

DEVELOPMENT NO.:	23016799
APPLICANT:	ERA Building Pty Ltd
ADDRESS:	105 AUGUSTA ST GLENELG EAST SA 5045 105A AUGUSTA ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	A pair of two storey semi-detached dwellings
LODGEMENT DATE:	9 Jun 2023
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	Established Neighbourhood Zone Glenelg East Character Area
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 1: Proposed Plans

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the construction of a pair of two storey semi-detached dwellings over a pair of newly created allotments. The front section of each dwelling is joined together by a party wall and roof framing. The built form in terms of roof pitch, materials and colours and proportions are consistent with the predominant character of the Glenelg East Character Area.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 105 AUGUSTA ST GLENELG EAST SA 5045

Title ref.: CT 6260/565 **Plan Parcel:** D2223 AL34 **Council:**

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The subject site comprises a pair of 2 newly created allotments, measuring 10.21 metres wide by 45.72 metres deep (466 square metres). The sites are generally flat and currently accommodate a single storey residential flat building comprising 2 dwellings, as per the photo below. The existing building is neither heritage listed nor located in a Historic Area Overlay.



Locality

The nearby locality, which is defined as a radius of 60 metres from the subject site, is residential, with the built form in the area being visually defined older dwellings, consistent with the Glenelg East character area. There are however, a high number of buildings that are not representative of the prevailing character, including single and two storey residential flat buildings, along with two storey detached and semi-detached dwellings

A reserve is located immediately west of the subject site, which extends from Augusta Street through to Anzac Highway to the north.

The Adelaide to Glenelg tram is located 160 metres south of the subject site.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Detached dwelling: Code Assessed - Performance Assessed
New housing
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

REASON

More than 1 building level

LIST OF REPRESENTATIONS

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
2, 111A Augusta Street Glenelg East	Support	No	Nil

APPLICANT'S REPLY TO REPRESENTATION

The representation is in support of the proposal therefore no further comments are necessary.

INTERNAL REFERRALS

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	466 square metres	300 square metres	Existing
Frontage	10.21 metres	9 metres	Existing
Building Height	2 levels and 8.4 metres Wall height 7.2 metres	2 levels and 9 metres Wall height 7 metres	No
Front Setback	7 to 7.9 metres	7.8 metres	No
Rear Setback	10.1 metres from ground level and 12.1 metres from upper level	4 metres at ground level and 6 metres at upper level	Yes
Side Setbacks	Ground level wall height 3 metres high setback 600 to 1 metre+	Ground level wall 0.9 metres.	No
	Upper level wall height 6.1 metres setback 1.9 metres+	Upper level walls 1.9 metres.	Yes
Site Coverage	53 percent	50%	No
Private Open Space	136 square metres	60 square metres	Yes
Soft Landscaping	25 percent of the site area	25 percent of the site area	Yes
Front Yard Landscaping	50 percent	30 percent	Yes
Tree Planting	4 small trees per dwelling	1 medium tree or 2 small trees	Yes

Built Form and Character Area

The Established Neighbourhood Zone aims to accommodate a range of housing types, with new buildings designed in a way that are sympathetic to the predominant built form character and development patterns. New development should maintain the predominant streetscape character.

The site is located within the Glenelg East Character Area, which is generally defined by Federation, Inter-War (Tudor Revival, Californian Bungalow, Art Deco and Spanish Mission) and some Post-War from the 1900s to 1930s.

