

TO: COUNCIL ASSESSMENT PANEL
 DATE: 24 FEBRUARY 2021
 SUBJECT: COUNCIL ASSESSMENT REPORT
 AUTHOR: DEAN SPASIC
 DEVELOPMENT OFFICER PLANNING

ATTACHMENTS:

1. LOCALITY PLAN
2. PROPOSED PLANS
3. STATEMENT OF REPRESENTATION
4. APPLICANT'S REPLY TO STATEMENT OF REPRESENTATION

| | | |
|-----------------------|---|--|
| DA NO. | : | 110/00940/20 |
| APPLICANT | : | DESIGNTECH STUDIO |
| LOCATION | : | 17 OLD TAPLEYS HILL ROAD GLENELG NORTH |
| DEVELOPMENT PLAN | : | CONSOLIDATED 2 JUNE 2016 |
| ZONE AND POLICY AREA | : | RESIDENTIAL CHARACTER ZONE STREETSCAPE CHARACTER (GLENELG & GLENELG NORTH) POLICY AREA 14 |
| NATURE OF DEVELOPMENT | : | MERIT |
| PROPOSAL | : | ALTERATIONS AND TWO STOREY ADDITION WITH BALCONY TO REAR OF EXISTING SINGLE STOREY SEMI-DETACHED DWELLING, GROUND LEVEL DECK AND CARPORT |
| EXISTING USE | : | RESIDENTIAL |
| CATEGORY | : | TWO |
| REPRESENTATIONS | : | ONE |
| RECOMMENDATION | : | DEVELOPMENT PLAN CONSENT WITH CONDITIONS |

1. Site and Locality

The subject site is located in the Residential Character Zone, to which the immediate locality contains a predominance of older original housing stock and some infill development. Dwellings are predominately single storey however there are numerous examples of two storey development.

2. Proposed Development

The proposal comprises the internal alterations to a single storey semi-detached dwelling, upper storey addition with balcony to rear, and ground level deck and carport.

3. Public Consultation

The proposed development is a merit proposal, and assigned as a Category 2 development for public notification purposes, as per the Procedural Matters Outlined for the Zone (wall on boundary exceeding 2.75 metres in height).

One statement of representation was received, summarised as follows:

Elizabeth Kiely of 15 Old Tapleys Hill Road, Glenelg North:

- *Proposed southern wall on boundary exceeds maximum wall height allowance;*
- *Upper level setback less than minimum required;*
- *Absence of specification regarding proposed skylight;*
- *Absence of information regarding construction material on boundary; and*
- *Wall on boundary will significantly reduce light.*

Applicant's reply to statement of representations

- *As per the shadow diagrams, the effects of the proposed upper storey are negligible in comparison to the existing level of overshadowing (e.g. the neighbours own shed and verandah already shadows much of their yard);*
- *The proposed skylight is a Velux vented roof window which will meet Australian Standards;*
- *The proposed boundary wall will be rendered and painted 'surf mist'*

3. Development Assessment

HOLDFAST BAY (CITY) DEVELOPMENT PLAN ASSESSMENT TABLE

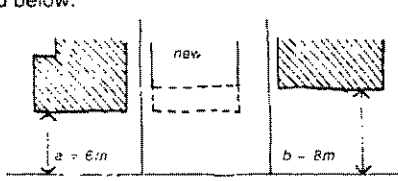
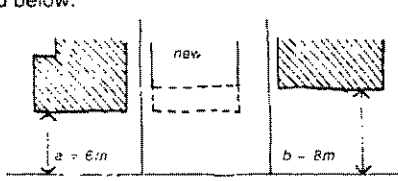
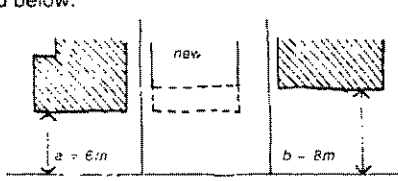
| Two storey dwelling | Development Plan | Proposed | Complies? |
|---------------------------|---|---|--------------------------------------|
| Site coverage | Max 50 percent | 70% | No (existing coverage 61 percent) |
| Private open space | Minimum 35 square metres | 40 square metres | Yes |
| Ground level side setback | Wall on boundary up to 3 metres in height over a maximum length of 8 metres | Ground level addition comprises additional wall length of 600mm on northern secondary street boundary extending from the existing boundary wall. Ground level addition comprises wall length of 2.6 metres and wall height of 3.8 metres to match existing boundary southern wall height | No No |
| Upper level side setback | Where a wall height is up to 6 metres, a | Upper level addition comprises wall height of 6.5 metres setback 2 | No |

| | | | |
|---------------------------|--|--|-----|
| | minimum setback of 2.5 metres Where a wall height exceeds 6 metres, the 2.5 metres plus the additional wall height above 6 metres | metres from the secondary street boundary Upper level addition comprises wall height of 6.5 metres setback 1.6 metres from the southern side boundary | No |
| Ground level rear setback | 4 metres | 5 metres | Yes |
| Upper level rear setback | 6 metres | 7.6 metres | Yes |

CONSOLIDATED 2 JUNE 2016

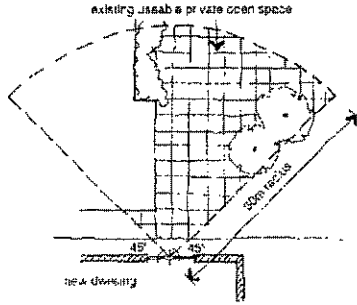
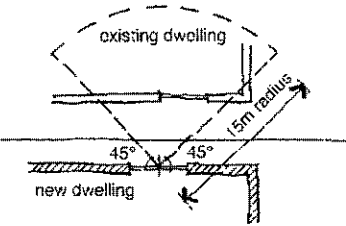
| GENERAL SECTION – DESIGN AND APPEARANCE | |
|---|-------------------|
| OBJECTIVES | Assessment |
| 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form. | Complies |
| PRINCIPLES OF DEVELOPMENT CONTROL | Assessment |
| 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following: (a) building height, mass and proportion (b) external materials, patterns, colours and decorative elements (c) roof form and pitch (d) façade articulation and detailing (e) verandahs, eaves, parapets and window screens. | Complies |
| 2 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise: (a) the visual impact of the building as viewed from adjoining properties (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings. | Complies |
| 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers. | Complies |
| 10 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of: (a) windows of habitable rooms (b) upper-level private balconies that provide the primary open space area for a dwelling (c) solar collectors (such as solar hot water systems and photovoltaic cells). | Complies |

| GENERAL SECTION – DESIGN AND APPEARANCE | |
|--|-------------------|
| OBJECTIVES (Cont) | Assessment |
| 11 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as: (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | Complies |
| 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following: (a) half of the existing ground-level open space (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres). Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements. | Complies |
| 13 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated. | Complies |
| GENERAL SECTION – RESIDENTIAL DEVELOPMENT | |
| OBJECTIVES | Assessment |
| 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community. | Complies |
| 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation. | Complies |
| 4 The revitalisation of residential areas to support the viability of community services and infrastructure. | Complies |
| PRINCIPLES OF DEVELOPMENT CONTROL | |
| OBJECTIVES | Assessment |
| 1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate: (a) the siting and construction of a dwelling and associated ancillary outbuildings (b) the provision of landscaping and private open space (c) convenient and safe vehicle, pedestrian and cycling access and parking (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater. | Complies |
| 4 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following: (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants (b) individual entries for ground floor accommodation (c) opportunities to overlook adjacent public space. | Complies |
| 5 Residential development should be designed to ensure living rooms have an external outlook. | Complies |
| 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily. | Complies |
| 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to: (a) windows of habitable rooms (all rooms excluding bathrooms, laundries and hallways), particularly living areas (b) ground-level private open space (c) upper-level private balconies that provide the primary open space area for any dwelling (d) access to solar energy. | Complies |
| 11 Development should ensure that north-facing windows to habitable rooms (all rooms excluding bathrooms, laundries and hallways) of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on 21 June. | Complies |

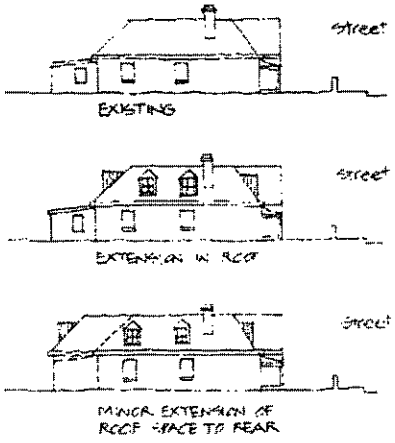
| GENERAL SECTION – RESIDENTIAL DEVELOPMENT | | | | | | | | | | |
|--|--|-------------------------|----------------|--|--|--|-----------------------|---|--|-----|
| PRINCIPLES OF DEVELOPMENT CONTROL (Cont) | | Assessment | | | | | | | | |
| <p>12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:</p> <ul style="list-style-type: none"> (a) half of the existing ground-level open space (b) 35 square metres of the existing ground-level open space (with at least one of the areas dimensions measuring 2.5 metres). <p>Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.</p> | | Complies | | | | | | | | |
| <p>13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.</p> | | Complies | | | | | | | | |
| <p>14 Garages and carports facing the street should not dominate the streetscape and should be designed in accordance with the following:</p> <ul style="list-style-type: none"> (a) have a maximum total width of garage or carport openings of 6 metres or 50 per cent of the dwelling frontage width, whichever is the lesser (b) be located at least 0.5 metres behind the main face of the associated dwelling (c) where it is in the form of an enclosed double carport or garage, be setback at least 8 metres from the primary road frontage and incorporate one of the following: <ul style="list-style-type: none"> (i) two individual doors with a distance of not less than 300 millimetres between them (ii) double tilt-up doors with moulded door panels having a maximum width of no more than 5 metres (d) be constructed of materials that integrate with those of the associated dwelling, or pre-coloured treated metal. | | Complies | | | | | | | | |
| <p>19 Except where specified in a particular zone, policy area or precinct or Residential High Density Zone, the main face of a building should be set back from the primary road frontage in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: left;">Setback difference between buildings on adjacent allotments with frontage to the same primary street</th> <th style="width: 50%; text-align: left;">Setback of new building</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Up to 2 metres</td> <td style="padding: 5px;">The same setback as one of the adjacent buildings, as illustrated below:</td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 10px;">  <p style="font-size: small; text-align: center;">When a > or = 2, setback of new dwelling = a or b</p> </td> </tr> <tr> <td style="padding: 5px;">Greater than 2 metres</td> <td style="padding: 5px;">At least the average setback of the adjacent buildings.</td> </tr> </tbody> </table> | Setback difference between buildings on adjacent allotments with frontage to the same primary street | Setback of new building | Up to 2 metres | The same setback as one of the adjacent buildings, as illustrated below: |  <p style="font-size: small; text-align: center;">When a > or = 2, setback of new dwelling = a or b</p> | | Greater than 2 metres | At least the average setback of the adjacent buildings. | | N/A |
| Setback difference between buildings on adjacent allotments with frontage to the same primary street | Setback of new building | | | | | | | | | |
| Up to 2 metres | The same setback as one of the adjacent buildings, as illustrated below: | | | | | | | | | |
|  <p style="font-size: small; text-align: center;">When a > or = 2, setback of new dwelling = a or b</p> | | | | | | | | | | |
| Greater than 2 metres | At least the average setback of the adjacent buildings. | | | | | | | | | |
| <p>20 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:</p> <ul style="list-style-type: none"> (a) minimise the visual impact of buildings from adjoining properties (b) minimise the overshadowing of adjoining properties. | | Complies | | | | | | | | |

