

DEVELOPMENT NO.:	23032122
APPLICANT:	YOGO DESIGN & CONSULTING PTY LTD
ADDRESS:	18 LASCELLES AV HOVE SA 5048
NATURE OF DEVELOPMENT:	3 double storey row dwellings
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE:	6 Nov 2023
RELEVANT AUTHORITY:	Assessment Manager at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.15 - 26/10/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Michael Gates Development Services (Planning and Building) Lead

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies
ATTACHMENT 1:	Refused Plans
ATTACHMENT 2:	Applicant's supporting document
ATTACHMENT 3:	Assessment Report

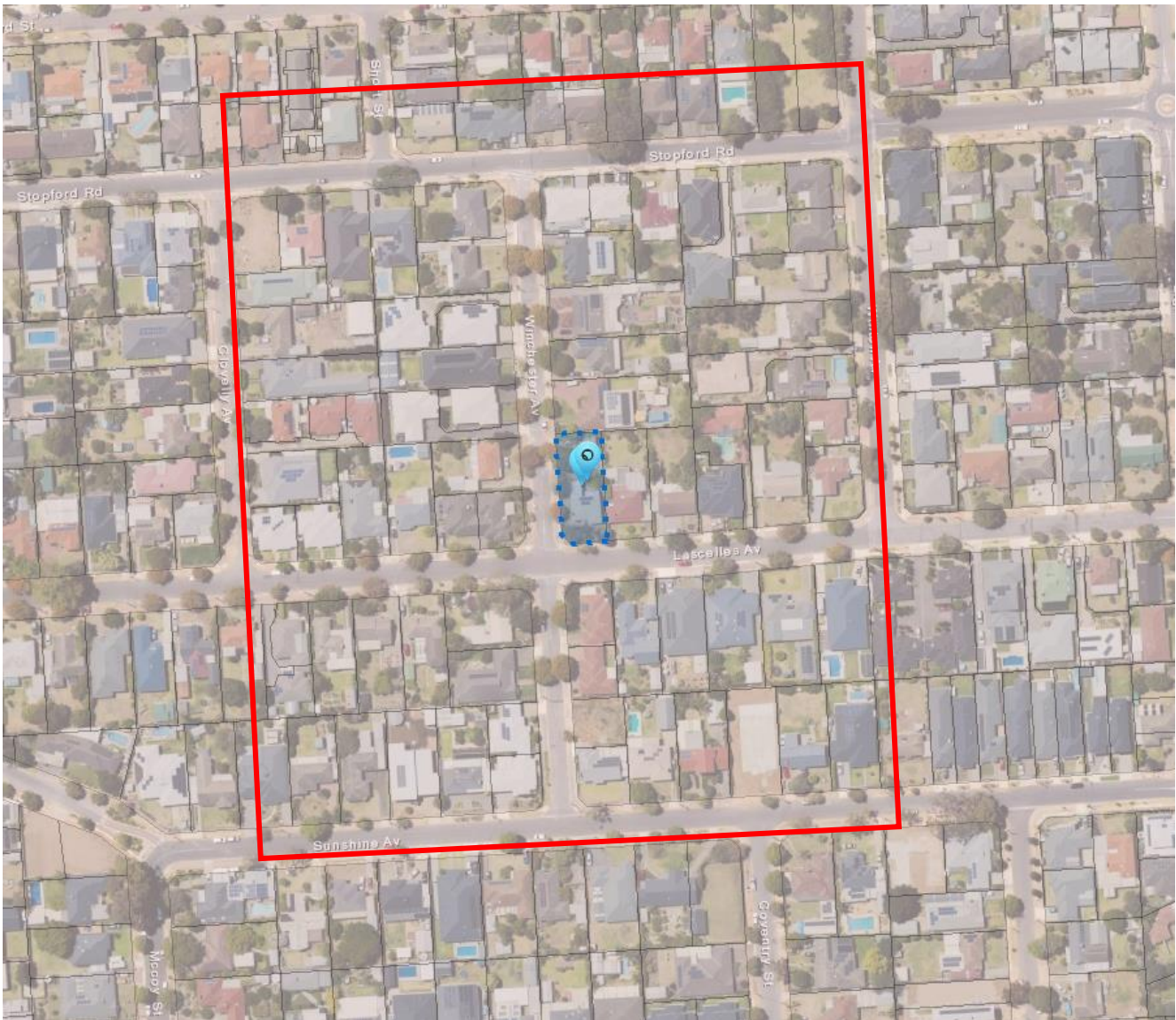
DETAILED DESCRIPTION OF PROPOSAL:

This application is for the construction of three, two storey row dwellings. An existing single allotment is proposed to have three dwellings constructed. The allotments are proposed at 234 sqm, 218sqm and 250sqm.

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

The subject site is located on the corner of Lascelles and Winchester Avenue. The site has a total area of 703sqm with frontages to both streets. There are no regulated trees on the site and the development does not impact on any street trees.

The locality is entirely within the General Neighbourhood Zone, which is made entirely of dwellings. Below is an aerial photo with the locality marked in red.



Aerial photo of the site and locality

The application was assessed against the provisions of the Planning and Design Code and was refused Planning Consent for the following reasons:

The proposal does not satisfy the General Neighbourhood Zone PO 2.1 in that the proposed allotments are not of a suitable size and dimension to accommodate the proposed dwelling.

As a result of the undersized allotments the proposed dwellings do not satisfy the following General Neighbourhood Zone Performance Outcomes

- 5.1 - the buildings are not setback sufficiently from the primary street boundary to contribute to the streetscape
- 8.1 - The buildings are not setback sufficiently from the upper side boundaries as to contribute to the character and to allow access for light and ventilation
- 9.1 - the buildings are not setback sufficiently from the rear boundary at the lower and upper level to allow for separation between buildings, private open space and access to natural light and ventilation.

The applicant has lodged a review of the Assessment Manager's decision with the Council Assessment Panel.

The role of the Council Assessment Panel is to review the decision of the Assessment Manager and determine whether to uphold the decision, or to overturn the decision and grant Planning Consent.

OFFICER MAKING RECOMMENDATION

Name: M Gates

Title: Development Assessment Lead

Date: 03/01/2024