

DEVELOPMENT NO.:	24009912
APPLICANT:	David Grenvold
ADDRESS:	18 GORDON ST GLENELG SA 5045
NATURE OF DEVELOPMENT:	Demolish lean-to at the rear of the house, construct single and double storey addition, picket fencing and a new garage with upper level ancillary accommodation at the rear of the property adjacent to Eitzen Street
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • Heritage Adjacency • Hazards (Flooding - General) • Local Heritage Place • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m) • Minimum Site Area (Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	18 Oct 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.18 10/10/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Officer - Planning
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

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DETAILED DESCRIPTION OF PROPOSAL:

The proposed development at 18 Gordon Street, Glenelg involves a combination of additions, heritage conservation, and landscaping enhancements to an existing dwelling. The project includes a new two-storey extension, featuring an upper-level addition that will house a master bedroom, ensuite, walk-in robe (WIR), and a study. A new staircase will be installed to connect the ground and upper floors. The ground floor will also undergo modifications to create a more open-plan living and kitchen area, incorporating a transition to a new alfresco space. Additional upgrades include a new bathroom and laundry, along with the retention and enhancement of the verandah.

A garage with upper-level ancillary accommodation is also proposed as part of the development. The garage will provide two covered parking spaces and a cantilevered canopy to the access door. It will retain access from Eitzen Street at the rear. The ancillary accommodation above comprises a guest room, ensuite, and walk in robe. To ensure continuity with the existing architecture, the garage's facade will feature soft red bricks with lime mortar, harmonizing with the original structure.

Heritage conservation is a key aspect of the development, with several restoration works planned for the front facade. These include removing old paint from existing brick quoins, repointing stonework with traditional lime-based mortar, and restoring timber elements such as gables, fascias, and finials. The project will also involve the installation of new OG-profile gutters, round metal downpipes, and period-appropriate light fittings. Additionally, both chimneys will be retained and restored, subject to structural assessments.

The landscaping component will introduce a new front picket fence and gate, painted in Colourbond 'Dover White', along with curated plantings to enhance the front and rear yards. The front garden will include Pyrus Calleryana 'Capital' trees, hedging, and low-maintenance shrubs, while the rear yard will feature Sir Walter Buffalo lawn, Frangipani trees, Strelitzia Nicolai (Bird of Paradise), and graceful bamboo (*Bambusa Textilis Gracilis*).

The development's material and colour palette has been carefully selected to blend modern and traditional aesthetics, including Dover White texture-coated walls, Colourbond 'Southerly' roofing and guttering, and powder-coated black aluminium windows and doors.

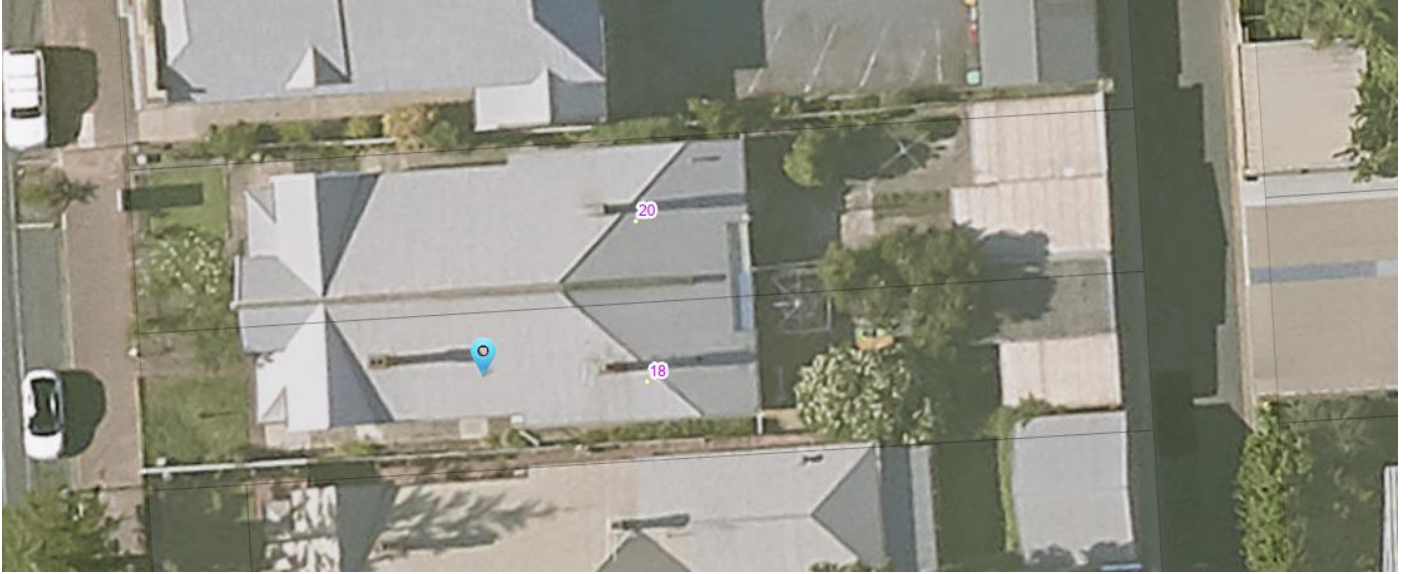
SUBJECT LAND & LOCALITY:**Site Description:**