| GENERAL SECTION – RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | |
|---|--|-----------------|-------|---|-------------|--|--|--|--|--|----------|--|----------|-----------------|
| PRINCIPLES OF DEVELOPMENT CONTROL (Cont) | | Assessment | | | | | | | | | | | | |
| <p>21 Residential development (other than where located on a boundary) should be setback from side and rear boundaries in accordance with the following parameters:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Side walls with a height up to (and including) 3 metres at any point above the natural ground level</td> <td>1 metre</td> </tr> <tr> <td>Side walls with a height exceeding 3 metres and up to (and including) 6 metres at any point above the natural ground</td> <td>1.5 metres plus an additional 500 millimetres for every metre in height above 4 metres</td> </tr> <tr> <td>Side walls greater than 6 metres at any point above the natural ground level</td> <td>2.5 metres plus the increase in wall height above 6 metres</td> </tr> <tr> <td>Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level</td> <td>4 metres</td> </tr> <tr> <td>Rear boundary setback for a building of two or more storeys with a wall height more than 3 metres above natural ground level</td> <td>6 metres</td> </tr> </tbody> </table> | | Parameter | Value | Side walls with a height up to (and including) 3 metres at any point above the natural ground level | 1 metre | Side walls with a height exceeding 3 metres and up to (and including) 6 metres at any point above the natural ground | 1.5 metres plus an additional 500 millimetres for every metre in height above 4 metres | Side walls greater than 6 metres at any point above the natural ground level | 2.5 metres plus the increase in wall height above 6 metres | Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level | 4 metres | Rear boundary setback for a building of two or more storeys with a wall height more than 3 metres above natural ground level | 6 metres | Does not comply |
| Parameter | Value | | | | | | | | | | | | | |
| Side walls with a height up to (and including) 3 metres at any point above the natural ground level | 1 metre | | | | | | | | | | | | | |
| Side walls with a height exceeding 3 metres and up to (and including) 6 metres at any point above the natural ground | 1.5 metres plus an additional 500 millimetres for every metre in height above 4 metres | | | | | | | | | | | | | |
| Side walls greater than 6 metres at any point above the natural ground level | 2.5 metres plus the increase in wall height above 6 metres | | | | | | | | | | | | | |
| Rear boundary setback for single storey buildings with a wall height 3 metres or less above natural ground level | 4 metres | | | | | | | | | | | | | |
| Rear boundary setback for a building of two or more storeys with a wall height more than 3 metres above natural ground level | 6 metres | | | | | | | | | | | | | |
| <p>23 Side boundary walls in residential areas should be limited in length and height to:</p> <ul style="list-style-type: none"> (a) minimise their visual impact on adjoining properties (b) minimise the overshadowing of adjoining properties. | | Complies | | | | | | | | | | | | |
| <p>24 Walls associated with a dwelling located on a side boundary should be designed in accordance with the following parameters:</p> <ul style="list-style-type: none"> (a) a height not exceeding 3 metres above natural ground level (b) a length not exceeding 8 metres (c) the wall, when its length is added to the length of any other relevant walls or structures located on that boundary: <ul style="list-style-type: none"> (i) will not result in all such relevant walls and structures exceeding a length equal to 45 per cent of the length of the boundary (ii) will not be within 3 metres of any other relevant wall or structure located along the boundary, except where the side wall is located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and is constructed to the same or to a lesser length and height. | | Does not comply | | | | | | | | | | | | |
| <p>28 Site coverage (the proportion of a site covered by ground floor level buildings and structures including dwelling, garage, carport, verandas and outbuildings but excluding unroofed pergolas and unroofed balconies) should not exceed the following values:</p> <p>Site Coverage</p> <p>28 Site coverage (the proportion of a site covered by ground floor level buildings and structures including dwelling, garage, carport, verandas and outbuildings but excluding unroofed pergolas and unroofed balconies) should not exceed the following values:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Site with an area less than or equal to 300 square metres</td> <td>60 per cent</td> </tr> <tr> <td>Site with an area greater than 300 square metres</td> <td>50 per cent</td> </tr> </tbody> </table> | | Parameter | Value | Site with an area less than or equal to 300 square metres | 60 per cent | Site with an area greater than 300 square metres | 50 per cent | Does not comply | | | | | | |
| Parameter | Value | | | | | | | | | | | | | |
| Site with an area less than or equal to 300 square metres | 60 per cent | | | | | | | | | | | | | |
| Site with an area greater than 300 square metres | 50 per cent | | | | | | | | | | | | | |
| <p>29 Site coverage should ensure sufficient space is provided for:</p> <ul style="list-style-type: none"> (a) pedestrian and vehicle access and vehicle parking (b) domestic storage (c) outdoor clothes drying (d) rainwater tanks (e) private open space and landscaping (f) convenient storage of household waste and recycling receptacles. | | Complies | | | | | | | | | | | | |

| GENERAL SECTION – RESIDENTIAL DEVELOPMENT | | | Assessment | | | | | | |
|---|------------------------------------|---|-----------------------|------------------------------------|------------|------------------------------|--------------------------|---|----------|
| PRINCIPLES OF DEVELOPMENT CONTROL (Cont) | | | Assessment | | | | | | |
| <p>31 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling (including a dwelling within a residential flat building) and should be sited and designed:</p> <ul style="list-style-type: none"> (a) to be accessed directly from the habitable rooms of the dwelling (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy (c) to take advantage of, but not adversely affect, natural features of the site (d) to minimise overlooking from adjacent buildings (e) to achieve separation from bedroom windows on adjoining sites (f) to have a northerly aspect to provide for comfortable year-round use (g) to not be significantly shaded during winter by the associated dwelling or adjacent development (h) to be shaded in summer (i) to minimise noise and air quality impacts that may arise from traffic, industry or other business activities within the locality (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site. | | | Complies | | | | | | |
| <p>32 Dwellings and residential flat buildings at ground level should include private open space that conforms to the requirements identified in the following table:</p> <table border="1" data-bbox="193 891 1099 1182"> <thead> <tr> <th>Site area of dwelling</th> <th>Minimum area of private open space</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>250 square metres or greater</td> <td>20 per cent of site area</td> <td> <p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p> </td> </tr> </tbody> </table> | | | Site area of dwelling | Minimum area of private open space | Provisions | 250 square metres or greater | 20 per cent of site area | <p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p> | Complies |
| Site area of dwelling | Minimum area of private open space | Provisions | | | | | | | |
| 250 square metres or greater | 20 per cent of site area | <p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a kitchen, lounge room, dining room or living room (excluding a bedroom) and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p> | | | | | | | |
| <p>33 Private open space should not include driveways, front yards (except where it is a group dwelling that has no frontage to a public road and the private open space is screened from adjacent dwellings), effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas and common areas such as parking areas and communal open space.</p> | | | Complies | | | | | | |
| <p>34 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:</p> <ul style="list-style-type: none"> (a) assist with ease of drainage (b) allow for effective deep planting (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings. | | | Complies | | | | | | |
| <p>40 Except for buildings of 3 or more storeys in the Minda Incorporated Brighton Campus, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.</p> | | | Complies | | | | | | |

| GENERAL SECTION – RESIDENTIAL DEVELOPMENT | |
|---|-------------------|
| PRINCIPLES OF DEVELOPMENT CONTROL (Cont) | Assessment |
| <p>41 Where development is greater than single storey (excluding the Minda Incorporated Brighton Campus):</p> <p>(a) any upper storey window that directly overlooks the private open space of an adjoining residential property that is within 30 metres from the vertical centre line of the overlooking window and beyond a 45 degree angle from the plane of the wall containing the overlooking window (as illustrated by the figure below) should be glazed in fixed obscure glass or have window sills a minimum of 1.7 metres above the upper floor level:</p>  <p>(b) any upper storey window that directly overlooks habitable rooms (all rooms excluding bathrooms, laundries and hallways) of residential buildings that are within 15 metres from the vertical centre line of the overlooking window and beyond a 45 degree angle from the plane of the wall containing the overlooking window (as illustrated by the figure below) should be glazed in fixed obscure glass or have window sills a minimum of 1.7 metres above the upper floor level:</p>  <p>(c) any upper storey balcony should be located and/or designed to avoid directly overlooking the private open space of adjoining residential properties and into habitable rooms (all rooms excluding bathrooms, laundries and hallways) of other dwellings.</p> | Complies |
| ZONE SECTION – RESIDENTIAL CHARACTER (GLENELG & GLENELG NORTH) POLICY AREA 14 | |
| OBJECTIVES | Assessment |
| 1 Preservation of the existing development patterns and built form of the policy area. | Complies |
| 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape | Complies |
| 3 Development that contributes to the desired character of the policy area. | Complies |
| DESIRED CHARACTER | |
| <p>The policy area features consistent design themes comprising single storey brick and stone dwellings with substantial hipped or gabled roof forms, consistent building setbacks, landscaped front yards and visually permeable fencing facing public streets. The Glenelg North portion of the policy area is characterised by smaller scale and simplified building forms. While some infill residential flat development has occurred in parts of the policy area, this does not represent the predominant character and is not the form of desired future development.</p> <p>The Glenelg portion of the policy area is characterised by a variety of single and two storey dwelling forms, typically on individual allotments. This part of the policy area contains some examples of buildings that were constructed in the earliest period of settlement of South Australia, which are characterised by their low scale, relatively small dimensions and simple building details.</p> | Complies |

| DESIRED CHARACTER (Cont) | |
|---|-------------------|
| <p>The majority of dwellings were constructed between the 1880s and 1920s, are predominantly single storey in height and built on allotments that range in area from 200 to 600 square metres. These dwellings typically comprise semi-detached, small detached and row dwelling forms with small setbacks from the street. Setbacks typically range between 3 and 6 metres (and less from secondary frontages for corner allotments). These setbacks create small front yards that, when added to the low (less than 1 metre in height) and simple fencing forms such as timber picket, paling, woven wire on timber frames or rolled steel fencing, and typical cottage gardens, add to the intimate scale of the established streetscape.</p> <p>Relative to other residential areas, development in the policy area will be slow and progressive, resulting in the existing predominant character being maintained, albeit in a modified form, with increasing numbers of new dwellings as older dwellings are replaced with contemporary, sympathetically designed buildings and housing forms that respond to new lifestyle choices. Development will respect and enhance the special character qualities of the policy area, without necessarily replicating existing older building forms to achieve this outcome.</p> <p>Development will reinforce the character of the policy area established by the existing mix of predominantly small-scale traditional dwelling types, and complement those dwelling types through appropriate mass, composition, architectural detailing, materials and colours. New buildings will incorporate pitched roof forms together with veranda and portico elements. Where row dwellings are a dominant feature in the streetscape, new buildings may also incorporate parapets to front facades.</p> <p>Development will be single storey in scale and exhibit typical residential design forms that are complementary to the predominant established character of the policy area. There may be some circumstances where site dimensions enable two-storey development, primarily for detached dwellings, provided this development contributes to the streetscape through other key characteristics (eg development footprint, height, massing and architectural detail) that will match or relate closely to those of the established detached dwellings in the locality.</p> <p>Front setbacks will be consistent with those of adjacent sites, creating a uniform street elevation defined by landscaped front yards that contribute to the established streetscape character. Development will utilise visible hip or gable roof forms, and materials and finishes that respond to the character of the immediate locality, including brick, stone and rendered finish providing visual interest to facades. Development will also incorporate architectural design and detailing that responds to localised character by way of fenestration, doorways, windows, eaves and roof forms, utilising materials that are generally dark in colour to limit glare and reflection.</p> <p>Garaging will be located clearly behind the alignment of the adjacent domestic portion of the dwelling with front and side setbacks that reflect predominant setbacks of sites in the locality. Driveway design will also be subsidiary to the domestic built form with the use of a single vehicle crossover point for each dwelling and landscaping that provides breaks to expanses of hardstand surfaces.</p> | |
| PRINCIPLE OF DEVELOPMENT CONTROLS | ASSESSMENT |
| <p>1 The following forms of development are envisaged in the policy area:</p> <ul style="list-style-type: none"> ▪ detached dwelling ▪ domestic outbuilding in association with a dwelling ▪ domestic structure ▪ dwelling addition ▪ row dwelling ▪ <i>semi detached dwelling.</i> | Complies |
| <p>3 Development should not be undertaken unless it is consistent with the desired character for the policy area.</p> | Complies |

| PRINCIPLE OF DEVELOPMENT CONTROLS (Cont) | |
|---|-----------------|
| <p>4 Development should be limited to one storey, except where a dwelling faces a public road (ie is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed: (b) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)</p>  | Does not comply |
| <p>6 Development should conserve, enhance and complement the distinctive features of existing dwellings in the policy area, including their:</p> <ul style="list-style-type: none"> (a) front, side and rear dwelling setbacks (b) (b) scale (c) (c) roof forms (d) (d) roof materials (e) (e) external materials (f) (f) façade details (g) (g) fencing. | Complies |
| <p>7 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width (including the total width of any support structure) of 6.5 metres or 30 per cent of the building site frontage width, whichever is the lesser distance.</p> | Complies |

5. Summary of Assessment

Built Form

The Zone anticipates single storey built form, as per the examples provided in the Zone Principle of Development Control 4. The proposed upper level addition reflects a more conventional two storey building, with external walls up to 6.5 metres in height.

