

DEVELOPMENT NO.:	25000115
APPLICANT:	Emily Beaumont
ADDRESS:	15 GOWER ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Alterations to single storey detached dwelling including two level addition to rear
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 • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	10 Jan 2025
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.23 19/12/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 1: Application Documents

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the construction of a 2 level dwelling addition to the rear of an existing single level detached dwelling. The addition incorporates an integrated verandah at the ground level. The roof form is designed to match the existing pitch and materials are complementary to the original dwelling.

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

Location reference: 15 GOWER ST GLENELG EAST SA 5045

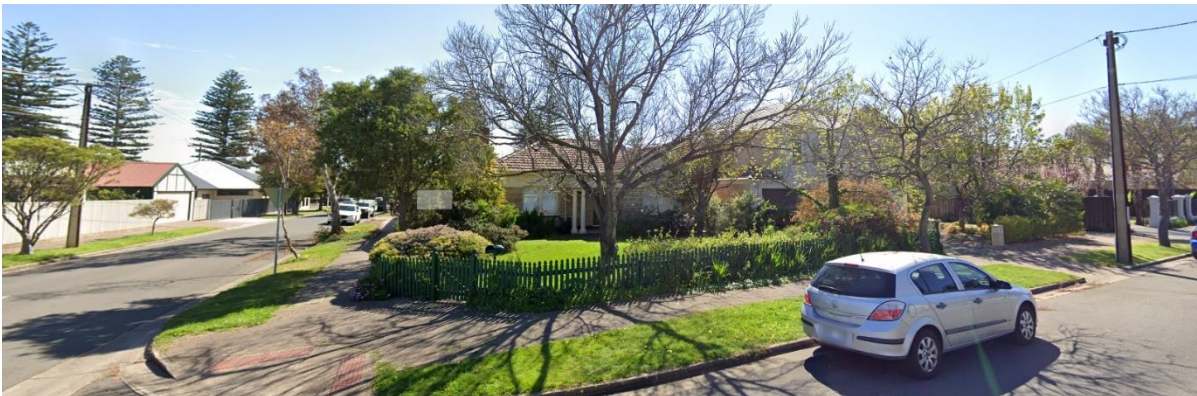
Title ref.: CT 5151/820

Plan Parcel: D3258 AL93

Council: CITY OF HOLDFAST BAY

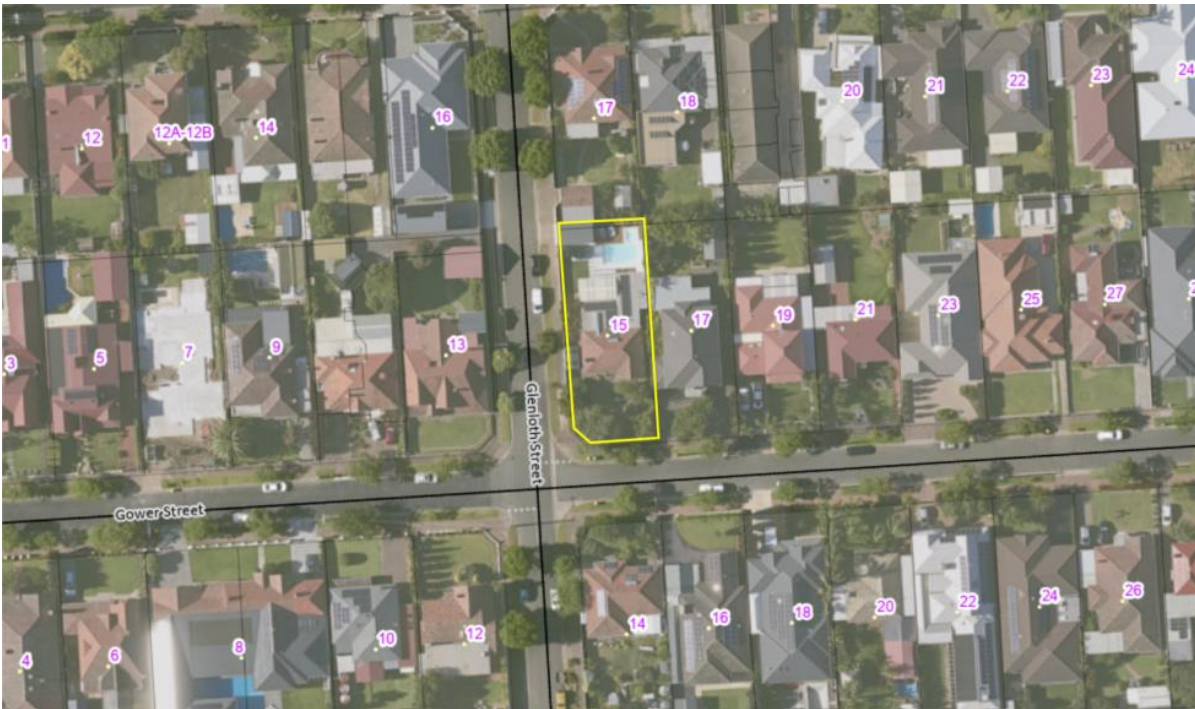
The site is a rectangular shaped allotment on a north to south axis located on the north-eastern corner of Gower Street and Glenoth Street. The site accommodates a single level detached dwelling with ancillary verandah, swimming pool and garage.

