

DEVELOPMENT NO.:	22018456
APPLICANT:	Dimitrios Kyriakopoulos
ADDRESS:	13 MATURIN RD GLENELG SA 5045
NATURE OF DEVELOPMENT:	Single storey addition and verandah to rear of single storey detached dwelling
ZONING INFORMATION:	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Historic Area</li> <li>• Heritage Adjacency</li> <li>• Hazards (Flooding - General)</li> <li>• Local Heritage Place</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 9m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
LODGEMENT DATE:	21 Jun 2022
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2022.7
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning
REFERRALS NON-STATUTORY:	Andrew Stevens – Heritage Architect

#### CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 1:	Proposed Plans
ATTACHMENT 2:	Heritage Architect Report		

### DETAILED DESCRIPTION OF PROPOSAL:

The proposed development comprises additions and alterations to the rear of a local heritage place. The walls of the addition are located on the western side boundaries with a total length of 11.1 metres.

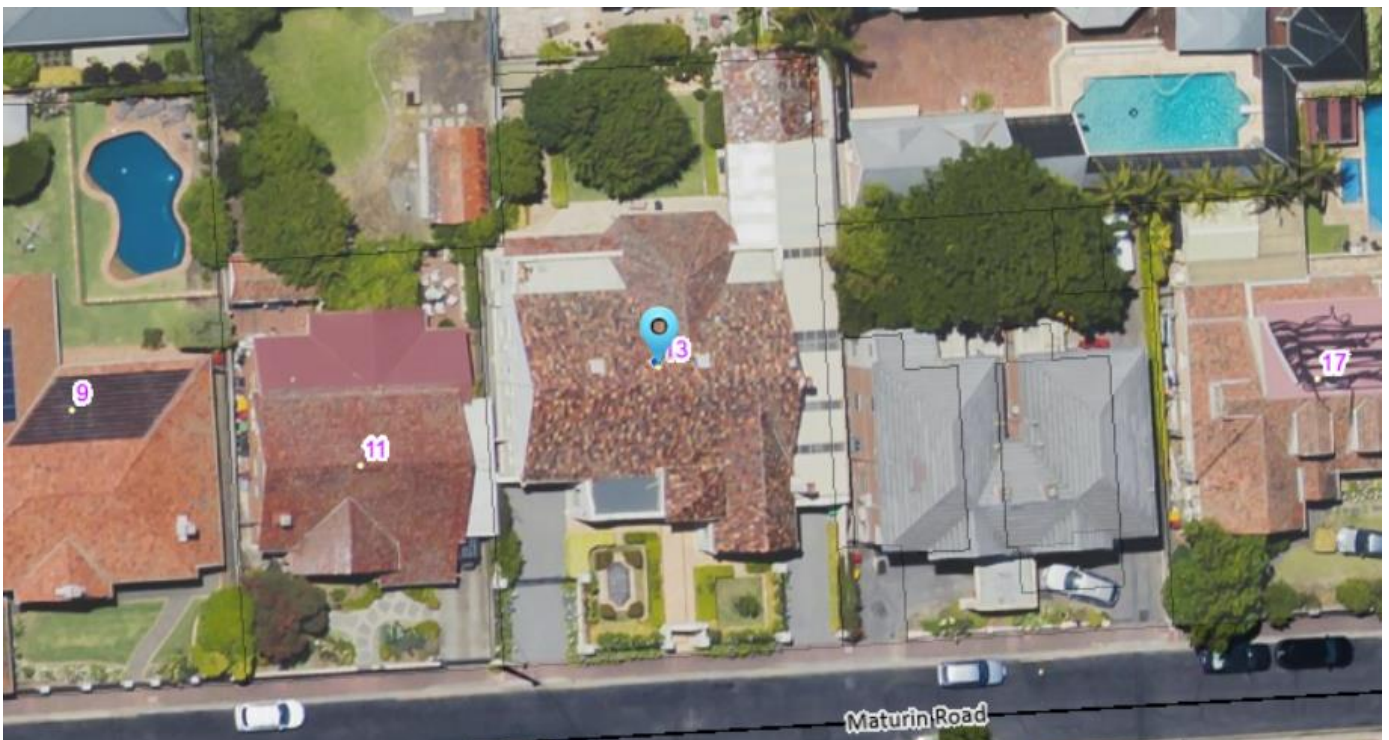
### SUBJECT LAND & LOCALITY:

#### Site Description:

**Location reference:** 13 MATURIN RD GLENELG SA 5045

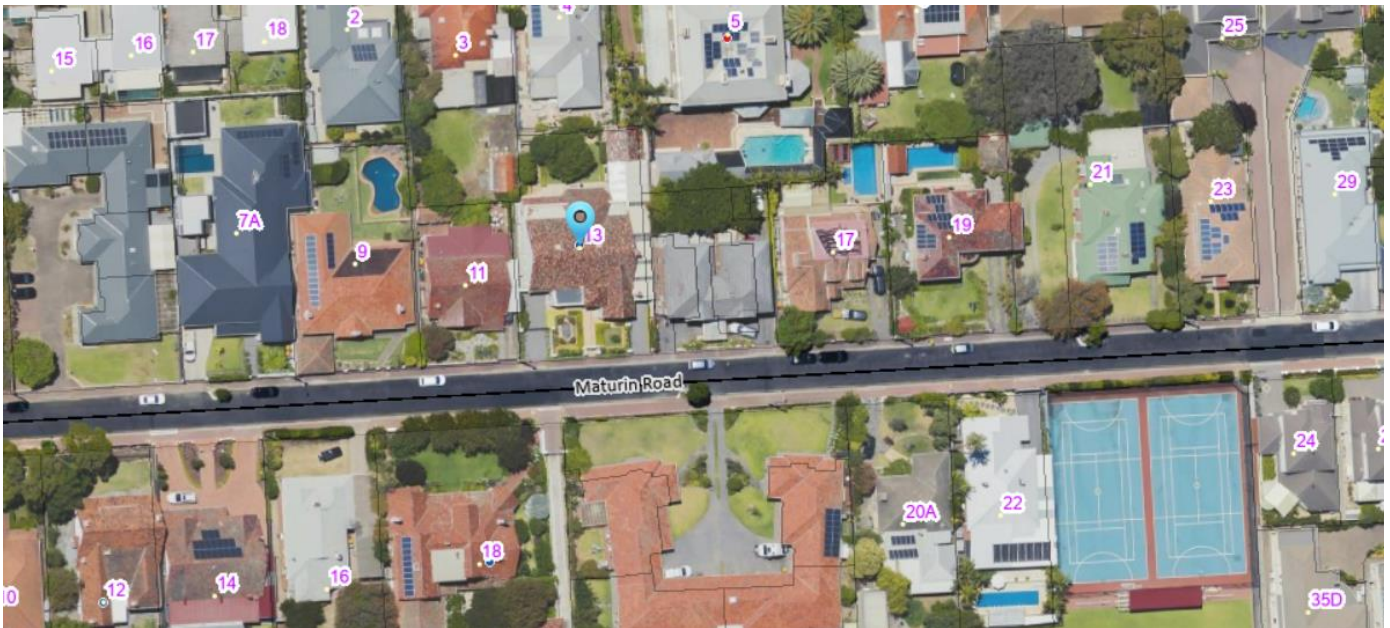
**Title ref.:** CT 5844/450    **Plan Parcel:** F7181 AL136    **Council:** CITY OF HOLDFAST BAY

The site is an 830 square metre rectangular shaped allotment which contains a single storey detached dwelling, which is local heritage listed. There are other buildings found on the site, including a long carport (of which a portion is to be demolished) and a garage in the north-east rear corner. The building is surrounded by well-kept gardens to the front and rear and overall presents well on the streetscape.



#### Locality

The site is located in the Established Neighbourhood Zone, within the Maturin Road Historic Area, which has a strong heritage character. The site is surrounded by a number of other local heritage places, as well as a state heritage place immediately north-east of the site.