Location reference: 18 GORDON ST GLENELG SA 5045

Title ref.: CT 5641/959 **Plan Parcel:** D51722 AL11 **Council:** CITY OF HOLDFAST BAY

The subject place is a semi-detached dwelling, built during the 1890s in an architectural style typical of the late Victorian period in Adelaide. It sits on a parcel of land with a 7.66m frontage and depth of 48m resulting in a site area of 367sqm. The dwellings on the east side of Gordon Street were constructed on allotments subdivided from Lots 1-4 of Section 204, originally owned by the South Australian Company until the late 1870s. The subject site, built

in the 1890s, reflect a unique architectural style where two small residences were combined to give the appearance of a single larger dwelling. This form, characteristic of the Victorian period, is defined by a prominent central gable bay that incorporates the entrances to each residence. This architectural style exemplifies the provision of smaller, affordable residences for working people as Glenelg transitioned into a significant residential area during the 1880s and 90s. The subdivision and development of this area highlight the expansion of residential settlement on the eastern fringe of Light's original subdivision for the Town of Glenelg.

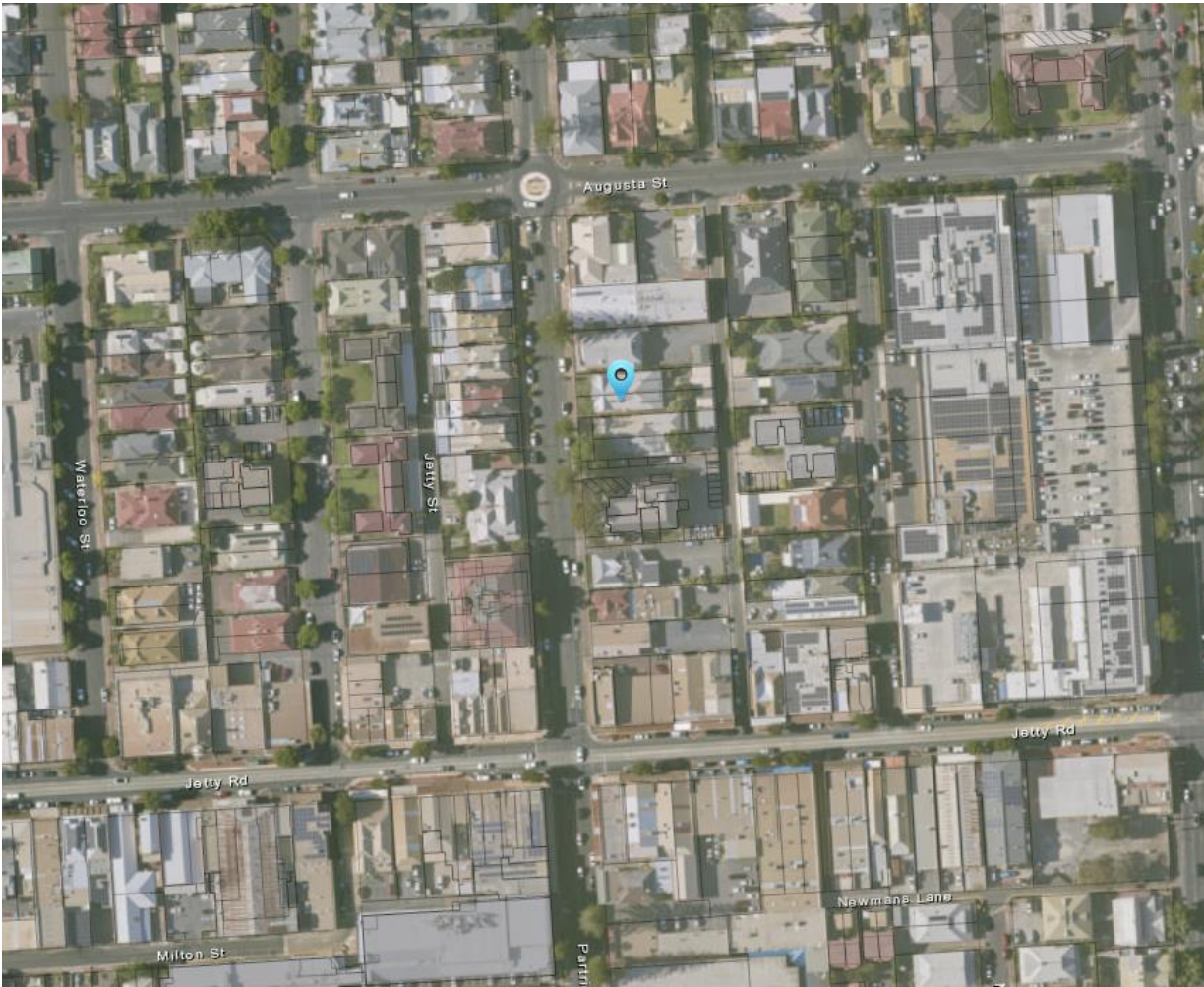


Above: Aerial of subject site



Above: Streetscape image of the dwelling

The locality, including Gordon Street, is a well-established urban environment that balances historic charm with modern functionality. The area is characterized by a mix of residential, commercial, and medical uses, demonstrating a dynamic yet cohesive streetscape. Jetty Road serves as a primary commercial hub, offering retail and services, while surrounding streets, such as Gordon Street, retain a predominantly residential focus with complementary modern developments.

