

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 16 February 2021 at 7:00pm in the Unley Council Chambers, 181 Unley Road Unley.



**Gary Brinkworth**  
**ASSESSMENT MANAGER**

**Dated 05/2/2021**

**ACKNOWLEDGEMENT**

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

**16 February 2021**

**MEMBERS:**

Ms Shanti Ditter (Presiding Member)  
Mr Brenton Burman  
Mr Roger Freeman  
Mr Alexander (Sandy) Wilkinson  
Ms Jennie Boisvert

**APOLOGIES:**

**CONFLICT OF INTEREST:**

**CONFIRMATION OF MINUTES:**

MOVED:

SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 19 January 2021, as printed and circulated, be taken as read and signed as a correct record.

## AGENDA

Apologies  
Conflict of Interest  
Confirmation

<b>Item No</b>	<b>Development Application</b>	<b>Page</b>
1.	18 Ethel Street Forestville – 777/2018/C2	4-101
2.	46 Dixon Street Clarence Park – 804/2020/C2	102-150
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4.	15 Highgate Street Highgate – 350/2020/C2	175-194
5.	11 Addison Road Black Forest – 962/2020/C1 - <b>WITHDRAWN</b>	195-252
<b>Item No</b>	<b>Development Application on Appeal – CONFIDENTIAL</b>	<b>Page</b>
	<b>Motion to move into confidence</b>	<b>253-254</b>
6.	18 Ethel Street Forestville – 327/2020/C2	255-300
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Any Other Business  
Matters for Council's consideration

**ITEM 1****DEVELOPMENT APPLICATION – 090/777/2018/C2 – 18 ETHEL STREET,  
FORESTVILLE SA 5035 (GOODWOOD)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/777/2018/C2
<b>ADDRESS:</b>	18 Ethel Street, Forestville SA 5035
<b>DATE OF MEETING:</b>	February 16 <sup>th</sup> 2021
<b>AUTHOR:</b>	Amy Barratt
<b>DEVELOPMENT PROPOSAL:</b>	Construct 3 x two storey dwellings with associated carports, and decking
<b>HERITAGE VALUE:</b>	Nil
<b>DEVELOPMENT PLAN:</b>	19 December 2017
<b>ZONE:</b>	Residential Streetscape Built Form Zone, Policy Area 8.1
<b>APPLICANT:</b>	J Barrington
<b>OWNER:</b>	Prescott Holdings Group Pty Ltd
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	YES (1 support, 2 oppose)
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Deferred Item
<b>RECOMMENDATION:</b>	Approval

**1. PLANNING BACKGROUND**

Two applications relating to the subject land were presented to the August 2020 Council Assessment Panel meeting.

- Application 090/327/2020/DIV for Land Division – refused – current ERD proceedings
- Application 090/777/2018/C2 for Built Form – deferred

Application 090/327/2020/DIV for 'Land Division - Torrens Title - Create 3 allotments from one existing' was presented to the Panel and REFUSED Planning Consent for the following reasons:

1. *The size and street frontage width of the proposed allotments would be inconsistent with the predominant allotment sizes and widths within the area, contrary to Council Wide (Land Division) PDC 6(g), the Desired Character of Policy Area 8.1, and PDC 17 of the Zone.*
2. *The size and depth of the proposed allotments would be inconsistent with the development pattern within the locality, contrary to Council Wide (Land Division) PDCs 11 and 12.*

The applicant appealed the decision to the Environment Resource and Development Court (ERD).

After considering and deciding on the above-mentioned land division application, the Panel considered application 090/777/2018/C2 to 'Construct 3 x two storey detached dwellings with associated carports, and decking'.

The Panel resolved:

*That Development Application 090/777/2018/C2 at 18 Ethel Street, Forestville SA 5035 to 'Construct 3 x two storey detached dwellings with associated carports, and decking' is DEFERRED for the following reasons:*

- *To allow the applicant the opportunity to provide correct amended plans.*

In response, the applicant provides plans for consideration (refer Attachment A).

## **2. AMENDMENT SUMMARY**

The plans for consideration include minor adjustments to setbacks, carports, allotment boundaries, fences and building dimensions which have been adjusted to relate to the proposed Land Division amendments (777/2018/C2).

<b>Site Characteristics</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>Development Plan Provision</b>
Total Site Area	159m <sup>2</sup> 200m <sup>2</sup>	180m <sup>2</sup> 200m <sup>2</sup>	284m <sup>2</sup> 223m <sup>2</sup>	550m <sup>2</sup>
Frontage	10.4m 13.07m	11.9m 19.07m	12.24m	15m
Depth	15.29m	15.28m	15.85m 6.01m, 15.46m & 19.91m	>than width
<b>Building Characteristics</b>				
<b>Floor Area</b>				
Ground Floor	40m <sup>2</sup> 47m <sup>2</sup>	40m <sup>2</sup> 47m <sup>2</sup>	49m <sup>2</sup> 52m <sup>2</sup>	
Upper Floor	66m <sup>2</sup> 67m <sup>2</sup>	66m <sup>2</sup> 68m <sup>2</sup>	77m <sup>2</sup> 73m <sup>2</sup>	□50% of ground floor
<b>Site Coverage</b>				
Roofed Buildings	41% 33.5%	36% 34%	27% 32%	□50% of site area
<b>Setbacks</b>				
<b>Ground Floor</b>				
Southern Boundary	1.8m 1.75m (front)	2.1m 1.8m (front)	1.8m 1.5m (seconda ry)	2m (secondary)

Western boundary	<del>4.4m</del> 4.5m dwelling (side) 1m carport	<del>1.5m</del> On boundary (side)	<del>1.8m –</del> <del>6.7m</del> <b>1.2m</b> (rear)	1m (side) 3m (rear)
Eastern boundary	<del>On</del> <del>boundary</del> 1.6m (side)	<del>4m</del> 6.1m dwelling <del>4m</del> 2.4m carport (side)	<del>5.7m</del> 4.5m (front)	1m (side)
Northern boundary	4.7m 4.8m dwelling <del>4.7m</del> 1.8m deck (rear)	<del>4.4m</del> 4.9m dwelling <del>4m</del> 1.3m deck (rear)	<del>3.3m</del> 3.8m dwelling 1m carport (side)	1m (side) 3m (rear)
Upper Floor				
Southern boundary	<b>1.1m</b> <b>1.3m</b> (front)	<b>1.6m</b> <b>1.4m</b> (front)	<b>1.8m</b> <b>1.3m –</b> <b>5m</b> 5.8m(sec ondary)	4m (secondary) Upper storey should be inconspicuous
Western boundary	<b>1m – 4.4m</b> 4.6m (side)	<b>1.5m on</b> <b>boundary</b> (side)	<del>2.9m</del> <b>1.5m –</b> 6.7m (rear)	2m (side) 6m (rear)
Eastern boundary	<del>On</del> <del>boundary</del> <b>1.6m</b> (side)	<del>1m</del> 2.4m – 4m (side)	<b>4.7m</b> (front)	2m (side) Upper storey should be inconspicuous
Northern boundary	<del>3.3m</del> <b>3.5m</b> <del>– 5m</del> <b>5.6m</b> (rear)	<del>3.6m –</del> <del>5.2m</del> 5.6m(rear)	<del>3.6m</del> <b>1m</b> (side)	2m (side) 6m (rear)
Wall on Boundary				
Location	<del>Eastern</del>	Western	-	
Length	<del>8.9m</del>	8m	-	□9m or □50%□ of the boundary length, whichever is the lesser
Height	<b>6.8m</b>	6.5m	-	□3m
Private Open Space				
Min Dimension	>4m	3.5m (due to creek)	>4m	□4m minimum
Total Area	<del>39m<sup>2</sup></del> 50m <sup>2</sup> excluding creek (24% 25%)	<b>20m<sup>2</sup></b> (11%)	56m <sup>2</sup> <sup>5</sup> (19%)	35m <sup>2</sup>
Car parking and Access				

On-site Car Parking	2	2	2	2 per dwelling where per dwelling where 4 bedrooms or more or floor area 250m <sup>2</sup>
Covered on-site parking	1	1	1	□1 car parking space
On-street Parking	0.5	0.5	0.5	0.5 per dwelling
Driveway Width	3m	3m	3m	3m Single 5m double
Carport Internal Dimensions	<del>3.2m</del> 3.5m x <del>5.6m</del> 5.8m	<del>3.2m</del> 3.7m x 5.6m	<del>3.4m</del> 2.8m x 6.6m	3m x 6m for single
<b>Colours and Materials</b>				
Walls	Hardies Scyon light grey, Textured Finish CFC mid grey			

The proposed building forms and general arrangement are similar to the plans presented to the August 2020 meeting, although elements of each of the buildings now have curved roof forms.

Council's Consulting Architect advises that the proposal *"is a softer form than the previous 'flat' roof forms however less 'contextual' within an area of predominantly pitched roof forms. Although the integrity of the design composition remains and the development retains its relatively low scale and recessive appearance within a locality of mixed character, low-pitched and skillion roof forms would be more appropriate"*.

Administration have considered the minor amendments and maintain a recommendation for approval based on the following reasons:

- The proposed development is a high contemporary design which suitably references the contextual conditions of the immediate locality;
- The proposed dwelling design displays good modulation and articulation and results in modest bulk and scale;
- The proposal will not result in unreasonable shadowing or overlooking of adjoining residential land;
- Each dwelling is provided with adequate private open space, access and vehicle parking;
- While at variance with several Policy Principles of Development Control, the proposal is not seriously at variance to the Desired Character;
- The proposal provides high-quality dwelling design for a historically underutilised, and constrained, site.

### **3. RECOMMENDATION**

MOVED:

SECONDED:

That Development Application 090/777/2018/C2 at 18 Ethel Street, Forestville SA 5035 to 'Construct 3 x two storey detached dwellings with associated carports, and decking' is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

## **DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:**

### **RESERVED MATTER**

The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

- A. A Soil Erosion and Drainage Management Plan (SEDMP) for the site, to the satisfaction of Council. The SEDMP should include:
  - A drainage plan
  - A site plan
  - Supporting report
  - Preliminary design sketches with details of erosion control methods that will prevent:
    - i. Soil moving off the site during periods of rainfall and detail installation of sediment collection devices to prevent the export of sediment from the site, and,
    - ii. Erosion and deposition of soil moving into the watercourse.
  
- B. A detailed Stormwater Management Plan, to the satisfaction of Council, which includes:
  - Confirmation that the freeboard to the underside of the floor slab is 500mm above the HGL (Hydraulic Grade Line or Floor Level) of the creek channel;
  - Appropriate discharge, retention and detention of stormwater satisfying the City of Unley Stormwater Management Policy; and
  - Evidence of discussions held with the Brownhill Keswick Creek Board to ensure a coordinated approach to the upgrade of the channel and construction of the dwelling as recommended by the accompanying FMG report dated 24/09/2018

### **CONDITIONS:**

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. The applicant shall undertake tree protection measures as prescribed, and in accordance with, Australian Standard 4970-2009 'Protection of trees on development site' to ensure protection of the Regulated Street Tree (Red Ironbark).
3. The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to council web site for the City of Unley Driveway Crossover specifications <https://www.unley.sa.gov.au/forms-and-applications#>
4. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any



building on the site. Stormwater shall not be disposed of over a crossing place.

5. That the upper floor windows (excluding windows facing Nicholls Street and Ethel Street) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
6. That the deck areas of Dwelling 1 and Dwelling 2 be treated to avoid overlooking prior to occupation by being fitted with permanently fixed screens to the reasonable satisfaction of Council. The screens are to be a minimum height of 1700mm above the associated floor level with such screening to be kept in place at all times.

**NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:**

- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- Any fence that is situated between the building line of the main face of a building and the road on to which the building faces requires further approvals and are desired to be ‘low and open’ as prescribed within the relevant Zone Principles of Development Control.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a ‘Notice of Intention’ must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au)
- There must be a minimum distance of 20 meters between the watercourse and the fuelling site for machinery used to undertake construction.
- The proposed works shall be kept free at all times of rubbish/debris to minimise their potential entry into the watercourse.

<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	Application Documents	Applicant
<b>B</b>	August 2020 CAP report	Administration
<b>C</b>	August 2020 CAP attachments	Administration

## ATTACHMENT A

## Proposed Sub Division and 3 Torrens titled Dwellings

**At:** No 18 Ethel Street  
Forestville

**For:** John Barrington

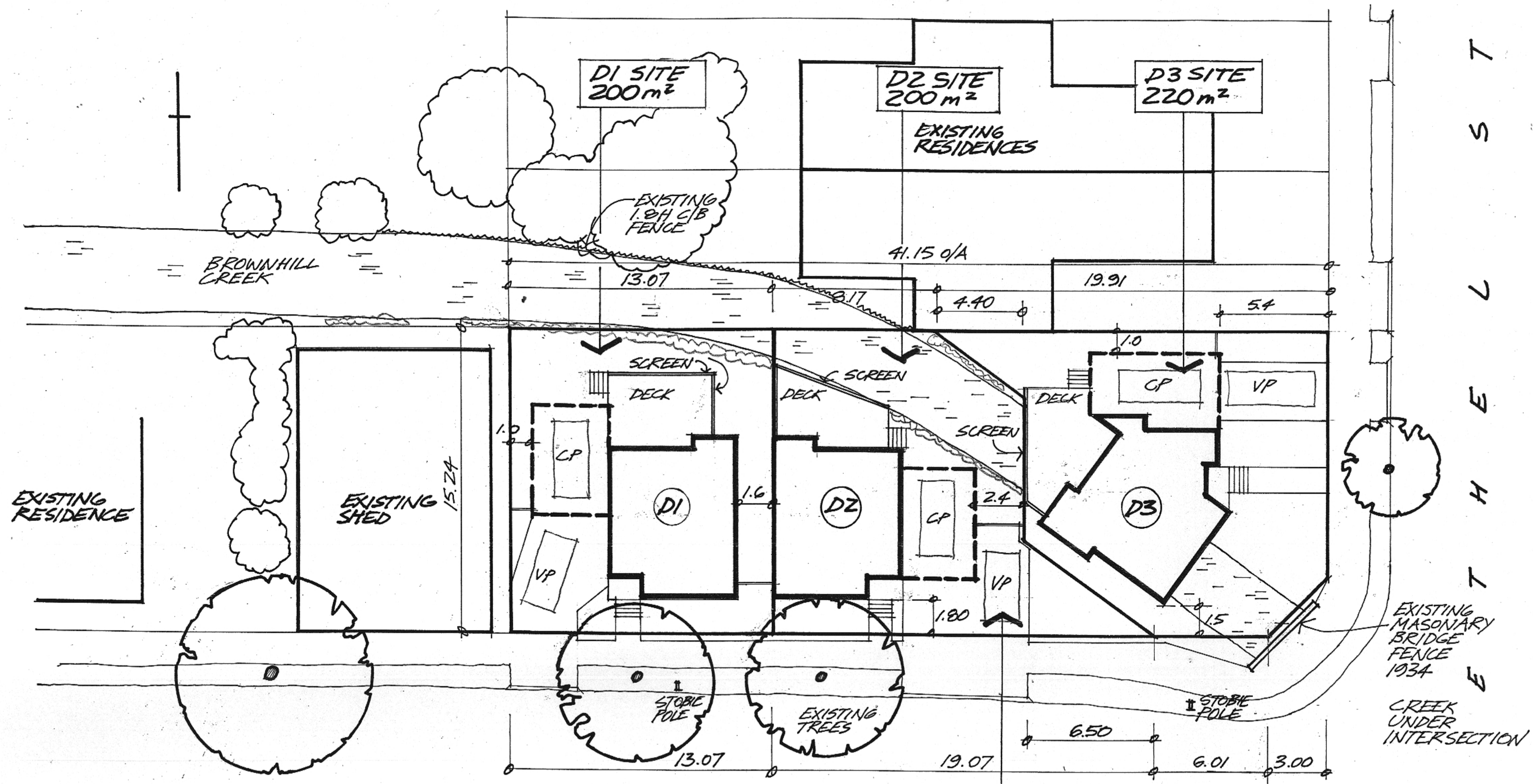
**Of:** 267 Portrush Road  
Norwood

### Sketch Drawings:

20185/Sk01c	Site Plan
20185/Sk02c	Ground floor plan
20185/Sk03c	Upper level floor plan
20185/Sk04c	Street Elevations and Section
20185/Sk05c	Elevations
20185/Sk06c	Ethel Street plan and elevation

JOHN BARRINGTON  
**ARCHITECT**

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**SITE PLAN**  
1:200

N I C H O L S S T

18 ETHEL STREET  
FORESTVILLE  
CT 5766/610  
AREA 620 m<sup>2</sup>

E T H E L S T

JOHN BARRINGTON  
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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

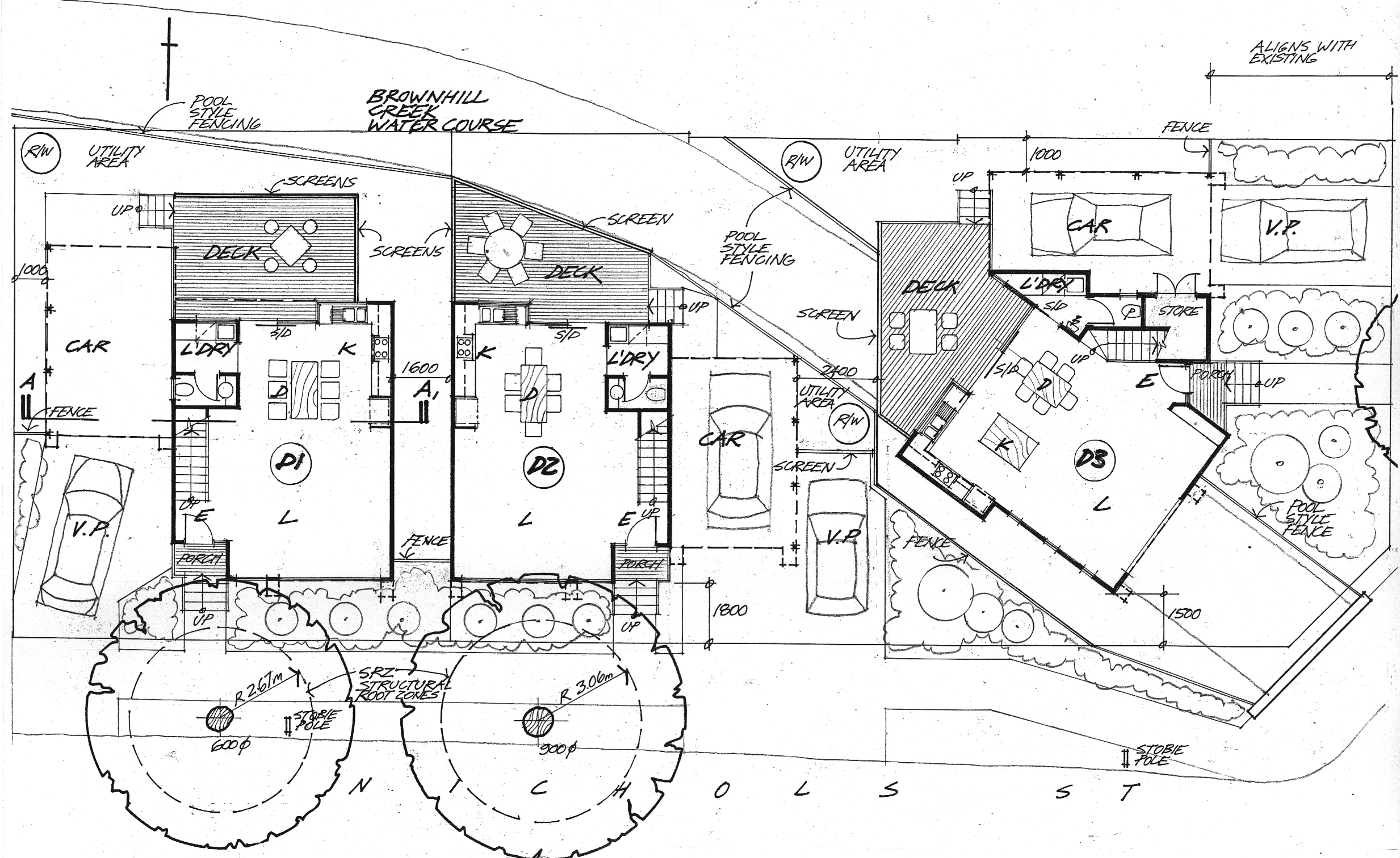
FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

DRAWING TITLE  
**SITE PLAN**

DRAWING NUMBER  
**20/185/SK 01 C**

DATE  
**JAN 2021**

REVISION



**GROUND FLOOR PLAN**  
1:100

JOHN BARRINGTON  
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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

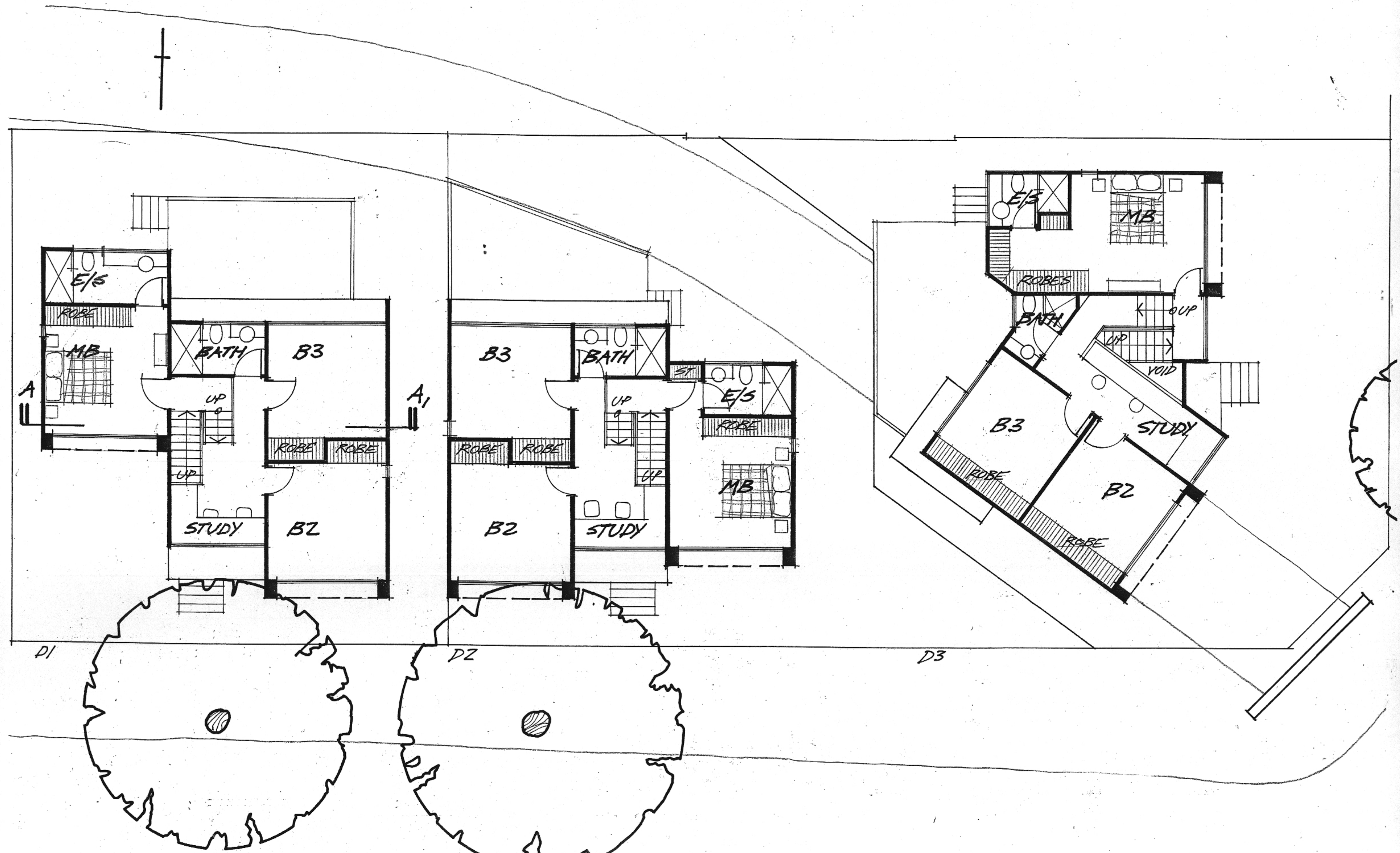
FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

DRAWING TITLE  
**GROUND FLOOR  
PLAN**

DRAWING NUMBER  
**20185/SK02C**

DATE  
**JAN 2021**

REVISION



**UPPER LEVEL FLOOR PLANS**  
1:100

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

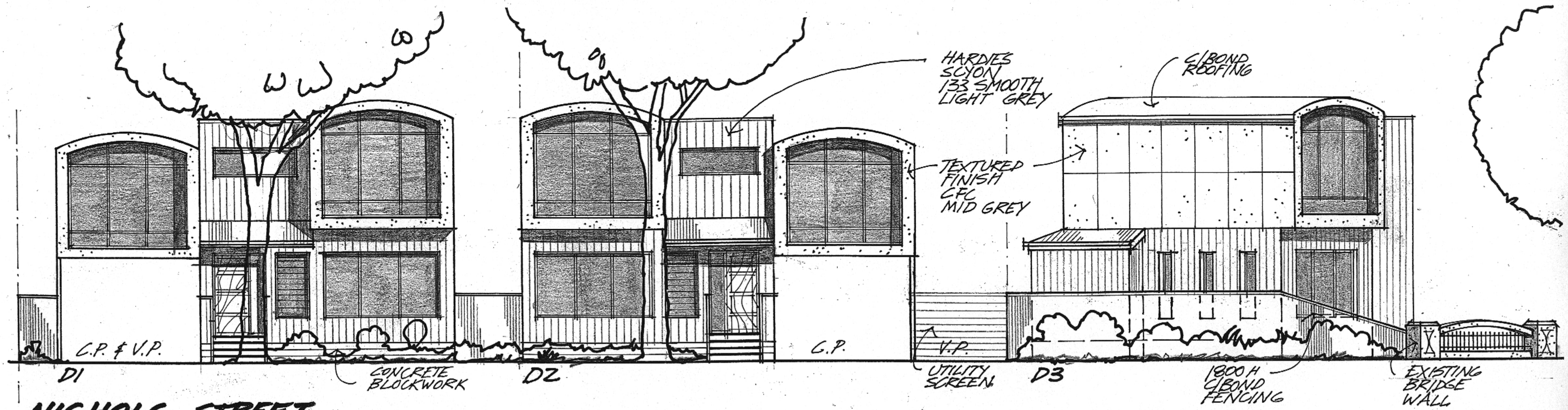
FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