#### CONSENT TYPE REQUIRED:

Planning Consent

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Dwelling alteration or addition  
Verandah: Code Assessed - Performance Assessed  
Dwelling addition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

#### PUBLIC NOTIFICATION

- **REASON**  
Wall on boundary more than 8 metres in length
- **LIST OF REPRESENTATIONS**  
NIL

#### INTERNAL REFERRALS

A referral was made to Andrew Stevens Heritage Architect (see Attachment 2), who raises no objection to the proposal.

#### PLANNING ASSESSMENT

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



### Assessment Table

	Proposed	DPF Requirement	Achieved
Site Area	860 square metres	500 square metres	Existing
Frontage	22.9 metres	-	Existing
Building Height	1 level	2 levels, 9 metres	Yes
Front Setback	n/a	n/a	n/a
Rear Setback	7 metres	4 metres	Yes
Side Setbacks	On boundary with a wall height of 3.2 and length of 11.1 metres	Maximum wall height of 3.2 metres and length of 8 metres	No
Site Coverage	57 percent	50 percent	No
Private Open Space	170 square metres	60 square metres	Yes
Soft Landscaping	22 percent of the site area	25 percent of the site area	No
Front Yard Landscaping	n/a	n/a	n/a
Tree Planting	1 tree in front garden and 4 trees in rear yard	1 large tree or 2 medium trees or 4 small trees	Yes

### Local Heritage Place

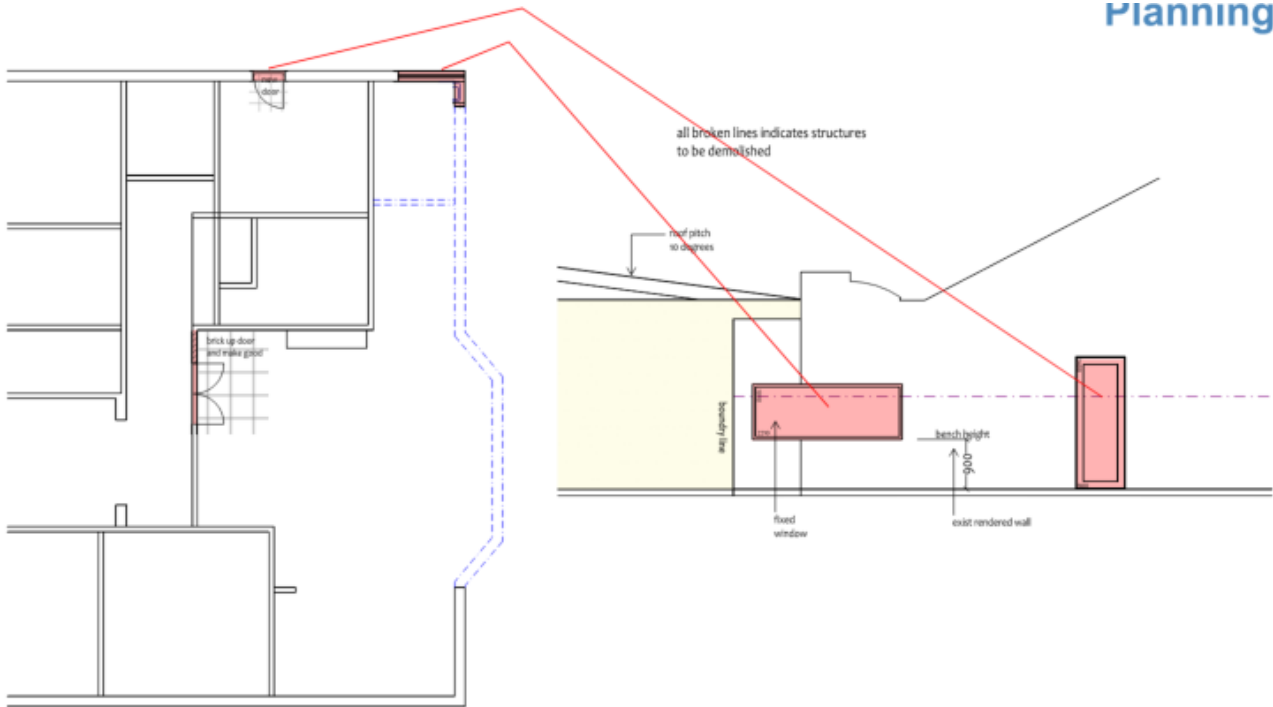
The building is an inter-war Spanish Mission dwelling built between 1934 and 1939 in very good condition, and listed as a local heritage place. The heritage listing includes the whole of the exterior, however excludes later additions to the rear. The original building is considered of high integrity, retaining much of its early form and fabric.