The proposed design is considered to complement the scale of the existing building, being set behind the front part of the building, comprising a pitched roof, with metal walling and roofing materials, which will blend-in with the existing steel roof.

Side Boundary Setbacks and Boundary Walls

The proposal comprises ground level walls on both the northern secondary street boundary and southern side boundary, which is a continuation of the existing boundary to boundary development of the original dwelling.

The northern secondary street boundary wall comprises a length of 600mm and is the same height and materials as the existing boundary wall, and is considered to be visually appropriate.

The southern boundary wall comprises a height of 3.8 metres (matching the existing boundary wall) over a length of 2.5 metres. The Development Plan anticipates a maximum wall height of 3 metres over a length of 8 metres, therefore, on balance, a 3.8 metre high wall over a length of only 2.5 metres results in a lesser impact in comparison to the Development Plan's 'as-of-right' boundary allowances.

The upper level wall has a height of 6.5 metres, setback 2 metres from the northern secondary street boundary. The Development Plan anticipates a minimum setback of 4 metres from the secondary street. The northern elevation is considered to reflect a high architectural standard to which it is considered to provide positive visual interest to the streetscape. As such, the 2 metre setback variance is not considered to result in an adverse visual impact on the streetscape so as to warrant a refusal.

The upper level wall has a height of 6.5 metres, setback 1.6 metres from the southern side boundary. The Development Plan anticipates a maximum wall height of 6 metres setback 2.5 metres from the side boundary. When considering visual and overshadowing impacts, the southern elevation reflects a good architectural standard. In terms of solar access, the southern adjacent property has an existing shed which is located adjacent to the common boundary, as well as a small rear verandah, which covers approximately half of the rear yard and contributes to overshadowing into the yard and rear section of the dwelling.

The upper level addition would contribute to further overshadowing, however on balance, in comparison to the shadowing associated with the existing shed and verandah, the additional impacts are considered negligible.

Visual Privacy

Visual privacy is addressed by way of the absence of any upper level windows on the southern elevation, and the rear balcony comprising 1.7 metre high screening in order to prevent downward views into neighbouring properties

6. Conclusion

The proposed development fails to satisfy the Development Plan provisions with respect to built form (not single storey) and side boundary wall height and setbacks. However, as discussed, the proposal reflects a high architectural standard in which the shortfalls are considered negligible in that the built form is complementary to the buildings in the immediate and surrounding locality, and the building wall heights and associated setbacks are such that they do not result in any significant adverse planning impacts, in addition to any existing impacts, such as overshadowing.

7. RECOMMENDATION

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00940/20 comprising the construction of alterations and two storey addition with balcony to rear of existing single storey semi-detached dwelling, ground level deck and carport at 17 Old Tapleys Hill Road, Glenelg North.

PLANNING CONDITIONS

1. The proposal shall be implemented as shown on the plans prepared by Designtech Studio, Sheets 1 to 7 unless varied by any subsequent conditions imposed herein.
2. The upstairs balconies shall have fixed screens up to 1.7 metres in height above the balcony floor level so as to prevent views into adjacent residential properties.
3. Boundary walls shall be finished in materials and colours that match the existing walls.

ATTACHMENT 1.0



SUBJECT SITE

REPRESENTOR

Document Set ID: 4063142
Version: 2, Version Date: 04/02/2021

17 OLD TAPLEYS HILL ROAD GLENELG NORTH 110/00940/20

LOCALITY MAP

(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)

ATTACHMENT 2.0



PROPOSED 3D VIEW

CLIENT APPROVED

NAME:

SIGNED:

DATE:/...../.....

© COPYRIGHT.
 THESE DRAWINGS ARE SUBJECT TO
 COPYRIGHT. LEGAL ACTION WILL BE TAKEN
 AGAINST ANY INFRINGEMENT IN WHOLE OR
 PART UNLESS WRITTEN AUTHORITY IS GIVEN
 BY DESIGNTech STUDIO.
 ANY DISCREPANCY TO BE REPORTED
 TO DESIGNTech STUDIO IMMEDIATELY
 Document Set ID: 4063142

NOTES:
 *COLOURS AND SHADOWS HAVE
 BEEN SHOWN FOR ILLUSTRATION
 PURPOSES ONLY

AMEND:
 03/12/20 (R.M)



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
 P: 0402 117 445 E: info@designtechstudio.com.au
 www.designtechstudio.com.au

DATE: 29/10/20
 SHEET: 1 OF 7 ON A3
 SCALE: N/A
 DRAWN: R.M

CLIENT: **L. & K. FULLER**
 PROPOSAL: **ALTERATIONS & ADDITION**
 SITE: **No 17
 OLD TAPLEYS HILL RD;
 GLENELG NORTH**

NOTES :

SITE WORKS, LEVELS &
STORM WATER DRAINAGE AS
PER ENGINEERS DESIGN &
DETAIL

STORMWATER TO TIE IN WITH EXISTING SYSTEM

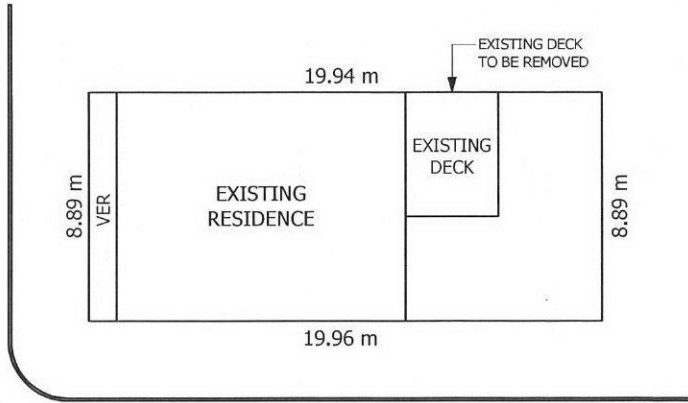
(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)

ATTACHMENT 2.1



OLD TAPLEYS HILL ROAD ;



MELBOURNE STREET ;

EXISTING SITE PLAN

OLD TAPLEYS HILL ROAD ;



MELBOURNE STREET ;

PROPOSED SITE PLAN

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO
COPYRIGHT. LEGAL ACTION WILL BE TAKEN
AGAINST ANY INFRINGEMENT IN WHOLE OR
PART UNLESS WRITTEN AUTHORITY IS GIVEN
BY DESIGNTech STUDIO.
ANY DISCREPANCY TO BE REPORTED
TO DESIGNTech STUDIO IMMEDIATELY
Document Set ID: 4063142

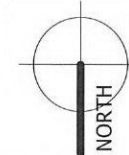
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 29/10/20
SHEET: 2 OF 7 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

(EXISTING)

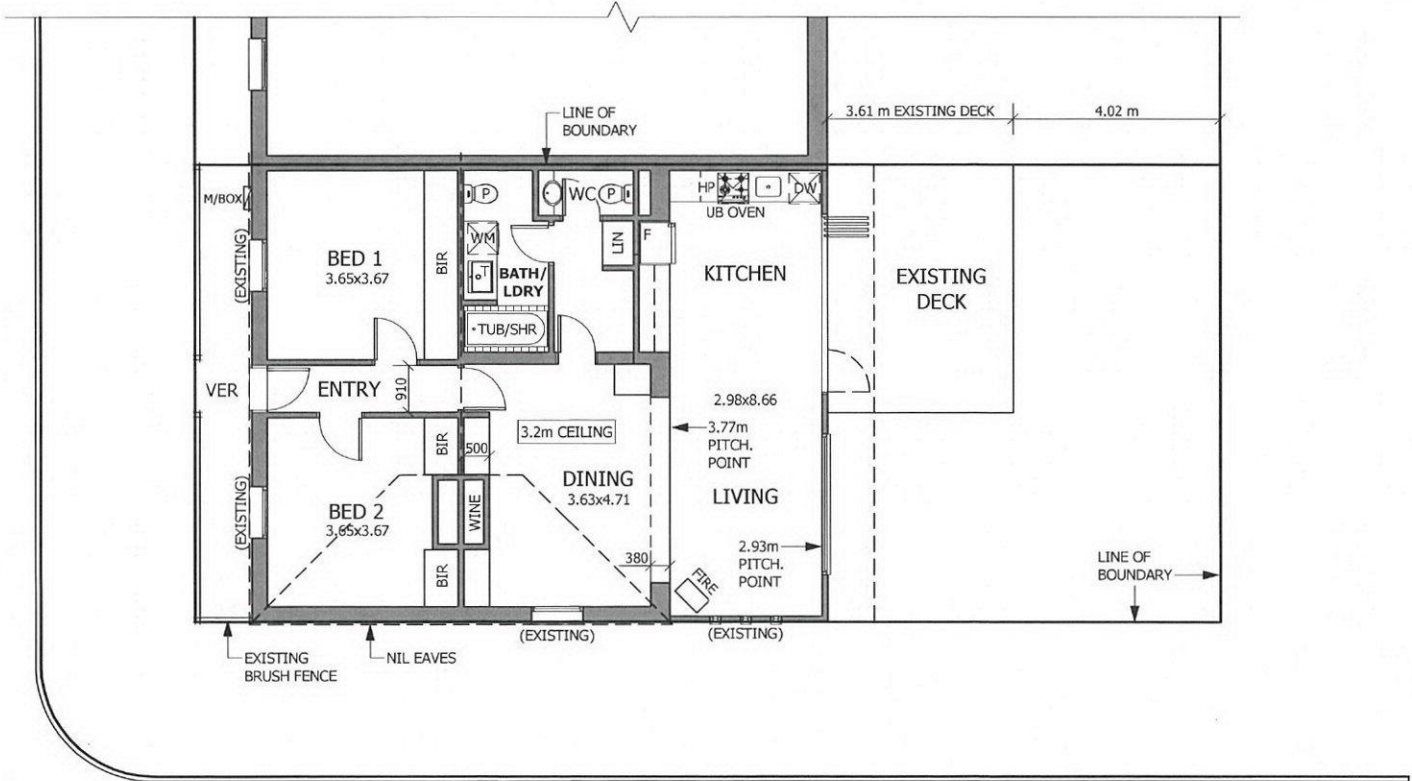
(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)



ATTACHMENT 2.2

OLD TAPLEYS HILL ROAD ;



MELBOURNE STREET ;

EXISTING FLOOR PLAN

CLIENT APPROVED

NAME:

SIGNED:

DATE:/...../.....