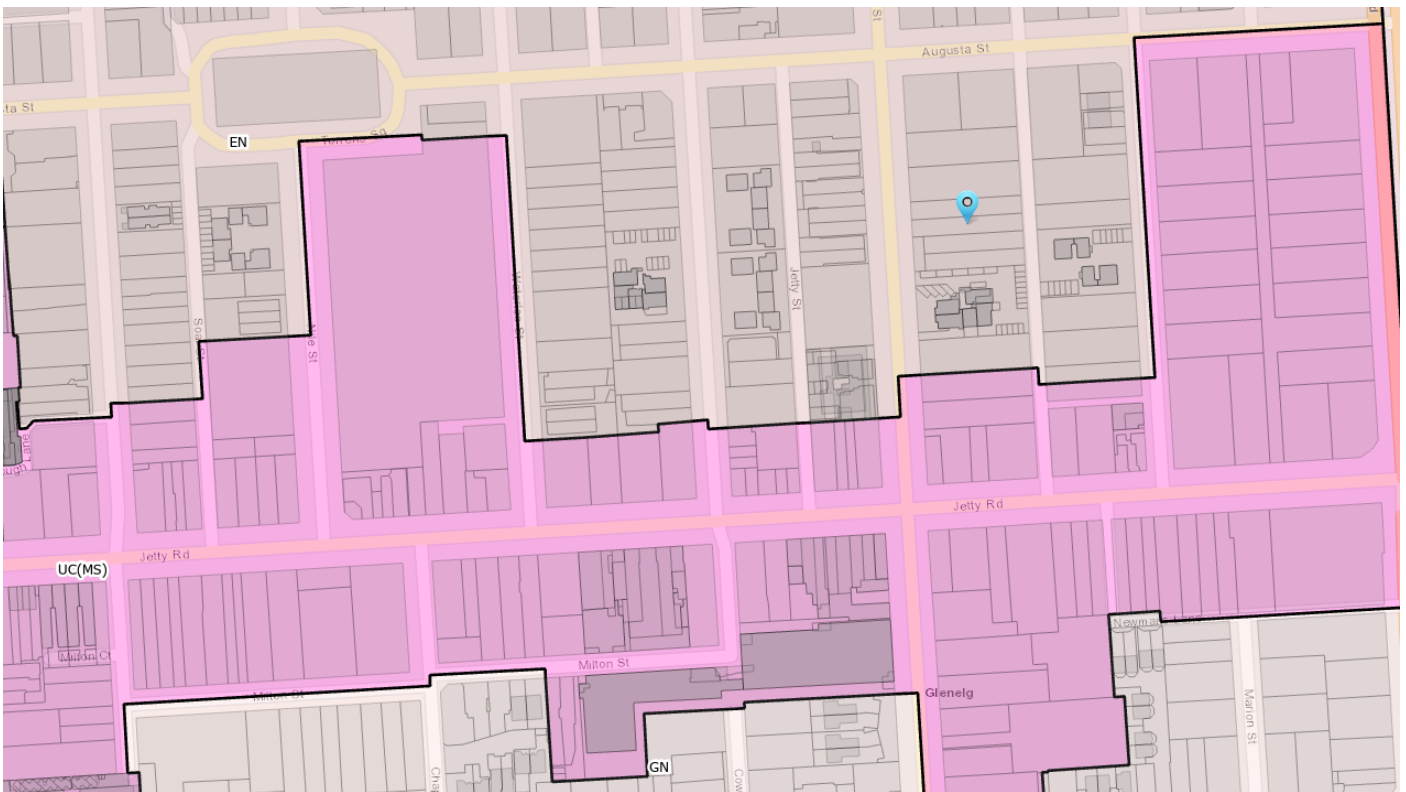


Gordon Street features a rich architectural diversity, reflecting the locality's historical evolution. The residential properties are primarily single-story stone and brick dwellings with pitched roofs and intricate heritage detailing, indicative of early 20th-century design. These homes are well-maintained, with small front setbacks, mature landscaping, and consistent use of traditional materials contributing to a cohesive streetscape. This heritage character is thoughtfully juxtaposed with contemporary structures, including multi-story residential developments and medical facilities, which respect the scale and materiality of the existing environment.

Notable modern buildings, such as medical centers and day surgeries, exhibit clean lines, large windows, and functional designs. These structures are strategically positioned to minimize impact on the surrounding residential properties, ensuring compatibility with the area's character.

Public infrastructure, such as tree-lined verges, well-maintained footpaths, and accessible roadways, enhances the area's walkability and liveability. The proximity to primary thoroughfares like Jetty Road improves connectivity and supports the mix of uses within the locality.