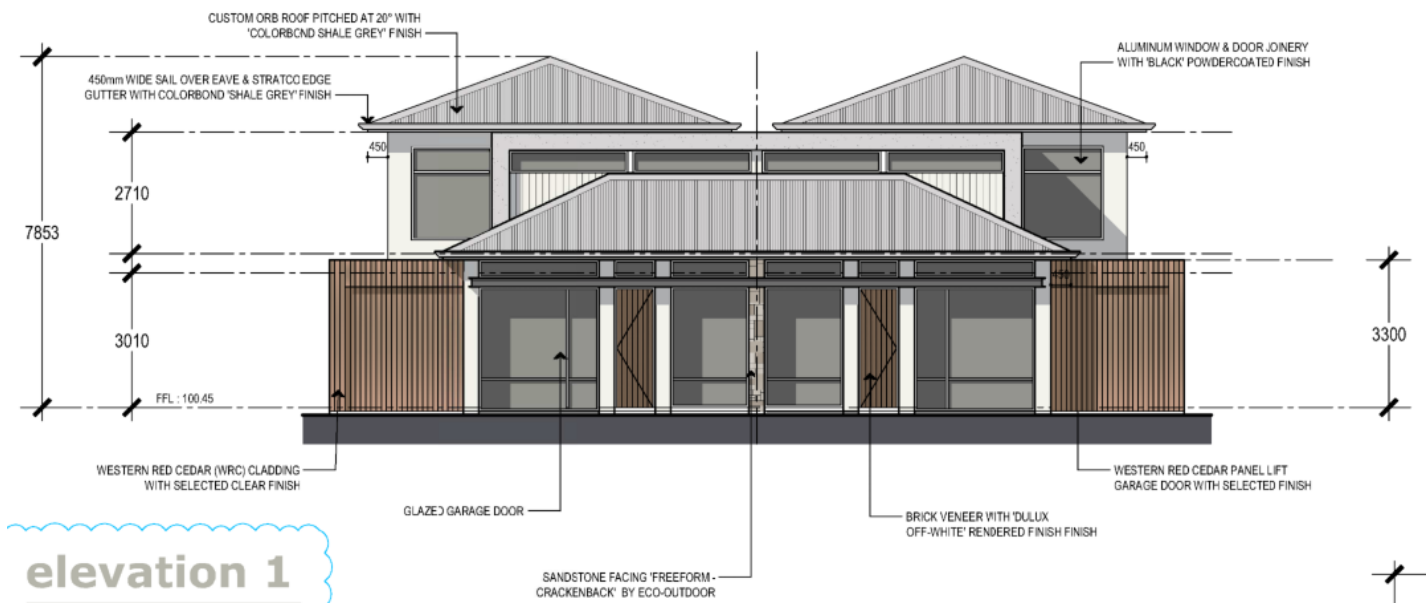
Buildings typically have design elements including a high degree of modulation and articulation, low scale, steep roof pitches (25 to 35 degrees), short roof spans, hip and gable roof pitches, deep verandahs and porches, fine grain detailing to plinths, string courses and projecting sills, high solid to void ratio and vertically proportioned openings.

Building height should be single storey.

Materials are typical of the 1920s to 1930s period which includes corrugated iron or terracotta tile roofing, brick, sandstone, stucco and part rendered finishes and timber joinery.

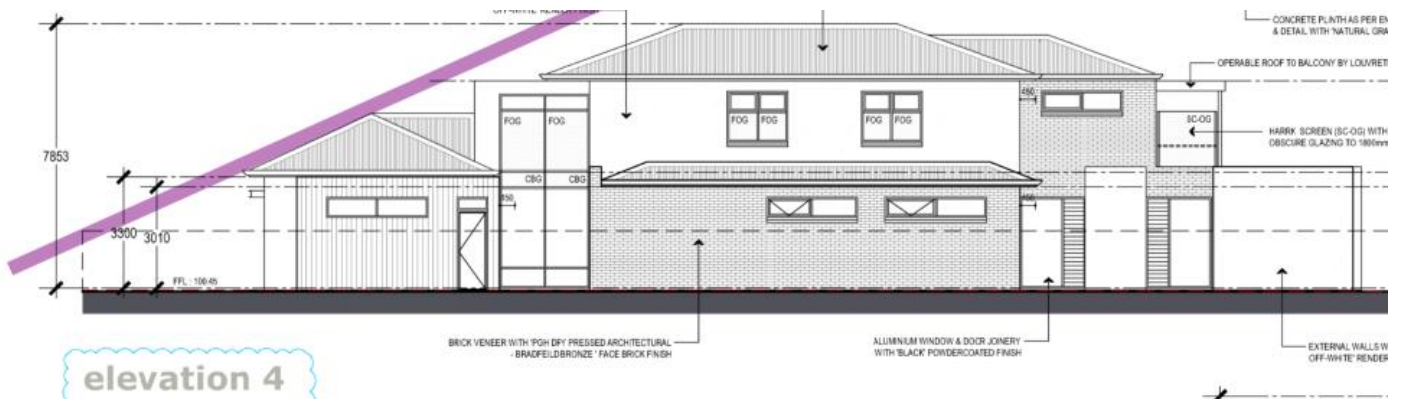
It is acknowledged that there is built form immediately adjacent to the subject site does not contain such elements. This includes an eastern neighbouring conventional two storey dwelling, as well as other similar examples further along the street. Poor architectural outcomes should be avoided with new development in order to ensure the predominant character is not further diminished.