*Local Heritage Place as it presents to Maturin Road*

The existing rear alterations and additions have little to no visual impact from the public realm. The proposed works involve demolishing the non-original additions as well as a section of original rear wall at the rear to accommodate the new addition. The extent of demolition proposed is not visible from the public realm and does not form part of the significant historic fabric described in the extent of the listing. This is not considered to adversely impact on the significant historic fabric of the place.

## Planning UI



*The sections marked red depict original parts of the heritage building that are being altered, which are limited to openings for windows and doors, which do not form part of the significant historic fabric of the building, as referenced by Council's Heritage Architect. The door way on the rear wall is already behind the existing additions, and thus not visible externally, hence is not depicted on the elevation plans*

The proposed additions are low in scale, single storey and located at the rear, well setback from the streetscape and not visible from the public realm. Further, the proposed additions are not considered to compromise the heritage value of adjacent and nearby heritage places and representative buildings.



*Rear section of building (behind neighbouring carport) not visible from the public realm*

The proposed works are considered to reflect the conservation, ongoing use of a local heritage place. The additions are considered to reflect a positive adaptation of the dwelling to modern living, while maintaining the historic appearance of the dwelling and its positive contribution to the streetscape character.

### Site coverage

The Design Code allows for a maximum coverage of 60 percent. The proposed results in a variance of 4 percent, which on balance is considered reasonable, and is not significant so as to warrant a refusal.

### Private Open Space

An area of 110 square metres is proposed at the rear of the dwelling, which exceeds the Design Code minimum of 60 square metres.

### Soft landscaping

Up to 22 percent of the site area is proposed as soft landscaping, which fails to achieve the minimum of 25 percent. To offset this shortfall, the applicant has referenced the planting of a semi-mature tree in the front garden, as well as new trees against the rear boundary, which will contribute to reducing the impacts of the limited soft landscaping.

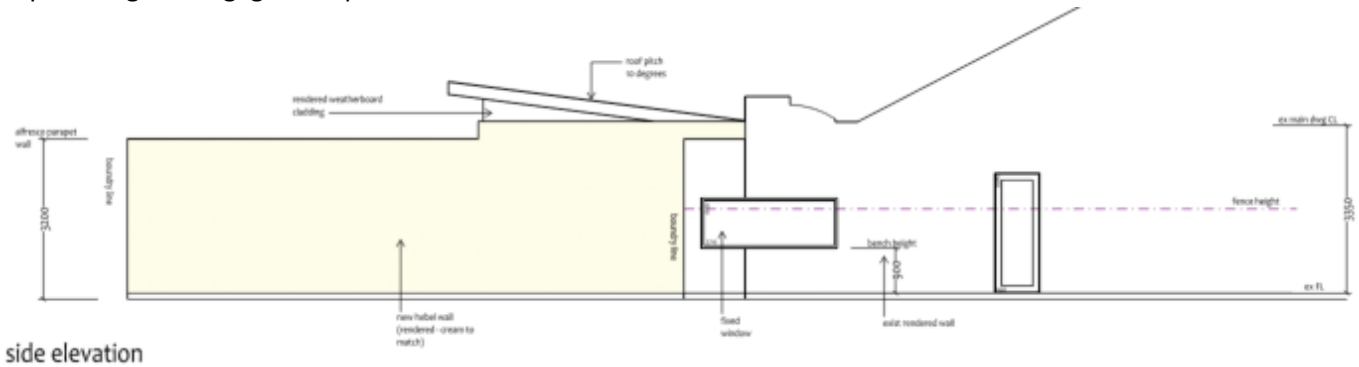


*Site plan demonstrating soft landscaping, which includes existing and proposed vegetation*