DRAWING TITLE  
**UPPER LEVEL FLOOR PLAN**

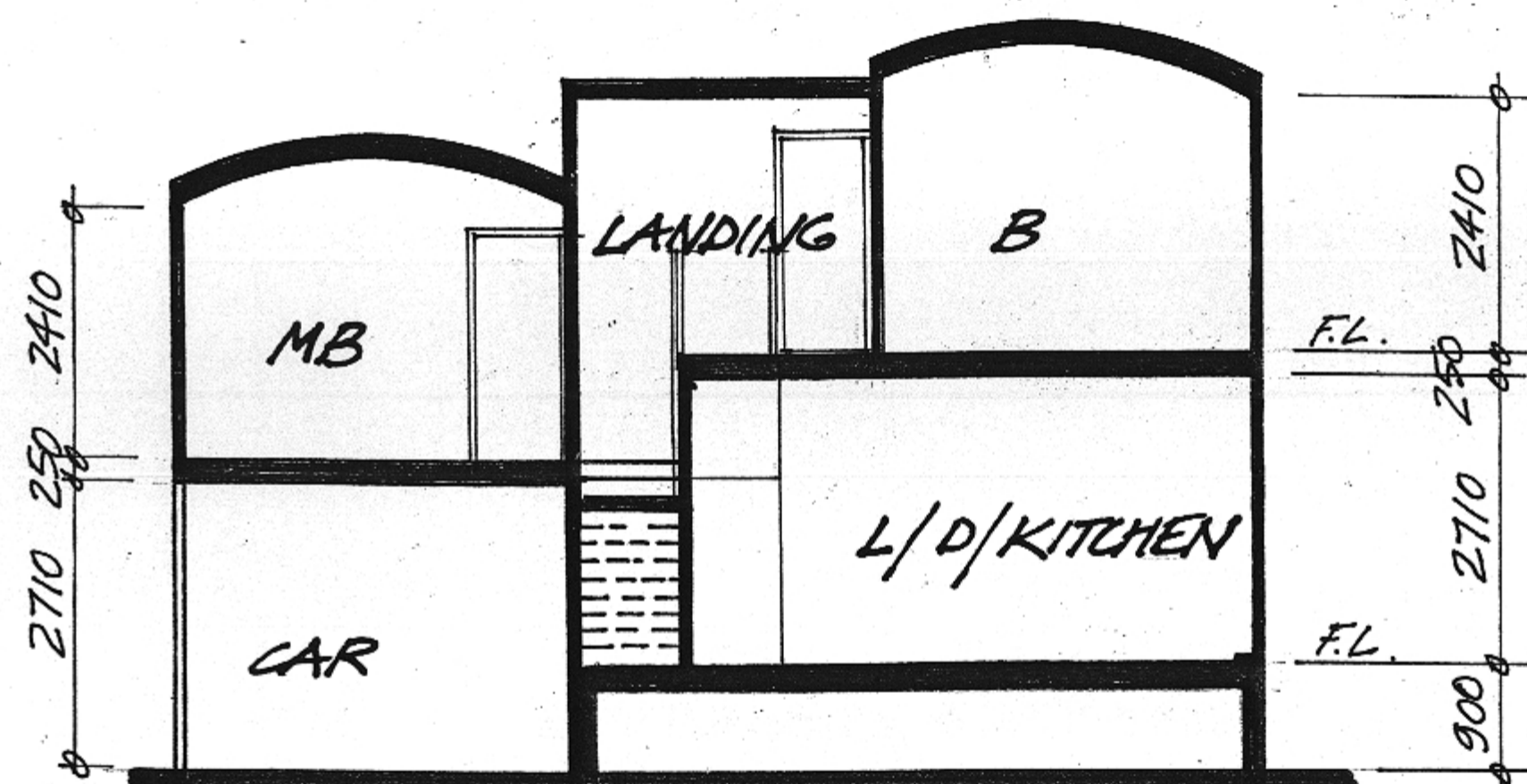
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DATE  
**JAN 2021**

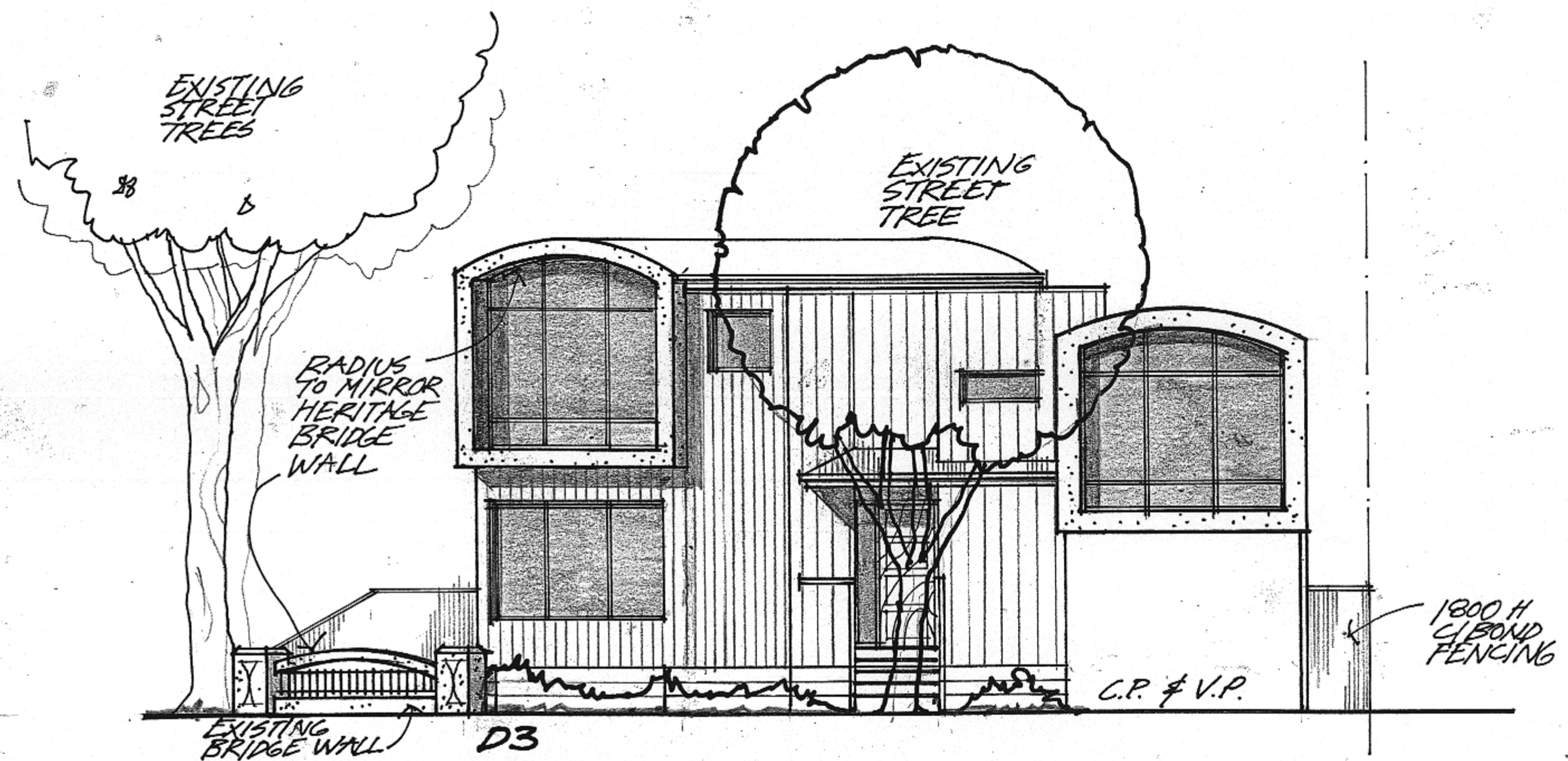
REVISION



**NICHOLS STREET ELEVATION**  
1:100



**TYPICAL SECTION A-A,**  
1:100



**ETHEL STREET ELEVATION**  
1:100

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

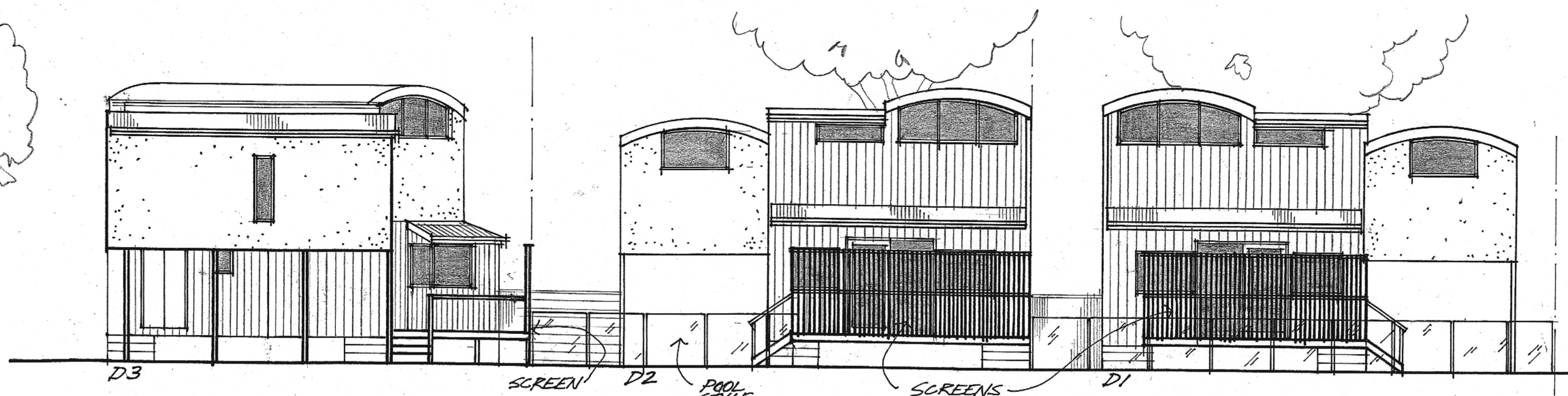
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**STREET  
ELEVATIONS  
& SECTION**

DRAWING NUMBER  
20185/SK04C

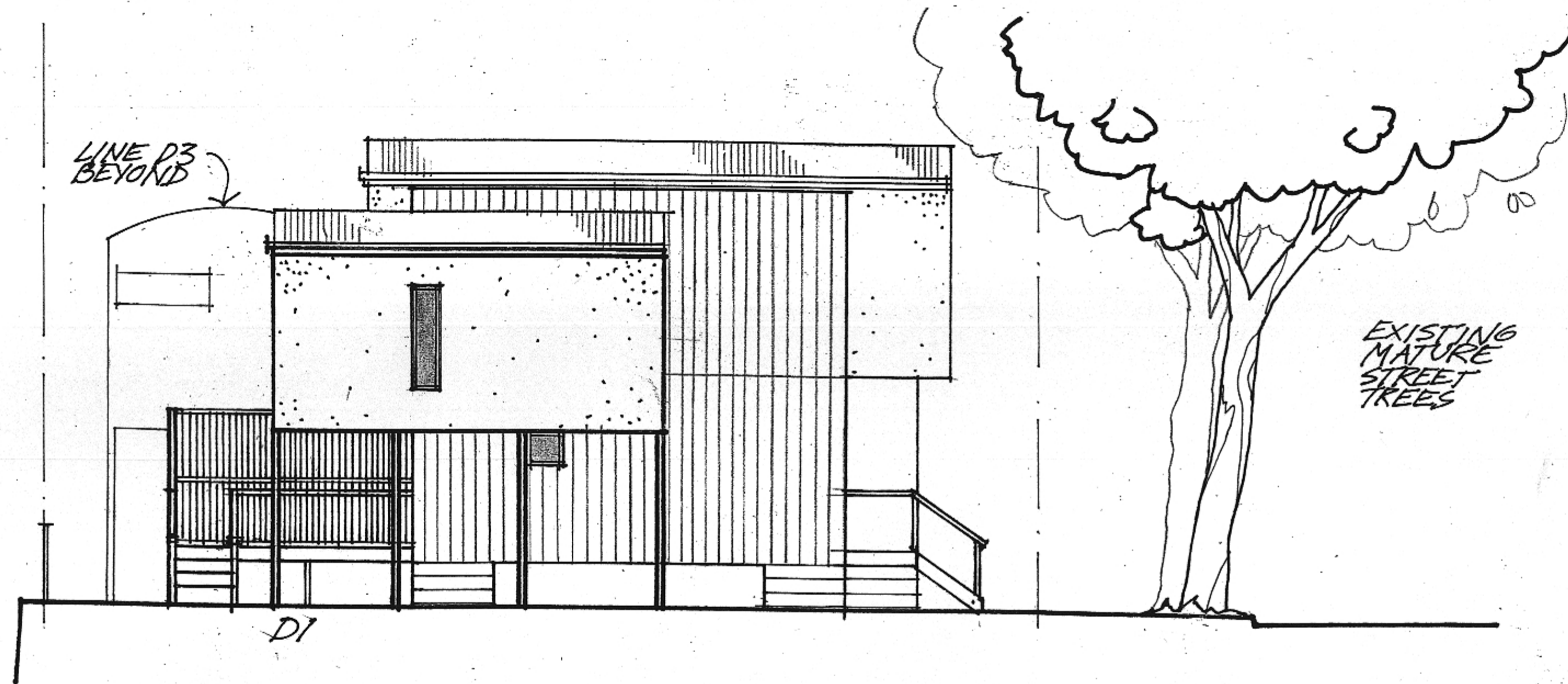
DATE  
JAN 2021

REVISION  
19/1/2021  
COLOUR CHANGES

**AMENDED PLAN / DOCUMENT**  
**DATE: 20/01/2021**



**REAR (NORTH)  
ELEVATION**  
1:100



**WEST  
ELEVATION**  
1:100

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

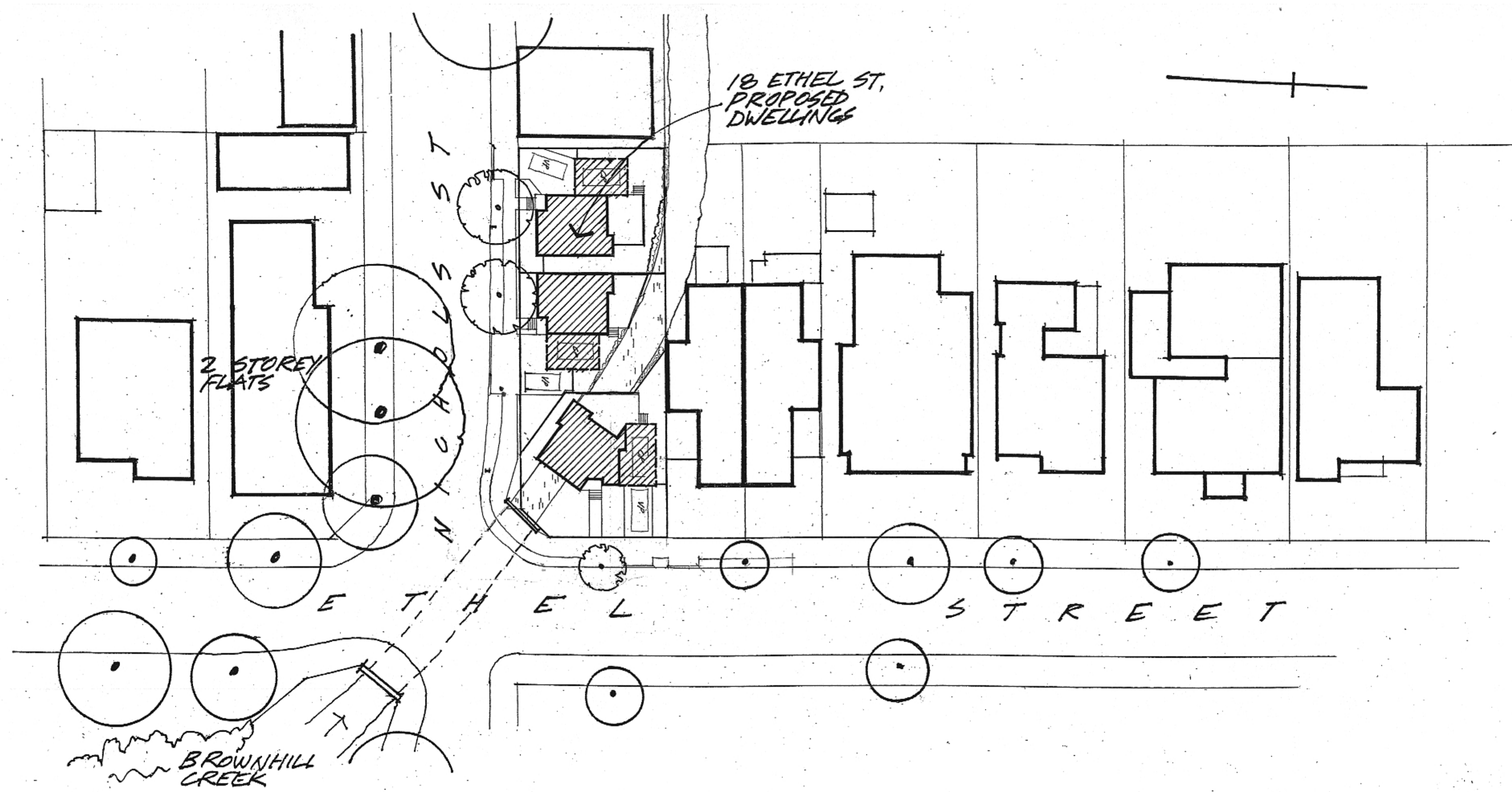
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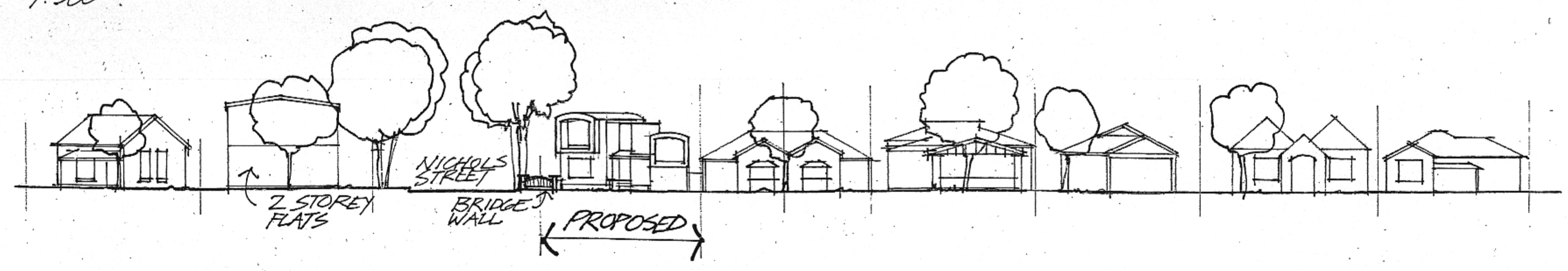
DATE  
**JAN 2021**

REVISION





ETHEL ST  
PLAN  
1:500



ETHEL ST  
EAST ELEVATION  
1:500

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

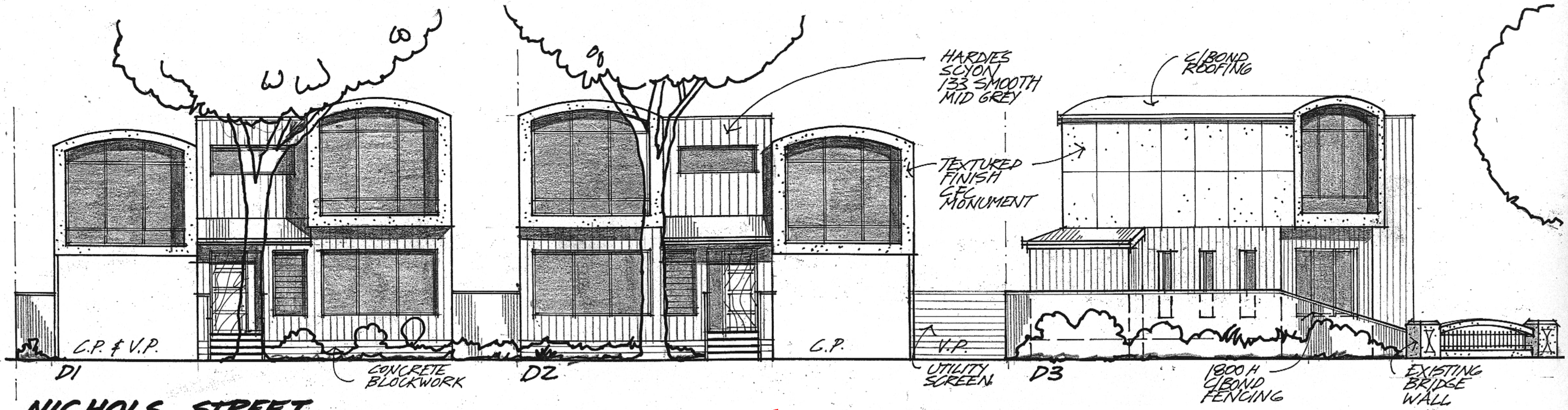
FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH ROAD  
NORWOOD

DRAWING TITLE  
**ETHEL ST PLAN  
& ELEVATION**

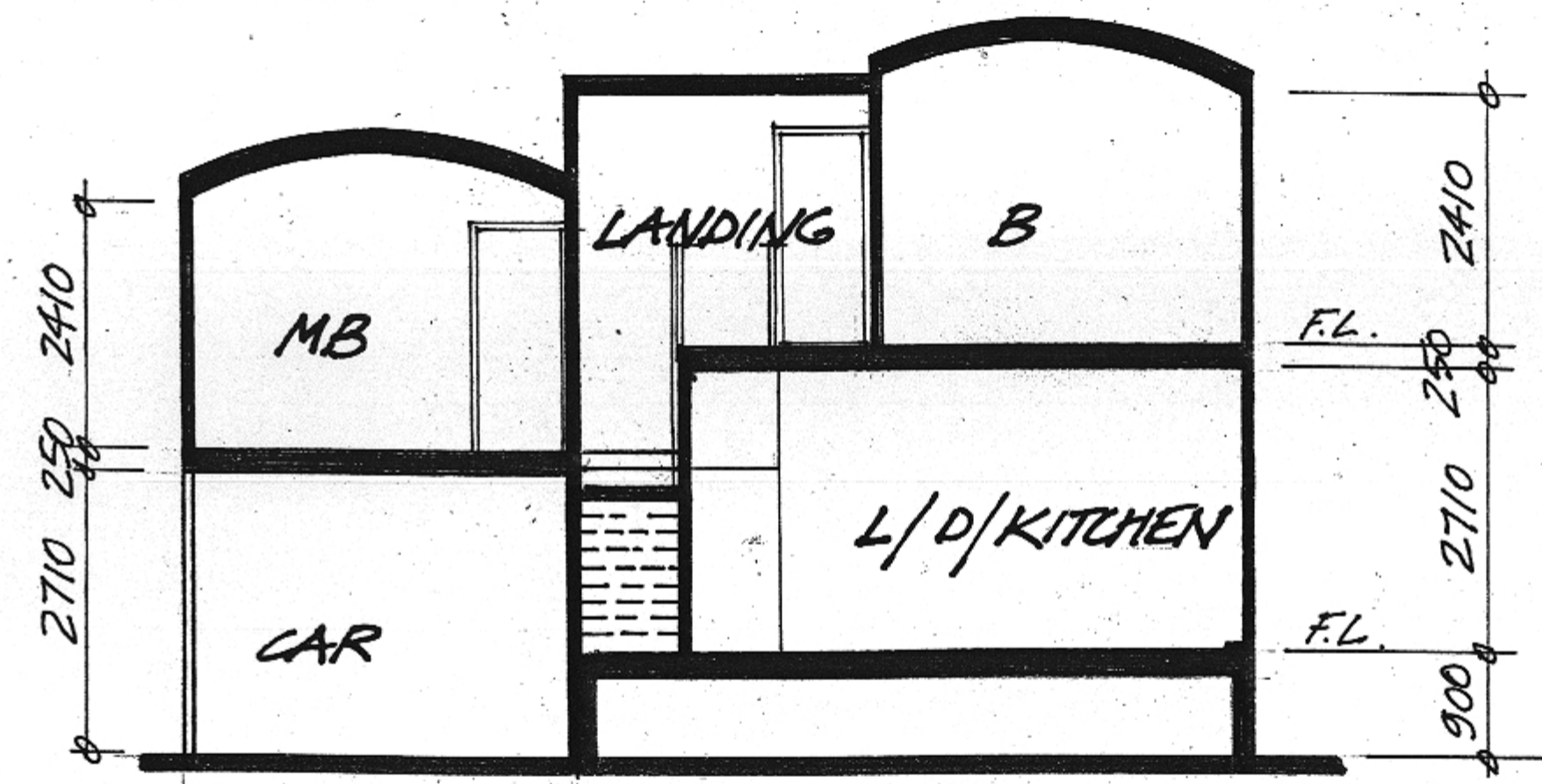
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DATE  
**JAN 2021**

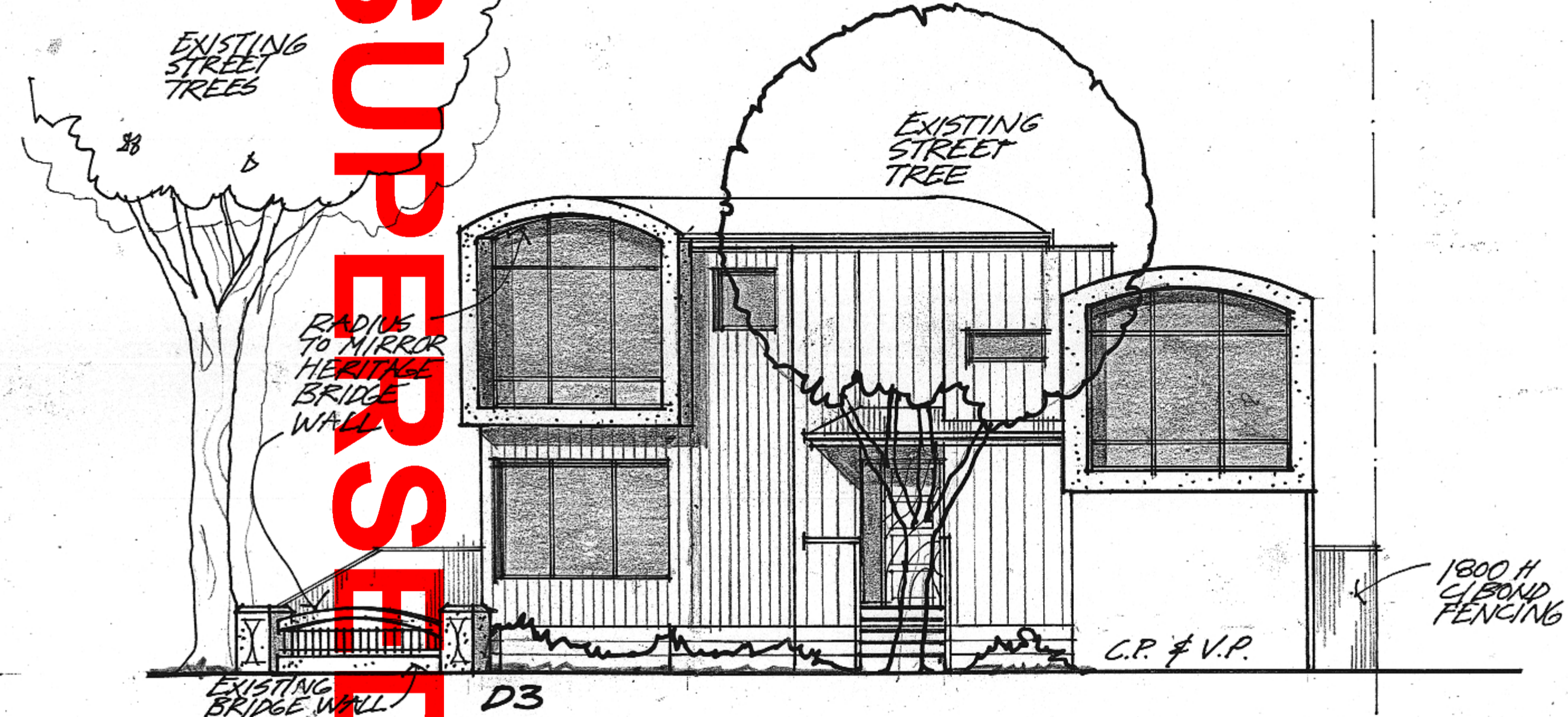
REVISION



**NICHOLS STREET ELEVATION**  
1:100



**TYPICAL SECTION A-A,**  
1:100



**ETHEL STREET ELEVATION**  
1:100

**SUPERSEDED**

JOHN BARRINGTON  
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PROJECT  
PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE

FOR  
C SMERDON AND J BARRINGTON OF 267 PORTRUSH ROAD NORWOOD

DRAWING TITLE  
**STREET ELEVATIONS & SECTION**

DRAWING NUMBER  
20185/SK04C

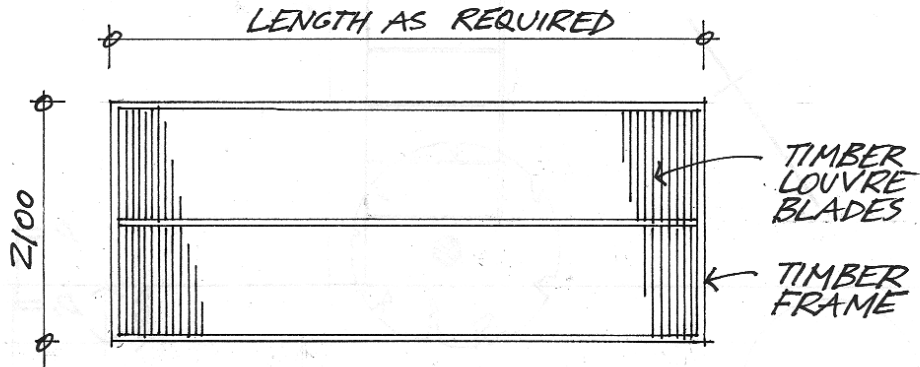
DATE  
JAN 2021

REVISION

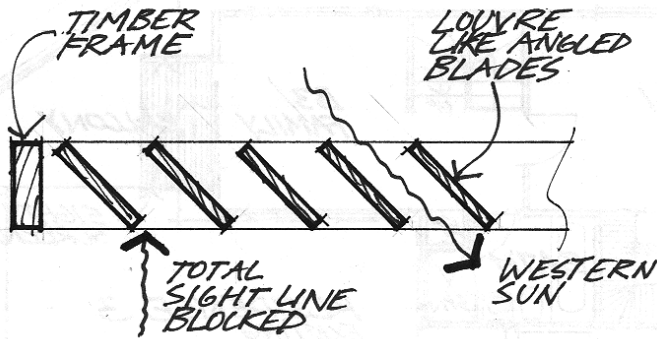
18 ETHEL STREET  
FORESTVILLE

27/7/2020

REAR SIGHT  
SCREENS: TYPICAL



ELEVATION



PLAN  
DETAIL

**ATTACHMENT B**

## **R ITEM**

### **DEVELOPMENT APPLICATION – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/777/2018/C2
<b>ADDRESS:</b>	18 Ethel Street, Forestville SA 5035
<b>DATE OF MEETING:</b>	18 <sup>th</sup> August 2020
<b>AUTHOR:</b>	Amy Barratt
<b>DEVELOPMENT PROPOSAL:</b>	Construct 3 x two storey dwellings with associated carports, and decking
<b>HERITAGE VALUE:</b>	Nil. Adjacent Local Heritage Bridgehead
<b>DEVELOPMENT PLAN:</b>	19 December 2017
<b>ZONE:</b>	Residential Streetscape Built Form Zone, Policy Area 8 (Precinct 8.1)
<b>APPLICANT:</b>	John Barrington
<b>OWNER:</b>	Prescott Holdings Group Pty Ltd
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	YES – (1 support, 2 oppose)
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Unresolved representations Involves Building Work over a watercourse
<b>RECOMMENDATION:</b>	Approval
<b>KEY PLANNING ISSUES:</b>	Building bulk / mass Desired Character

## **1. BACKGROUND**

### **Site and Application History**

One preliminary application has been recorded for the subject land pursuant to preliminary application number PRE/65/2016 to *'construct single storey dwelling and a detached studio/home office'*.

An application to *'demolish existing shed'* was granted development approval pursuant to application number 090/33/2020/C1.

### **Application Background**

## Item

### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

The subject application to ‘*construct three, two storey dwellings with associated carports and decking*’ was lodged with Council in October 2018. Following receipt of referral responses and advice from Council’s Consulting Architect, a lengthy further information request was made dated 10 January 2019 (refer Attachment F).

Subsequently, the applicant provided amended plans and a second further information request was made dated 4<sup>th</sup> December 2019 (refer Attachment F). The requested information predominantly relates to referral and design concerns and as such will be discussed in further detail in the appropriate sections of this report.

The applicant provided further amended plans in response to Administrations second letter, and the application was publicly notified 5<sup>th</sup> June 2020.

Through the further information requests, the applicant was requested to lodge a land division application to be assessed contemporaneously with the subject built form application (following case law authority from the ERD Court and Supreme Court). The land division application was received in May 2020 (090/327/2020/C2) and is required to be considered prior to the subject built form application.

Administration have advised the applicant that the proposal does not meet relevant Policy relating to predominant allotment sizes and is at variance with several Zone Principles of Development Control (including an upper storey that is not inconspicuous). However, given the character of the immediate locality, and design feedback from Council’s Consulting Architect which included the following analysis in relation to ‘bulk and scale’

*While there is a shortfall in allotment size and frontage width in relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division would most likely result in built forms of more substantial bulk and scale. In other words, the three smaller dwellings contemplated are likely to be more discreet in the streetscape than two larger dwellings.*

*The design of the proposed dwellings, although two-storey display good modulation and articulation. They are modest bulk and scale.*

It was apparent that the proposed dwelling design demonstrated merit, and the applicant elected to proceed an assessment.

## **2. DESCRIPTION OF PROPOSAL**

The applicant proposes to construct three, two-storey dwellings with associated carports and decking. Dwelling One and Dwelling Two present to Nichols Street, whereas Dwelling Three presents to the corner and Ethel Street, and is situated above Brownhill Creek.

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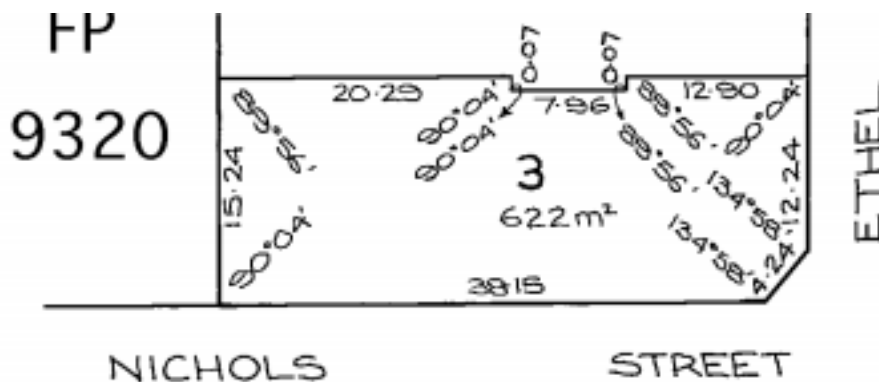
**Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**



**3. SITE DESCRIPTION**

The subject site is located within the Residential Streetscape Built Form Zone, Policy Area 8 (Compact Precinct 8.1). The site is located on the north-western corner of Ethel Street and Nichols Street and is currently vacant.

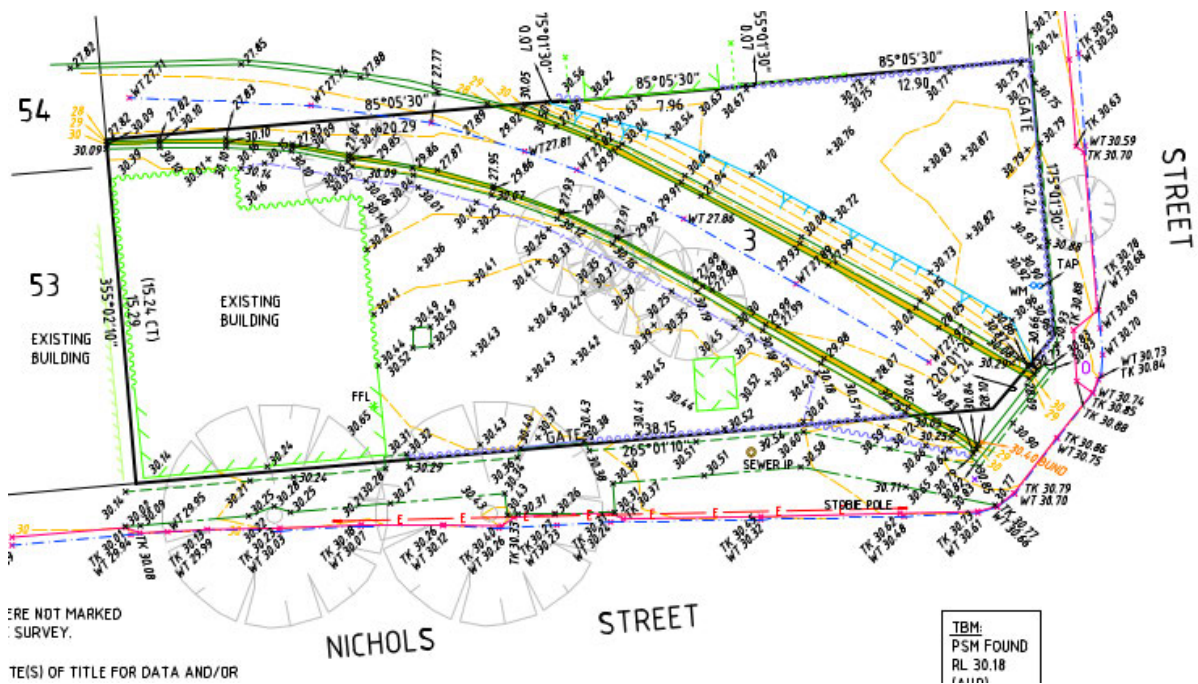
The site is regular in shape having a frontage to Ethel Street of 12.24m, a corner cut-off (4.24m), and a depth of 28.15m. The overall site area is approximately 622m².



Brownhill Creek traverses through the subject land, and a Local Heritage Bridgehead is located at the corner cutoff.

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**Development Application – 090/777/2018/C2 – 18 ETHEL STREET,  
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The site has five (5) adjacent street trees. Two of these trees located along the Nichols Street frontage are relevant to proposed development and include;

- A non-regulated SA Blue Gum (adjacent proposed Dwelling One); and
- A Regulated Red Ironbark (adjacent Dwelling Two).

There are no Regulated Trees located on the subject land.

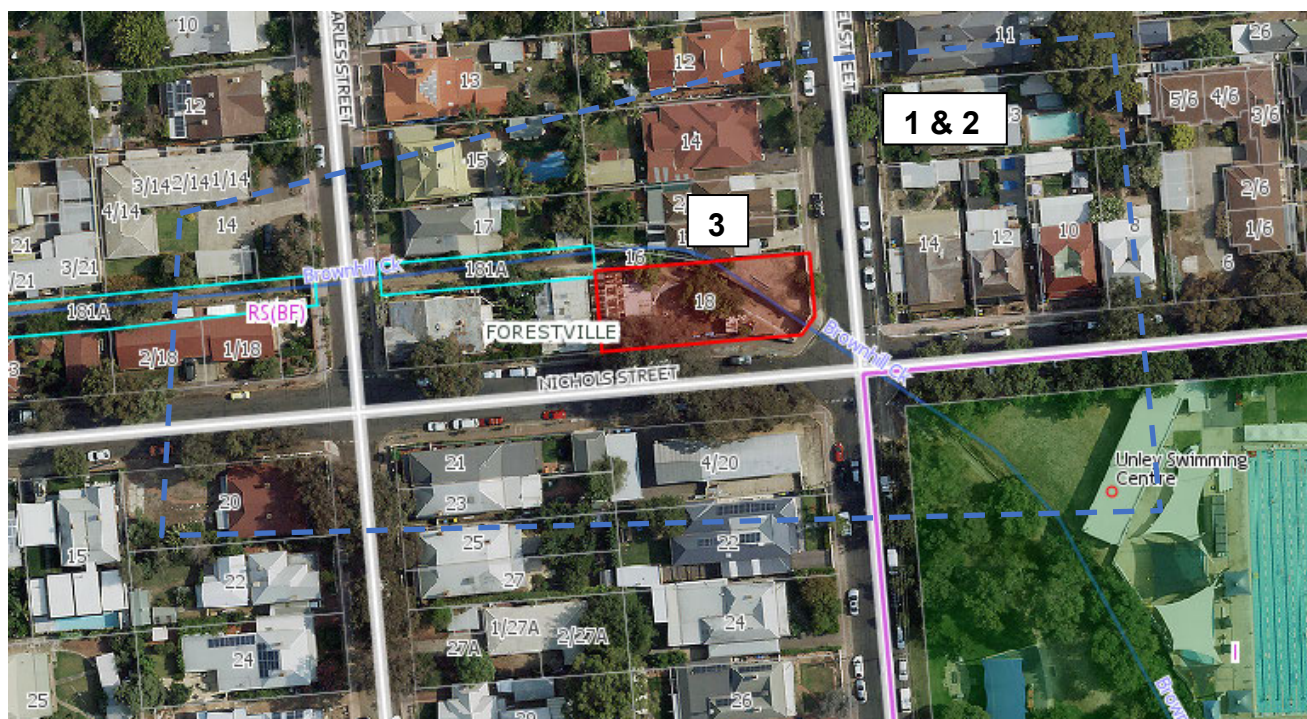


**4. LOCALITY PLAN**



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### **Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**



## 5. LOCALITY DESCRIPTION

### Land Use

With the exception of the Unley Swimming Centre (a community recreational land use) which occupies the south-eastern corner of Ethel Street and Nichols Street, the predominant land use within the locality is residential.

### Settlement Pattern and Dwelling Type

The character of the immediate locality is mixed and includes a late 1950s residential flat building, 1800s-character dwellings and late 1970s/early 1980s dwellings, semi-detached dwellings, with some 1920s Bungalows.

Except for the two-storey residential flat building, the locality is predominantly single storey.

## 6. EXTERNAL REFERRAL

The proposed development does not require a formal referral to the Natural Resources Adelaide and Mount Lofty Ranges (as it does not fall under Clause 2 – Table, Item 12(1) of Schedule 8). However, since the proposal includes building near, and over, a watercourse Administration sought informal advice of the Natural Resources Adelaide and Mount Lofty Ranges.

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### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

It is noted that should the application receive approval, a 'Water Affecting Activity Permit' is not required.

The following informal advice was provided for Council's consideration (refer Attachment D):

*During construction activities it is important that the developer/builder prepare a Soil Erosion and Drainage Management Plan (SEDMP) for the site and submit this Plan to Council prior to issue of Building Rules Consent for Council's approval. The SEDMP should comprise of:*

- *A drainage plan*
- *A site plan*
- *Supporting report*
- *Preliminary design sketches with details of erosion control methods that will prevent:*
  - i. Soil moving off the site during periods of rainfall and detail installation of sediment collection devices to prevent the export of sediment from the site, and,*
  - ii. Erosion and deposition of soil moving into the watercourse.*

*We also recommend the following conditions to be included as part of Council's approval:*

- *There must be a minimum distance of 20 meters between the watercourse and the fuelling site for machinery used to undertake construction.*
- *The proposed works shall be kept free at all times of rubbish/debris to minimise their potential entry into the watercourse.*

Should the application receive planning consent, a Stormwater Management Plan addressing the above will be required prior to full development approval (refer Reserved Matter). Administration have included the above condition recommendations as advisory notes.

## **7. NON-STATUTORY (INTERNAL) REFERRALS**

Stormwater:

- *I think the proposal is acceptable 'in principle', they will still need to submit a detailed stormwater management plan and coordinate the upgrade of the channel prior to construction, as suggested by FMG in the report in which I agree.*
- *What they have proposed with regard to FFL's I believe to be reasonable, but I would like confirmation that the freeboard to the underside of the floor slab is 500mm above the HGL (Hydraulic Grade Line or Flood level) of the creek channel.*

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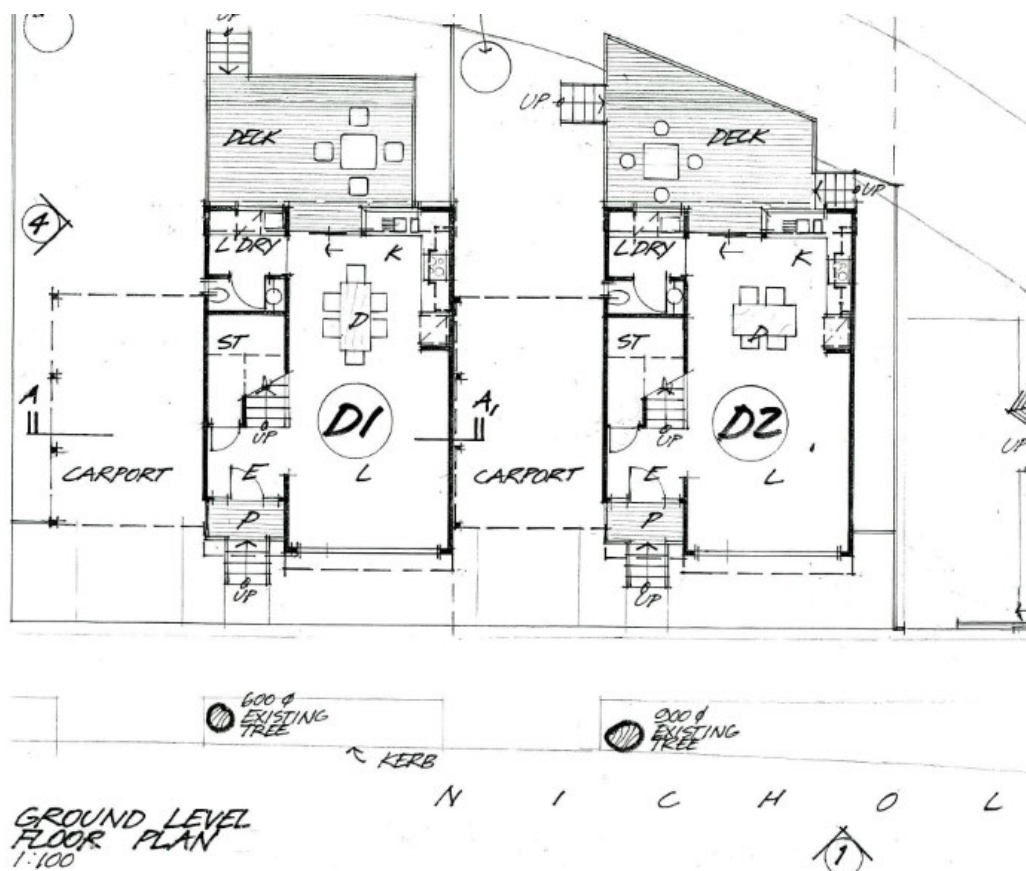
**Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**

- Their proposed 3.0m above the invert of the creek channel is close to this value but I would like to know the HGL of the channel for the 100yr ARI (1% AEP) at this location post upgrade to ensure the 500mm freeboard is achieved.
- I have had a look at their amended documentation. They have stated a 2,300L rainwater tank for each of the two dwellings next to each other - I think they made a mistake and it should be 3,000L per dwelling (i.e. 2,000L and 1,000L = 3,000L). Also, they have suggested to discharge the stormwater out to the kerbs in both Nichols St and Ethel St - It would make more sense to discharge straight into the creek provided the correct measures are in place so that the discharge rate does not exceed the pre-development flow rates (with max. discharge rate of 4L/s).

Should the application receive a planning consent, a Stormwater Management Plan addressing the above is required prior to full development approval (refer Reserved Matter).

Crossover and Street Trees:

The original submission included Dwelling 1 and 2 presenting to Nichols Street with vehicle access/storage to the left of the dwelling component, and as such proposed the following crossover configuration:



Through the referral process, Council’s Assets and Arboricultural Team raised concerns regarding the locations of the crossovers as demonstrated above.

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### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

#### Assets:

- *There is minimal space to fit a crossover between the existing tree and the SAPN pole in Ethel Street;*
- *Depending on Council's Arborists advice (refer below), I don't believe the proposed crossover this close to the tree would be the best option;*
- *Overall there are no other obstruction from an assets perspective;*
- *Any redundant crossovers will be required to be returned back to kerb and gutter.*

#### Arboriculture:

*The site has five (5) adjacent street tree although three (3) of these trees are of little importance and/or relevance and can be managed by Strategic Assets at the final stages of construction. However, the remaining two trees will be problematic to the proposed design and require considerable design and arboricultural considerations.*

#### ***Tree 1 – Eucalyptus sideroxylon***

- *The eastern of the two (2) street trees is identified as a mature 'regulated' Eucalyptus sideroxylon (Red Ironbark) which is a valuable part of a stand of Eucalyptus species throughout the streetscape and adjacent Forestville Reserve.*
- *The tree has a Structural Root Zone (SRZ) measuring 3.06 metres and a Tree Protection Zone (TPZ) measuring 8.40 metres. With respect to the proposed development, no vehicle crossover and/or excavation should occur within the SRZ while tree sensitive design and construction measures will need to be assembled throughout the TPZ to ensure tree damaging activity does not occur.*

#### ***Tree 2 – Eucalyptus leucoxylon ssp megalocarpa***

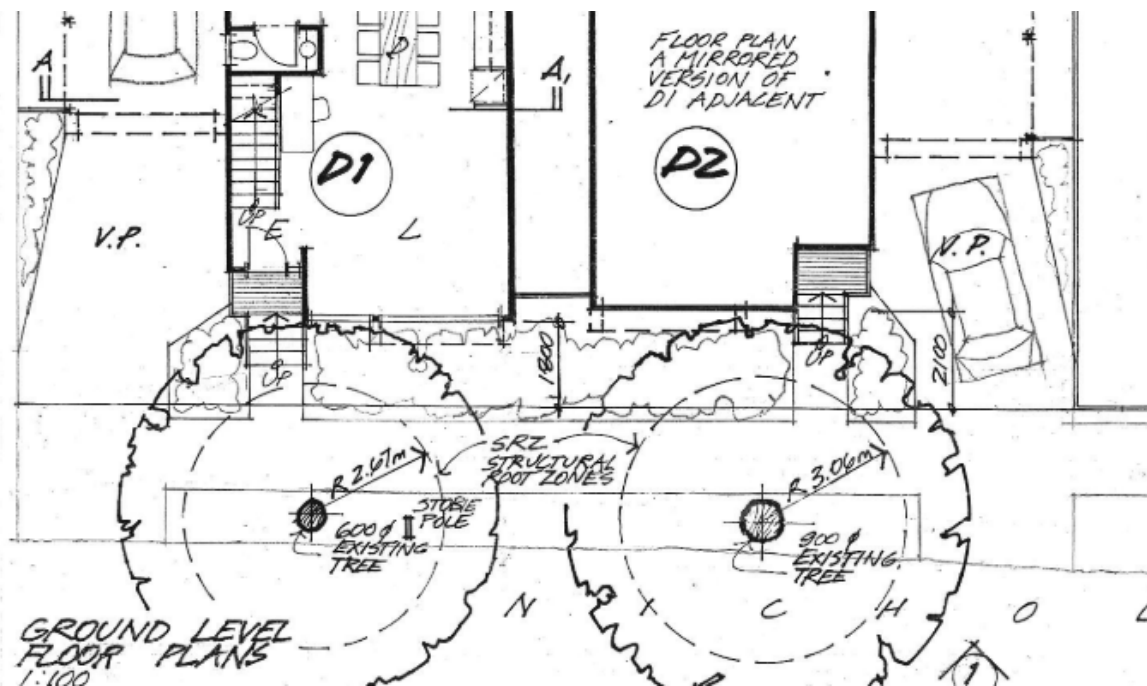
- *The western street tree is a mature Eucalyptus leucoxylon ssp megalocarpa (Large Fruited SA Blue Gum) that is part of the stand of Eucalyptus that exist within both the adjacent streetscape and Forestville Reserve.*
- *The street tree has a SRZ of 2.67 metres radius and subsequently I do not support a vehicle crossover or any soil disturbance within this zone, which is measured from the centre of the tree. Any works within this area may compromise the structural integrity of the tree and its ability to stand upright.*

*In conclusion, I do not support the proposed development and vehicle crossover locations albeit alternative vehicle crossover locations and tree sensitive design solutions adjacent Tree 1 may provide a way forward for both development and sustained street tree health and structure.*

In response, the applicant has amended the plans, altering the vehicle access/storage arrangements as follows:

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**Development Application – 090/777/2018/C2 – 18 ETHEL STREET,  
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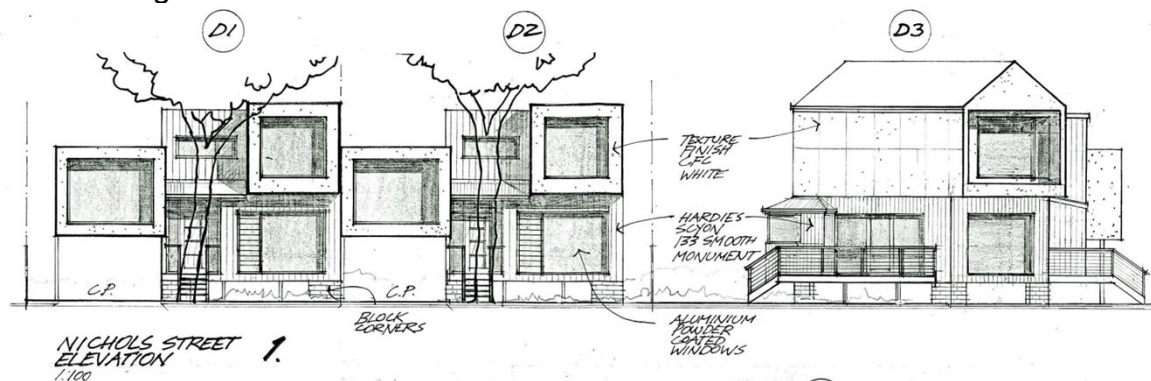


Councils Arborist provides the following comments on the above plans:

- The amendment with respect to the vehicle crossovers appears satisfactory.
- The use of the Australian Standard 4970-2009 'Protection of trees on development sites' will be critical with respect to the engineering designs, construction methods, etc. when designing and building the dwellings.