The proposed dwellings, although two storey, present as single storey buildings when viewed from the streetscape due to the upper level being setback some 7 metres behind the building facades. The 25 degree pitched corrugated iron hipped roofs serve as an effective visual screen of the upper level, when viewing the site from the pedestrian level. There is a higher solid to void ratio, a use of materials consistent with older housing stock, including corrugated iron, brick, render, timber and stonework. The front porch is deep and there is a good level of articulation and minor detailing.



Building Height

The proposed building is two levels, which exceeds the 1 level maximum sought by the Design Code. The Code aims to ensure that buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings. As mentioned, there are other 2 level buildings in the nearby vicinity, including next door and across the street, albeit the proposed dwellings achieve a better outcome by way of screening the upper level. The proposed dwellings, visually present as single level when viewed from Augusta Street, hence they are considered to sufficiently achieve the objective of Performance Outcome 4.1 with respect to achieving a building height that complements the prevailing character (single level).



Boundary Setbacks

Performance Outcome 5.1 references new buildings being setback from the primary street boundary, a distance that is consistent with the existing streetscape. The Designated Performance Feature seeks to achieve primary setbacks that achieve the average of the neighbouring buildings.

The eastern adjacent building is setback 7.8 metres from the primary street boundary. The proposed dwellings are setback between 7 and 7.9 metres from the primary street boundary. When considering Performance Outcome 5.1, the existing streetscape is varied, as the setbacks range from 3.5 metres on the western side of the abutting reserve to 7.8 metres to the eastern neighbouring two storey dwellings, to 5.2 metres on the next eastern adjacent site. The proposed front setbacks are considered satisfactory.

The aerial photograph below includes an overlay of the proposed site plan, demonstrating that the proposed building setback is consistent with the existing setback pattern



Performance Outcome 8.1 envisages side boundary setbacks that achieves a separation between buildings in a way that complements the established character of the locality provides adequate natural light and ventilation for neighbours.

The side walls are up to 3 metres high at the ground level and setback 600mm at the garages and 1 metre+ for the remaining ground level side walls. At the first floor, the wall height is 6.1 metres and setback 1.9 metres. Both setbacks satisfy Designated Performance Feature 8.1 which seeks a minimum setback of 900mm for a wall up to 3 metres high and a setback of 1 metre plus 1/3 of the height of the wall above 3 metres (in this case, 1.9 metres). The 300mm setback variance where the garages sit is negligible and does not prevail over Performance Outcome 8.1 which references setbacks that complement the established character and provide sufficient natural light and ventilation.

Performance Outcome 9.1 requires a rear boundary setback that provides adequate separation between buildings in a way that complements the established character of the locality, provides access to natural light and ventilation for neighbours, facilitates sufficient private open space and space for landscaping. The Designated Performance Feature