The subject site is located within the Established Neighbourhood Zone which primarily supports low-to-medium density residential development that maintains the existing suburban character. This zone emphasizes the preservation of established streetscapes, with a focus on dwellings that reflect the area's traditional architectural styles and landscaping patterns.



Surrounding the Established Neighbourhood Zone, the Urban Corridor (Main Street) Zone (shaded in pink) encompasses the Jetty Road Glenelg main street and adjacent areas to the north and south. This zone supports a mix of commercial, retail, and higher-density residential developments, creating a vibrant, mixed-use urban corridor. The Urban Corridor (Main Street) Zone facilitates land uses that promote pedestrian activity, enhance the economic vitality of the precinct, and accommodate complementary residential living above commercial premises.

The interface between the zones reflects a clear transition from residential to mixed-use areas, ensuring compatibility while supporting the functionality of both. Any development proposal for the subject site must consider its contextual relationship with the surrounding Urban Corridor Zone to ensure harmonious integration of land uses and built form.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 Carport or garage
 Demolition
 Dwelling alteration or addition
 New housing
 Outbuilding (Carport or garage): Code Assessed - Performance Assessed
 Partial demolition of a building or structure: Code Assessed - Performance Assessed
 Dwelling addition: Code Assessed - Performance Assessed
 Ancillary accommodation: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
 Code Assessed - Performance Assessed
- **REASON**
 P&D Code

PUBLIC NOTIFICATION

- **REASON**
 The development that exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1
- **LIST OF REPRESENTATIONS**

Representor	Shane Speechley-Crowley
Submission Date	03/12/2024 11:12 AM
Submission Source	Online
Late Submission	No
Position on Proposal	Support
Would Like to Speak at Hearing?	No
Key Reasons for Support	Details
Preservation of Character & Heritage	Restores and maintains the heritage structure, preventing neglect or deterioration.
Modern Integration & Sustainability	Allows the historical building to be adapted for modern use while ensuring longevity.
Revitalization of Service Laneway	The two-story garage with ancillary accommodation will enhance usability, aesthetics, and functionality.
Community & Housing Benefits	Provides improved housing options for families in the area.

- SUMMARY**

The applicant responded by acknowledging the representation in support.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Heritage Consultant – No objection to the development as proposed.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One. The application is not seriously at variance with the provisions of the Planning and Design Code as the Desired Outcomes and Performance Outcomes of the General Neighbourhood Zone anticipate dwelling additions as an appropriate form of development

Quantitative Provisions

	Proposed	DPF Requirement	Achieved
Building Height	Two level	One level	No
Boundary Development	<u>Southern Walls Length</u> 6.2m length (addition) 7.4m length (rear garage and ancillary accommodation) Total length is 28%	11.5m and 45%	Yes
	<u>Northern Walls Length</u> 9.6m length (addition) 7.4m length (rear garage and ancillary accommodation) Total length is 35%		
	<u>Southern Walls Height</u> 3.2m height from ground (addition) 7.2m height from ground to top of gable wall (garage and ancillary accommodation) <u>Northern Walls Height</u> 6.94m height from ground (addition) 7.2m height from ground to top of gable wall (garage and ancillary accommodation)	3.2m height from ground	No

Rear Setback	10.8m – lower level (alfresco) 14.2m – upper level (addition)	4 metres at ground level 6 metres at upper level	Yes
Side Setbacks	Addition Upper level (North) Nil Upper level (South) 1.7m	Upper level (north) 2.2m Upper level (south) 3.2m	No
	Ancillary Accommodation Upper level (North) Nil Upper level (South) Nil	Upper level (north) 2.2m Upper level (south) 3.2m	No
Site Coverage	68.7%	50%	No
Private Open Space	53.4 square metres	60 square metres	No – Minor 6.6sqm shortfall
Soft Landscaping	18.9% of the site area	20% of the site area	Minor 1.1% shortfall
Ancillary Accommodation	53sqm floor area	60sqm floor area	Yes

Heritage Assessment Review

The application for the proposed alterations and additions at 18 Gordon Street, Glenelg was referred to Stevens Architects architect for assessment, as the dwelling is listed as a Local Heritage Place (Heritage Number: 26236) under the Local Heritage Place Overlay. The property, a semi-detached dwelling constructed in the 1890s, is of late Victorian architectural style and holds heritage value due to its historical role in providing smaller residences for working people in Glenelg's early residential development. Additionally, the site is subject to a Heritage Adjacency Overlay (due to its connection with the adjacent semi-detached dwelling and similar dwellings to the south) and a Character Area Overlay (Glenelg Character Area – HoB-C4).

The proposal involves the demolition of the lean-to at the rear, the construction of single and double-storey additions, picket fencing, and a new garage with upper-level ancillary accommodation at the rear, adjacent to Eitzen Street. The consulting heritage architect has assessed the proposal against relevant heritage and character policies in the Planning & Design Code, with particular emphasis on the Local Heritage Place Overlay and Character Area Overlay policies.