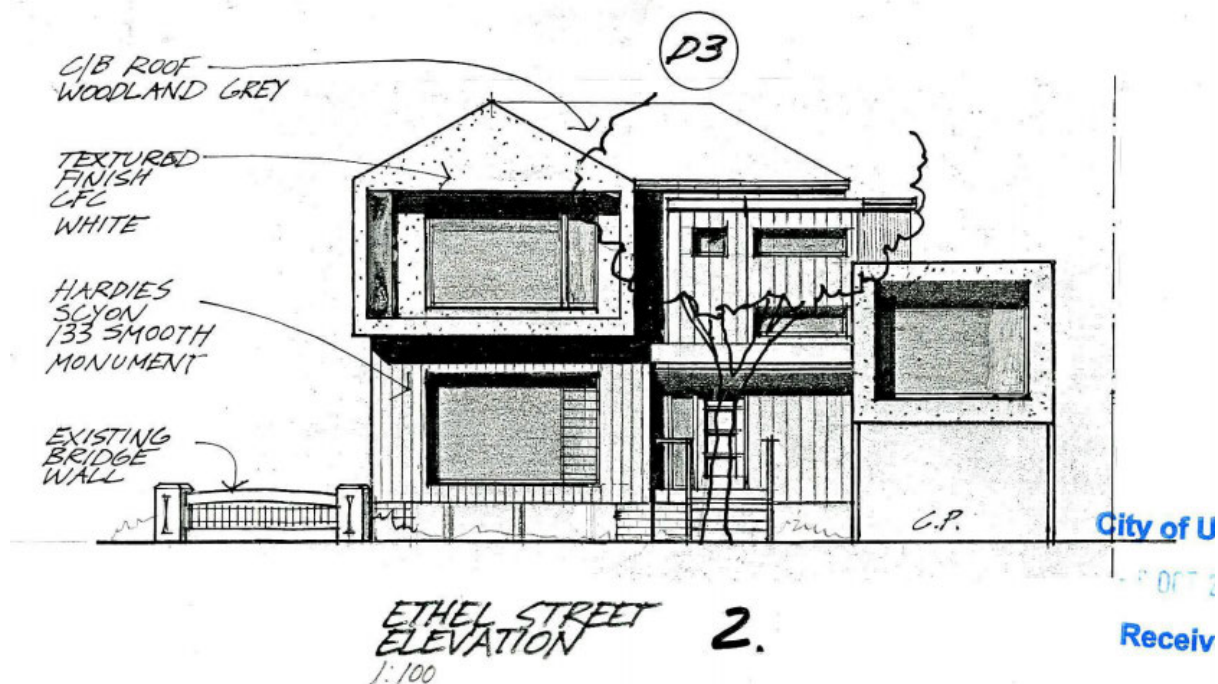
**Design:**

The following comments were provided on the original submission, which included the following elevation detail:



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- The proposed development is inconsistent with a number of aspects of relevant policy. In relation to the proposed land division these include under-size allotments and frontage widths. In relation to built form they include: two-storey form, flat roof forms, small side setbacks.
- Having said that, it is acknowledged that the streetscape character of the immediate locality is mixed (park and pool diagonally opposite, late 1950s flat building directly opposite, secondary street frontage in Nichols Street, a clear change in built form from the relatively consistent late 1800s character of the western side of the southern end of Ethel Street to mixed character in the vicinity of the intersection of Ethel Street and Nichols Street with late 1970s/early 80s semi-detached dwellings on the allotment to the north of the subject site and some 1920s bungalows with some earlier and some later dwellings all evident.
- There is also a local heritage listed bridge in the south-eastern corner of the subject site.
- I understand that the proposed development involves a 1 into 3 land division. Designs have been prepared for small two-storey dwellings on each of the allotments. While there is a shortfall in allotment size and frontage width in relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division would most likely result in built forms of more substantial bulk and scale. In other words, the three smaller dwellings contemplated are likely to be more discreet in the streetscape than two larger dwellings.
- The design of the proposed dwellings, although two-storey display good modulation and articulation. They are modest bulk and scale. Proposed materials are reasonably compatible with the context but the proposed contrasting black/white colour scheme is not.
- If Council are to support the proposal and the current dwelling designs are pursued, it may be better if the proposed dwelling on the corner of Ethel

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### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

*street and Nichols Street had a flat roof rather than a pitch roof. Pitching the roof in an attempt to 'fit in' with streetscape character increases the apparent bulk and scale of the two-storey form (which is undesirable). Although not specifically what policy seeks, a flat roof form would help to relate the building to the other two proposed dwellings and diminish its streetscape prominence.*

- *I also believe that the removal of the kitchen projection in the most recent scheme is a retrograde step. I think that it is better included as it helps to break down overall bulk and scale and add modulation to an otherwise relatively blank façade. There is also scope for a similar treatment to the robes at first floor level to further break down the façade.*
- *I recommend avoiding a highly-contrasting colour scheme. Development should attempt to blend into the streetscape rather than accentuate its differences. Given the two storey form and relative density of development, natural timber and earthy colours for rendering would help the built form to recede more in the streetscape.*
- *Fencing is an important consideration and no details have been provided yet. Fencing should be low-key, mostly low (up to 1.2 metres in height) and simple in appearance.*
- *It would be worth checking if the Brownhill Creek culvert needs to be fenced.*

The applicant provided amended drawings in response to the above advice. The following comments were provided by Council's Consulting Architect:

- *Most of my previous advice remains relevant (refer schedule 15 November 2018).*
- *The design appears to be essentially the same except that the proposed dwelling on the corner of Ethel Street and Nichols Street now has a flat roof, similar to the other proposed dwellings. Although inconsistent with relevant policy, in the context of the mixed character in the locality and the other proposed dwellings, I think that this is a logical and reasonable amendment that has the benefit of reducing overall bulk and scale.*
- *The reintroduction of the projecting kitchen alcove to dwelling 3 is positive.*
- *There remains opportunity to reduce the bulk of south-western elevation of dwelling 3 by modulating the robes to beds 2 and 3 in a similar way to the treatment of the stair and vestibule area of the same unit.*
- *The substantial setback of carports on dwellings 1 and 2 is positive, minimising their visual impact from the public realm.*
- *The minor changes to treatment of sub-floor areas does not appear to have material impact on the appearance. If anything, the base appears more solid which is positive.*
- *While the proposed colour scheme has been amended to reduce contrast, I recommend against the use of Colorbond 'Monument' which is very dark and look to colours that relate more closely to colours evident in traditional buildings in the area.*

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### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

- *It would be helpful to have more information regarding the existing and proposed levels of the proposed development and proposed levels and heights relative to adjacent and nearby buildings.*
- *A design context report is needed to assist in weighing the competing aspects of the proposed development.*

The applicant subsequently amended the colour palate and provided further height details of adjoining properties (Attachment A).

Councils Consulting Architect provides the following concluding remarks:

- *The design context report is helpful.*
- *I agree that the proposed development “better supports desired character” in accordance with Zone PDC 12 and is a “high quality contemporary design” that “suitably references the contextual conditions of the locality” in accordance with Zone PDC 10.*

*As previously advised (15 November 2018):*

- *The proposed development is inconsistent with a number of aspects of relevant policy. In relation to the proposed land division these include under- size allotments and frontage widths. In relation to built form they include: two-storey form, flat roof forms, small side setbacks.*
- *Having said that, it is acknowledged that the streetscape character of the immediate locality is mixed (park and pool diagonally opposite, late 1950s flat building directly opposite, secondary street frontage in Nichols Street, a clear change in built form from the relatively consistent late 1800s character of the western side of the southern end of Ethel Street to mixed character in the vicinity of the intersection of Ethel Street and Nichols Street with late 1970s/early 80s semi-detached dwellings on the allotment to the north of the subject site and some 1920s bungalows with some earlier and some later dwellings all evident.*
- *The streetscape character of the immediate locality is not therefore reflective of the desired character that relevant policy seeks to retain.*
- *While there is a shortfall in allotment size and frontage width in relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division which would achieve desired allotment sizes and frontage-widths would most likely result in built forms of more substantial bulk and scale. In addition, there is no consistent historic pattern of development in the immediate locality.*
- *The design of the proposed dwellings, although two-storey, displays well-resolved modulation and articulation. The dwellings are modest in bulk and scale. Proposed materials are reasonably compatible with the context.*
- *The impacted of the raised floor level of the proposed dwellings is ameliorated by their relatively modest height.*
- *Despite some inconsistencies with relevant policy in respect of building form, the proposed development responds positively to the streetscape character of the immediate locality which has been compromised by previous developments.*
- *Provision for vehicles is relatively discreet, in the form of open carports with relatively substantial front setbacks.*



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### Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued

- Sufficient space is provided for landscaping commensurate with prevailing character.
- The local heritage listed bridge balustrade on the corner of Ethel Street and Nichols Street is not adversely impacted by the proposed development.
- On balance, given the compromised prevailing streetscape character in the locality, the proposed development is supportable.

## **8. PUBLIC NOTIFICATION**

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period 3 representations were received as detailed below.

<b>13 Ethel Street – combined (oppose)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
The proposed development (contemporary 'box-like' design and density) does not compliment the character of area.	Aesthetics is a subjective assessment.  The appearance and scale is in keeping with the existing block of flats adjacent. An eye sore of a vacant site will be transformed into a highly desirable place to live.
Concerns that the proposed development will exacerbate existing parking congestion.	The proposal includes two off-street parking spaces, per dwelling.  The abundance of public transport should be utilised to its maximum and the closeness of recreational spaces and pool makes this proposal ideal for the location.
<b>1/16 Ethel Street (support)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
Do not object to the development based on the notified plans, noting specifically the windows and setbacks as shown for D1 and D2	-

(\* denotes non-valid planning considerations)

## **9. DEVELOPMENT DATA**

<b>Site Characteristics</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>Development Plan Provision</b>
Total Site Area	159m <sup>2</sup>	180m <sup>2</sup>	284m <sup>2</sup>	550m <sup>2</sup>
Frontage	10.4m	11.9m	12.24m	15m
Depth	15.29m	15.28m	15.85m	>than width
<b>Building Characteristics</b>				
<b>Floor Area</b>				
Ground Floor	40m <sup>2</sup>	40m <sup>2</sup>	49m <sup>2</sup>	

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Upper Floor	<b>66m<sup>2</sup></b>	<b>66m<sup>2</sup></b>	<b>77m<sup>2</sup></b>	≤50% of ground floor
<b>Site Coverage</b>				
Roofed Buildings	41%	36%	27%	≤50% of site area
<b>Setbacks</b>				
<b>Ground Floor</b>				
Southern Boundary	1.8m (front)	2.1m (front)	<b>1.8m</b> (secondary)	2m (secondary)
Western boundary	4.14m dwelling (side) 1m carport	1.5m (side)	1.8m – 6.7m (rear)	1m (side) 3m (rear)
Eastern boundary	On boundary (side)	4m dwelling 1m carport (side)	5.7m (front)	1m (side)
Northern boundary	4.7m dwelling 1.7m deck (rear)	4.4m dwelling 1m deck (rear)	3.3m dwelling 1m carport (side)	1m (side) 3m (rear)
<b>Upper Floor</b>				
Southern boundary	<b>1.1m</b> (front)	<b>1.6m</b> (front)	<b>1.8m – 5m</b> (secondary)	4m (secondary) Upper storey should be inconspicuous
Western boundary	<b>1m – 4.4m</b> (side)	<b>1.5m</b> (side)	<b>2.9m – 6.7m</b> (rear)	2m (side) 6m (rear)
Eastern boundary	<b>On</b> <b>boundary</b> (side)	<b>1m –</b> <b>4m</b> (side)	<b>4.7m</b> (front)	2m (side) Upper storey should be inconspicuous
Northern boundary	<b>3.3m – 5m</b> (rear)	<b>3.6m –</b> <b>5.2m</b> (rear)	3.6m (side)	2m (side) 6m (rear)
<b>Wall on Boundary</b>				
Location	Eastern	-	-	
Length	8.9m	-	-	≤9m or ≤50% of the boundary length, whichever is the lesser
Height	<b>6.8m</b>	-	-	≤3m
<b>Private Open Space</b>				
Min Dimension	>4m	3.5m (due to creek)	>4m	≥4m minimum
Total Area	39m <sup>2</sup> (24%)	<b>20m<sup>2</sup></b> (11%)	56m <sup>2</sup> (19%)	35m <sup>2</sup>
<b>Car parking and Access</b>				

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On-site Car Parking	2	2	2	2 per dwelling where per dwelling where 4 bedrooms or more or floor area 250m <sup>2</sup>
Covered on-site parking	1	1	1	≥1 car parking space
On-street Parking	0.5	0.5	0.5	0.5 per dwelling
Driveway Width	3m	3m	3m	3m Single 5m double
Carport Internal Dimensions	3.2m x <b>5.6m</b>	3.2m x <b>5.6m</b>	3.4m x <b>6.6m</b>	3m x 6m for single
<b>Colours and Materials</b>				
Walls	Hardies Scyon light grey, Textured Finish CFC mid grey (Colorbond woodland grey roofing)			

(items in **BOLD** do not satisfy the relevant Principle of Development Control)

**10. ASSESSMENT****Zone Desired Character and Principles of Development Control****Residential Streetscape Built Form Zone, Policy Area 8.1**

**Objective 1:** Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.

**Objective 2:** A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.

**Objective 3:** Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.

**Objective 4:** Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.

**Desired Character****Streetscape Value**

The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed “streetscape attributes”) making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts. These attributes include the:

- a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and
- b) allotment and road patterns; and
- c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and
- d) scale, proportions and form of buildings and key elements.

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#### **Streetscape Attributes**

*It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:*

- a) siting - open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and*
- b) form - there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and*
- c) key elements - verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.*

#### **Assessment**

The subject land is currently vacant and underutilised, detracting from the desired character of the Zone. It is acknowledged that the existing site could be reasonably developed with a single dwelling. However, the application proposes to construct three dwellings.

The Zone supports the proposed nature of development in so far as it includes development of an underutilised land for street-fronting dwelling types (PDC 2, d).

#### Allotment Size

The subject application does not conform with the identified 'predominant' allotment size for the Policy Area (Compact 8.1) which identifies typical allotment sizes of 550m<sup>2</sup> and frontage widths of 15m.

The following allotment sizes and frontages are identified within the locality;

- residential site areas varying between 188m<sup>2</sup> and 780m<sup>2</sup>;
- street frontage widths to Ethel Street typically 14-15m;
- street frontage widths to Nichols Street typically of 11m-13m

The proposed development provides for two allotments fronting Nichols Street, and a third allotment fronting Ethel Street. The orientation and frontage width of the proposed dwelling sites are considered to sufficiently complement the desired character and prevailing settlement pattern.

While the proposed site area is less than the identified 'predominant' size, the proposal allows for infill development which is appropriate to their sites and which can maintain the spatial patterns as desired by the Policy Area including streetscape attributes comprising siting, form and key elements. As discussed in further detail below, the proposed site area does not prevent a built form outcome that

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complements the desired character/pattern of development nor does it compromise the immediate streetscape character.

Siting and Built Form

The proposed development establishes street-fronting dwellings to Nichols Street, having a front setback complimentary to the adjoining western property (secondary street setback) and referencing the close street presence of dwellings fronting Nichols Street (which are generally setback 3m – 3.5m). Dwelling 3 predominantly presents to Ethel Street and is setback in line with the northern adjoining residential property, receding from the street parallel with the corner cut-off of the site.

The proposal demonstrates appropriate collective side setbacks providing appropriate ‘gaps’ between buildings, as demonstrated on the accompanying streetscape elevations.

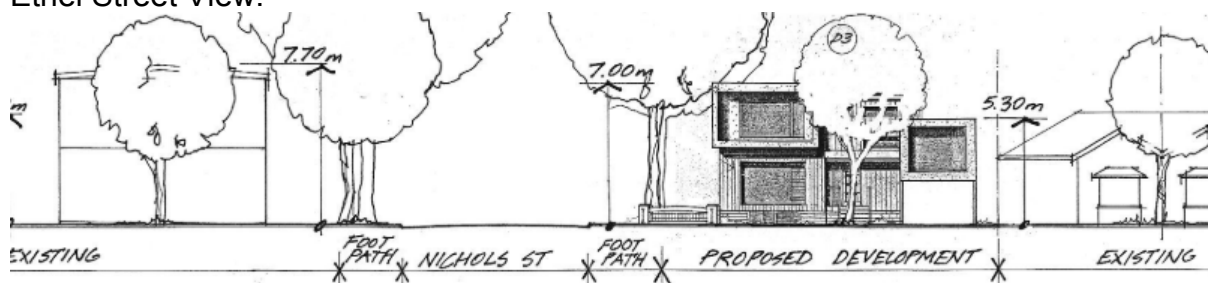
The proposed development includes three two storey dwellings displaying good modulation and articulation, resulting in modest bulk and scale. The dwellings do not reflect a number of the key elements of traditional building stock (such as a pitched roof), however are of high quality and are well designed. Council’s Consulting Architect provides the following comment in relation to key elements:

*“Although not specifically what policy seeks, a flat roof form would help to relate the building to the other two proposed dwellings and diminish its streetscape prominence”*

*“Although inconsistent with relevant policy, in the context of the mixed character in the locality and the other proposed dwellings, I think that this is a logical and reasonable amendment that has the benefit of reducing overall bulk and scale”*

The proposed materials are reasonably compatible with the context of the locality and the colour scheme includes soft tones which assist in receding the built form within the streetscape.

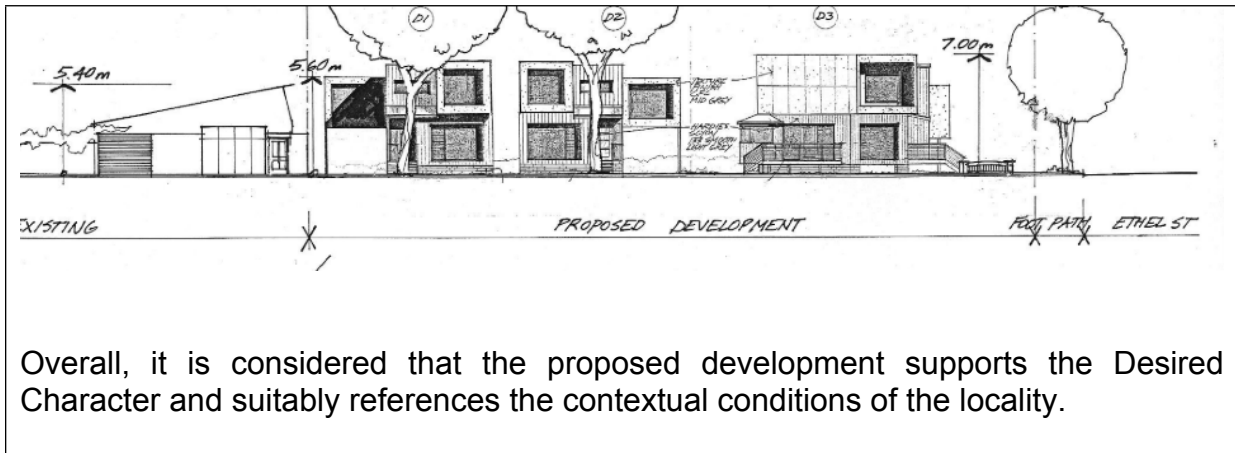
**Ethel Street View:**



**Nichols Street View:**

**Item**

**Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**



Overall, it is considered that the proposed development supports the Desired Character and suitably references the contextual conditions of the locality.

Relevant Zone Principles of Development Control	Assessment
<p><b>PDC 9</b>  <i>Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:</i></p> <ul style="list-style-type: none"> <li>a) <i>incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or</i></li> <li>b) <i>set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.</i></li> </ul>	<p>The proposed development does not satisfy PDC 9. The upper storey is not incorporated into the roof design, nor is it inconspicuous in the streetscape.</p> <p>The proposed upper storey design is not incongruous with the proportions of the existing residential flat building, and adjacent northern dwelling, as can be seen on the accompanying streetscape elevations.</p> <p>It is therefore considered that the intent of PDC 9 is satisfied by providing a design that complements the existing character of the immediate locality.</p>
<p><b>PDC 10</b>  <i>Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:</i></p> <ul style="list-style-type: none"> <li>a) <i>scale and form of buildings relative to their setbacks as well as the overall size of the site; and</i></li> <li>b) <i>characteristic patterns of buildings and spaces (front and side setbacks), and gaps between</i></li> </ul>	<p>The proposal includes three ‘small’ dwellings of a high-quality contemporary design. The proposal demonstrates appropriate bulk and scale relative to the overall size of the allotment and achieve appropriate spacing between buildings, and front setbacks.</p> <p>The building facades are not composed in a traditional manner (adopting key building elements), however do respond/relate to the immediate characteristic of the locality.</p>

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**Development Application – 090/777/2018/C2 – 18 ETHEL STREET,  
FORESTVILLE SA 5035 (GOODWOOD) - Continued**

<p><i>buildings; and</i></p> <p>c) <i>primarily open front fencing and garden character and the strong presence of buildings fronting the street.</i></p>	
<p><b>PDC 14</b> A carport or garage should form a relatively minor streetscape element and should:</p> <p>a) <i>be located to the rear of the dwelling as a freestanding outbuilding; or</i></p> <p>b) <i>where attached to the dwelling be sited alongside the dwelling and behind its primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:</i></p> <p>i. <i>incorporate lightweight design and materials, or otherwise use materials which complement the associated dwelling; and</i></p> <p>ii. <i>be in the form of a discrete and articulated building element not integrated under the main roof, nor incorporated as part of the front verandah or any other key element of the dwelling design; and</i></p> <p>iii. <i>have a width which is a proportionally minor relative to the dwelling façade and its primary street frontage; and</i></p> <p>iv. <i>(iv) not be sited on a side boundary, except for minor scale carports, and only where the desired building setback from the other side boundary is achieved.</i></p>	<p>The proposed development includes open carports which are integrated into the dwelling design (i.e. include a habitable room above the structure). Nevertheless, the carport itself forms a relatively minor streetscape element, is of minimal width and appropriately proportioned and located relative to the associated dwelling façade.</p>

**Relevant Council Wide Objectives and Principles of Development Control**

An assessment has been undertaken against the following Council Wide Provisions:

<b>City-wide Objectives and Principles of Development Control</b>		
<b>Design and Appearance</b>	<i>Objectives</i>	1, 2
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
<b>Energy Efficiency</b>	<i>Objectives</i>	1, 2
	<i>PDCs</i>	1, 2, 3, 4

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**Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**

<b>Form of Development</b>	<i>Objectives</i>	1, 2, 3, 4, 5, 6, 7
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
<b>Hazards</b>	<i>Objectives</i>	1, 2, 3, 4, 5, 6
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
<b>Heritage</b>	<i>Objectives</i>	1, 2, 3, 4, 5
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
<b>Landscaping</b>	<i>Objectives</i>	1
	<i>PDCs</i>	1, 2
<b>Regulated and Significant Trees</b>	<i>Objectives</i>	1, 2, 3
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
<b>Residential Development</b>	<i>Objectives</i>	1, 2, 3, 4, 5
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62
<b>Transportation (Movement of People and Goods)</b>	<i>Objectives</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

The following table includes the Council-wide provisions that warrant further discussion in regards to the proposed development:

<b>Relevant Council Wide Provisions</b>	<b>Assessment</b>
<b>Residential Development</b>	
<b>Site Coverage PDC 18</b>	<ul style="list-style-type: none"> <li>The upper floor area for the proposed dwellings exceeds the ground floor area. However, this fact does not result in unreasonable impact to adjoining residential properties and does not result in a bulk and scale that is incompatible with the context of the locality.</li> </ul>
<b>Side and Rear Setbacks PDC 13</b>	<ul style="list-style-type: none"> <li>Dwellings 1 and 2 demonstrate some variance with the recommended side and rear setbacks provisions.</li> <li>The siting of the proposed dwellings will not detrimentally impact upon the amenity of adjoining residential land, and will not result in shadowing of habitable room windows or open space.</li> <li>A large outbuilding is located on the western boundary of Dwelling 1, providing separation between the adjoining existing dwelling, private open space and the proposed dwelling.</li> <li>The northern adjoining property is separated by Brownhill Creek. The dwelling provides articulation and visual interest, and will not result in shadowing given the orientation of the land.</li> </ul>



**Item**

**Development Application – 090/777/2018/C2 – 18 ETHEL STREET,  
FORESTVILLE SA 5035 (GOODWOOD) - Continued**

<b>Private Open Space PDC 20</b>	<ul style="list-style-type: none"><li>• The minimum private open space required for the proposed development is 35m<sup>2</sup>, per dwelling</li><li>• The usable private open space provided for Dwelling 2 equates to 20m<sup>2</sup>;</li><li>• The proposed private open space provided for each dwelling is considered acceptable for the following reasons;<ul style="list-style-type: none"><li>○ Each dwelling is provided with open space that directly relates to the living area of the dwelling; allows for the entry of natural light; and facilitates outdoor living; and</li><li>○ The subject land is located in walking distance of a public recreational area.</li></ul></li></ul>
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**11. CONCLUSION**

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed development supports the desired character of the Zone, and is a high contemporary design which suitably references the contextual conditions of the immediate locality;
- The proposed dwelling design displays good modulation and articulation and results in modest bulk and scale;
- The proposal will not result in unreasonable shadowing or overlooking of adjoining residential land;
- Each dwelling is provided with adequate private open space, access and vehicle parking;
- While at variance with several Policy Principles of Development Control, the proposal is not seriously at variance to the Desired Character;
- The proposal provides high-quality dwelling design for a historically underutilised, and constrained, site.

The application is therefore recommended for Development Plan CONSENT.

**12. RECOMMENDATION**

MOVED:

SECONDED:

That Development Application 090/777/2018/C2 at 18 Ethel Street, Forestville SA 5035 to 'Construct 3 x two storey detached dwellings with associated carports, and decking' is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

**DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:**

**RESERVED MATTER**

## **Item**

### **Development Application – 090/777/2018/C2 – 18 ETHEL STREET, FORESTVILLE SA 5035 (GOODWOOD) - Continued**

The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

- A. A Soil Erosion and Drainage Management Plan (SEDMP) for the site, to the satisfaction of Council. The SEDMP should include:
- A drainage plan
  - A site plan
  - Supporting report
  - Preliminary design sketches with details of erosion control methods that will prevent:
    - i. Soil moving off the site during periods of rainfall and detail installation of sediment collection devices to prevent the export of sediment from the site, and,
    - ii. Erosion and deposition of soil moving into the watercourse.
- B. A detailed Stormwater Management Plan, to the satisfaction of Council, which includes:
- Confirmation that the freeboard to the underside of the floor slab is 500mm above the HGL (Hydraulic Grade Line or Floor Level) of the creek channel;
  - Appropriate discharge, retention and detention of stormwater satisfying the City of Unley Stormwater Management Policy; and
  - Evidence of discussions held with the Brownhill Keswick Creek Board to ensure a coordinated approach to the upgrade of the channel and construction of the dwelling as recommended by the accompanying FMG report dated 24/09/2018

## **CONDITIONS:**

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. The applicant shall undertake tree protection measures as prescribed, and in accordance with, Australian Standard 4970-2009 'Protection of trees on development site' to ensure protection of the Regulated Street Tree (Red Ironbark).
3. The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to council web site for the City of Unley Driveway Crossover specifications <https://www.unley.sa.gov.au/forms-and-applications#>

**Item****Development Application – 090/777/2018/C2 – 18 ETHEL STREET,  
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4. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
5. That the upper floor windows (excluding windows facing Nicholls Street and Ethel Street) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
6. That the deck areas of Dwelling 1 and Dwelling 2 be treated to avoid overlooking prior to occupation by being fitted with permanently fixed screens to the reasonable satisfaction of Council. The screens are to be a minimum height of 1700mm above the associated floor level with such screening to be kept in place at all times.

**NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:**

- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- Any fence that is situated between the building line of the main face of a building and the road on to which the building faces requires further approvals and are desired to be 'low and open' as prescribed within the relevant Zone Principles of Development Control.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au)
- There must be a minimum distance of 20 meters between the watercourse and the fuelling site for machinery used to undertake construction.
- The proposed works shall be kept free at all times of rubbish/debris to minimise their potential entry into the watercourse.

<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	Application Documents	Applicant
<b>B</b>	Representations	Administration
<b>C</b>	Response to Representations	Applicant
<b>D</b>	External Referral Response	Administration
<b>E</b>	Councils Consulting Architect Response	Administration
<b>F</b>	Correspondence to the applicant	Administration
<b>G</b>	Superseded Plans	Administration

## ATTACHMENT C

Ref: 2017-0062

27 April 2017

Mr Donny Michel  
Team Leader Planning  
City of Unley  
PO Box 1  
**UNLEY SA 5061**



**URPS**

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ROSE PARK SA 5067

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ABN 55 640 546 010

Dear Donny

### **Design Context Report - Proposal for three dwellings at 18 Ethel Street, Forestville**

URPS has been engaged by the architect in the matter described above, Mr John Barrington, to provide planning advice and assistance.

As the development is located in the City of Unley's Residential Streetscape (Built Form) Zone, this report has prepared in accordance with Schedule 5, 2B (1) (c) of the Development Regulations 2008.

Below, we provide a description of the proposal, identify key character attributes and design elements of the site and locality, and provides an appraisal of the proposal's performance against the most pertinent planning provisions.

#### **Proposal**

The proposal involves construction of three dwellings, each to be two-storeys in height. For the purposes of this correspondence, the dwellings are numbered from left-to-right on the plans. That is, the western dwelling is referred to as Dwelling 1 (D1), the central dwelling is D2, and the eastern dwelling (on the corner site) is D3.

Dwelling 3 is entirely separated and detached from the others, and is therefore a 'detached dwelling' by definition (once the associated land division is executed).

Dwelling 1 and 2 are proposed side-by-side. Information provided by the architect confirms that these dwellings will comprise separate buildings, with individual slabs, roof forms and guttering. As such, all 3 of the proposed dwellings are 'detached dwellings' by definition.

Externally, the proposed dwellings are of modern design expression, featuring flat roofs, large windows, and a highly modulated appearance. Internally, each of the dwellings comprises a single carport, ground floor living opening onto an external deck, and 3 upper level bedrooms plus a study nook.

## Subject land and locality

The subject land comprises one allotment with street address of 18 Ethel Street, Forestville (CT 5766/610).

The subject land has a ~38m frontage to Nichols Street and a ~12m frontage to Ethel Street (plus the length of the corner cut off), which form a total land area of some 622m<sup>2</sup>.

The land presently contain a dilapidated masonry and tin building, previously used as a Scout Hall, and minor vegetation. Brownhill Creek effectively bisects the land, and is contained within an open concrete drain. It is our understanding that the site has not been used in 30 or more years. The land is flat to the eye, barring the channelized Brownhill Creek.

The locality comprises the following:

- Primarily, detached dwellings on sites in the order of 600m<sup>2</sup>. Generally, these dwellings are of 'character' stock, including 1920s-1930s bungalows and earlier villas, of stone, brick, tile and tin roof construction, typically set close to the street and side boundaries, creating a compact urban character.
- Secondly, examples of smaller dwelling-types and allotment sizes, including a pair of semi-detached dwellings adjoining to the north, and a two-storey flat building containing at least 4 dwellings to the direct south of the subject land.
- The immediately adjacent land to the south-east is notable as it contains Unley Swimming Centre, a large public reserve and playground, and Goodwood Railway Station.

The northern area of Forestville is considered to generally exhibit high levels of amenity derived from compact and well maintained character dwellings set amongst abundant mature street trees. However, the section of Nichols Street most relevant to this proposal (the section between Charles Street and Ethel Street) has a distinct character and lesser streetscape amenity, featuring side walling, garage doors, parking areas, dilapidated fencing, and a two-storey flat building with little landscaping relief, all facing the street.

Photographs and aerial views of the site and its locality are presented in Figures 1 to 5 which follow.

**Figure 1: Subject land**



Figure 2: Current site condition (Nichols Street frontage)



Figure 3: Two-storey flat building located directly opposite/south of the subject land on Nichols Street

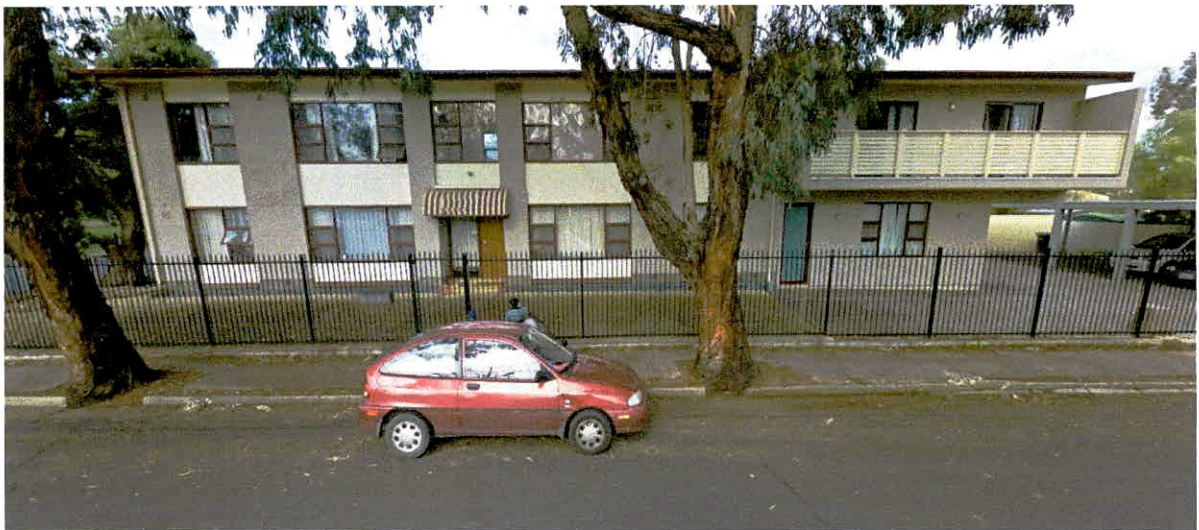


Figure 4: View of Nichols Street



Figure 5: Site context



### Procedural matters

According to the City of Unley Development Plan (consolidated 5 May 2016), the subject land is located within the following:

- Residential Streetscape (Built Form) Zone
  - > Policy Area 8 – Compact
    - Forestville (North) Precinct 8.1

Dwellings are neither complying nor non-complying in the Zone, and therefore the proposal is to be assessed 'on-merit'.

The proposal is assigned to Category 2 requiring limited notification, in accordance with Part 2 of Table Un/8 of the Development Plan.

### Planning assessment

In our view, the main planning consideration for this application relate to:

- Dwelling type and land use.
- Density.
- Desired Character.
- Building height, design and appearance.
- Setbacks, private open space and site coverage.
- Flooding and siting relative to Brownhill Creek.

Considerations relating to landscaping, overlooking, overshadowing, and car parking are more straightforward and briefly addressed under the heading 'Other matters'.



### Dwelling type and land use

The Zone and Policy Area seek residential development, primarily street-fronting dwellings in the form of detached dwellings, with semi-detached dwellings (Zone Objective 2, PDC 2(d), PDC 8; Policy Area Desired Character).

The proposed dwelling types (detached and semi-detached) are envisaged in the Policy Area. Further, both detached and semi-detached dwellings are evident in the locality, and thus the proposed dwelling types are an appropriate fit within this streetscape context.

Each of the proposed dwellings has a street frontage, as explicitly desired by the provisions above, and importantly, both Ethel Street and Nichols Street will be addressed by this development.

It is emphasised that this proposal clearly brings the site into greater alignment with the land use objectives of the Zone and Policy Area. The site is of poor appearance, was previously used for non-residential purposes and currently contains no dwellings. This proposal provides a desirable residential land use, with dwellings which desirably address both Nichols Street and Ethel Street.

### Density

The Desired Character for the Policy Area suggests sites should have a 'predominant' allotment size of 550m<sup>2</sup> and frontage widths of 15m. The proposed frontages and site areas are expressed below.

**Table 1: Site areas and frontage widths**

Attribute	Development Plan guideline	Proposed
Site area	550m <sup>2</sup>	D1 & D2: 164.5m <sup>2</sup> each D3: 292.8m <sup>2</sup>
Frontage width	15m	D1: 10.8m D2: 10.8m D3: 17m (Nichols St) & 15.24m (Ethel St)

We concede that the proposal falls short of the 'predominant' site areas and frontage widths anticipated by the Development Plan.

The use of the term 'predominant' within the planning policy however clearly implies there will be variation in site areas and frontage widths in the Policy Area. In turn, we believe this proposal presents an appropriate variation from the predominant site area and frontage width guidelines for the following reasons:

- **Site area shortfall:** In instances where a proposal does not satisfy the minimum site area stipulated by the Development Plan, it is widely held that the assessing authority should also consider setbacks, private open space, streetscape perception and the spacing of built form in order to determine whether the proposed density can be accepted. A body of case law provides that:

- > Development Plans are a “Practical code calling for practical application” (*City of Mitcham v Freckman & Ors [1999] 74 SASR 56*).
- > Development Plan provisions are not to be construed like statutes or mandatory requirements (*St Ann’s College v Corporation of City of Adelaide [1999] SASC 479; Walkerville Town Corporation v Adelaide Clinic Holdings Pty Ltd [1985] 38 SASR 161; Walsh & Anor v City of Tea Tree Gully & Anor [2012] SAERDC 11*).
- > A departure from the expressed quantitative provision of the Development Plan for site areas does not diminish the planning merit of the proposal (*AG Building and Developments Pty Ltd v City of Holdfast Bay & Tanti [2009]*).
- **Frontage width more important than site area:** In this case, we suggest that more importance be given to the frontage width guideline than the site area guideline. Once a site is developed, a site area shortfall is not always easily recognisable from the street if appropriate frontage widths, setbacks and landscaping is proposed. As such, the proposal results in 2 out of 4 frontages satisfying the Development Plan minimum of 15m. Importantly, D3 provides an appropriate frontage width to both streets. D1 and D2 involve frontage widths of 10.8m each onto Nichols Street. Whilst 4.2m short of the guideline, the proposed frontage widths are considered appropriate in this local context, for the following reasons.
  - > **Unique character of Nichols Street:** As previously described, this section of Nichols Street has a unique streetscape character, derived from the presence of side walling, fencing and a two-storey residential flat building (RFB). Except for the RFB, this section of street has a distinct ‘back of house’ appearance and character. Even then, the RFB is sparsely landscaped and has a communal parking area directly visible to the street. Detached or semi-detached dwelling with frontages of 15m wide simply do not characterise this section of the street.
  - > **Compatibility with RFB:** As discussed in greater detail later in this correspondence, the proposal (including the frontages of D1 and D2, with a combined width of 21.6m) is visually compatible with the two-storey RFB located directly opposite of the subject land.
  - > **Surrounding allotment patterns:** Allotment widths and patterns vary in the locality, with a number of frontages under 15m wide. Six semi-detached dwellings, each with a frontage width of some 7.5m, are located on the adjoining land to the north, and to the south west of the subject land. If the Nichols Street locality is widened to the east of Ethel Street, the dwellings fronting this section of Nichols Street are arranged in a compact fashion with frontages of less than 15m wide (at 12m to 13m each).

Based on the reasoning above, the existing character of Nichols Street already varies significantly from the Desired Character, particularly as it is derived from ‘back of house’ features rather than dwellings with primary road frontages of 15m wide. The proposal will clearly enhance the streetscape by providing dwellings with a direct road frontage to Nichols Street, at a width which remains reasonably compatible with other nearby dwellings (many of which fall under 15m wide).

- **Strategic location:** As demonstrated by Figure 5, the site is located in close proximity to substantial public open space and recreational facilities at the Unley Swimming Centre site, and is located within close walking distance of a tram stop and a train station. The Centre and Corridor Zones remain in reasonable proximity, just beyond 400m from the site. Various provisions of the Development Plan encourage increased densities in proximity to services, centres and public open space (Council Wide Objectives 10, 13 and PDC 28, 30). The site is therefore ideally located to provide an increase in residential density.
- **Housing diversity:** The proposal complies with Council Wide Objectives 32 and 35, which seek compact metropolitan development and a diversity of housing to meet the varied needs of the community.

- **Enhancement of site and locality:** As discussed previously in this correspondence, the site area/frontage width shortfall is significantly offset by the fact that the site is returning to a more appropriate residential use and streetscape presentation.

### *Desired character*

The Zone and Policy Area contain a suite of provisions which are relevant to ‘desired character’. To summarise for your convenience, these provisions seek:

- Compact street fronting dwellings.
- Low scale development.
- Buildings of individuality and high quality design that respect their streetscape context in terms of siting, building form/proportions, and key elements such as verandahs, detailing and materials.

The proposal provides compact street facing dwellings with a high quality design and individuality, which is highly desired by the Development Plan policy.

Whilst we concede that the height and form of the proposal is not consistent with the traditional height and forms of cottages/villas/interwar bungalows, this must be balanced with the following provisions which are also considered particularly important to an assessment of ‘desired character’:

### ***Residential Streetscape (Built Form) Zone***

<b>Objective 1</b>	<b><u>Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.</u></b>
<b>Objective 4</b>	<b><u>Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.</u></b>
<b>PDC 2</b>	Development should comprise: <ul style="list-style-type: none"> <li>(a) <b><u>selected infill of vacant and/or under-utilised land for street-fronting dwelling type(s) appropriate to the policy area; and</u></b></li> <li>(b) <b><u>replacement of a building or site detracting from the desired character of a precinct with respectful and carefully designed building(s)</u></b></li> </ul>
<b>PDC 11</b>	<b><u>In localities of a distinctive and generally coherent character consistent with the pertinent desired character, building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.</u></b>
<b>PDC 12</b>	<b><u>In localities where the built character and streetscape qualities are incoherent or generally in discord with the desired character, development should redevelop a site by replacing the discordant elements, key features or materials and better support the desired character.</u></b>

Currently, this section of Nichols Street is significantly at odds with the desired character for the Zone and Policy Area. The most relevant portion of Ethel Street also varies from the desired character, with high walling and 1990s brick maisonettes facing the street (refer to Figure 6). In our view, Zone Objective 1 does not fully apply to the subject land as there are few positive, traditional elements within the immediate streetscape which can be retained or complemented by this development (in terms of siting, form and key building elements). Reading Zone PDC 11 and 12 together, the proposed building facades need not be

composed in a traditional manner, instead the discordant elements of the site should simply be replaced with development that 'better supports' the desired character.

This proposal involves the development of unsightly and non-residential land to contribute more positively to the streetscape and desired character by providing compact street-facing dwellings, in accordance with Zone Objective 4, PDC 2 and PDC 12.

The particulars of design and appearance are discussed in the next subsection.

**Figure 6: Ethel Street context (note high walling on secondary frontage and pair of maisonettes).**



### *Building height, design and appearance*

The following provision is considered particularly important:

#### ***Residential Streetscape (Built Form) Zone***

PDC 10

**Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:**

- (a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and
- (b) characteristic patterns of buildings and spaces (front and side setbacks), and gaps between buildings; and
- (c) primarily open front fencing and garden character and the strong presence of buildings fronting the street.

The proposed dwellings are considered to be attractive and compatible with the contextual conditions of the locality, as explained below:

- Contemporary designs, as proposed, are envisaged in the Zone.
- The proposed dwellings are consistent with the two-storey residential flat building located opposite in terms of building height, rectilinear form, regularly spaced and large windows facing the street, and low roof pitch. The proposal will thus strike a suitable visual balance with the opposing RFB.

- The proposed dwellings are elegant, attractive and of a high design standard, being architecturally designed. Visual bulk and vertical emphasis is successfully minimised through the use of strong horizontal lines, ample glazing, and variations to colour, material and depth.
- Whilst two storey, the proposal involves a modest total building height of 6.27m. In comparison, 'typical' two-storey dwellings are often in the order of 7.5m to 9m high. Importantly, the proposed building height will sit comfortably relative to the height of interwar bungalows or Victorian villas, which often feature wall heights of 3.6m to 4.0m above ground level and prominent pitched roof forms.
- D1 and D2 involve asymmetrical facades with projecting front rooms, which is sympathetic to the facades of asymmetrical Victorian villas with projecting front rooms (a desirable dwelling in the Zone).
- Garage doors are avoided as carports are 'invisibly' integrated into the design.
- The development provides a suitably compact form and appearance (within this Compact Policy Area), whilst retaining a sufficient level of spacing and visual relief around the built form. The proposed carports create an open space between dwellings, whilst the height of the main bedrooms staggers downwards to respect surrounding single storey forms and to reduce intrusion on neighbouring allotments.
- Detailed and fine-grained materials are proposed.
- The angled front wall to D3 addresses the diagonally adjacent public park and reflects the angling of the historical 1935 stone bridge wall.

In addition, the proposal provides high quality internal areas, with spacious bedrooms and open plan living areas which open onto outdoor decks. Bedrooms and living areas are separated. Each dwelling may be cross ventilated.

#### *Setbacks, private open space and site coverage*

A quantitative assessment is presented in Table 2 below.

**Table 2: Quantitative assessment**

Attribute	Development Plan guideline	Proposed	Complies?
Site coverage	50% max	39% overall*	✓
Ratio of total floor space to total site area	70% max	64%*	✓
Total private open space	D1 & D2: 35m <sup>2</sup>	D1: ~34 – 35m <sup>2</sup>	✓
	D3: 20% site area	D2: ~ 35m <sup>2</sup>	✓
		D3: ~75m <sup>2</sup> (25%)	✓
Amount of POS integrated to living area	D1 & D2: 16m <sup>2</sup> with 4m min dimensions.	D1 & D2: 17m <sup>2</sup> (deck)	✓
			✓

	D3: 10% of site area with 5m min dimensions.	D3: 32m <sup>2</sup> (deck and adjacent ground)	
Front setback	6m	D1 & D2: 1.8m D3: 5.7m	✘ Minor shortfall – OK.
Ground rear setback	3m	D1 & D2: ~5.2m D3: 4m	✓ ✓
Upper rear setback	6m	D1 & D2: ~5.8m D3: 5m	Minor shortfall – OK. ✘
Side setback	1m	Generally 1m	✓
Collective side setbacks*	4m Measured between the main walls of neighbouring dwellings	18m between western neighbour rear wall & D1 5m between D2-D3 4m between D3 and 'main wall' of northern neighbour	✓ ✓ ✓

\* Denotes figures quoted / provided by architect

Side and rear setbacks are generally acceptable, whilst the resultant spacing of the development will make an important and positive step toward the desired character for the Policy Area.

The identified departures are considered acceptable, minor and/or of negligible planning impacts for the following reasons:

- The front setback departure for D1 and D2 is acceptable within the context of this section of Nichols Street, which is characterised by side walls set close to the boundary, tall side fencing on the boundary, and effectively nil private landscaping interacting with the private realm. Close front setbacks, as proposed, are therefore a comfortable fit within the street, and will assist with the creation of an 'intimate' and 'compact' streetscape, which is highly desirable in this Policy Area.
- The upper rear setback of D3 falls 1m short of the Development Plan guideline of 6m. This shortfall is relatively minor, particularly as only a corner of the upper level breaches the 6m setback. In any event, the setback shortfall does not impact other land outside the subject land.

#### ***Flooding and siting relative to Brownhill Creek***

We understand from flood mapping that flood waters, during a 100 Average Recurrence Interval (ARI), are relatively localised/contained within the creek in this location. Flood depth is shown in the order of 500mm (Figures 7 and 8). Each of the proposed dwellings is designed to include a 900mm freeboard above ground level, to reduce the risk of flood waters entering inside the dwellings.

Figure 7: 100 Year ARI base case flood mapping [2012 hydrology-composite mapping] by Worley Parsons



Figure 8: 100 Year ARI base case flood mapping [composite mapping] prepared by Worley Parsons



Council Wide Residential Development PDC 110(a) and PC 110.1 suggests residential development should be setback 6m from the top of creek bank to protect the “natural character” of the watercourse. In this case, the watercourse is contained within a concrete drain and possesses no natural character – a 6m setback is therefore not necessary.

### Other matters

- **Landscaping**

The ‘Streetscape Value’ section of the Zone acknowledges the importance of “landscape features within the public road verge and also within dwelling sites forward of the building façade”.

Two mature street trees within the verge in front of D1 and D2 will assist in softening the appearance of the development, and will provide a leafy, green visual balance to the scale of the built form. In fact, the large scale and spread of the existing street trees (including the two large street trees on the opposite side of Nichols Street) will assist in ‘downplaying’ the height of the development.

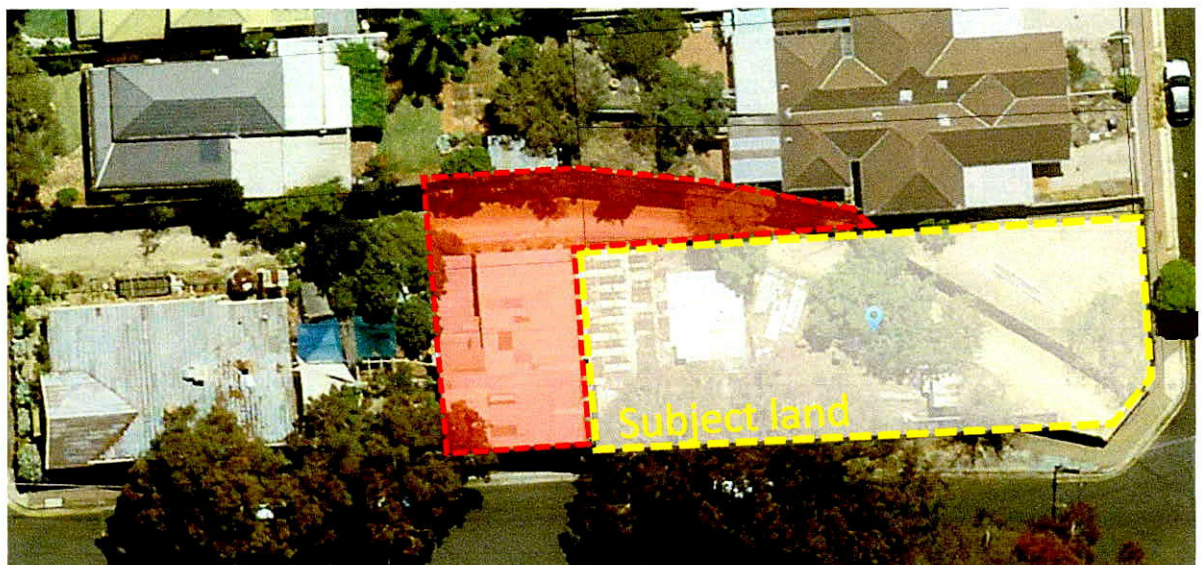
The site of D3 is more spacious, and allows ample opportunity for landscaping along both street frontages.

- **Overlooking**

The Development Plan suggests that overlooking and direct views to habitable room windows and private open space should be minimised. DT 142.1 calls for 1.7m high privacy controls to upper level windows, which we’ve advised the architect to provide.

In any event, we note that the layout of adjoining allotments to the west and north ensures there is some distance between proposed upper level windows and adjacent windows and private open space, particularly once side and rear setbacks are taken into consideration (Figure 9).

**Figure 9: Layout of adjoining allotments (buffer areas highlighted in red)**





- **Overshadowing**

The Development Plan suggests that development should minimise, but not prevent, overshadowing of adjoining properties, habitable room windows, balconies and solar collectors (Council Wide Principles 74 and 81).

Overshadowing impacts are considered suitably minimised by this proposal. No property adjoins to the south of the subject land, being the direction most affected by shadowing. Shadow impacts are also buffered by the roadway to the east, and the presence of a neighbouring outbuilding along the entire length of the side boundary to the west. The proposed building height (6.27m) is reasonable and minimal for two-storey dwellings, whilst the buildings also taper downwards in height at the edges of the subject land.

- **Car parking**

DT 148.1 suggests detached and semi-detached dwellings be provided 2 two on-site resident parking spaces, one of which is covered (the second space can be tandem). Each dwelling is provided with 2 car parking spaces, including at least 1 covered car parking space, in satisfaction of this provision.

The carports are visually discreet and set behind the main building line for each dwelling.

## Conclusion

The proposal comprises the construction of 3 modern and bespoke two-storey dwellings, on land which is currently unsightly and underutilised, and which is highly desirable for an increase in density given its proximity to excellent public open space, a tram stop and train station. Other dwellings of similar density and scale are located in this streetscape context, including immediately opposite the subject land.

The proposal warrants your support as it provides for street facing dwellings which will significantly enhance their respective streetscapes. The density and contemporary dwelling designs are considered appropriate given the unique circumstances of the site and locality – in particular, there are few positive traditional elements in the locality to reference, however this proposal will sympathetically balance with the scale and form of the adjacent two-storey residential flat building. All proposed sites will provide for highly functional dwellings that will not generate negative amenity impacts on neighbouring land.

In our view, the proposal exhibits sound planning merit, it contributes to the achievement of the Zone objectives, and it does not conflict with the provisions of the Development Plan to any significant degree. Development Plan consent is warranted accordingly.

Please do not hesitate to contact the undersigned on 8333 7999 if you wish to discuss this matter further.

Yours sincerely



Josh Skinner MPIA  
Planner

Ref: S36883 257227

24/09/2018

John Barrington  
18 Ethel Street,  
FORESTVILLE SA 5035

Dear John

## RE: Stormwater Requirements at 18 Ethel Street, Forestville

### 1. Introduction

FMG Engineering has undertaken an investigation to understand the stormwater requirements for a proposed three dwelling development located at 18 Ethel Street, Forestville.

The proposed development comprises three two storey townhouses which will be located adjacent to a section of Brownhill Creek as shown in Figure 1.