© COPYRIGHT.
 THESE DRAWINGS ARE SUBJECT TO
 COPYRIGHT. LEGAL ACTION WILL BE TAKEN
 AGAINST ANY INFRINGEMENT IN WHOLE OR
 PART UNLESS WRITTEN AUTHORITY IS GIVEN
 BY DESIGNTECH STUDIO.
 ANY DISCREPANCY TO BE REPORTED
 TO DESIGNTECH STUDIO IMMEDIATELY
 Document Set ID: 4063142

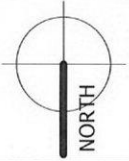
NOTES:

AMEND:

DESIGNTECH STUDIO

2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
 P: 0402 117 445 E: info@designtechstudio.com.au
 www.designtechstudio.com.au

DATE: 29/10/20
 SHEET: 3 OF 7 ON A3
 SCALE: 1 : 100
 DRAWN: R.M



CLIENT: **L. & K. FULLER**

PROPOSAL: **ALTERATIONS & ADDITION**

SITE: **No 17
 OLD TAPLEYS HILL RD;
 GLENELG NORTH**

- LEGEND :**
- ① DOTTED LINE INDICATES WALL TO BE REMOVED
 - ② LINE OF PROPOSED UPPER WALLS
 - ③ OPEN BALUSTRADE
 - ④ LINE OF BALCONY ABOVE
 - ⑤ HARDIETEX CLADDING WITH APPROVED ACRYLIC RENDER COATING SYSTEM TO THIS WALL

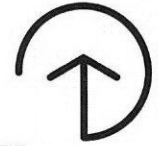
(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)

WALL TYPE LEGEND

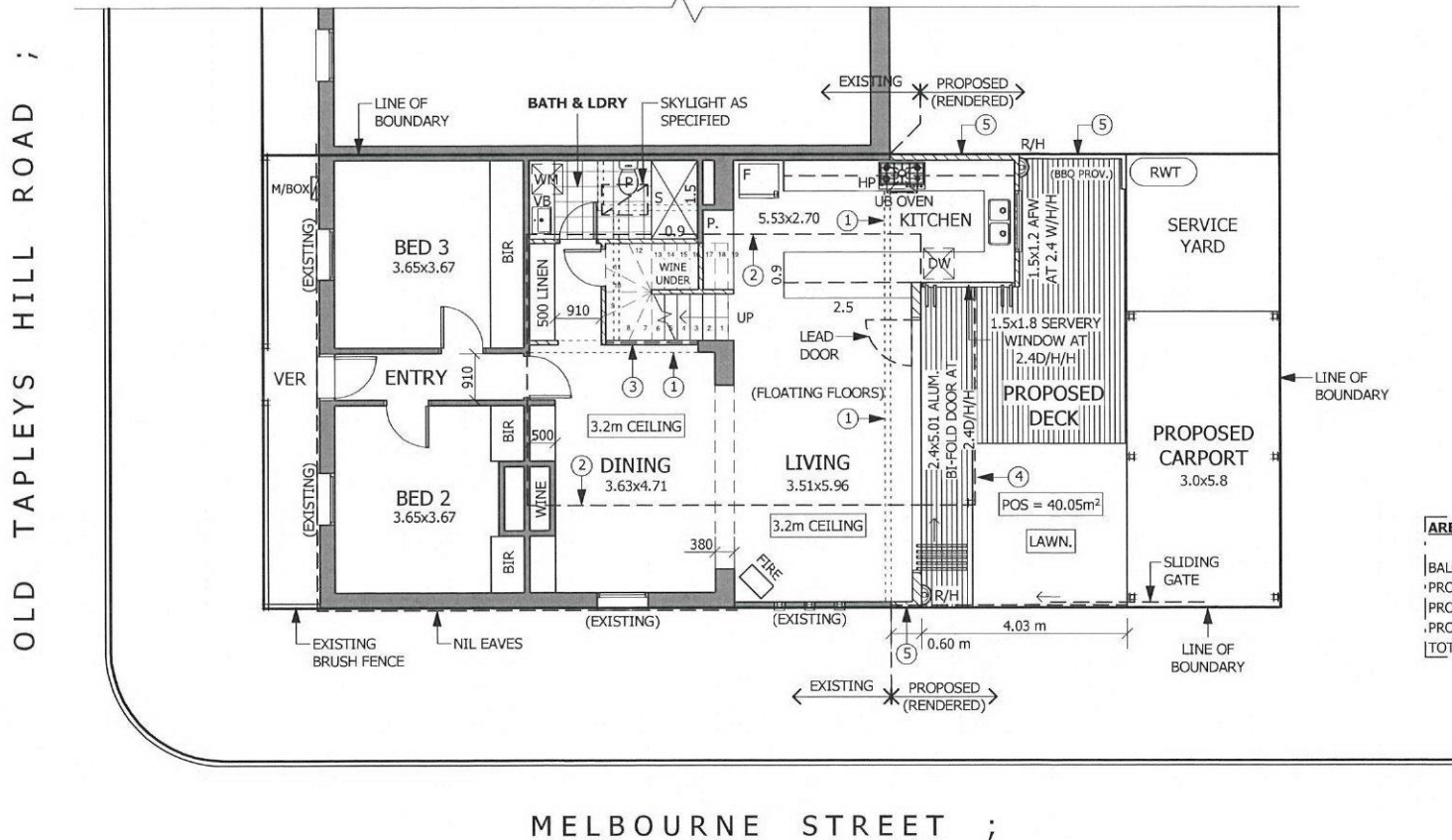
- █ EXISTING WALL
- ▨ PROPOSED WALL

ATTACHMENT 2.3



DP LEGEND

- R/H = RAINHEAD WITH DOWNPIPE & OVERFLOW
- DP* = DOWNPIPE WITH SPREADER
- DP = DOWNPIPE



| AREA | SOM |
|-------------------|----------------------------|
| BALCONY | 4.28 m ² |
| PROPOSED CARPORT | 17.40 m ² |
| PROPOSED L/LIVING | 10.37 m ² |
| PROPOSED U/LIVING | 42.57 m ² |
| TOTAL | 74.62 m² |

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

PROPOSED GROUND FLOOR PLAN

GROUND FLOOR EXTERNAL WALLS
APPROVED ACRYLIC RENDER
COATING SYSTEM TO WALLS
AS SPECIFIED

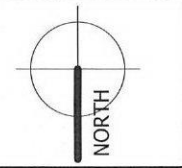
© COPYRIGHT.
THESE DRAWINGS ARE SUBJECT TO
COPYRIGHT. LEGAL ACTION WILL BE TAKEN
AGAINST ANY INFRINGEMENT IN WHOLE OR
PART UNLESS WRITTEN AUTHORITY IS GIVEN
BY DESIGNTECH STUDIO.
ANY DISCREPANCY TO BE REPORTED
TO DESIGNTECH STUDIO IMMEDIATELY
Document Set ID: 4063142

NOTES:

AMEND:
04/02/21 (R,M)

DESIGNTECH STUDIO
2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 29/10/20
SHEET: 4 OF 7 ON A3
SCALE: 1 : 100
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

LEGEND :

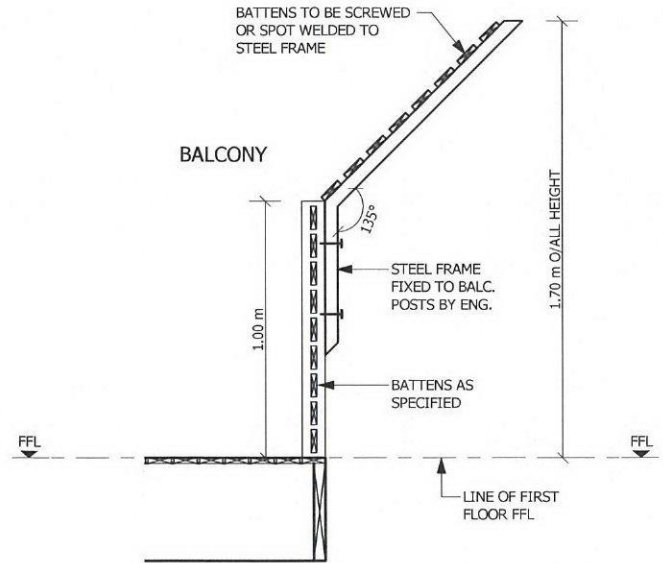
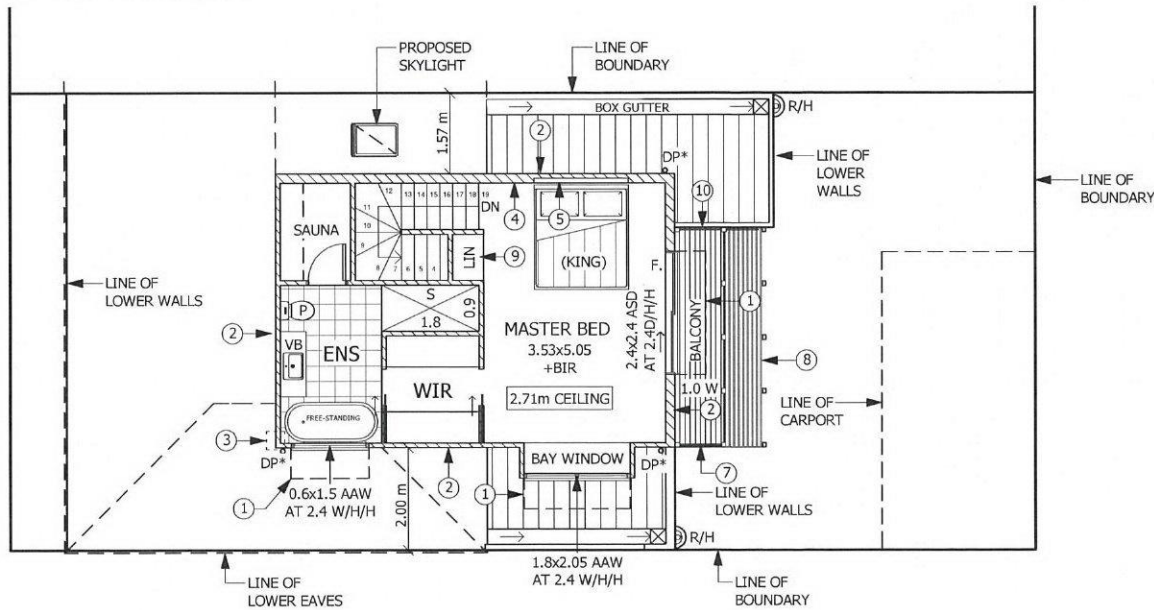
- ① LINE OF METAL WINDOW SURROUND
- ② MAXLINE CLADDING (OR EQUIVALENT) TO PROPOSED UPPER WALLS
- ③ REMOVE EXISTING CHIMNEY
- ④ 180mm DOUBLE STUD WALL (FOR NICHE)
- ⑤ NICHE BEHIND BED HEAD
- ⑥ FULL HEIGHT WALL
- ⑦ 1000mm HIGH WIRE BALUSTRADE AS SPECIFIED
- ⑧ VISUAL SCREENING DEVICE AS PER ENGINEERS DESIGN & DETAIL. REFER TO 'BALCONY SCREEN DETAIL' ON CURRENT SHEET
- ⑨ 600mm DEEP LINEN
- ⑩ 1700mm HIGH TIMBER BATTEN SCREEN AS SPECIFIED

(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)

DP LEGEND
R/H = RAINHEAD WITH DOWNPIPE & OVERFLOW
DP* = DOWNPIPE WITH SPREADER
DP = DOWNPIPE

ATTACHMENT 2.4



BALCONY SCREEN DETAIL

SCALE : 1 : 20

CLIENT APPROVED
NAME:
SIGNED:
DATE:/...../.....