The proposed demolition of the rear lean-to is considered acceptable, as this section of the building has low heritage value, is not visible from the public realm, and has previously been altered. Its removal does not compromise the significant historic fabric of the dwelling. Similarly, the existing garage and shed, which do not hold heritage value, may be demolished without concern. Minor internal demolition is also considered acceptable, provided both existing chimneys are retained, as only one chimney is currently depicted in the submitted plans.

The proposed rear additions are of relatively low scale but include a two-storey component. While their flat-roofed, box-like form contrasts with the original steeply pitched roof, their modest height and significant setback from the Gordon Street streetscape minimizes visual impact. As a result, the additions are considered acceptable, subject to the retention of both chimneys.

The new garage and outbuilding are two-storey and substantial in scale. However, their location at the rear, within a lane lined with other garages and sheds of similar or greater height, ensures that they do not detract from the

heritage value of the property or adjacent heritage places. The proposed materials, including red bricks, render, weatherboard, and grey corrugated steel roofing, are appropriate, provided a soft red brick (not bright red) is used to ensure compatibility with the surrounding heritage character.

The proposed picket fencing is generally supported, as it reflects a traditional style consistent with the era of the dwelling. However, additional details regarding picket size and spacing (typically 60mm x 19mm with 30-40mm gaps), post size and spacing (typically 100 x 100mm at corners, gates, and returns), and an appropriate paint colour are recommended to ensure compliance with heritage policy.

The conservation works proposed as part of the development are considered appropriate, as they align with traditional materials and methods, preserving the historic integrity of the dwelling. The selection of an appropriate colour scheme for timberwork and new gutters should be confirmed to ensure consistency with heritage requirements. Additionally, the proposed Iron Curtain security screens are deemed acceptable, as their square bar design is relatively unobtrusive and does not compromise the dwelling's heritage character.

In conclusion, the proposed alterations, additions, and new outbuilding are supported in principle, subject to minor refinements. It is recommended that the Council seeks confirmation of the retention of both chimneys, ensures that a suitable colour scheme is selected for timberwork and gutters, requires that soft red brick is used for the garage walls, and clarifies picket fence and post specifications to align with traditional heritage fencing styles.

This assessment ensures that the proposed development is sympathetic to the heritage significance of the property while allowing for appropriate and adaptive reuse in line with heritage policies.

Further it was confirmed that the further clarification requested by Andrew Steven was provided by the applicant in that.

Both chimneys will be retained – Repairs include scaffolding, repointing, and new red brick wash. Structural support to be determined by engineers.

Appropriate colour scheme for timberwork and gutters – New OG-profile gutters with timber Scotia moulding, and timberwork to match existing colours as closely as possible.

Soft red bricks for the garage/outbuilding – Not bright reds, ensuring consistency with the existing residence. Front fence and gate picket spacing – 30mm to 40mm spacing, as required.

Picket size and spacing – 60mm x 19mm pickets with 30mm to 40mm spacing, in line with specifications.

Post size and spacing – 100mm x 100mm posts, spaced at a maximum of 1800mm apart, placed at corners, gates, and returns.

Fence timberwork paint colour – Colorbond 'Dover White' selected for the picket fence and gate, ensuring a heritage-appropriate finish.

Boundary Development and Side Setbacks

The proposed boundary walls along the southern and northern boundaries have been carefully designed to balance site utilization with the amenity of adjoining properties, addressing the intent of PO 7.1 and PO 8.1 despite deviations from DPF 7.1 and DPF 8.1.

PO 7.1

Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DPF 7.1

Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

(a)

or

(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:

- i. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height*
- ii. side boundary walls do not:*
 - a. exceed 3.2m in wall height from the lower of the natural or finished ground level*
 - b. exceed 8m in length*
 - c. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary*
 - d. encroach within 3m of any other existing or proposed boundary walls on the subject land.*

PO 8.1

Buildings are set back from side boundaries to provide:

- a) separation between buildings in a way that complements the established character of the locality*
- b) access to natural light and ventilation for neighbours.*

