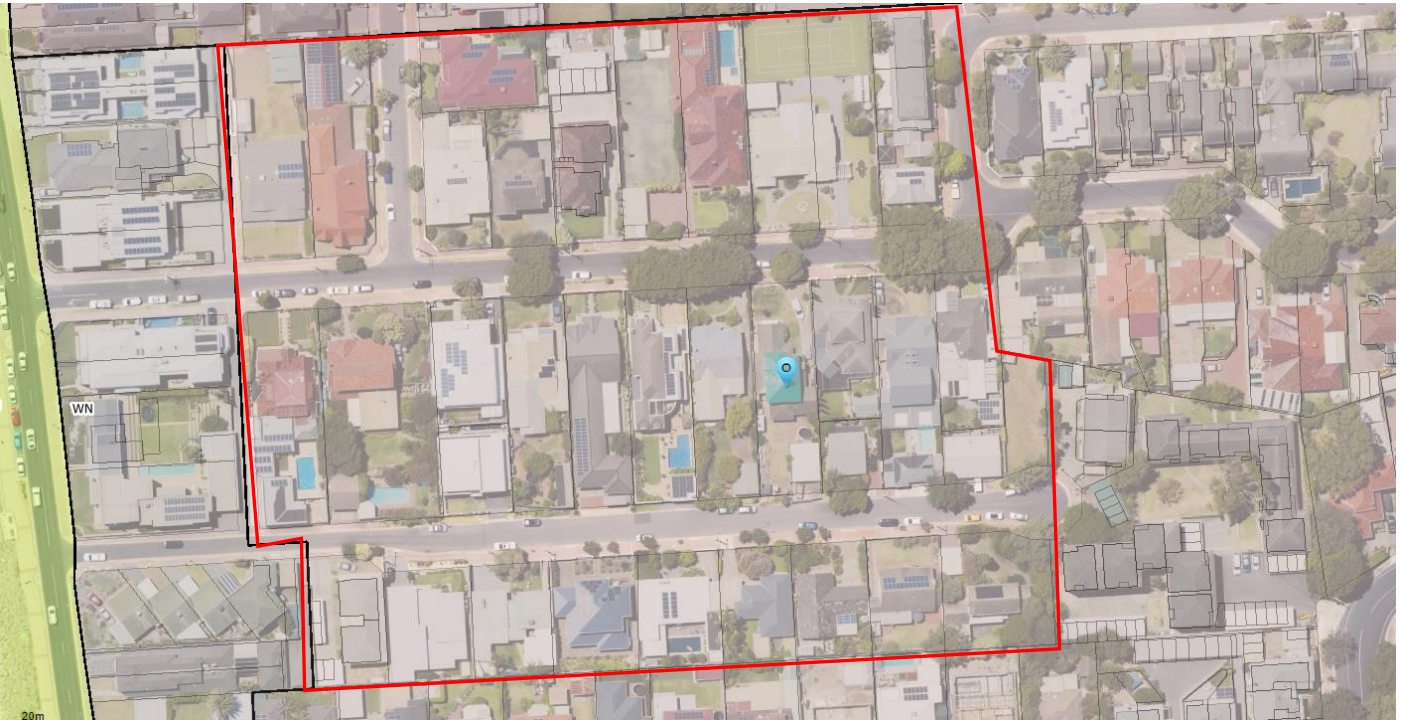
The site is rectangular with a 15.15m width and a depth of 52.3m resulting in a total site area of approximately 792sqm. The site hosts a two-storey dwelling, swimming and an outbuilding. It contains a primary frontage to Weewanda Street and a secondary frontage to Yarrum Grove.



Above: View of the outbuilding where the addition is proposed. Photo taken from Yarrum Grove.

The locality primarily contains single and two storey detached dwellings. The majority of the dwellings to the east and west of the site contain a primary frontage to Weewanda Street with Yarrum Grove being used as access into garaging. There are two examples of street facing dwellings on the northern side of Yarrum Grove that resulted from original allotments being subdivided. The southern side of Yarrum Grove contains street-fronting dwellings that have a streetscape presence. The site is surrounded by allotments in the General Neighbourhood Zone however there is a transition to the Waterfront Neighbourhood Zone to the west of the site where Yarrum Grove and Weewanda Street meet the Esplanade.

Below: Aerial view showing the zoning and the locality highlighted in red.