PROPOSED FIRST FLOOR PLAN

SCALE 1 : 100

**FIRST FLOOR EXTERNAL WALLS
MAXLINE CLADDING
(OR EQUIVALENT)**

© COPYRIGHT.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTECH STUDIO.
ANY DISCREPANCY TO BE REPORTED TO DESIGNTECH STUDIO IMMEDIATELY
Document Set ID: 4063142

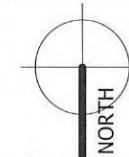
NOTES:

AMEND:
10/11/20 (R.M)
03/12/20 (R.M)



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 29/10/20
SHEET: 5 OF 7 ON A3
SCALE: As indicated
DRAWN: R.M



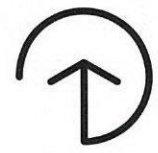
CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

PROPOSED ROOFS

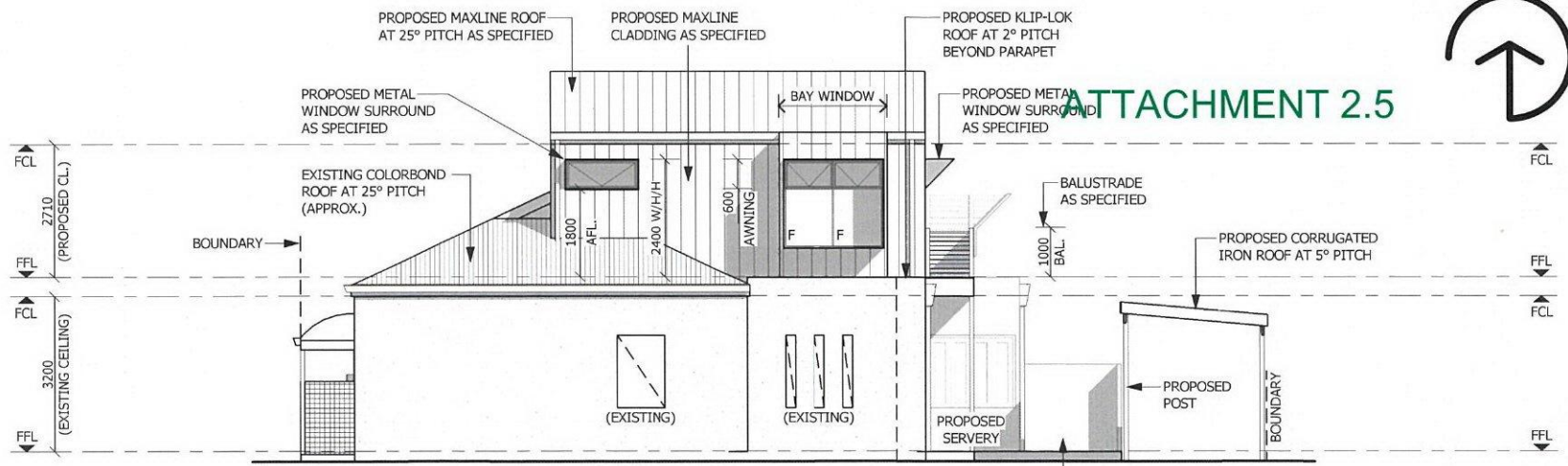
GROUND FLOOR ROOF
KLIP-LOK ROOF AT 2° PITCH
(BEYOND PARAPET)

FIRST FLOOR ROOF
MAXLINE ROOF AT 25° PITCH
NIL EAVES

CARPORT ROOF
CORRUGATED IRON ROOF
AT 5° PITCH



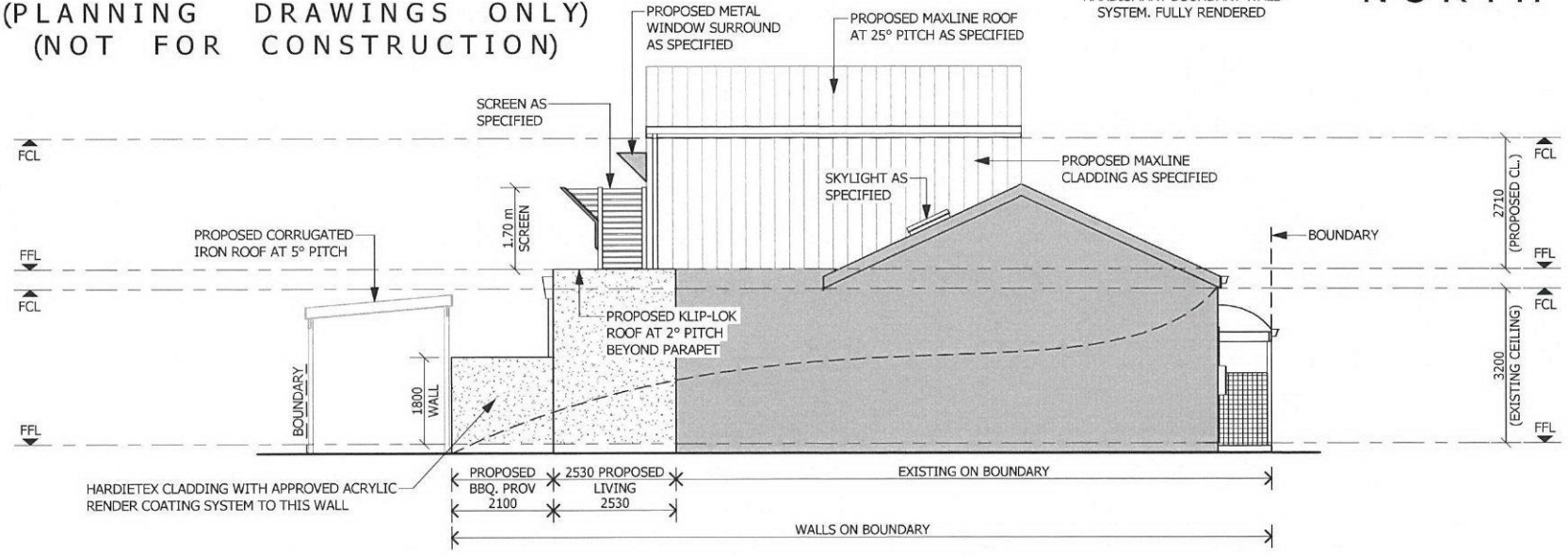
ATTACHMENT 2.5



(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)

NORTH ELEVATION



COLOUR SCHEDULE:

| | |
|-----------------------|-----------------|
| MAXLINE ROOF: | -MONUMENT |
| MAXLINE CLADDING: | -MONUMENT |
| WINDOW SURROUNDS: | -BLACK |
| DOWNPIPES: | -WHISPER WHITE |
| WINDOW & DOOR FRAMES: | -BLACK |
| RENDER: | -SURFMIST |
| BALCONY: | -STAINED TIMBER |
| CARPORT FRAMING: | -SURFMIST |

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

SOUTH ELEVATION

© COPYRIGHT.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTECH STUDIO.
ANY DISCREPANCY TO BE REPORTED TO DESIGNTECH STUDIO IMMEDIATELY
Document Set ID: 4063142

NOTES:
*SHADOWS HAVE BEEN SHOWN FOR ILLUSTRATION PURPOSES ONLY

AMEND:
03/12/20 (R.M)
04/02/21 (R.M)

DESIGNTECH STUDIO

2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 29/10/20
SHEET: 6 OF 7 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

PROPOSED ROOFS

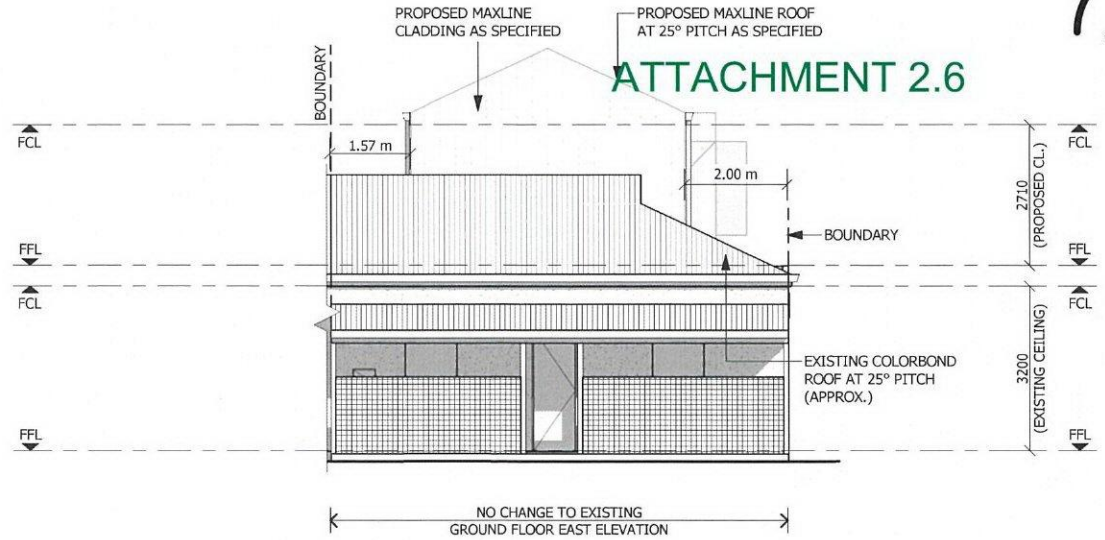
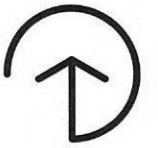
GROUND FLOOR ROOF
KLIP-LOK ROOF AT 2° PITCH
(BEYOND PARAPET)

FIRST FLOOR ROOF
MAXLINE ROOF AT 25° PITCH
NIL EAVES

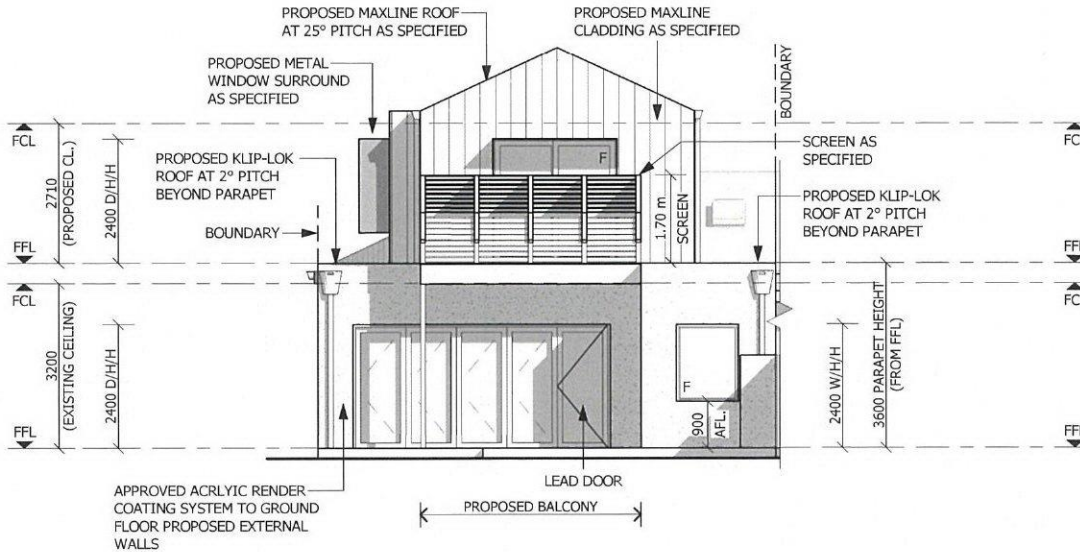
CARPORT ROOF
CORRUGATED IRON ROOF
AT 5° PITCH