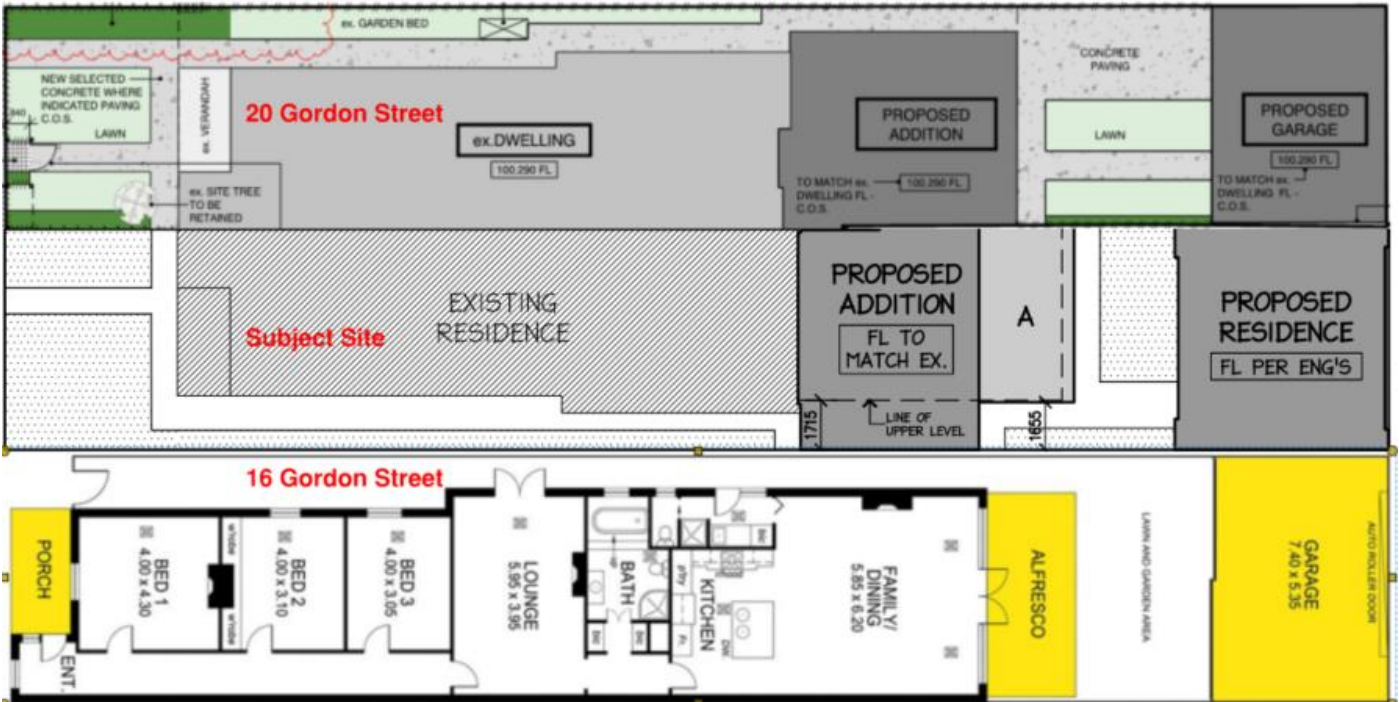
DPF 8.1

Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:

(b) in all other cases (i.e., there is a blank field), then:

- i. where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm*
- ii. for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level*
- iii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.*

Although DPF 7.1 specifies that boundary walls should not exceed 3.2m in height, 8m in length, or 45% of the boundary's length, and DPF 8.1 establishes specific setback distances based on wall height and orientation, these provisions are generalized and do not account for the unique context of certain property types. The subject site, being one half of a maisonette, inherently features higher site coverage and limited widths compared to conventional dwellings on larger allotments. This makes it essential to balance planning policy requirements with the need to enhance the liveability of older, original dwellings, which is a central aim of the proposal.



Above: The image above shows additions for 20 Gordon Street which have been approved by the Council to the north of the site and also the current floor plan of 16 Gordon Street to the South.



Above: The image of the wall associated with the family/dining room of 16 Gordon Street

Below: The image above shows the window and door associated with the family/dining room of 16 Gordon Street



Below: the image below shows two windows associated with the water closet, bathroom and the doors leading into the lounge room of 16 Gordon Street.



For the northern boundary, the proposed walls, although exceeding the numeric thresholds of DPF 7.1 and DPF 8.1, are situated adjacent to dwelling additions and garage, a non-sensitive use. Being to the north overshadowing impacts are negligible and it ensures that the walls do not adversely affect primary living areas or private open spaces. The recently approved development at 20 Gordon Street also incorporates similar boundary treatments, maintaining consistency reinforcing the locality's established character of boundary development associated with narrow sites.

With respect to the southern boundary, as shown in the attached plan, the proposed additions and rear residence are situated adjacent to the side path of the dwelling at 16 Gordon Street, ensuring minimal impact on habitable spaces. The family and dining room of 16 Gordon Street, located along this boundary, does not feature any north-facing windows. This significantly reduces the potential for overshadowing or loss of natural light to sensitive living areas. Additionally, the proposed structure is adjacent to the existing garage on the neighbouring property, which partially screens the development. This screening further mitigates visual impacts and ensures the proposal aligns with the intent of PO 7.1 to manage visual bulk and overshadowing effectively.

The proposal also supports PO 8.1 by providing separation between buildings that complements the established character of the locality. The orientation of the walls ensures that natural light and ventilation for adjoining properties are maintained, with shadows predominantly falling onto non-sensitive areas.

In addition, the policies of the Planning and Design Code are general and not tailored to specific property types such as maisonettes. The subject site's narrower width and higher site coverage are characteristic of this housing type, requiring a more flexible interpretation of the Code. The proposed design successfully balances compliance with planning policies and the need to modernize and improve liveability for older dwellings.

In conclusion, while the proposed boundary walls exceed DPF 7.1 and DPF 8.1 numerically, they satisfy the broader intent of PO 7.1 and PO 8.1 by minimizing visual and overshadowing impacts, ensuring separation that respects the locality's character, and enhancing liveability for the subject property. The design responds to the unique constraints of the site and its context while preserving the amenity of neighbouring properties. The proposal should therefore be supported as it aligns with the broader planning objectives.