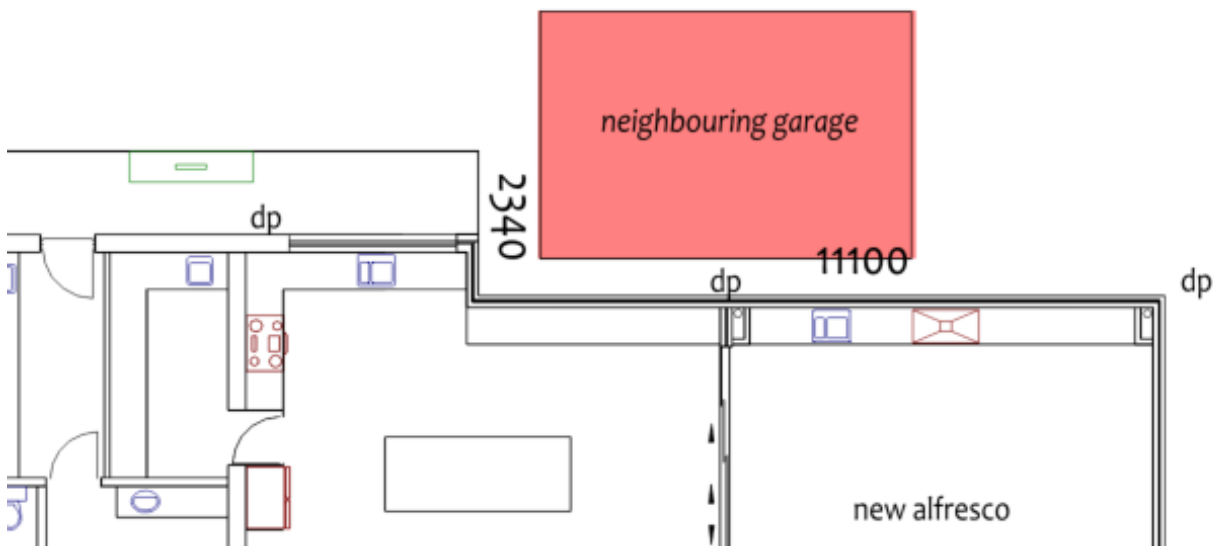
### Boundary Wall

The Design Code allows for a maximum wall length of 8 metres with a maximum wall height of 3.2 metres.

The proposed wall is 11.1 metres in length and has a height of 3.2 metres. The 3.1 metre length variance is considered reasonable, particularly as it abuts a shed located on the neighbouring site, hence limiting visual impacts. Furthermore, no objections were received from the property that shares the boundary in question, hence further emphasising the negligible impacts.



*Boundary wall highlighted in yellow*



*Neighbouring garage (highlighted in red) is adjacent to the majority of the proposed boundary wall*

## CONCLUSION

On balance, the proposed development does not adversely impact on the material fabric of the local heritage place, and is a great example of the adaptive use of an older building. Based on the condition of the building and landscaping, it is clear that the owners place heavy emphasis on maintaining the building and property to a high standard.

The planning shortfalls such as site coverage, boundary wall length and soft landscaping are only negative in terms of numeric consideration. It is difficult to form a meaningful negative summary of those shortfalls, much less form a view that those variances are seriously at variance with the Design Code.

**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 22018456, by Dimitrios Kyriakopoulos is Granted Planning Consent subject to the following reasons/conditions/reserved matters:

**CONDITIONS**

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).

**OFFICER MAKING RECOMMENDATION**

**Name:** Dean Spasic

**Title:** Development Officer - Planning

**Date:** 24/10/2022