

DEVELOPMENT NO.:	22030349
APPLICANT:	Arc Two
ADDRESS:	48A SOUTH ESPLANADE GLENELG SOUTH SA 5045
NATURE OF DEVELOPMENT:	Dwelling addition with a boundary wall located on the southern side boundary
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Waterfront Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Coastal Flooding • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Finished Ground and Floor Levels (Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD) • Minimum Frontage (Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m) • Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 3 levels)
LODGEMENT DATE:	5 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 an addition located on the southern side boundary. The addition will comprise an entry area for the dwelling. The boundary wall will span 5.23m in length and contains a wall height from the top of the footing of 3.45m. The front parapet of the addition contains a boundary wall height of 4.5m, however is a minor building element. The wall will be rendered and coloured to match the existing southern boundary wall.

A feature stone wall will be constructed on the southern side of the dwelling adjacent to the courtyard. Internal alterations are also proposed in the application. The kitchen and dining areas of the dwelling will be reconfigured and expanded into the existing entry point. New sliding doors will be installed to the upper-level bedroom leading to the front balcony along with other internal alterations to the upper level.

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

Location reference: 48A SOUTH ESPLANADE GLENELG SOUTH SA 5045

Title ref.: CT 5954/254 **Plan Parcel:** D68658 AL32 **Council:** CITY OF HOLDFAST BAY

The subject site currently hosts a two-storey semi-detached dwelling. The allotment is rectangular with an 8m width and 43.9m depth with a total area of 356sqm. Access is gained by a right of way located at the rear of the dwelling which leads into a double garage. There are no significant trees located on the land.



Above: Streetscape view of 48A South Esplanade Glenelg South

The subject land falls within the Waterfront Neighbourhood Zone. It is adjoined by dwellings to the north, east and south. Opposite the site to the west is the open space zone encapsulating Glenelg South beach. The General Neighbourhood Zone abuts the site to the east. The built form in the locality comprises of low-rise dwellings with Esplanade housing façades orientated west to capture views of the ocean.



Above: Aerial view of the locality showing the subject site located in the Waterfront Neighbourhood Zone and the zones that adjoin.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Dwelling alteration or addition
Dwelling addition: 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 3m when measured from the top of footings.

- LIST OF REPRESENTATIONS**

Nil

- SUMMARY**

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	2 levels and 9m	Yes
	3.4m	Wall Height 7m	Yes
Boundary Development (outbuilding)	5.23m and 25%	11.5m and 45%	Yes
	3.4m	3m height from footing	No
Site Coverage	58%	60%	Yes

Boundary Development

The southern boundary wall of the outbuilding contains a wall height of 3.4m when measured from the top of the footings. 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 proposed wall seeks to match the height of the existing boundary wall which is 3.12m high from the footing. There is a difference in height due to the difference in natural ground level. The ground level where the wall is proposed is stepped lower than the ground level where the existing boundary wall is located.

The photo below shows the area of the southern dwelling where the wall will sit adjacent.



Above: Land of 49 South Esplanade where boundary wall will be adjacent to.

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 as there are no northern-facing windows or private open space areas that are adjacent to the wall. The addition will be adjacent to a blank wall and a side access path which is not a primary open space area. Most of the wall will be screened by the existing built form on the southern adjoining allotment therefore visual impacts will be minor. It is also worth noting that no objections were raised during the notification process.

The parapet wall associated with the addition is a visual design feature that compliments the scale of the existing dwelling. The feature wall located on the southern side of the dwelling is well away from the side boundary and will bare minor planning impacts.

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 retain a covered entry point into the dwelling while increasing the internal living areas. 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 22030349, by Arc Two 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: 09/11/2022