(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)



EAST ELEVATION



WEST ELEVATION

COLOUR SCHEDULE:

| | |
|-----------------------|-----------------|
| MAXLINE ROOF: | -MONUMENT |
| MAXLINE CLADDING: | -MONUMENT |
| WINDOW SURROUNDS: | -BLACK |
| DOWNPIPES: | -WHISPER WHITE |
| WINDOW & DOOR FRAMES: | -BLACK |
| RENDER: | -SURFMIST |
| BALCONY: | -STAINED TIMBER |
| CARPORT FRAMING: | -SURFMIST |

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY
Document Set ID: 4063142

NOTES:

*SHADOWS HAVE BEEN SHOWN FOR ILLUSTRATION PURPOSES ONLY

AMEND:
03/12/20 (R.M)



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 29/10/20
SHEET: 7 OF 7 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

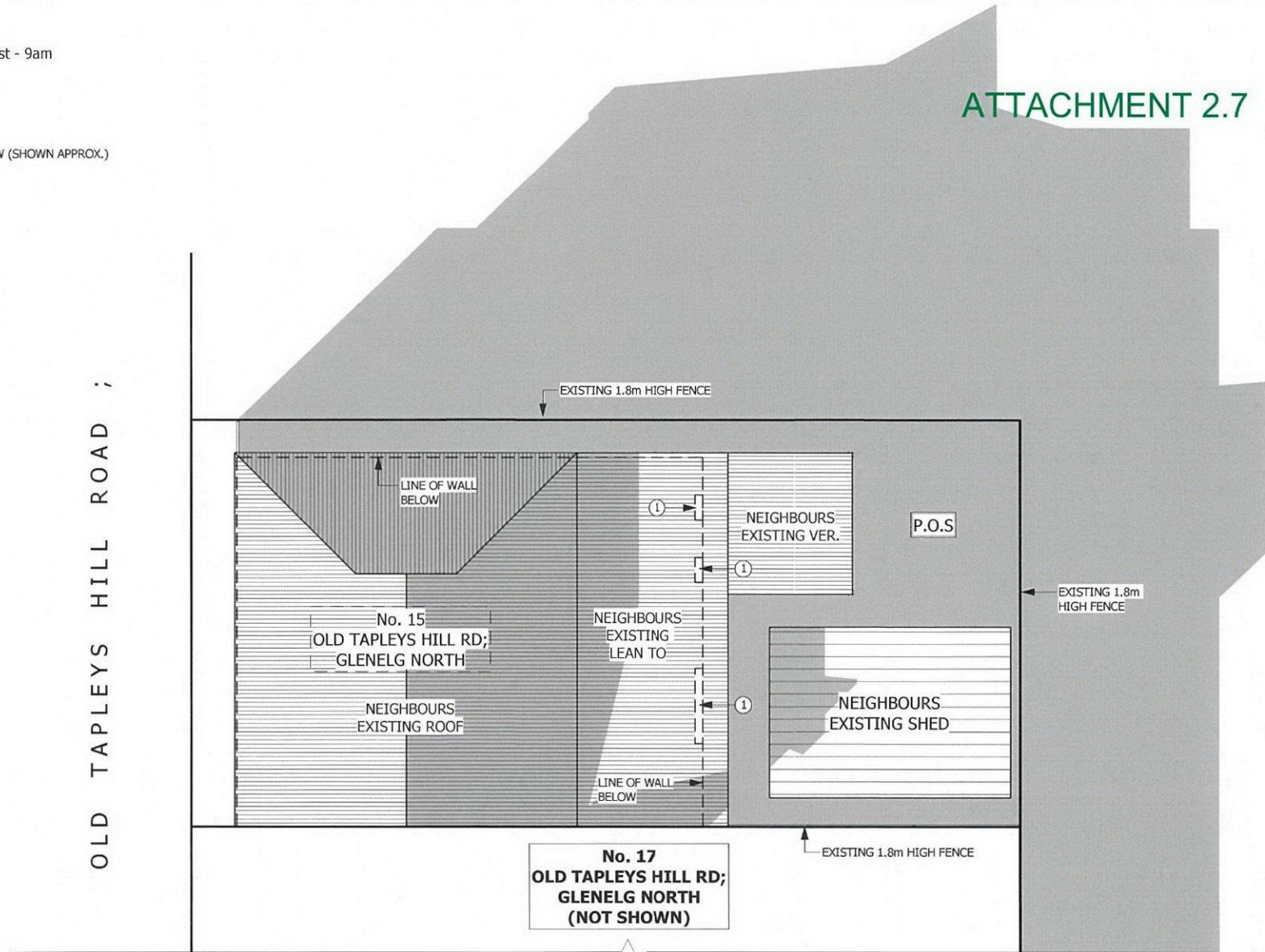
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 9am

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.7



NEIGHBOURS EXISTING SHADOWS - JUNE 21 9AM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY Document Set ID: 40683406

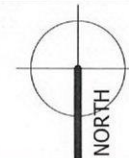
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041 P: 0402 117 445 E: info@designtechstudio.com.au www.designtechstudio.com.au

DATE: 04/02/21 SHEET: 1 OF 9 ON A3 SCALE: 1 : 100 DRAWN: R.M



CLIENT: L. & K. FULLER PROPOSAL: ALTERATIONS & ADDITION SITE: No 17 OLD TAPLEYS HILL RD; GLENELG NORTH

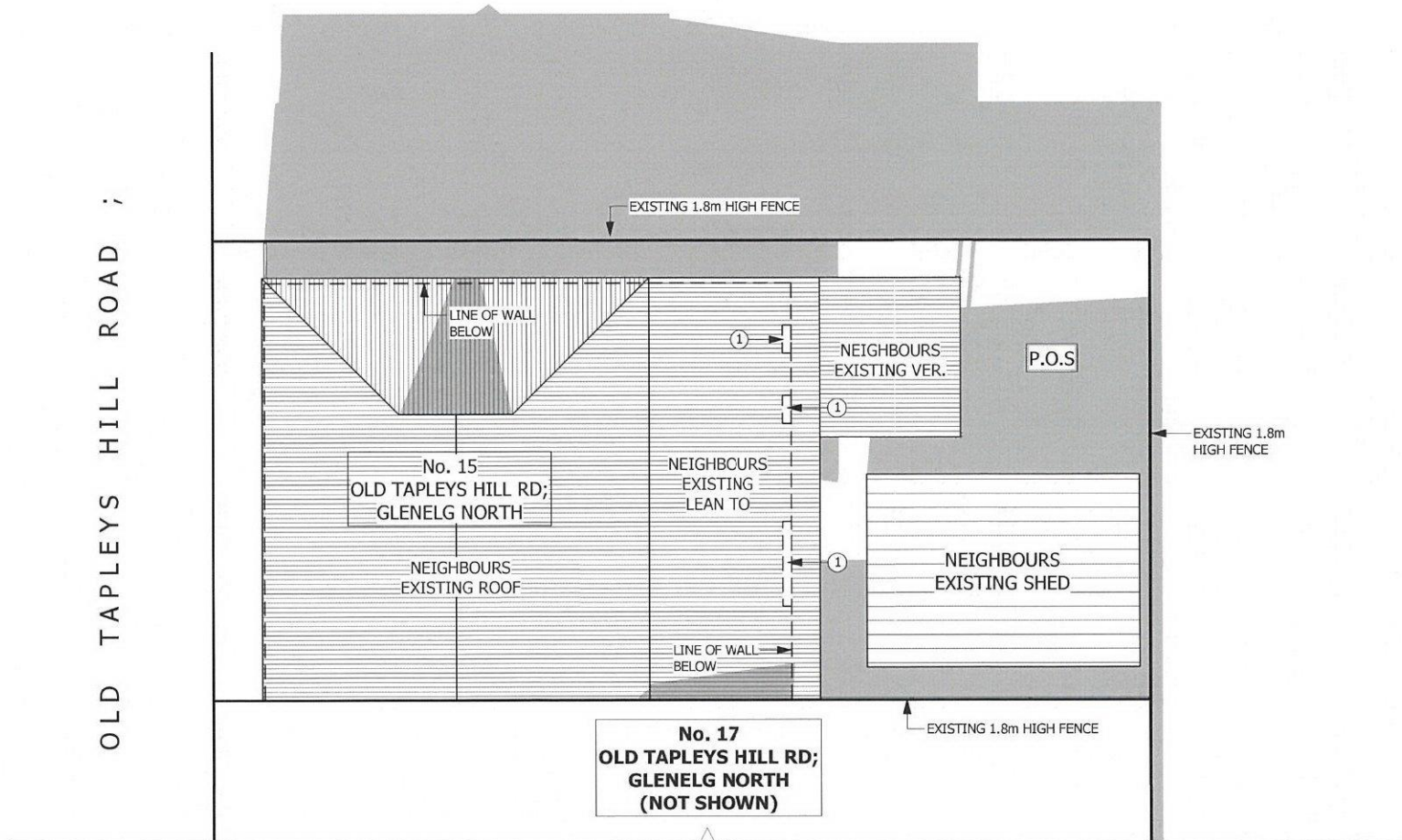
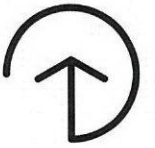
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 12pm

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.8



NEIGHBOURS EXISTING SHADOWS - JUNE 21 12PM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTECH STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTECH STUDIO IMMEDIATELY
Document Set ID: 4068406

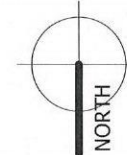
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 2 OF 9 ON A3
SCALE: 1 : 100
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