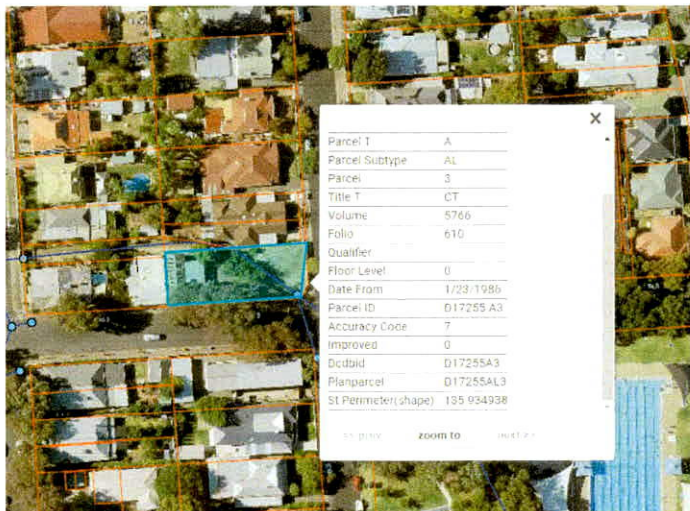


Figure 1 Site Location

It is understood that the Client intends on building one of the townhouses over a portion of this section of the watercourse and all of the townhouses will be built above the 100-year ARI flood level with an acceptable amount of freeboard. A copy of the site plan is shown as an attachment to this letter.

FMG has liaised with two agencies (in September 2017) to understand their requirements for stormwater management, the outcomes of the information received to date are summarised below:

#### 1.1. City of Unley (Council)

Council has provided guidance for stormwater management for the proposed development. Council have provided the following guidelines:

'City of Unley, Development and Stormwater Management Design Guide, 2016' which is provided as an attachment to this letter.

FMG Engineering has reviewed these guidelines which have indicated (but not confirmed) the following:

- For residential development stormwater shall be detained such that peak discharge does not exceed the scenario based on a 40% equivalent area site
- The Building Code requires a minimum of 1,000L tank for residential development; however, the Council requires larger volumes for applicable development to enable more effective and efficient utilisation of the investment and available water
- In this case it is likely that Council will require 2,000L of detention storage per dwelling and 1000L of storage for re-use as per table 3.1 of the attached City of Unley Stormwater Guidelines
- A Stormwater Management Plan should accompany the application and identify all the stormwater management design elements proposed as per the checklist supplied in the design guide.

## 1.2. Brown Hill Keswick Creek (BHKC)

The Managers of the Brown Hill Keswick Creek (BHKC) Project have confirmed the following:

- The location of the development was identified as at risk of flooding during the 100-year ARI event. The floodplain mapping at this location is shown in Figure 2.

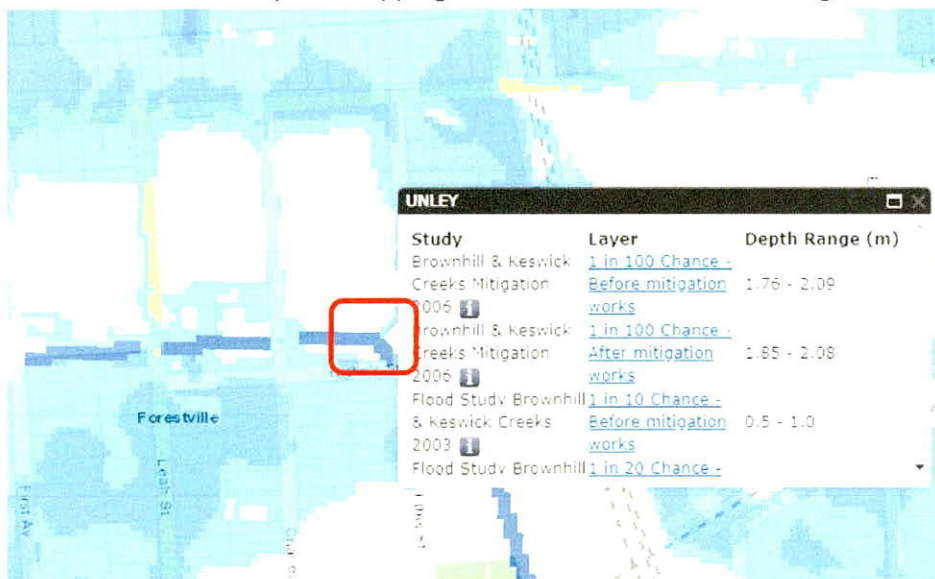


Figure 2 2006 Floodplain Mapping Prior to Mitigation Works

- This section of the watercourse is identified for future upgrades, whereby the channel is to be increased by 20% and the channel walls will be raised by 500mm;
- The BHKC project is generally supportive of the development where the proposed development does not impede the 100-year ARI (Average Recurrence Interval) inundation area and appropriate freeboard is applied;
- The BHKC project would prefer (where possible) to upgrade this section of the channel prior to construction;

## 2. Conclusion

FMG has reviewed the requirements of the following agencies:

- City of Unley
- Brown Hill Keswick Creek Stormwater Project

Client: John Barrington  
Site: 18 Ethel Street, FORESTVILLE, SA 5035  
Ref: S36883 257227

---

Both agencies have indicated that they are generally supportive of the development on the basis that the Client complies with the points raised above.

The Client has indicated that they intend on complying with the requirements listen in Sections 1.1 and 1.2. to achieve the required planning approvals and further building approvals.

The following is recommended prior to planning approvals:

- That a Stormwater Management Plan is drafted such that Council are satisfied that the requirements outlined in the Stormwater Management Design Guide are to be met
- That, where feasible, the construction activities are co-ordinated with the BHKC Project works such that the preferred mitigation options may be undertaken prior to construction.

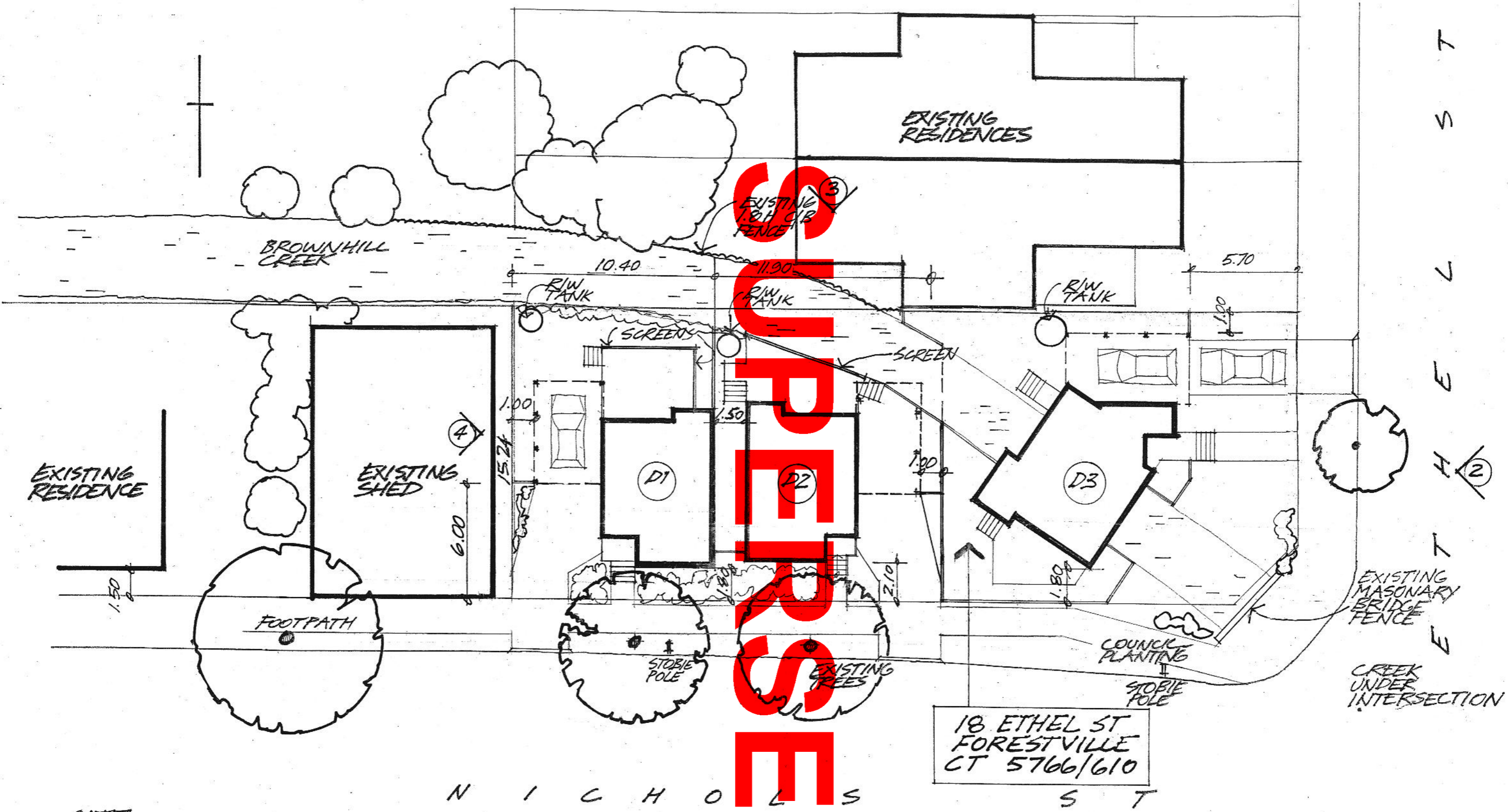
The Client is waiting on confirmation that the relevant agencies are happy with this approach?

Please feel free to contact me on 08 8132 6661.

Yours sincerely



Anja Vingelis  
Civil Engineer  
**FMG Engineering incorporating Burns Hamilton**



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18 ETHEL ST  
FORESTVILLE  
CT 5766/610

AMENDED PLAN / DOCUMENT  
 DATE: 7/02/2020

SITE  
PLAN  
1:200

JOHN BARRINGTON  
**ARCHITECT**  
 267 PORTRUSH ROAD NORWOOD SA 5067  
 MOBILE 0400993656  
 EMAIL jbarrington@tpg.com.au

PROJECT  
 PROPOSAL FOR SUB  
 DIVISION & 3 TORRENS  
 TITLED DWELLINGS AT  
 18 ETHEL STREET  
 FORRESTVILLE

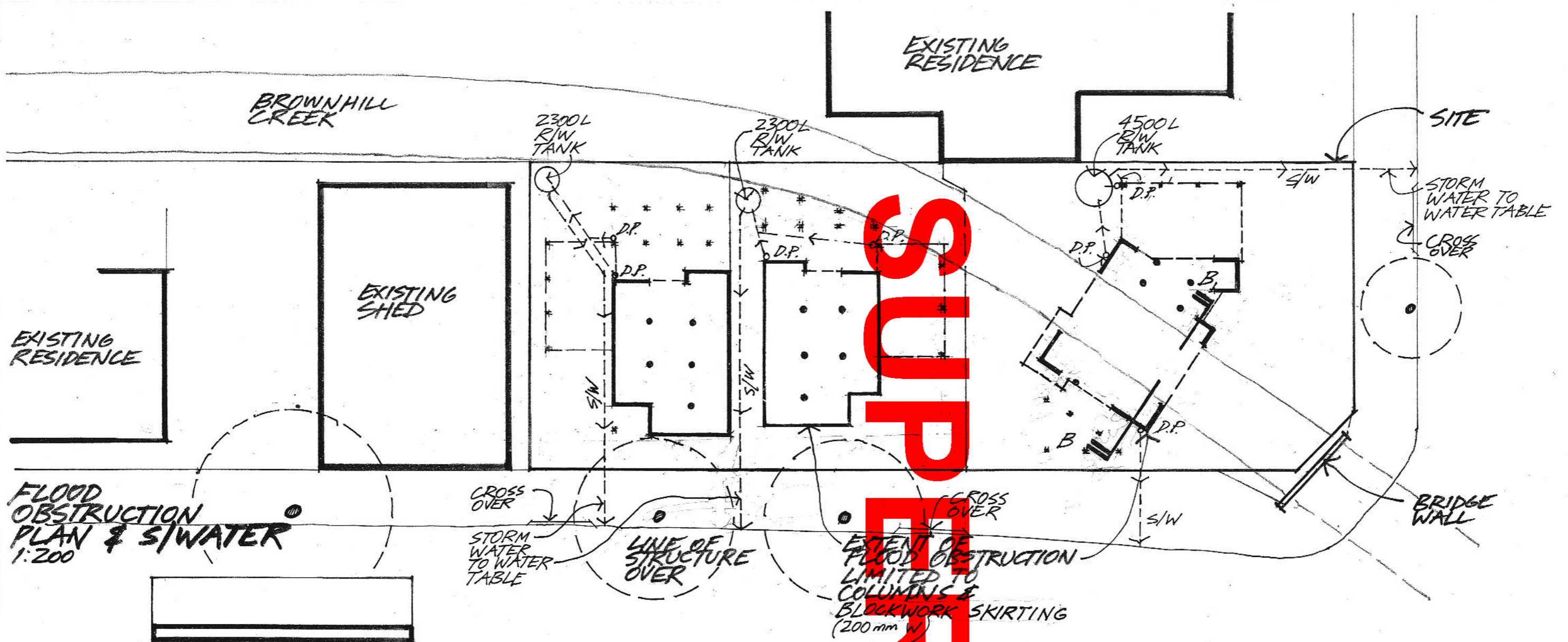
FOR  
 C SMERDON AND  
 J BARRINGTON OF  
 267 PORTRUSH RD  
 NORWOOD

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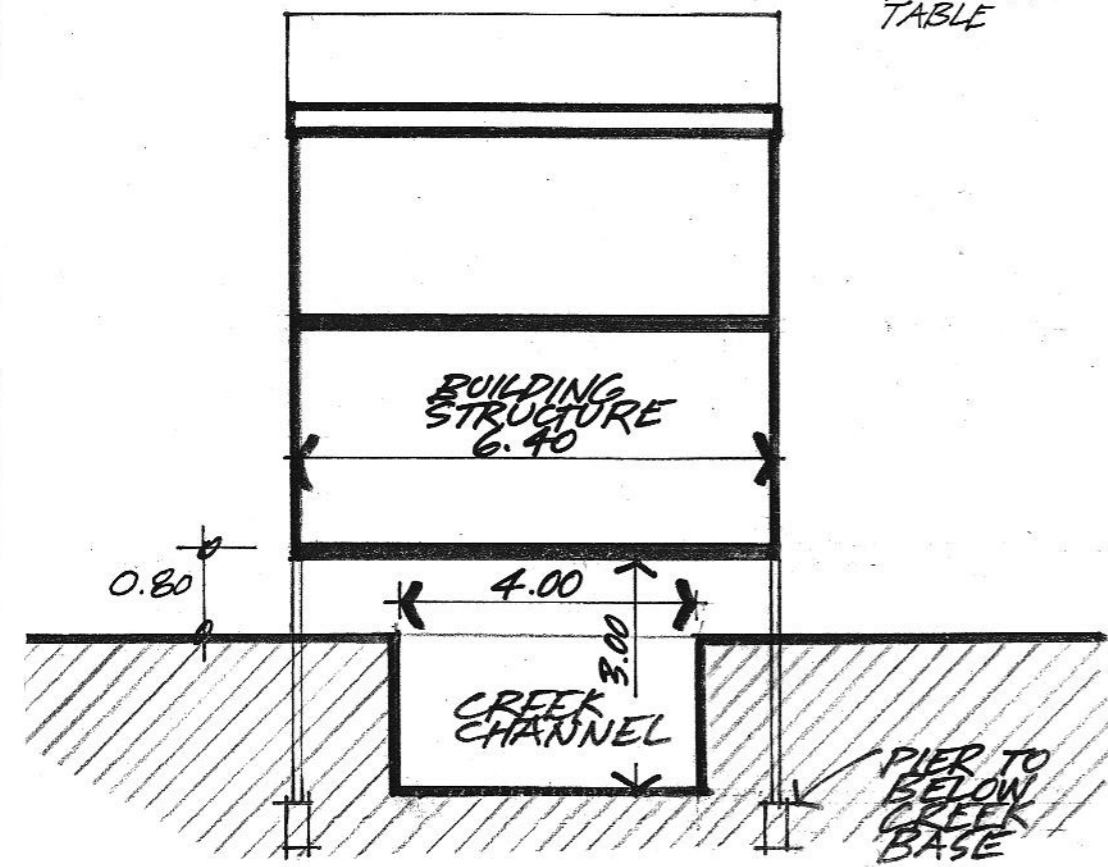
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DATE  
 DEC 2019

REVISION



FLOOD OBSTRUCTION PLAN & S/WATER 1:200



SECTION B-B THROUGH CREEK 1:100

AMENDED PLAN / DOCUMENT  
DATE: 7/02/2020

JOHN BARRINGTON  
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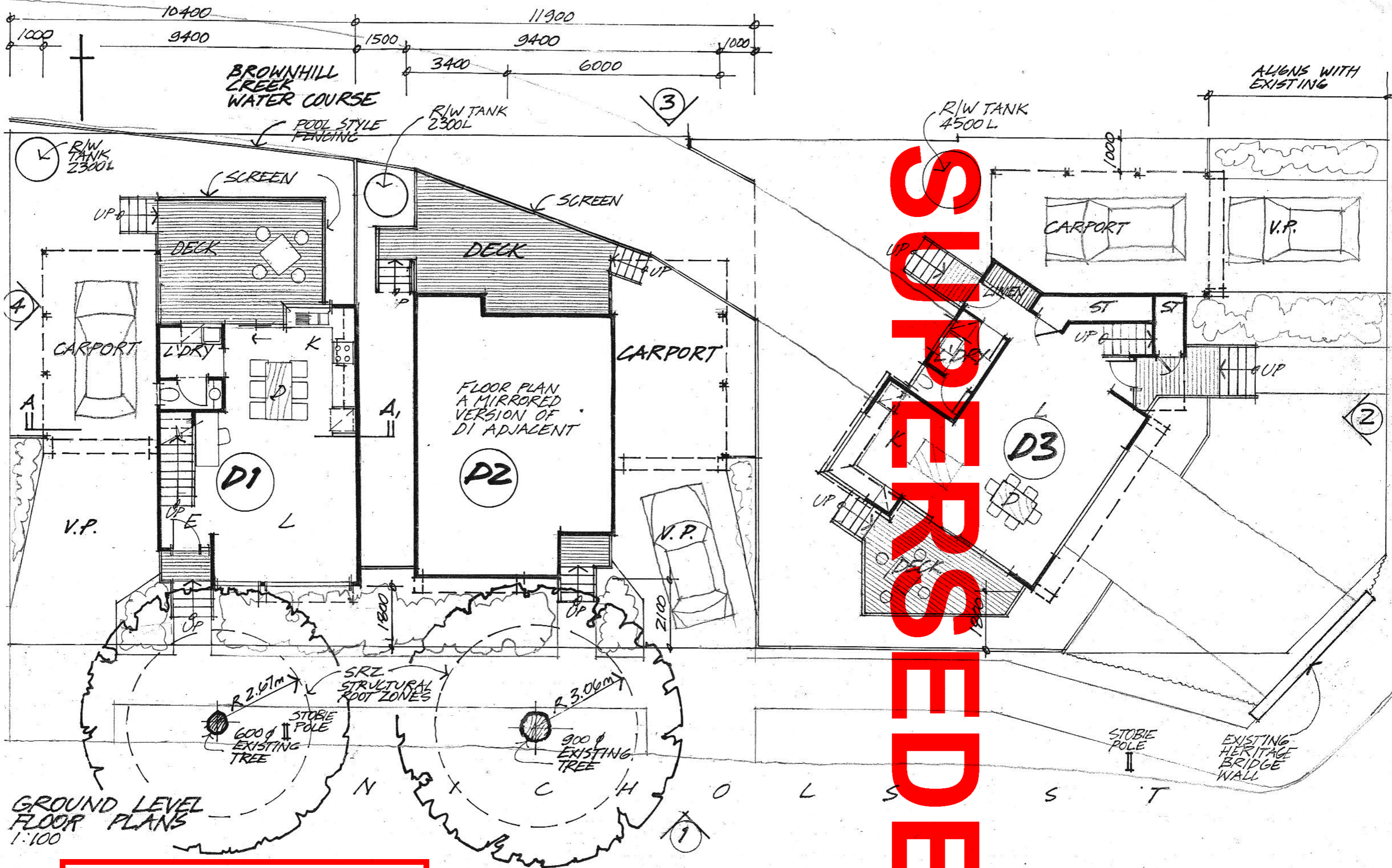
PROJECT PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE  
FOR C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD

DRAWING TITLE  
GROUND LEVEL STRUCTURE & STORM WATER

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AMENDED PLAN / DOCUMENT  
 DATE: 7/02/2020

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PROJECT  
 PROPOSAL FOR SUB  
 DIVISION & 3 TORRENS  
 TITLED DWELLINGS AT  
 18 ETHEL STREET  
 FORRESTVILLE

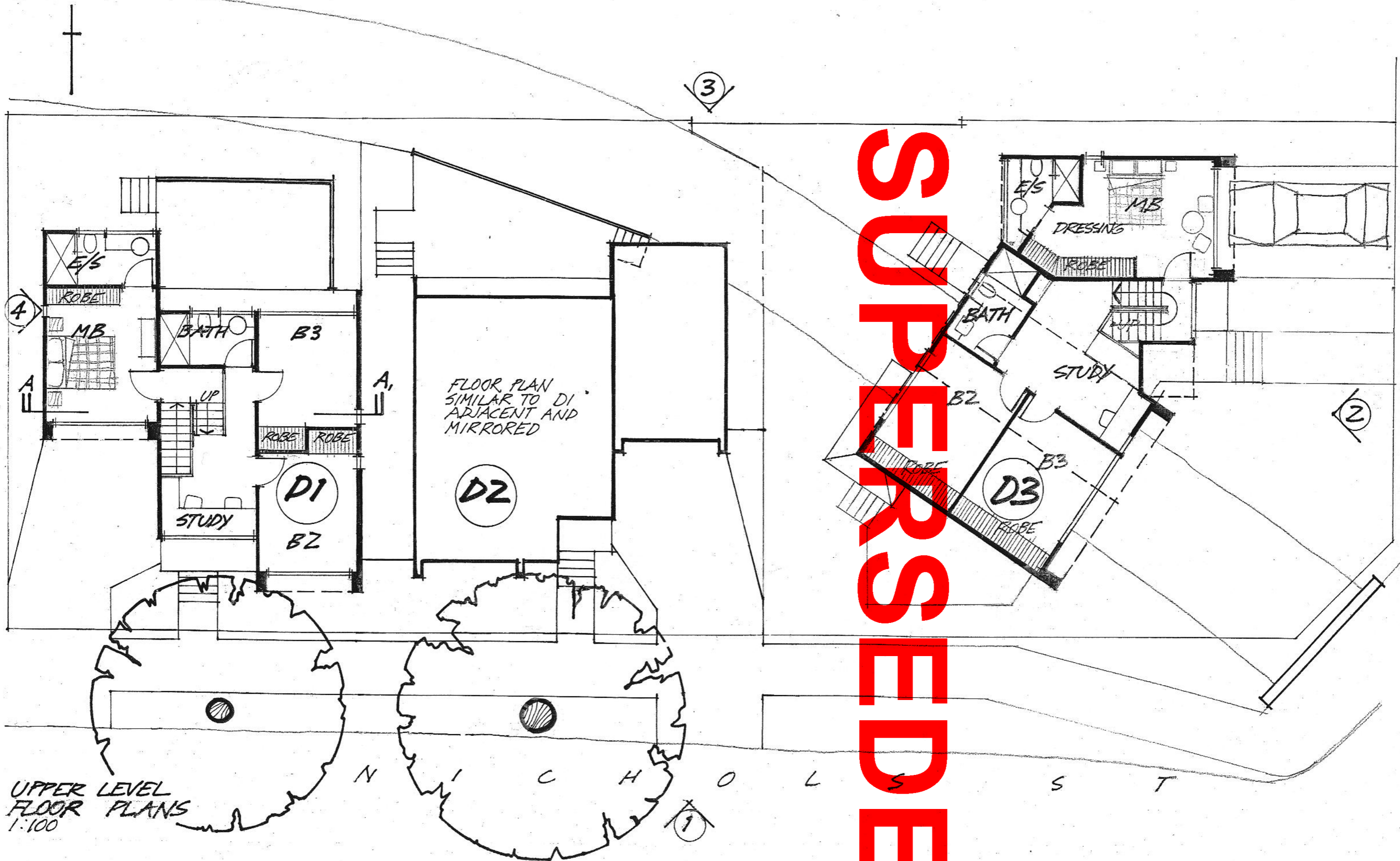
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 J BARRINGTON OF  
 267 PORTRUSH RD  
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 GROUND LEVEL  
 FLOOR PLANS

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DATE: 7/02/2020

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PROJECT  
PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE

FOR  
C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD

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REVISION  
64





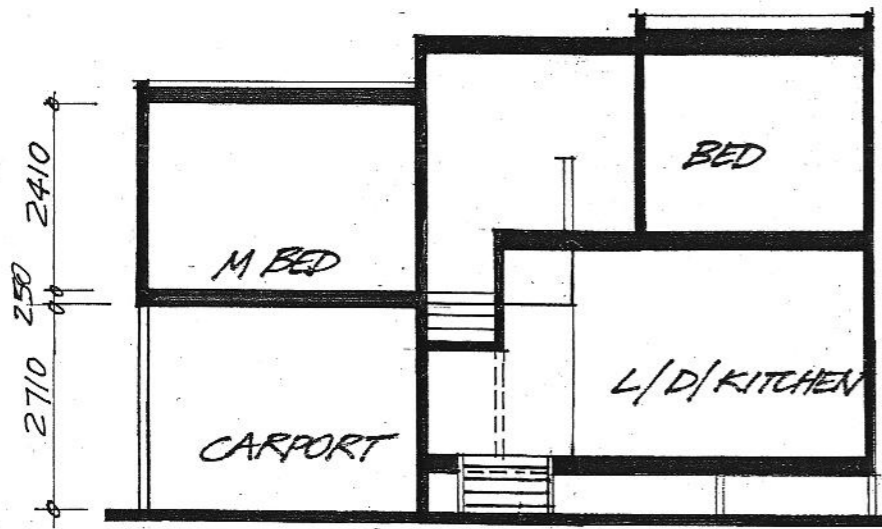
NICHOLS STREET ELEVATION 1.  
1:100

BLOCK WORK

TEXTURE FINISH CFC MID GREY

HARDIES SCYON 133 SMOOTH LIGHT GREY

ALUMINIUM POWDER COATED WINDOWS



TYPICAL SECTION A-A,  
1:100

C/B ROOF WOODLAND GREY

TEXTURED FINISH CFC MID GREY

HARDIES SCYON 133 SMOOTH LIGHT GREY

EXISTING BRIDGE WALL

800 2710 250 2410



ETHEL STREET ELEVATION 2.  
1:100

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**DATE: 7/02/2020**

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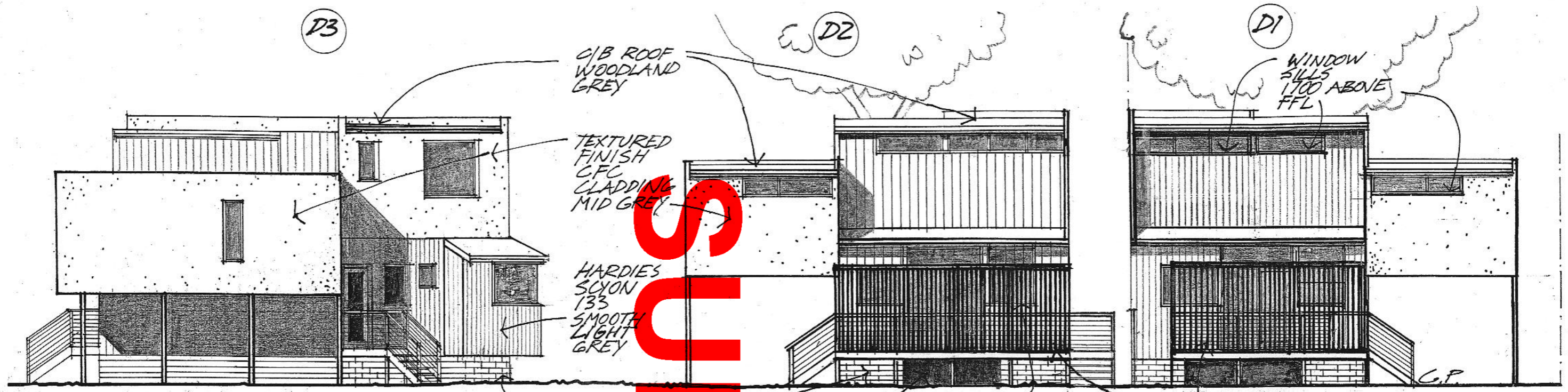
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FOR  
C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD

DRAWING TITLE  
STREET ELEVATIONS & SECTION

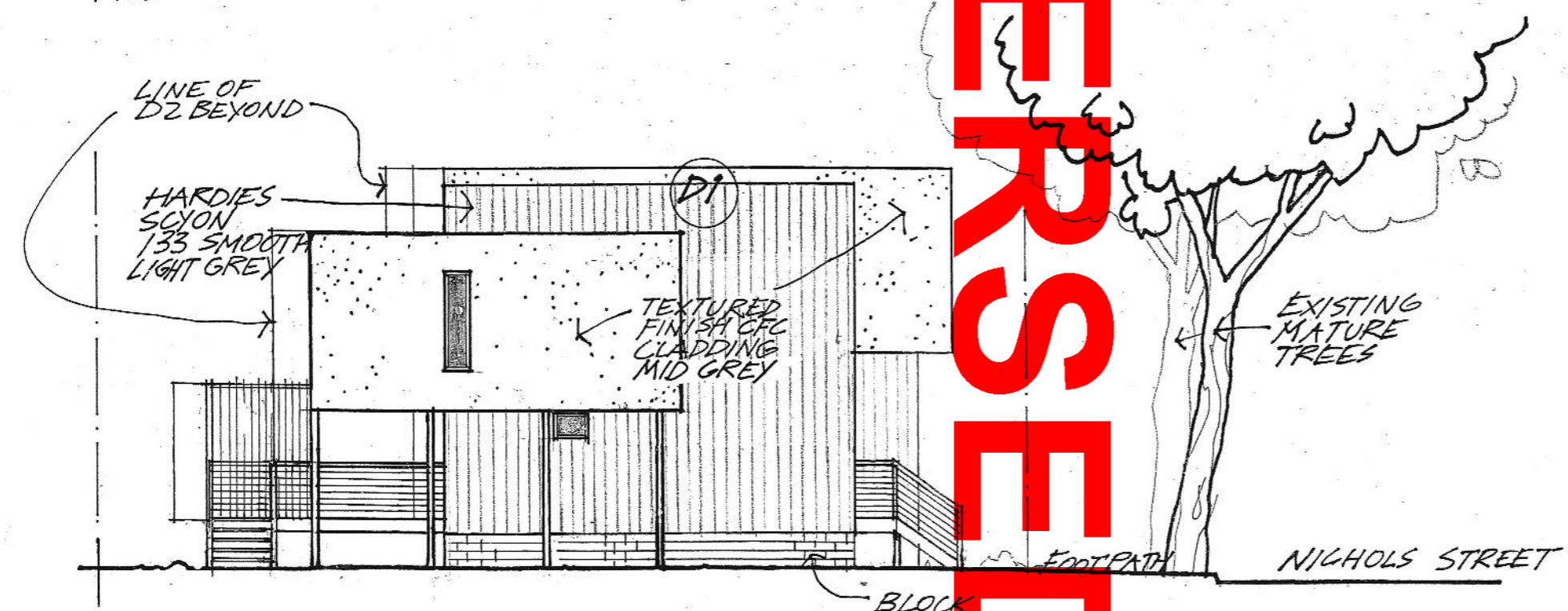
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DATE  
DEC 2019

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REAR ELEVATION D1 & D2  
SIDE ELEVATION D3  
1:100

3.



SIDE ELEVATION 4.  
1:100

**AMENDED PLAN / DOCUMENT**  
**DATE: 7/02/2020**

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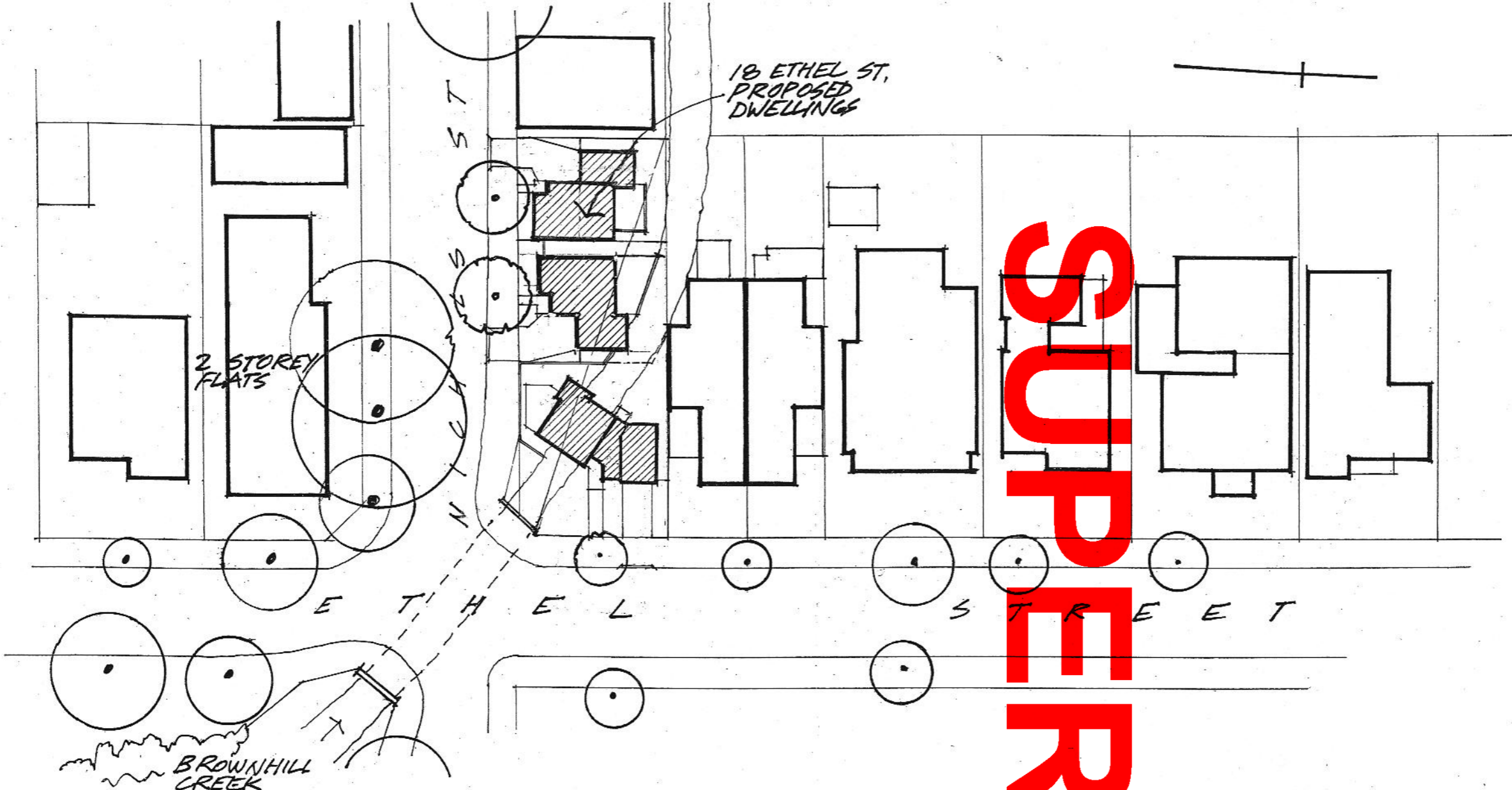
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PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

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*ELEVATIONS*

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*20185/SK066*  
DATE  
*DEC 2019*

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ETHEL ST  
PLAN  
1:500



ETHEL ST  
EAST ELEVATION  
1:500

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 Document Set ID: 6848586  
 Version: 8, Version Date: 07/02/2020

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PROJECT  
 PROPOSAL FOR SUB  
 DIVISION & 3 TORRENS  
 TITLED DWELLINGS AT  
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 FORRESTVILLE

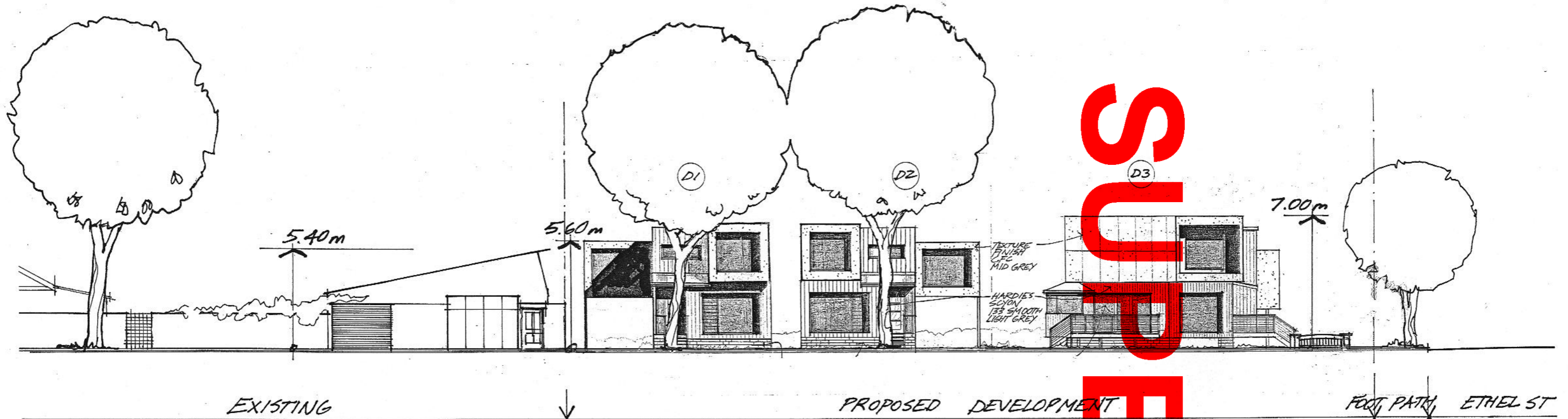
FOR  
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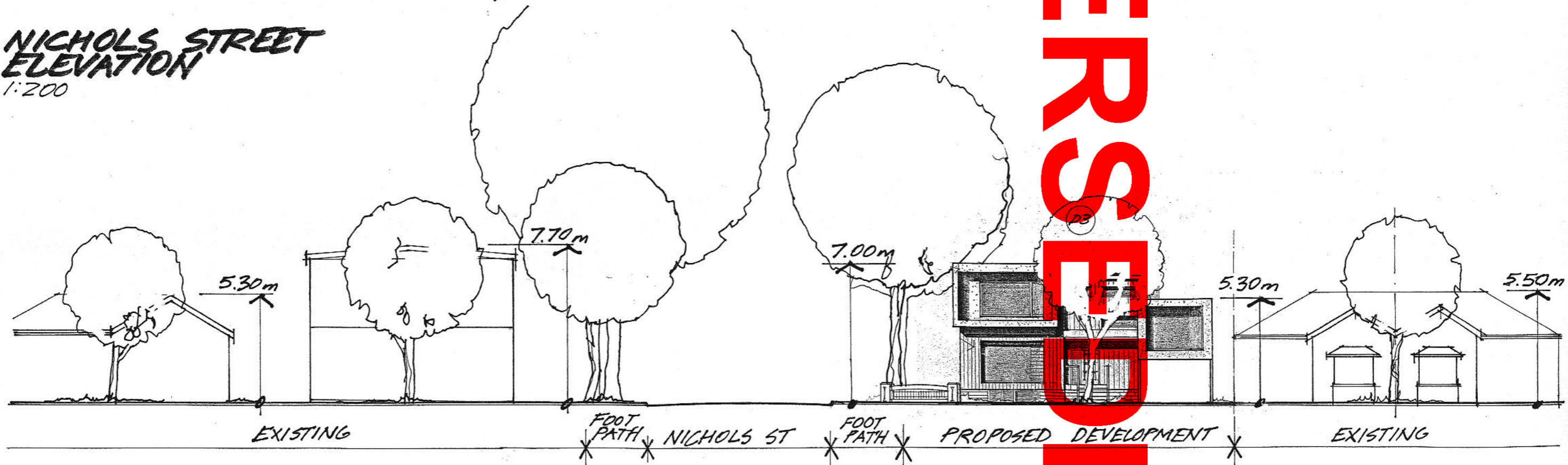
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**NICHOLS STREET ELEVATION**  
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**ETHEL STREET ELEVATION**  
1:200

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PROJECT  
PROPOSAL FOR SUB  
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TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
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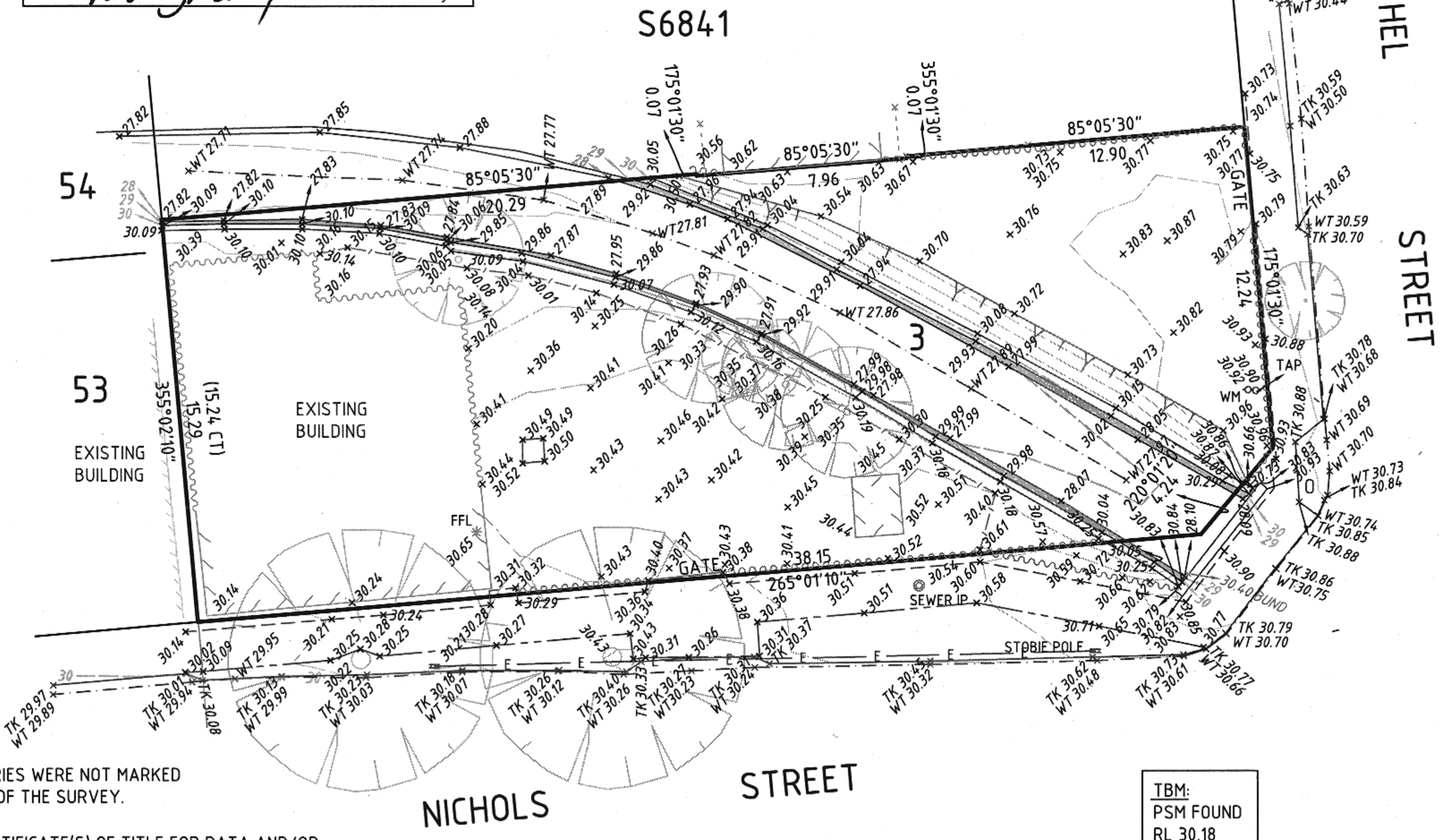
**AMENDED PLAN / DOCUMENT**

**DATE: 7/02/2020**

**LEGEND:**

	MAJOR CONTOUR
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	TOP OF BANK
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	BOUNDARY
	WT = WATER TABLE
	ELECTRIC OVERHEAD
	BUILDING
	SHED
	GUTTER
	EDGE OF CONCRETE
	EDGE OF PATH
	WALL
	TOP OF DRAINAGE HEADWALL
	TK = TOP OF KERB
	TREE
	NATURAL SURFACE
	PSM = PERMANENT SURVEY MARK
	SEWER IP
	STOBIE POLE
	FFL = FINISHED FLOOR LEVEL
	UG = UNDERGROUND
	BUND = BRIDGE UNDERSIDE LEVEL
	TELECOM PIT
	GAS UNCLASSIFIED
	TAP
	WM = WATER METER

FIELD WORK COMPLETED 12/04/17  
*Paul Brindley* Licensed Surveyor



**IMPORTANT NOTE:** This plan was prepared for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. The boundary corners have been identified by a licensed surveyor as an Identification Survey and as such, the plan should only be used for the purpose for which it was prepared. Owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan or consulting surveyor of choice should be first contacted in case boundary location on this or adjoining Allotments carries higher than normal risk. Steed Surveyors therefore can accept no responsibility for failure to use this plan within the limitations intended. This note is an integral part of this plan.

**NOTE:**  
 THE BOUNDARIES WERE NOT MARKED AT THE TIME OF THE SURVEY.  
 REFER TO CERTIFICATE(S) OF TITLE FOR DATA AND/OR DISPOSITION OF EASEMENTS.  
 WHERE DISCREPANCIES EXIST BETWEEN TITLE DATA AND SURVEYED DATA, TITLE DATA IS SHOWN THUS (15.24 CT)

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**surveyors + land divisions**  
 info@steedsurveyors.com.au  
 ACN 614 910 691

**Norwood** - 08 8362 7900  
 23 Sydenham Road 5067

**Murray Bridge** - 08 8532 5200  
 Murrundi Building, 30 Seventh Street 5253

**Kangaroo Island** - 08 8559 4283

**Steed**

REFERENCE: A17076E10    21/04/17    BJP,FT

0	4	8	12	16	20
SCALE METRES					
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COORDINATE DATUM: PLANE					
HEIGHT DATUM: PSM6628/11594 RL30.18m AHD					
CONTOUR INTERVAL: 0.2 metre					
SURVEY DATE: 12/04/17					
CLIENT: JOHN BARRINGTON					

1.0	21/04/17	FIRST ISSUED TO CLIENT
REV	DATE	DESCRIPTION
ADDITIONS & AMENDMENTS		

**IDENTIFICATION & SITE SURVEY**

18 ETHEL STREET  
 CT 5766/610  
 ALLOTMENT 3 IN D17255  
 FORESTVILLE

SHEET 1

**AMENDED PLAN / DOCUMENT**  
**DATE: 28/10/2019**

## REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

**Please read these notes carefully:**

1. Both pages ***MUST*** be completed in full and returned to the City of Unley by the closing date to be a valid representation.
2. This page (ie Page 1) will ***NOT*** be published on the internet.
3. Pages 1 and 2 (and any attachments) may be included as attachments in the hard copy of the Council Assessment Panel agenda.
4. Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 25 June 2020**.

**Application:** 090/777/2018/C2 18 Ethel Street, Forestville SA 5035

***Details of Person(s) making Representation:***

**Name:**

**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

13 Ethel Street, Forestville, SA 5035

*Helen Truong-Rodgers*

(Signature)

(Date)

## REPRESENTATION Category 2 (Page 2)

To: **Amy Barratt, City of Unley Development Section**

1. This page (ie Page 2) and any attachments may be published on the internet and thus be able to be searched via Google and other internet search engines.
2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 25 June 2020**.

<b>Application:</b>	090/777/2018/C2 18 Ethel Street, Forestville SA 5035
<b>Property affected by Development</b>	13 Ethel Street, Forestville SA 5035

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

The applicant seems to think that the current frontage on Nichols Street is ugly and therefore this justifies the construction of additional ugly dwellings. The current frontage does have some charm and the placement of the proposed little boxes can only serve to diminish the aesthetics.

Congestion and parking by individuals accessing the train and tram are already creating problems and squeezing at least three more families with multiple cars will only exacerbate the situation, regardless of a single car garage on site.

**My concerns (if any) could be overcome by:** withdrawal of the application and leaving the site as is.

WISH TO BE HEARD

DO NOT WISH TO BE HEARD

by the Council Assessment Panel

*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

## REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

**Please read these notes carefully:**

1. Both pages MUST be completed in full and returned to the City of Unley by the closing date to be a valid representation.
2. This page (ie Page 1) will NOT be published on the internet.
3. Pages 1 and 2 (and any attachments) may be included as attachments in the hard copy of the Council Assessment Panel agenda.
4. Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 25 June 2020**.

**Application:** 090/777/2018/C2 18 Ethel Street, Forestville SA 5035

**Details of Person(s) making Representation:**

**Name:**

**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

13 Ethel Street, Forestville SA 5035



(Signature)

25 June 2020

(Date)



## REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 25 June 2020**.

<b>Application:</b>	090/777/2018/C2 18 Ethel Street, Forestville SA 5035
<b>Property affected by Development</b>	13 Ethel Street, Forestville SA 5035

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

The area in which the proposed development is intended to take place remains largely a cohesive neighbourhood of single-story, period bungalows on blocks with front and back yards. Although there are some exceptions, the area retains a unique character as somewhat of a quiet oasis, bounded by commercial areas, high-traffic streets and two major recreational attractions. There is increasing noise and encroachment of officious activity. Parking has become a problem. Adding three, two-storey, flat-roofed, contemporary, box-like units on a single block will significantly detract from the defining character and disrupt the pace of life of an area whose charm reflects 80 years of measured change. The current proposal doe not reflect the dreams of a family to build a home in which to thrive, as would previous other projects on Ethel and Nichols Streets, but rather the intention of a developer keen to make quick money at the expense of considerable damage to a community.

**My concerns (if any) could be overcome by:**

There is no objection to the construction at 18 Ethel Street of a single-story, single-family bungalow or other type house, as long is it is of similar character to the majority of existing houses and has a front and back yard.

WISH TO BE HEARD

DO NOT WISH TO BE HEARD

by the Council Assessment Panel

*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

# REPRESENTATION Category 2 (Page 1)

CITY OF UNLEY

24 JUN 2020

REF:

To: Amy Barratt, City of Unley Development Section

### Please read these notes carefully:

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The closing date for Representations is **5pm on 25 June 2020.**

**Application:** 090/777/2018/C2 18 Ethel Street, Forestville SA 5035

### Details of Person(s) making Representation:

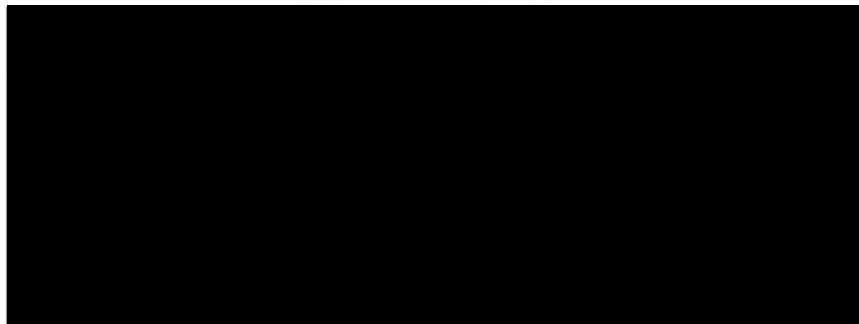
Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected  
by Development



1/16 Ethel St Forestville

A handwritten signature in blue ink, appearing to read 'A. Barratt'.

(Signature)

24/6/20

(Date)

## REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The closing date for Representations is **5pm on 25 June 2020.**

<b>Application:</b>	090/777/2018/C2 18 Ethel Street, Forestville SA 5035
<b>Property affected by Development</b>	1/116 Ethel St Forestville

do not oppose  
 I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

I do not object to the proposed development at 18 Ethel St Forestville in the form in which it appears in the Public Notification Documents as published on the Unley council website (777/2018/C2) as of Wednesday June 24 2020, noting specifically the positioning of the windows on the rear elevation diagrams of D1 and D2 (2018/5/SK06C) and the setback of D1 and D2 from the northern edge of the 18 Ethel St allotment & southern fence line of 1/116 Ethel St as

My concerns (if any) could be overcome by: illustrated in drawing number 2018/5/SK03C.

WISH TO BE HEARD

DO NOT WISH TO BE HEARD

by the Council Assessment Panel

*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

Amy Barratt  
Planning Officer  
Development & Regulatory Services  
City of Unley

### **Comments Re objections to 18 Ethel St Proposal**

Objector [REDACTED]  
13 Ethel Street St  
Forrestville

Helen objects to the proposal on the grounds that it is 'ugly' and future car parking will be a problem.

She claims the site as existing has some charm and all should remain as it is. Subjective objections that put her assessment of good aesthetics to question. She overlooks that each of the 3 proposed dwellings has space for 2 off-street car parks, not one as she implies.

Objector [REDACTED]  
13 Ethel Street  
Forrestville

I note that the address of the second objector is the same as the first objector. Is this one objection only?