The front and rear yards are landscaped including several trees. The property is well kept, with the existing dwelling, although setback from the street boundary, has a positive presentation to the streetscape and built form character.



**Locality**

The locality comprises a character area which is largely intact with building stock from the 1900s to 1930s. Apart from some built form examples from some 20 years ago, which reflect poor planning outcomes of the time, most of the newer housing stock has demonstrated a good level of built form compatibility with the prevailing single storey character.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 - Dwelling alteration or addition
 - Building Alterations: Accepted
 - Dwelling addition: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

P&D Code

PUBLIC NOTIFICATION

- **REASON**

More than 1 building level

- **LIST OF REPRESENTATIONS**

Nil representations received.

PLANNING ASSESSMENT

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

Question of Seriously at Variance

The proposed development comprises a 2 level dwelling addition to the rear of the existing 1 level detached dwelling. It is located in the Established Neighbourhood Zone, Glenelg East Character Area.

Development of this nature is appropriate within the site, locality or in the subject for the following reasons.

Dwelling additions are a kind of development specifically anticipated by the Zone, Land Use Intensity Performance Outcome 1.1 which states *predominately residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

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*.

ASSESSMENT TABLE

	Proposed	DPF Requirement	Achieved
Building Height	2 levels	1 level	No
Rear Setback	12.3 metres	Ground level 4 metres Upper level 6 metres	Yes
Secondary Street Setback	Ground level wall 4 metres Upper level wall 7 metres	Building walls are setback no less than 900mm	Yes
Boundary Walls	2.9 metres high above finished ground level over a length of 7.48 metres	Maximum wall height of 3.2 metres above finished ground level over a length of 8 metres	Yes
Side Setbacks	Upper level wall height 5.2 metres high above the finished ground level setback 2.5 metres from the eastern side boundary	for a wall that is not <u>south facing</u> and the <u>wall height</u> exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the <u>site</u> 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 therefore 1.6 metres	Yes
Site Coverage	41 percent of the site area	Maximum of 50 percent of the site area	No
Private Open Space	250 square metres	Minimum 60 square metres per dwelling	Yes

	Proposed	DPF Requirement	Achieved
Soft Landscaping	40 percent of the site area	Minimum 25 percent of the site area where the site area is greater than 450 square metres (645 square metres)	No

The ground level component of the addition has a wall height of 2.9 metres to match the existing dwelling and has a boundary wall of 2.9 metres over a length of 7.48 metres along the eastern side boundary, a setback of 4 metres from the western secondary street boundary and a setback of 12.3 metres from the northern rear boundary.

The upper level component of the addition has a wall height of 5.2 metres setback 2.5 metres from the eastern side boundary, 7 metres from the western secondary street boundary and 12.3 metres from the northern rear boundary.

The building addition is therefore determined to satisfy the relevant boundary setback Performance Outcomes in achieving building setbacks that are complementary to the setbacks found within the locality and sufficient distances to accommodate light and ventilation.

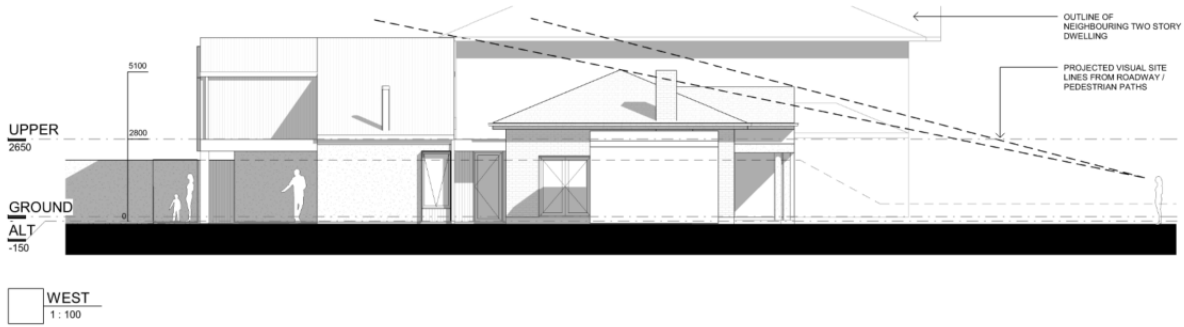
Built Form and Character Area Statement

The proposed development has been carefully designed to respect the existing character of the area while providing a contemporary and functional addition to the dwelling. The proposal incorporates an overall form and materials, which align with the anticipated architectural principles of the locality. Key features such as steep roof pitches, hip and gable roof forms ensure the addition integrates with the surrounding built form. Material selection, including vertically profiled cladding, introduces a modern aesthetic while maintaining visual cohesion with the established streetscape.