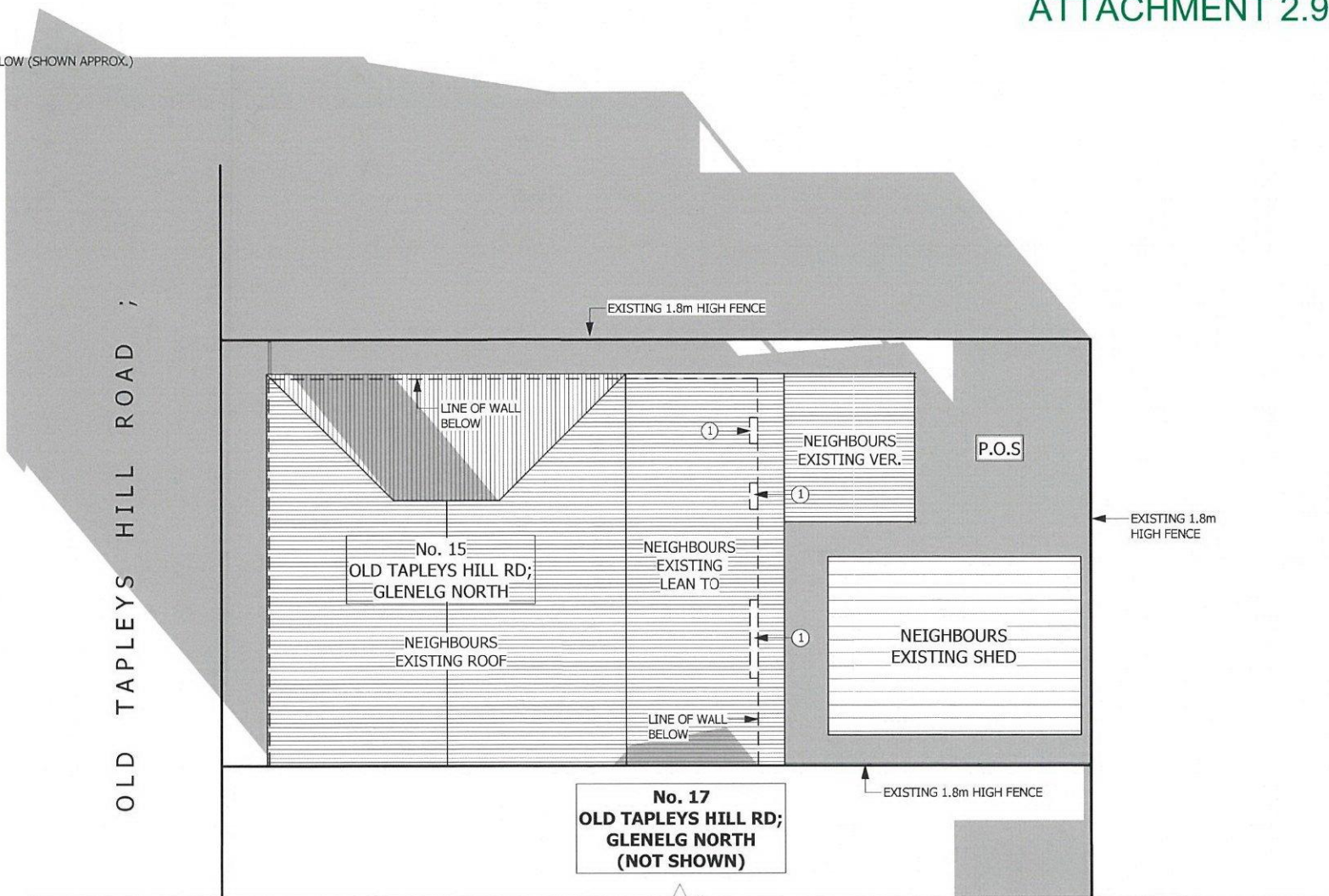
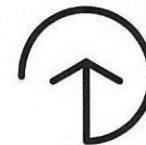
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 3pm

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.9



NEIGHBOURS EXISTING SHADOWS - JUNE 21 3PM

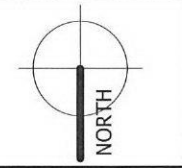
© COPYRIGHT.
 THESE DRAWINGS ARE SUBJECT TO
 COPYRIGHT. LEGAL ACTION WILL BE TAKEN
 AGAINST ANY INFRINGEMENT IN WHOLE OR
 PART UNLESS WRITTEN AUTHORITY IS GIVEN
 BY DESIGNTech STUDIO.
 ANY DISCREPANCY TO BE REPORTED
 TO DESIGNTech STUDIO IMMEDIATELY
 Document Set ID: 4063142

NOTES:

AMEND:

DESIGNTECH STUDIO
 2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
 P: 0402 117 445 E: info@designtechstudio.com.au
 www.designtechstudio.com.au

DATE: 04/02/21
 SHEET: 3 OF 9 ON A3
 SCALE: 1 : 100
 DRAWN: R.M



CLIENT: **L. & K. FULLER**
 PROPOSAL: **ALTERATIONS & ADDITION**
 SITE: **No 17
 OLD TAPLEYS HILL RD;
 GLENELG NORTH**

NOTES :

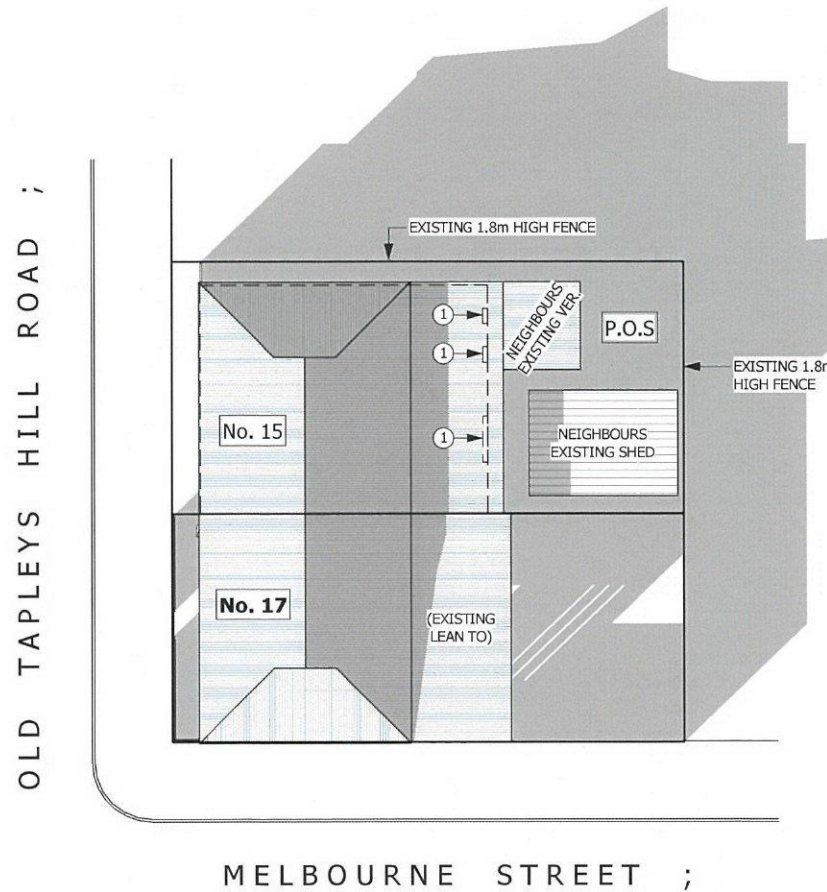
SHADOW OUTLINE FOR JUNE 21st - 9am



ATTACHMENT 2.10

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)



EXISTING SHADOW DIAGRAM - JUNE 21 9AM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY
Document Set ID: 4068406

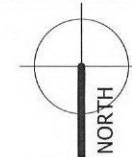
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 4 OF 9 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

NOTES :

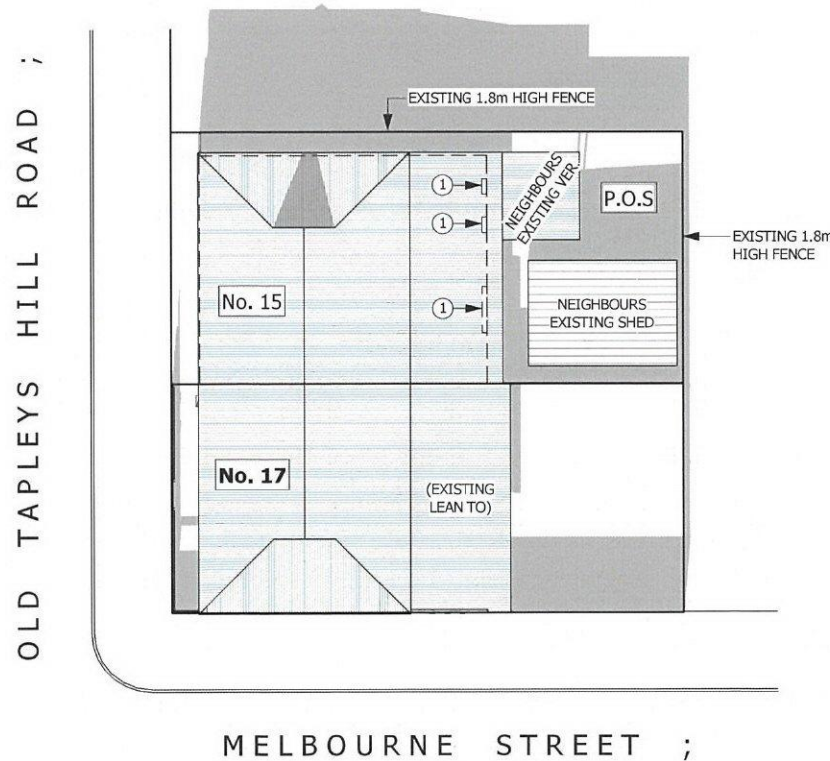
SHADOW OUTLINE FOR JUNE 21st - 12pm

ATTACHMENT 2.11



LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)



EXISTING SHADOW DIAGRAM - JUNE 21 12PM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY

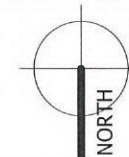
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 5 OF 9 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

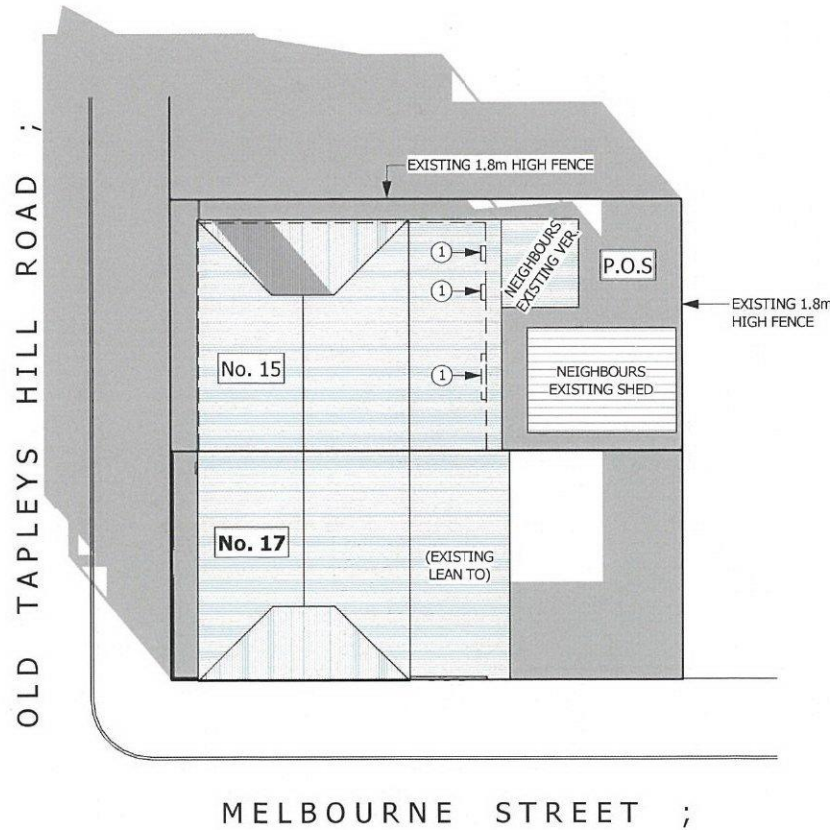
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 3pm

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.12



EXISTING SHADOW DIAGRAM - JUNE 21 3PM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY
Document Set ID: 4063142

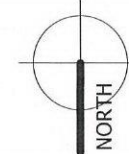
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 6 OF 9 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