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 height of the proposed boundary wall exceeds 3m measured from the top of footings.

• **LIST OF REPRESENTATIONS**

Nil

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

The following comments were raised regarding the stormwater implications of the addition:

It was determined that there won't be significant additional flow onto Yarrum Grove as the impervious area hasn't really changed.

A condition is placed in approval regarding Stormwater flow in that it should not exceed 10 litres per second.

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	2 level 6.3m	2 levels and 9m total height Wall Height 7m	Yes Yes
Boundary Development	1.9m 3.4m	11.5m and 45% 3m height from footing	Yes No
Secondary Street Setback	1m	900mm	Yes
Side Setbacks	1m (Eastern) and 8.3m (Western)	Upper-level wall 2m	No
Site Coverage	35%	60%	Yes
Private Open Space	220sqm	60 square metres	Yes

The assessment below will focus on components of the application that require further discussion

Built form

The General Neighbourhood Zone anticipates two storey development. PO/DPF 4.1 is the relevant policy shown below:

PO 4.1

Buildings contribute to a low-rise suburban character.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than:

(a) 2 building levels and 9m

and

(b) wall height that is no greater than 7m except in the case of a gable end.

The scale of the outbuilding will not be out of character with the established built form in the locality. While there are no examples of two level outbuildings in the locality, there are multiple examples of two storey dwellings that present

to Yarrum Grove. There are three two storey dwellings on the southern side of Yarrum Grove located at numbers 1, 4 and 9. Number 19 Yarrum Grove also contains a two storey dwelling which is on the northern side of the street.



Above: Two-storey dwellings fronting Yarrum Grove Highlighted in Red
Below: Number 19 located on the northern side of Yarrum Grove



The building is not out of character with the established built form in the locality. Given the orientation of the site the majority of shadows cast during the day will be over the road resulting in negligible overshadowing impacts. The scale of the outbuilding inclusive of the addition satisfies PO 4.1 in that it is low rise not exceeding two levels.

Setbacks and boundary development

A quantitative non-compliance with noted regarding the eastern upper-level setback of the outbuilding. The relevant assessment provision is shown below.

PO 8.1

Building walls are set back from side boundaries to provide:

- a) separation between dwellings in a way that contributes to a suburban character and*
- b) access to natural light and ventilation for neighbours.*

DTS/DPF 8.1

Other than walls located on a side boundary, building walls are set back from side boundaries:

- (a) at least 900mm where the wall height is up to 3m*
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m and*
- (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.*

The eastern upper-level setback of the addition is 1m where the quantitative requirement sought by DPF 8.1(b) is 2m. The site was inspected in order to determine how the shortfall will impact the eastern adjoining neighbour located at 13 Yarrum Grove. It was determined that despite the numerical shortfall, the impacts of the setback shortfall are considered to be minor. Below is a photo of the western side of 13 Yarrum Grove. This area of the dwelling will be adjacent to the upper level addition.

Below: Western side area of 13 Yarrum Grove.



The western side of the dwelling does not contain any windows and is not the primary private open space area for the occupants. This area appears to be more of a service area where a gas heater and clothes line is located. As this is the case the side setback shortfall is considered to result in negligible impacts to the eastern dwelling. It is also worth noting that no objections were raised during the public notification process. PO 8.1 is considered to be satisfied.

The single level extension of the garage wall contains a boundary wall height that is 3.4m, where 3m is anticipated. The height of the wall is consistent with the existing garage wall that contains the same height which is pragmatic from a design perspective. The wall only extends a further 1.9m to the south and is located adjacent to the front yard of the adjoining dwelling. The relevant boundary development assessment provision is shown below:

PO 7.1

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

Given the modest scale of the additional single level wall its impacts are considered to be minor. It is sited in an area on the property where overshadowing and visual impacts will not be unreasonable to the adjoining allotment. PO 7.1 is satisfied.

CONCLUSION

The additions to the existing outbuilding provide a practical solution to adding a living space without drastically increasing the site coverage of the site. The scale of the building is consistent with the character of the locality and is architecturally designed to contribute the amenity of the Yarrum grove streetscape. The quantitative non-compliances noted will not result in unreasonable impacts to the eastern neighbour given the relationship between the adjacent areas.

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 22027610, by Jamie Christie 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.
3. That all upstairs windows, other than 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 and be installed prior to occupation of the dwelling.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 28/10/2022