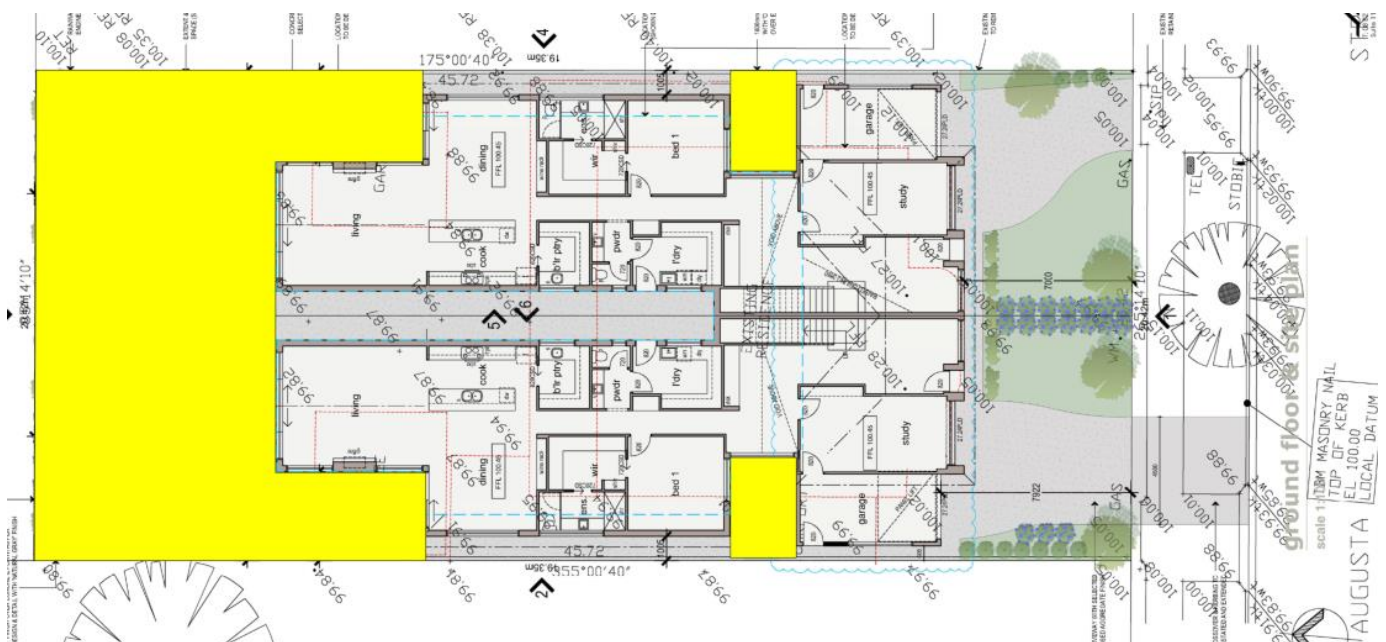
The building is setback 10.1 metres at the closest point, hence satisfying the relevant Performance Outcome.

Private Open Space

Performance Outcomes 21.1 and 21.2 require development to achieve an amount of private open space that is suitable in size to meet occupant needs and is also located in a way that provides convenient access from internal living areas. The Designated Performance Feature references a minimum area of 60 square metres per dwelling.

The proposal comprises 136 square metres of private open space for each dwelling, directly accessible from the living rooms.