Site Coverage

The proposed development achieves compliance with the intent of PO 3.1, although the site coverage of the proposed development is 68.7%, exceeding the 50% maximum anticipated by DPF 3.1, this variation is consistent with the unique built form characteristics of the surrounding area, particularly the dwellings on the western side of Gordon Street.

PO 3.1

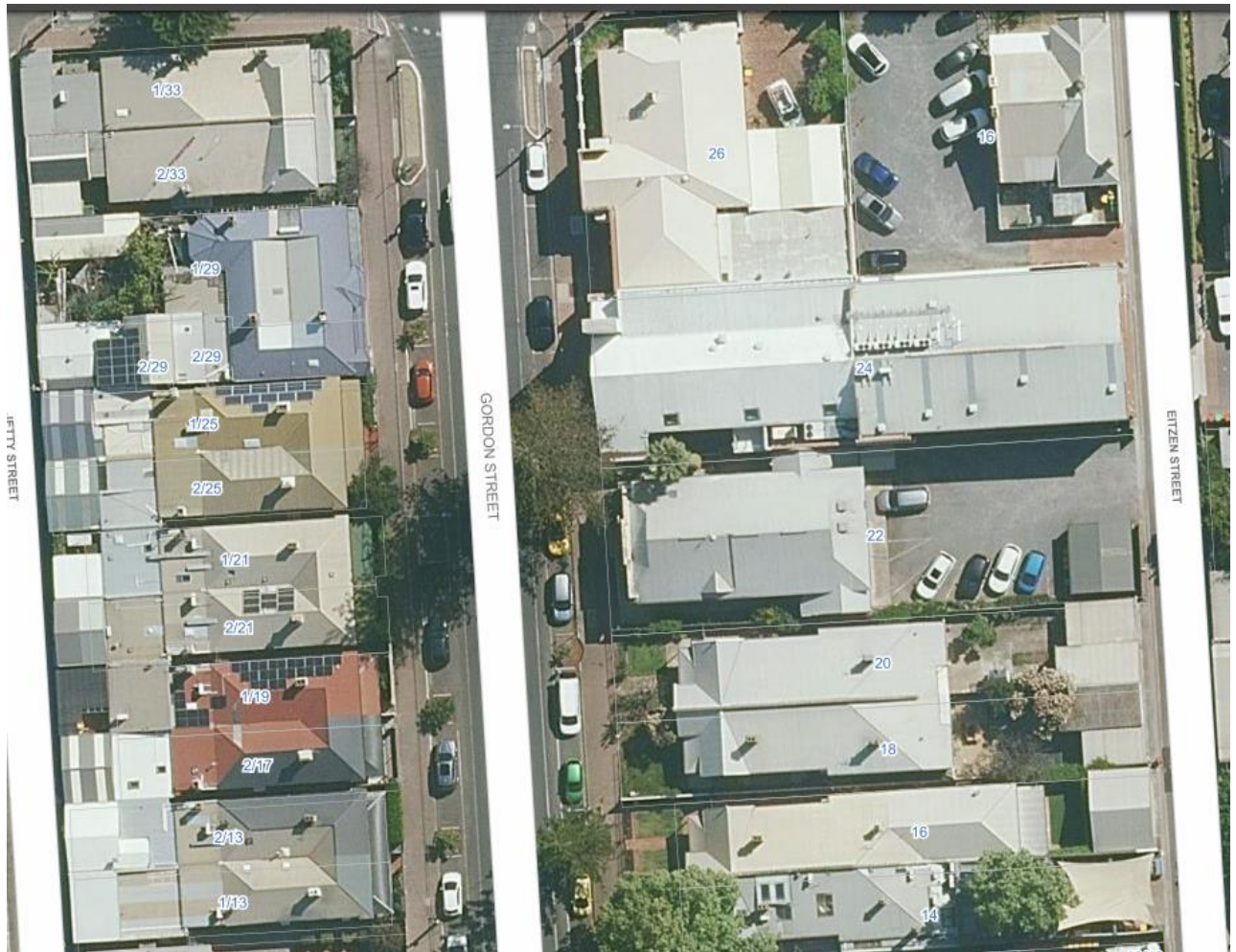
Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DPF 3.1

Development does not result in site coverage exceeding:

In instances where:

- a. no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies*
- b. more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.*



Above: The aerial above shows the dwellings on the western side of Gordon Street with high site coverage

As shown in the aerial photograph, the dwellings on the opposite side of the street exhibit site coverages well over 50%, a result of their typology as maisonettes. These properties, like the subject site, have narrow frontages and limited original living spaces, which have been expanded over time to meet modern functional requirements. The proposed development aligns with this established pattern of higher site coverage, ensuring compatibility with the prevailing character of the area. The scale and footprint of the development do not appear out of place within the context of similar-sized allotments.

Furthermore, despite the increased site coverage, the design has been carefully considered to provide adequate space around the building for functional outdoor areas, natural ventilation, and light access. The layout retains an attractive and functional rear yard, preserving opportunities for landscaping and open space that contribute to residential amenity. The integration of modern living spaces while respecting the compact, high-coverage nature of the existing dwellings ensures that the development is not only functional but also visually cohesive with its surroundings.