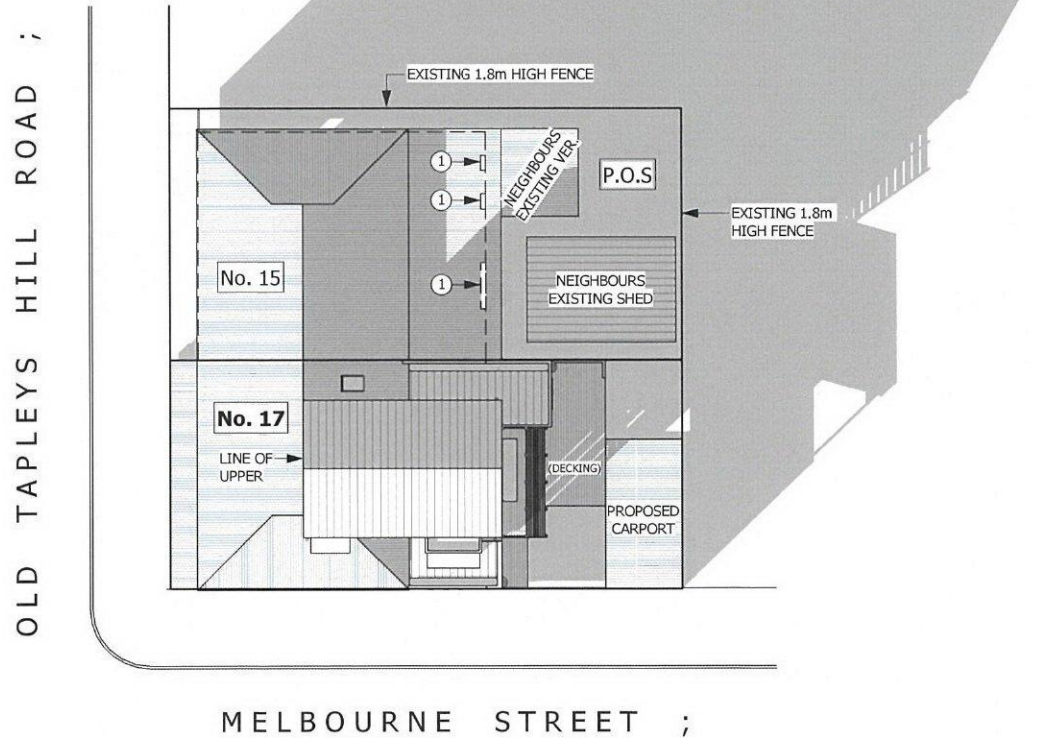
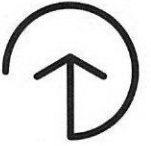
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 9am

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.13



PROPOSED SHADOW DIAGRAM - JUNE 21 9AM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO. ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY

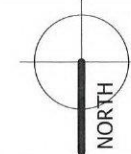
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 7 OF 9 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

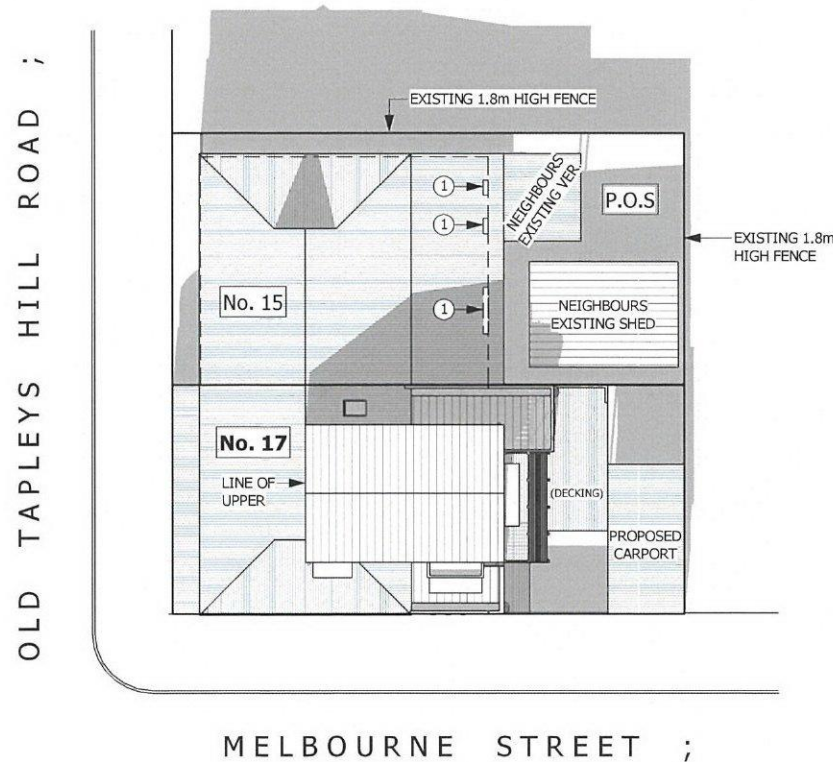
NOTES :

SHADOW OUTLINE FOR JUNE 21st - 12pm

LEGEND :

- ① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)

ATTACHMENT 2.14



PROPOSED SHADOW DIAGRAM - JUNE 21 12PM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTECH STUDIO.
 ANY DISCREPANCY TO BE REPORTED TO DESIGNTECH STUDIO IMMEDIATELY
 Document Set ID: 4068406

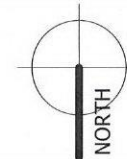
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
 P: 0402 117 445 E: info@designtechstudio.com.au
 www.designtechstudio.com.au

DATE: 04/02/21
 SHEET: 8 OF 9 ON A3
 SCALE: 1 : 200
 DRAWN: R.M



CLIENT: **L. & K. FULLER**
 PROPOSAL: **ALTERATIONS & ADDITION**
 SITE: **No 17
 OLD TAPLEYS HILL RD;
 GLENELG NORTH**

NOTES :

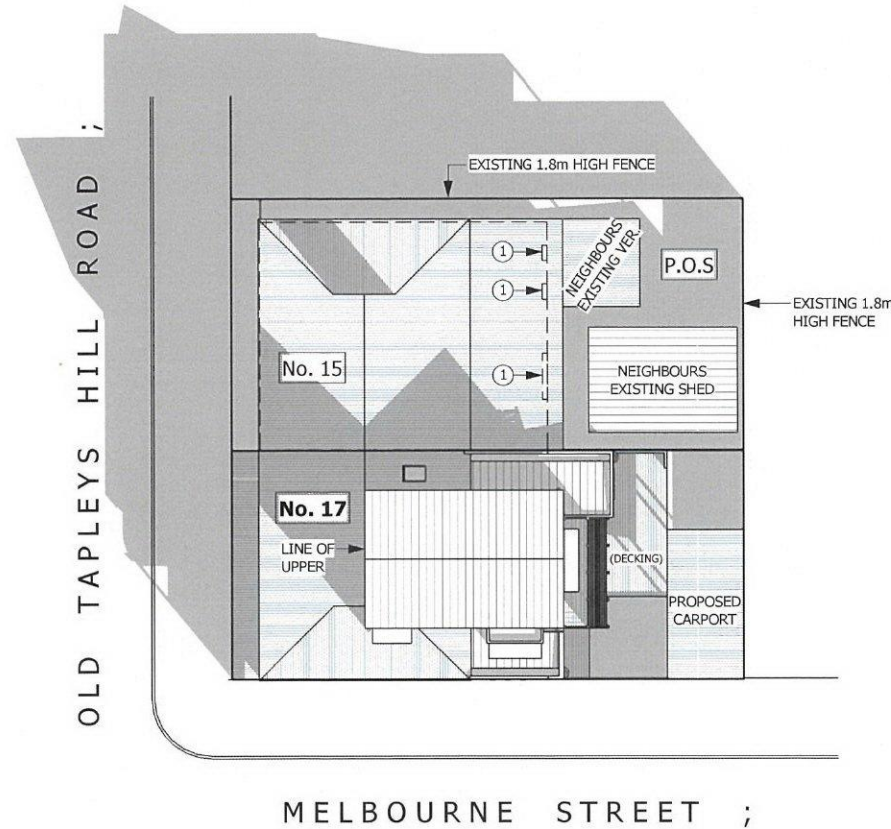
SHADOW OUTLINE FOR JUNE 21st - 3pm



ATTACHMENT 2.15

LEGEND :

① LINE OF EXISTING WINDOW BELOW (SHOWN APPROX.)



PROPOSED SHADOW DIAGRAM - JUNE 21 3PM

© COPYRIGHT.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART UNLESS WRITTEN AUTHORITY IS GIVEN BY DESIGNTech STUDIO.
ANY DISCREPANCY TO BE REPORTED TO DESIGNTech STUDIO IMMEDIATELY
Document Set ID: 4068406

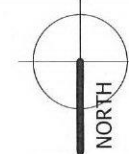
NOTES:

AMEND:



2/378 GOODWOOD RD, CUMBERLAND PARK S.A 5041
P: 0402 117 445 E: info@designtechstudio.com.au
www.designtechstudio.com.au

DATE: 04/02/21
SHEET: 9 OF 9 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **L. & K. FULLER**
PROPOSAL: **ALTERATIONS & ADDITION**
SITE: **No 17
OLD TAPLEYS HILL RD;
GLENELG NORTH**

ATTACHMENT 3.0 STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act, 1993

To: **City of Holdfast Bay
Development Services
PO Box 19
BRIGHTON SA 5048**

(Please mark to the attention of the relevant contact officer)

Telephone: (08) 8229 9862; Facsimile: (08) 8298 4561 or Email: mail@holdfast.sa.gov.au

Development Number Please quote **110/00940/20**

Name of person(s) making representation: Elizabeth Kiely

Address: 15 Old Tapleys Hill Road, Glenelg North, SA 5045

Contact no. 04035029336

Nature of interest affected by development:

(eg adjoining resident, owner of land in vicinity, on behalf of an organisation or company etc)

Adjoining resident, _____

Reasons for representation:

Concerns with the plans and the effect it will have on my residence

1. Proposed southern wall on the boundary appears to exceed height of max wall on boundary height for this policy area (as per DP) – please confirm?
2. Upper storey setbacks appear to be less than required for this policy area (as per DP) – Please confirm 1.57 to southern.
3. Confirmation of proposed specification of skylight to proposed bath/laundry to be confirmed given the proximity to boundary.
4. Material construction method to new wall on boundary doesn't appear to be provided and/or agreed by neighbour
5. Due to new wall on boundary to south over shadowing to neighbour, light will be significantly reduced given neighbour's aspect of rear yard. Have shadow diagrams been provided?

My representation would be overcome by:

(State action sought)

All the 5 points listed above have been satisfactorily resolved.

A copy of the representation above will be forwarded to the applicant for a written response before being presented at the next available development assessment panel meeting.

In the case of Category 2 and 3 developments please indicate in the appropriate box below whether or not you wish to be heard by the city of holdfast bay development assessment panel in respect to the above submission. **Please note that there are no speaking rights for Category 1 development.**

- I do not wish to be heard
- I desire to be heard personally
- I will be represented by _____ I do not wish to be heard
(Please specify) _____

Please note that there are no rights of appeal for Category 1 and 2 developments (according to Development Act and Regulations, 1993).

EKiely

Signed

Date 30/12/2020



2/378 Goodwood Road, Cumberland Park SA 5041
ABN 54 289 363 825

04/02/2021

RESPONSE TO REPRESENTATION

DA: 110/00940/20

17 Old Tapleys Hill Road, Glenelg North SA 5045

To whom it concerns,

We have tried to contact Ms Kiely of 15 Old Tapleys Hill Road in Glenelg North by phone, email & letter drop to directly address her concerns to no avail. In relation to the representation received from Ms Kiely:

- 1: The proposed Southern wall on boundary is to be constructed to match the height of existing boundary wall. It will be extended 2.5m longer than the existing wall on boundary.
- 2: Upper storey side setbacks are 2.0m & 1.57m respectively. As demonstrated in our 'Shadow Diagrams' provided the effects of the upper storey are negligible. In fact Ms Kiely's own shed & verandah already over shadow much of her own rear yard & property.
- 3: The proposed skylight is a Velux vented roof window which meets all Australian Standards & the BCA. We would not expect this to have any impact on any neighbours.
- 4: The proposed boundary wall is a HardieTex rendered wall system constructed from 7.5mm thick fibre cement sheeting that is texture coated & painted. (Surf mist in colour).
- 5: Shadow diagrams have been provided. The additional 2.5m on Southern boundary has little to no effect on overshadowing.

Please feel free to contact me if there are any additional questions or concerns.

Kind Regards,

Travis Dunning B.Arch