The use of screening and high-level windows mitigates overlooking concerns while allowing natural light into the living spaces. Importantly, the adjoining property to the east already features a conventional two-storey dwelling with a significant elevation, establishing a precedent for modest second-storey elements within the

area. Given these considerations, the proposal remains sympathetic to the character guidelines while allowing for an appropriate level of contemporary enhancement to meet modern living needs.



Building Height

Although the design includes a two-storey addition, it has been strategically positioned and scaled to ensure the dwelling presents as a single-storey form from the street. The upper level is centrally located within the site, reducing its visibility from public vantage points and minimising any perceived bulk. Furthermore, the roofline has been extended and carefully designed to align with the existing dwelling, allowing the addition to blend seamlessly with the established built form.



NORTH ELEVATION/



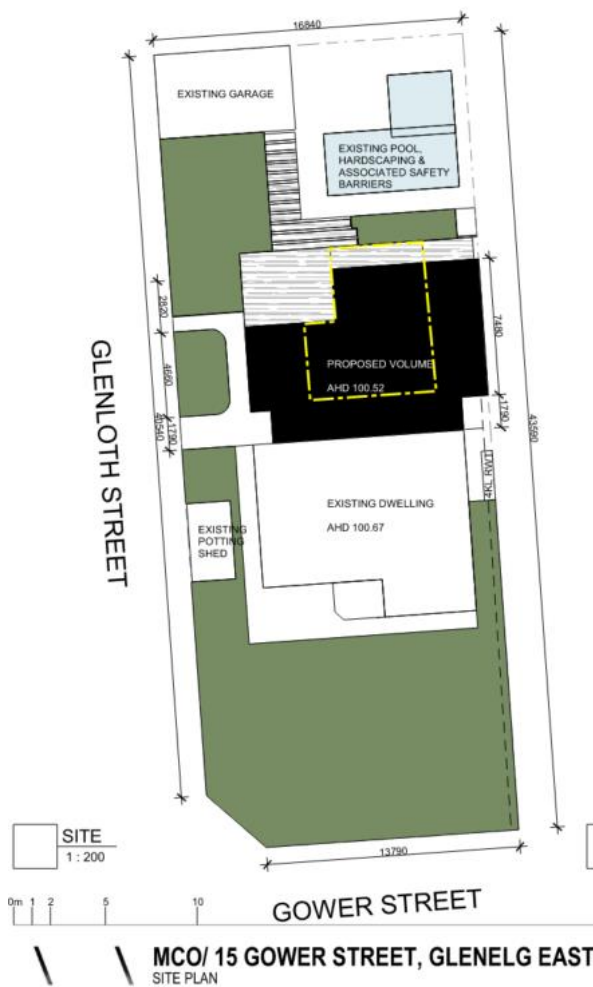
OBLIQUE/

Boundary Setbacks

The ground level component of the addition has a wall height of 2.8 metres to match the existing dwelling and has a boundary wall of 2.8 metres over a length of 7.48 metres along the eastern side boundary, a setback of 4 metres from the western secondary street boundary and a setback of 12.3 metres from the northern rear boundary.

The upper level component of the addition has a wall height of 5.1 metres setback 2.5 metres from the eastern side boundary, 7 metres from the western secondary street boundary and 12.3 metres from the northern rear boundary.

The building addition is therefore determined to satisfy the relevant boundary setback Performance Outcomes in achieving building setbacks that are complementary to the setbacks found within the locality and sufficient distances to accommodate light and ventilation.



CONCLUSION

The proposed development is considered to demonstrate a great example of a two level addition that complements the built form character of the nearby locality (ie those buildings within sight of the subject land), whilst reinforcing the building height objective of ensuring the predominant character is defined by single level buildings.

Although the upper level component is visible from the secondary street, the built form character from this vantage point is defined by other conventional 2 level buildings, as well as solid fencing and outbuildings, hence, any negative built form impacts are largely limited. The western elevation is considered to incorporate a good level of articulation, setback sufficiently from the secondary boundary and ultimately provides visual interest from this streetscape, whilst ensuring the original dwelling is retained and thus continuing its original contribution to the streetscape character.

RECOMMENDATION

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 25000115, by Emily Beaumont 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. Privacy screens with a minimum height of 1.5 metres fixed to the northern elevation windows must be screened to a minimum of 75 percent transparency so as to prevent unreasonable overlooking into the adjacent properties.

ADVISORY NOTES

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: Dean Spasic

Title: Development Officer - Planning

Date: 06/03/2025