In conclusion, while the site coverage exceeds the numerical guidance of DPF 3.1, the proposal satisfies the intent of PO 3.1 by maintaining consistency with the established character and pattern of the neighbourhood, limiting visual impacts, and ensuring access to light, ventilation, and functional outdoor space. Given these considerations, the proposed development aligns with the broader planning objectives and should be supported.

Private Open Space

The proposed development provides a private open space area of 53.4sqm, which is slightly below the 60sqm anticipated by Table 1 - Private Open Space. However, the proposal satisfies the intent of PO 21.1 and PO 21.2, ensuring that the private open space is usable, functional, and conveniently accessible for the occupants.

Table 1 – Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area < 301m ² : 24m ² located behind the building line. (b) Site area ≥ 301m ² : 60m ² located behind the building line. Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m.

PO 21.1 seeks to ensure that dwellings are provided with appropriately sized areas of private open space to meet the needs of occupants. While the area provided is marginally below the anticipated guideline, it has been thoughtfully designed to maximize usability and functionality. The private open space includes an alfresco area, which serves as a covered and sheltered outdoor living space, as well as an uncovered area between the alfresco and the rear garage. This layout ensures that the space is versatile, catering to a range of outdoor activities such as dining, entertaining, and recreation, while still accommodating landscaping or other personalized uses by future occupants. The design balances site constraints and occupant needs effectively, ensuring that the private open space fulfills its intended purpose.

PO 21.2 emphasizes the importance of convenient access from internal living areas to private open space. The proposed alfresco area and adjoining uncovered space are directly accessed via large openings from the dining and living rooms. This seamless integration between the internal living areas and the outdoor space enhances usability and promotes a natural flow between indoor and outdoor living areas. The direct connection ensures the private open space is functional for day-to-day use, whether for relaxation or social gatherings, supporting a modern and practical lifestyle for the occupants.

In conclusion, while the private open space marginally falls short of the numeric guideline set out in Table 1, the proposal satisfies the broader intent of PO 21.1 and PO 21.2. The space is functional, accessible, and appropriately designed to meet the needs of future occupants. The seamless integration with internal living areas and the inclusion of both covered and uncovered outdoor spaces make the private open space a valuable and usable amenity for the dwelling. Therefore, the proposal aligns with the broader planning objectives and should be supported.

CONCLUSION

The proposed development has been carefully assessed against the relevant provisions of the Planning and Design Code, demonstrating that it satisfies the performance objectives despite some numeric deviations. The boundary walls, while exceeding the height and length parameters of DPF 7.1 and DPF 8.1, have been designed to minimize visual and overshadowing impacts. Positioned adjacent to garages, side paths, and non-habitable areas of neighbouring properties, the walls maintain sufficient light, ventilation, and visual separation, ensuring compliance with PO 7.1 and PO 8.1. Similarly, the site coverage of 68.7%, which exceeds the 50% guideline of DPF 3.1, is consistent with the established character of the locality. As the subject site is a maisonette with a narrow frontage,

the higher site coverage aligns with surrounding properties and provides functional outdoor spaces, thereby satisfying PO 3.1.

The private open space provided, totalling 53.4sqm, is slightly below the 60sqm anticipated in Table 1. However, the space has been thoughtfully designed to maximize usability, incorporating a covered alfresco and an uncovered area with direct access from the dining and living rooms. This seamless indoor-outdoor connection ensures the space meets the needs of occupants and satisfies PO 21.1 and PO 21.2. Additionally, the design respects the rhythm and scale of the existing streetscape, as aerial imagery confirms that surrounding developments exhibit similar site coverage and patterns. The proposal mitigates potential impacts by positioning structures adjacent to non-sensitive uses, such as garages and ancillary spaces, thereby preserving the amenity of neighbouring properties.

Overall, while the development departs from certain numeric guidelines, it satisfies the broader performance objectives by achieving a balance between functionality, liveability, and neighbourhood character. The proposal complements the existing built form of the locality while enhancing the liveability of the subject site and maintaining a high standard of residential amenity.

RECOMMENDATION

Planning Consent

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24009912, by David Grenvold is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site. All stormwater collected on the site must only be discharged to the street and not on to any adjacent properties
3. That all upstairs windows associated with the additions and ancillary accommodation 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.

Planning Consent**Advisory Note 1**

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 2

The owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connection to the street watertable.

Advisory Note 3

If you are a developer or owner-builder, there are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind

Advisory Note 4

The owner/applicant is advised that consent from any relevant easement or encumbrance owner may be required prior to any construction.

Easements may include, but are not limited to: drainage, Council easements (i.e. stormwater, encroachments, access etc), power transmission (SA Power Networks), telecommunications, or other forms of access (such as vehicle) rights of way.

Easements and encumbrances would be registered on the relevant Certificate of Title. The location of easements on the land would be shown on the Deposited Plan. A copy of the Certificate of Title and Deposited Plan can be obtained from the South Australian Integrated Land Information System (SAILIS) at: <https://sailis.lssa.com.au/home/auth/login>

Advisory Note 5

If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Officer - Planning

Date: 05/02/2025