The plan below highlights proposed private open space



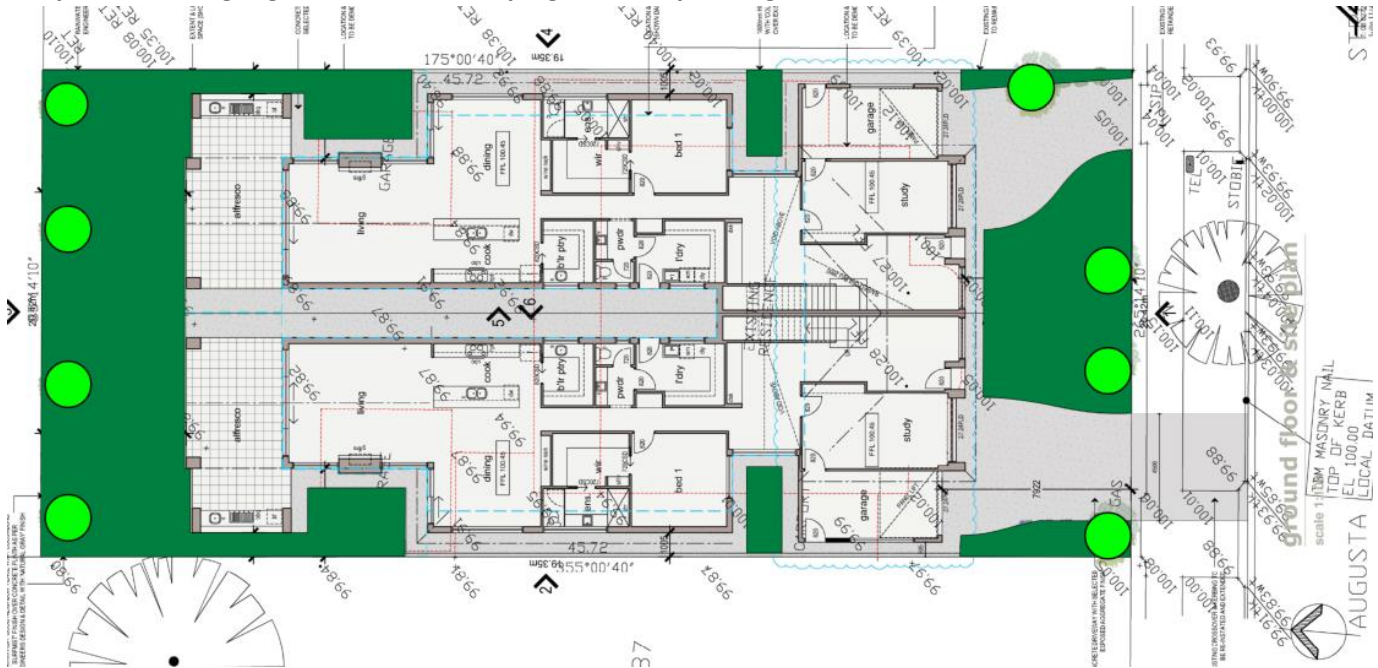
Performance Outcome 3.1 seeks building footprints that are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, achieve an attractive outlook and access to light and ventilation. The Designated Performance Feature offers a figure of 50 percent of the site area as the maximum coverage anticipated. The proposed dwellings cover up to 53 percent of the site areas, which is considered satisfactory, particularly as the objectives of the prevailing Performance Outcome are satisfied. This is demonstrated by the fact the proposal achieves sufficient boundary setbacks, private open space and landscaping.

[illegible]

Performance Outcome 22.1 requires development to achieve a level of landscaping that contributes to the minimisation of heat absorption and reflection, increased shade and shelter, contribute to stormwater infiltration and biodiversity, and enhance the appearance of streetscapes.

The site plan shows the planting of 4 small trees per dwelling, 2 in the front and 2 in the rear yards.

The plan below highlights on-site landscaping and tree plantings



CONCLUSION

The proposed development fails to meet the general requirements of the Design Code with respect to I level built form in the locality, however this is considered to have been sufficiently addressed by way of good architectural design, achieving single storey built form when the building is viewed from the street and footpath at the front of each property. The emphasis of the Character Area is to maintain a complementary built form character from public vantage points. It is typical for built form character to vary within sites, hence rear additions, for instance, are not required to incorporate built form that is consistent with the prevailing character of the area.

It is noted that the proposal fails the Design Code Designated Performance Outcomes with respect to the side boundary setback shortfall of 300mm where the garages are located and a site coverage shortfall of percent concerning site coverage, however it is clear that Designated Performance Outcomes are limited to assessment guides and do not prevail over the relevant Performance Outcomes, which are considered to have been satisfied.

When considering the relevant Performance Outcomes, the side setback of 600mm is complementary to the prevailing character of the area and accommodates sufficient natural light and ventilation to neighbouring properties and site coverage achieves sufficient space around buildings, as well as light and ventilation.

RECOMMENDATION

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 23016799, by ERA Building Pty Ltd is granted Planning Consent subject to the following conditions:

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).
2. 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.
3. That the rear balconies are screened up to a minimum height of 1.7 metres above the finished floor level in order to prevent direct views into adjoining properties.
4. 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.
5. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
6. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 03/01/2024