Jeffrey's basic objection seems to be the density and style of the proposal. I posit that three new households will only add to the community, not cause 'considerable damage' as he suggests. Parking also seems to worry to him. The proposal allows for 6 off-street car parks. The appearance and scale is in keeping with the block of flats adjacent. The angled front dwelling addresses the creek bridge and corner in a complimentary way. The abundance of public transport (bus, bike track, train and tram) should be utilized to its maximum and the closeness of recreational spaces and pool make this proposal ideal for the location. An eye sore of a vacant site will be transformed into a highly desirable place to live.

I wish to be heard by the council assessment panel.

**J Barrington Architect**

**From:** Telfer, Wendy (DEW)  
**Sent:** Mon, 16 Mar 2020 10:56:21 +1030  
**To:** Amy Barratt  
**Cc:** Cricelli, Solange (DEW)  
**Subject:** 19\_067- Schedule 8 referral 777/2018 - Response by 13/03/20 [DLM=For-Official-Use-Only]  
**Importance:** High

### For Official Use Only

Hi Amy

Thank you for the opportunity to comment on referral 777/2018. Natural Resources Adelaide and Mount Lofty Ranges provides the following comments for Council's consideration.

During construction activities it is important that the developer/builder prepare a Soil Erosion and Drainage Management Plan (SEDMP) for the site and submit this Plan to Council prior to issue of Building Rules Consent for Council's approval. The SEDMP should comprise of:

- A drainage plan
- A site plan
- Supporting report
- Preliminary design sketches with details of erosion control methods that will prevent:
  - i. Soil moving off the site during periods of rainfall and detail installation of sediment collection devices to prevent the export of sediment from the site, and,
  - ii. Erosion and deposition of soil moving into the watercourse.

We also recommend the following conditions to be included as part of Council's approval:

- There must be a minimum distance of 20 meters between the watercourse and the fuelling site for machinery used to undertake construction.
- The proposed works shall be kept free at all times of rubbish/debris to minimise their potential entry into the watercourse.

If you would like to discuss these comments or require any additional information, please contact Ms Alison Campbell, Senior Policy Officer, on telephone (08) 8226 8551.

Kind regards  
Wendy

**Wendy Telfer**

Manager Planning & Evaluation

Natural Resources Adelaide and Mount Lofty Ranges

**Heritage Architect's Comments for 090/777/2018/C2 - 18 Ethel Street, Forestville SA 5035:**

15<sup>th</sup> November 2018

- *The proposed development is inconsistent with a number of aspects of relevant policy. In relation to the proposed land division these include under-size allotments and frontage widths. In relation to built form they include: two-storey form, flat roof forms, small side setbacks.*
- *Having said that, it is acknowledged that the streetscape character of the immediate locality is mixed (park and pool diagonally opposite, late 1950s flat building directly opposite, secondary street frontage in Nichols Street, a clear change in built form from the relatively consistent late 1800s character of the western side of the southern end of Ethel Street to mixed character in the vicinity of the intersection of Ethel Street and Nichols Street with late 1970s/early 80s semi-detached dwellings on the allotment to the north of the subject site and some 1920s bungalows with some earlier and some later dwellings all evident.*
- *There is also a local heritage listed bridge in the south-eastern corner of the subject site.*
- *I understand that the proposed development involves a 1 into 3 land division. Designs have been prepared for small two-storey dwellings on each of the allotments. While there is a shortfall in allotment size and frontage width in relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division would most likely result in built forms of more substantial bulk and scale. In other words, the three smaller dwellings contemplated are likely to be more discreet in the streetscape than two larger dwellings.*
- *The design of the proposed dwellings, although two-storey display good modulation and articulation. They are modest bulk and scale. Proposed materials are reasonably compatible with the context but the proposed contrasting black/white colour scheme is not.*
- *If Council are to support the proposal and the current dwelling designs are pursued, it may be better if the proposed dwelling on the corner of Ethel street and Nichols Street had a flat roof rather than a pitch roof. Pitching the roof in an attempt to 'fit in' with streetscape character increases the apparent bulk and scale of the two-storey form (which is undesirable). Although not specifically what policy seeks, a flat roof form would help to relate the building to the other two proposed dwellings and diminish its streetscape prominence.*
- *I also believe that the removal of the kitchen projection in the most recent scheme is a retrograde step. I think that it is better included as it helps to break down overall bulk and scale and add modulation to an otherwise relatively blank façade. There is also scope for a similar treatment to the robes at first floor level to further break down the façade.*
- *I recommend avoiding a highly-contrasting colour scheme. Development should attempt to blend into the streetscape rather than accentuate its differences. Given the two storey form and relative density of development, natural timber and earthy colours for rendering would help the built form to recede more in the streetscape.*

- *Fencing is an important consideration and no details have been provided yet. Fencing should be low-key, mostly low (up to 1.2 metres in height) and simple in appearance.*
- *It would be worth checking if the Brownhill Creek culvert needs to be fenced.*

#### 11 November 2019

- *Most of my previous advice remains relevant (refer schedule 15 November 2018).*
- *The design appears to be essentially the same except that the proposed dwelling on the corner of Ethel Street and Nichols Street now has a flat roof, similar to the other proposed dwellings. Although inconsistent with relevant policy, in the context of the mixed character in the locality and the other proposed dwellings, I think that this is a logical and reasonable amendment that has the benefit of reducing overall bulk and scale.*
- *The reintroduction of the projecting kitchen alcove to dwelling 3 is positive.*
- *There remains opportunity to reduce the bulk of south-western elevation of dwelling 3 by modulating the robes to beds 2 and 3 in a similar way to the treatment of the stair and vestibule area of the same unit.*
- *The substantial setback of carports on dwellings 1 and 2 is positive, minimising their visual impact from the public realm.*
- *The minor changes to treatment of sub-floor areas does not appear to have material impact on the appearance. If anything, the base appears more solid which is positive.*
- *While the proposed colour scheme has been amended to reduce contrast, I recommend against the use of Colorbond 'Monument' which is very dark and look to colours that relate more closely to colours evident in traditional buildings in the area.*
- *It would be helpful to have more information regarding the existing and proposed levels of the proposed development and proposed levels and heights relative to adjacent and nearby buildings.*
- *A design context report is needed to assist in weighing the competing aspects of the proposed development.*

#### 30<sup>th</sup> July 2020

- *The design context report is helpful.*
- *I agree that the proposed development "better supports desired character" in accordance with Zone PDC 12 and is a "high quality contemporary design" that "suitably references the contextual conditions of the locality" in accordance with Zone PDC 10.*
- *As previously advised (15 November 2018):*
- *The proposed development is inconsistent with a number of aspects of relevant policy. In relation to the proposed land division these include under-size allotments and frontage widths. In relation to built form they include: two-storey form, flat roof forms, small side setbacks.*

- *Having said that, it is acknowledged that the streetscape character of the immediate locality is mixed (park and pool diagonally opposite, late 1950s flat building directly opposite, secondary street frontage in Nichols Street, a clear change in built form from the relatively consistent late 1800s character of the western side of the southern end of Ethel Street to mixed character in the vicinity of the intersection of Ethel Street and Nichols Street with late 1970s/early 80s semi-detached dwellings on the allotment to the north of the subject site and some 1920s bungalows with some earlier and some later dwellings all evident.*
- *The streetscape character of the immediate locality is not therefore reflective of the desired character that relevant policy seeks to retain.*
- *While there is a shortfall in allotment size and frontage width in relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division which would achieve desired allotment sizes and frontage-widths would most likely result in built forms of more substantial bulk and scale. In addition, there is no consistent historic pattern of development in the immediate locality.*
- *The design of the proposed dwellings, although two-storey, displays well-resolved modulation and articulation. The dwellings are modest in bulk and scale. Proposed materials are reasonably compatible with the context.*
- *The impact of the raised floor level of the proposed dwellings is ameliorated by their relatively modest height.*
- *Despite some inconsistencies with relevant policy in respect of building form, the proposed development responds positively to the streetscape character of the immediate locality which has been compromised by previous developments.*
- *Provision for vehicles is relatively discreet, in the form of open carports with relatively substantial front setbacks.*
- *Sufficient space is provided for landscaping commensurate with prevailing character.*
- *The local heritage listed bridge balustrade on the corner of Ethel Street and Nichols Street is not adversely impacted by the proposed development.*
- *On balance, given the compromised prevailing streetscape character in the locality, the proposed development is supportable.*



10 January 2019

J Barrington  
267 Portrush Road  
NORWOOD SA 5067

Dear Sir/Madam

**RE: APPLICATION NUMBER 090/777/2018/C2**  
**FOR: Construct 3 x two storey detached dwellings with associated carports, decking and fencing**  
**AT: 18 Ethel Street, Forestville SA 5035**

Thank you for meeting with us regarding the abovementioned development application and providing amended concept plans.

Since our meeting, Council's internal Department referrals have been returned and are detailed for your attention below:

Assets:

- *There is minimal space to fit a crossover between the existing tree and the SAPN pole in Ethel Street;*
- *Depending on Council's Arborists advice (refer below), I don't believe the proposed crossover this close to the tree would be the best option;*
- *Overall there are no other obstruction from an assets perspective;*
- *Any redundant crossovers will be required to be returned back to kerb and gutter.*

Arboriculture:

- *The site has five (5) adjacent street tree although three (3) of these trees are of little importance and/or relevance and can be managed by Strategic Assets at the final stages of construction. However, the remaining two trees will be problematic to the proposed design and require considerable design and arboricultural considerations.*

***Tree 1 – Eucalyptus sideroxylon***

- *The eastern of the two (2) street trees is identified as a mature 'regulated' Eucalyptus sideroxylon (Red Ironbark) which is a valuable part of a stand of Eucalyptus species throughout the streetscape and adjacent Forestville Reserve.*
- *The tree has a Structural Root Zone (SRZ) measuring 3.06 metres and a Tree Protection Zone (TPZ) measuring 8.40 metres. With respect to the proposed development, no vehicle crossover and/or excavation should occur within the SRZ*

*while tree sensitive design and construction measures will need to be assembled throughout the TPZ to ensure tree damaging activity does not occur.*

***Tree 2 – Eucalyptus leucoxylon ssp megalocarpa***

- The western street tree is a mature Eucalyptus leucoxylon ssp megalocarpa (Large Fruited SA Blue Gum) that is part of the stand of Eucalyptus that exist within both the adjacent streetscape and Forestville Reserve.*
- The street tree has a SRZ of 2.67 metres radius and subsequently I do not support a vehicle crossover or any soil disturbance within this zone, which is measured from the centre of the tree. Any works within this area may compromise the structural integrity of the tree and its ability to stand upright.*
- In conclusion, I do not support the proposed development and vehicle crossover locations albeit alternative vehicle crossover locations and tree sensitive design solutions adjacent Tree 1 may provide a way forward for both development and sustained street tree health and structure.*

Stormwater:

- I think the proposal is acceptable 'in principle', they will still need to submit a detailed stormwater management plan and coordinate the upgrade of the channel prior to construction, as suggested by FMG in the report in which I agree.*
- What they have proposed with regard to FFL's I believe to be reasonable, but I would like confirmation that the freeboard to the underside of the floor slab is 500mm above the HGL (Hydraulic Grade Line or Flood level) of the creek channel.*
- Their proposed 3.0m above the invert of the creek channel is close to this value but I would like to know the HGL of the channel for the 100yr ARI (1% AEP) at this location post upgrade to ensure the 500mm freeboard is achieved.*

Design:

- The proposed development is inconsistent with a number of aspects of relevant policy. In relation to the proposed land division these include under-size allotments and frontage widths. In relation to built form they include: two-storey form, flat roof forms, small side setbacks.*
- Having said that, it is acknowledged that the streetscape character of the immediate locality is mixed (park and pool diagonally opposite, late 1950s flat building directly opposite, secondary street frontage in Nichols Street, a clear change in built form from the relatively consistent late 1800s character of the western side of the southern end of Ethel Street to mixed character in the vicinity of the intersection of Ethel Street and Nichols Street with late 1970s/early 80s semi-detached dwellings on the allotment to the north of the subject site and some 1920s bungalows with some earlier and some later dwellings all evident.*
- There is also a local heritage listed bridge in the south-eastern corner of the subject site.*
- I understand that the proposed development involves a 1 into 3 land division. Designs have been prepared for small two-storey dwellings on each of the allotments. While there is a shortfall in allotment size and frontage width in*

*relation to prescriptive policy, it is acknowledged that it is likely that a 1 into 2 land division would most likely result in built forms of more substantial bulk and scale. In other words, the three smaller dwellings contemplated are likely to be more discreet in the streetscape than two larger dwellings.*

- The design of the proposed dwellings, although two-storey display good modulation and articulation. They are modest bulk and scale. Proposed materials are reasonably compatible with the context but the proposed contrasting black/white colour scheme is not.*
- If Council are to support the proposal and the current dwelling designs are pursued, it may be better if the proposed dwelling on the corner of Ethel street and Nichols Street had a flat roof rather than a pitch roof. Pitching the roof in an attempt to 'fit in' with streetscape character increases the apparent bulk and scale of the two-storey form (which is undesirable). Although not specifically what policy seeks, a flat roof form would help to relate the building to the other two proposed dwellings and diminish its streetscape prominence.*
- I also believe that the removal of the kitchen projection in the most recent scheme is a retrograde step. I think that it is better included as it helps to break down overall bulk and scale and add modulation to an otherwise relatively blank façade. There is also scope for a similar treatment to the robes at first floor level to further break down the façade.*
- I recommend avoiding a highly-contrasting colour scheme. Development should attempt to blend into the streetscape rather than accentuate its differences. Given the two storey form and relative density of development, natural timber and earthy colours for rendering would help the built form to recede more in the streetscape.*
- Fencing is an important consideration and no details have been provided yet. Fencing should be low-key, mostly low (up to 1.2 metres in height) and simple in appearance.*
- It would be worth checking if the Brownhill Creek culvert needs to be fenced.*

#### Other considerations:

- A referral to the Natural Resource Management Board is required (updated fee invoice attached). Further considerations or amendments may be required. The referral will be undertaken upon receipt of full application documents.
- The Building Department query whether pool fencing is required to prevent access to the existing water body. You may wish to investigate this with a Builder Certifier in anticipation for Building Code compliance.

To enable a complete and accurate assessment, the following information is requested pursuant to Section 39 of the Development Act, 1993.

Please provide:

- Amended plans and further information to address the above referral responses (assets/arboriculture/stormwater/design);
- Following case law authority from the ERD Court and Supreme Court, a land use application cannot be considered until the land division has been considered and determined (ahead of the land use). As such, please submit a

Land Division application (via EDALA) to be assessed contemporaneously with the subject built form application;

- Payment of fees (refer enclosed invoice);
- Identify the site levels on the site plan, including finished floor levels;
- Fencing and retaining wall details, if proposed;
- Schedule of materials and finishes;
- Elevations that demonstrate the natural ground level and associated proposed finished floor levels, including, total height notations on boundary development from natural ground level;
- Advice from a suitably qualified arborist as to proposed tree protection measures of the identified Regulated Trees;
- It is necessary to satisfy the [City of Unley Development and Stormwater Policy](#) prior to Full Development Consent being issued. For your consideration, please familiarise yourself with the applicable stormwater detention and retention requirements for the subject application as detailed in Table 3.1.

Further consideration will be given to your application on receipt of the above information. Please note, all plans and details are to be provided in duplicate.

**This information must be received within thirty (30) days of the date of this letter.** Should the information not be submitted within this timeframe, your application may be **refused** pursuant to Regulation 19 of the Development Regulations, 2008.

Should you wish to discuss the above, I can be contacted on 83725111.

Yours faithfully



**Amy Barratt**  
**DEVELOPMENT OFFICER**

4 December 2019

J Barrington  
267 Portrush Road  
NORWOOD SA 5067

Dear Sir/Madam

**RE: APPLICATION NUMBER 090/777/2018/C2**  
**FOR: Construct 3 x two storey detached dwellings with associated carports, decking and fencing**  
**AT: 18 Ethel Street, Forestville SA 5035**

I acknowledge receipt of your amended development application plans.

The amended plans have been returned to Council's Consulting Architect who provides the following advice:

- *Most of my previous advice remains relevant (refer schedule 15 November 2018).*
- *The design appears to be essentially the same except that the proposed dwelling on the corner of Ethel Street and Nichols Street now has a flat roof, similar to the other proposed dwellings. Although inconsistent with relevant policy, in the context of the mixed character in the locality and the other proposed dwellings, I think that this is a logical and reasonable amendment that has the benefit of reducing overall bulk and scale.*
- *The reintroduction of the projecting kitchen alcove to dwelling 3 is positive.*
- *There remains opportunity to reduce the bulk of south-western elevation of dwelling 3 by modulating the robes to beds 2 and 3 in a similar way to the treatment of the stair and vestibule area of the same unit.*
- *The substantial setback of carports on dwellings 1 and 2 is positive, minimising their visual impact from the public realm.*
- *The minor changes to treatment of sub-floor areas does not appear to have material impact on the appearance. If anything, the base appears more solid which is positive.*
- *While the proposed colour scheme has been amended to reduce contrast, I recommend against the use of Colorbond 'Monument' which is very dark and look to colours that relate more closely to colours evident in traditional buildings in the area.*
- *It would be helpful to have more information regarding the existing and proposed levels of the proposed development and proposed levels and heights relative to adjacent and nearby buildings.*

- *A design context report is needed to assist in weighing the competing aspects of the proposed development.*

Further, Council's Arboricultural Department provide the following advice and concerns regarding the Regulated Street tree which require attention:

*With respect to my previous advice, provided 7 December 2018, I offer the following:*

*TREE 1 / DWELLING 2 - 'Regulated' Eucalyptus sideroxylon (Red Ironbark)*

- *The amended plans (Sept 19) show almost no change when considering previous plans and will cause tree damaging activity and have the potential to cause significant safety concerns with respect to complete tree failure. To this end, the plans propose works (vehicle crossover and driveway) within the tree's structural root zone (SRZ). This zone is an area where the tree's anchoring roots exist, these roots keep the tree standing upright, among other things. No works should occur within this area, which is defined as 3.06 metres radius, measured from the centre of the tree.*
- *Furthermore, I'd recommend the dwelling be set-back further as it appears to be set-back approx. 4.0 metres from the tree, which is well within the tree protection zone (TPZ) of 8.40 metres. While this is not an essential item, providing tree sensitive solutions form part of the design and construction, it is certainly a desirable outcome. Having the development set back as far as reasonably possible will afford the best chance of successful tree preservation.*
- *Moving forward, the option of flipping the development and subsequently the vehicle crossover should be explored. To do this would offer approx. 6.06 metres between the eastern boundary and the subject tree and subsequently a 3.0 metre vehicle crossover would be feasible without compromising the structural integrity of the tree.*

*TREE 2 / DWELLING 1 - Eucalyptus leucoxylon ssp megalocarpa (SA Blue Gum)*

- *I support the amended plans which appear to propose no works within the tree's structural root zone (SRZ) of 2.67 metres.*
- *My on-site assessment measures the tree as 5.67 metres from the western boundary and this therefore allows for a 3.0 metre vehicle crossover, providing this meets flush with the mentioned western boundary.*

**CONCLUSION**

*I'm satisfied with tree preservation adjacent DWELLING 1, however, concerns remain adjacent DWELLING 2 and subsequently I do not support the greater development as it is likely to cause significant damage to a 'regulated' street tree.*

The application will not proceed to notification or externally referred until the above matters are addressed.

To enable a complete and accurate assessment, the following information is requested pursuant to Section 39 of the Development Act, 1993.

Please provide:

- Amended plans to address the above; OR
- Written request that the application be determined in its current form

Further consideration will be given to your application on receipt of the above information. Please note, all correspondence should be sent via email to [pobox1@unley.sa.gov.au](mailto:pobox1@unley.sa.gov.au)

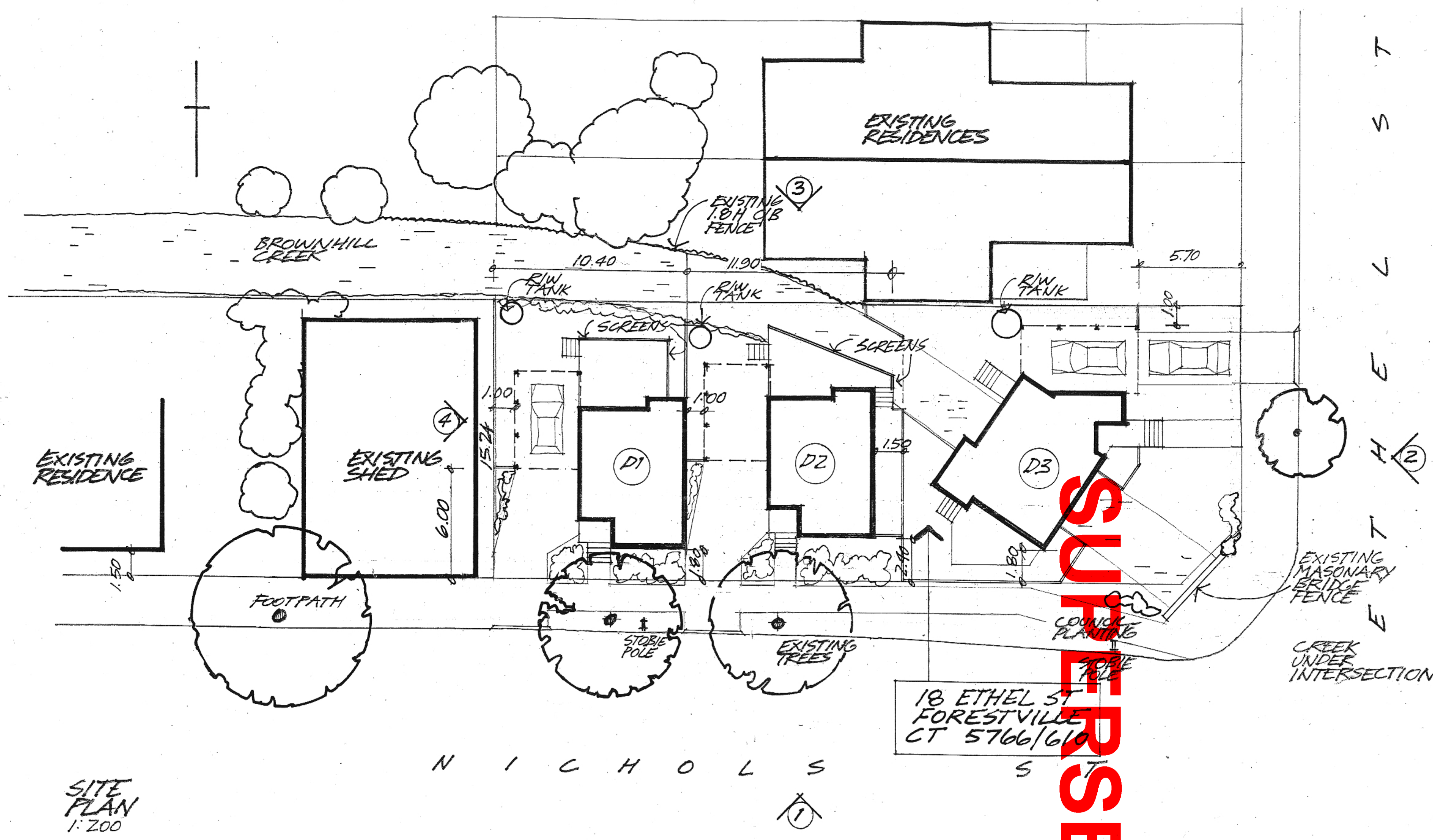
**This information must be received within thirty (30) days of the date of this letter.** Should the information not be submitted within this timeframe, your application may be **refused** pursuant to Regulation 19 of the Development Regulations, 2008.

Should you wish to discuss the above, I can be contacted on 8372 5111.

Yours faithfully



**Amy Barratt**  
**DEVELOPMENT OFFICER**



SITE PLAN  
1:200

18 ETHEL ST  
FORESTVILLE  
CT 5766/610

JOHN BARRINGTON  
**ARCHITECT**  
267 PORTRUSH ROAD NORWOOD SA 5067  
MOBILE 0400993656  
EMAIL jbarrington@tpg.com.au

PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
SITE PLAN

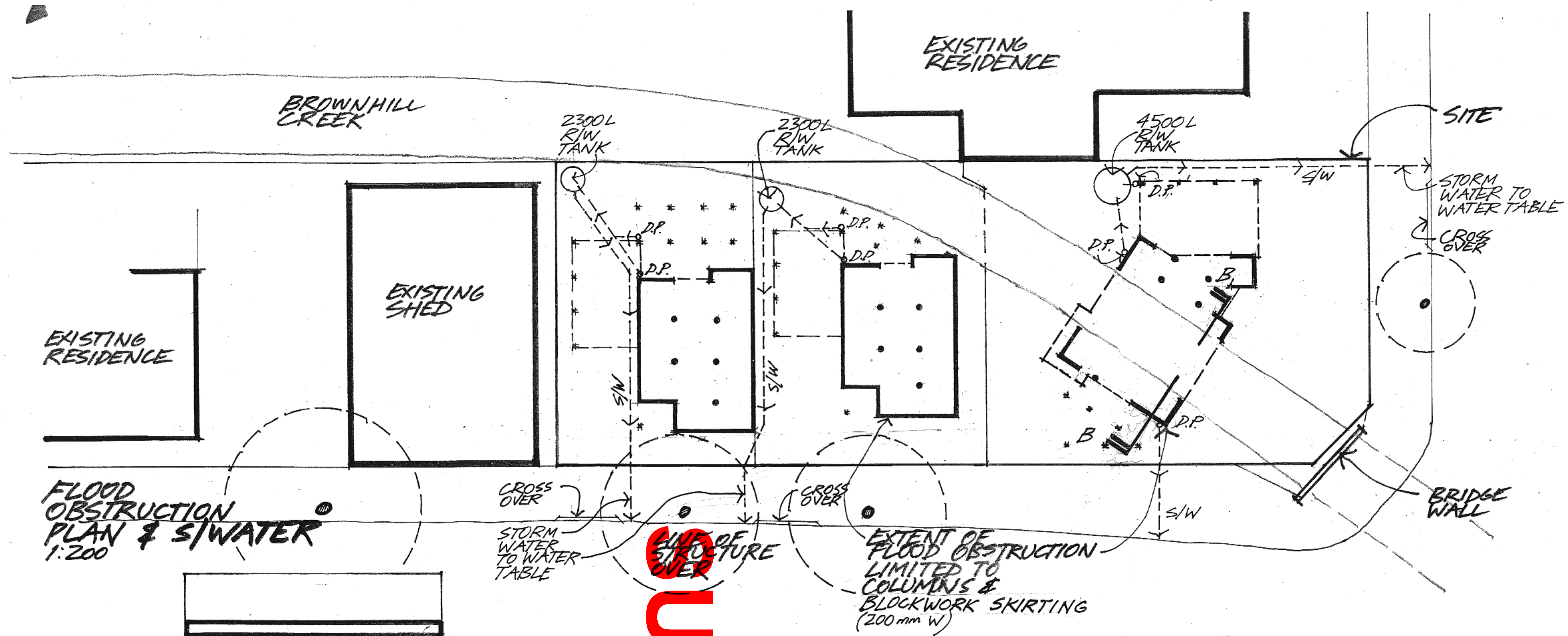
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DATE  
SEPT 2018

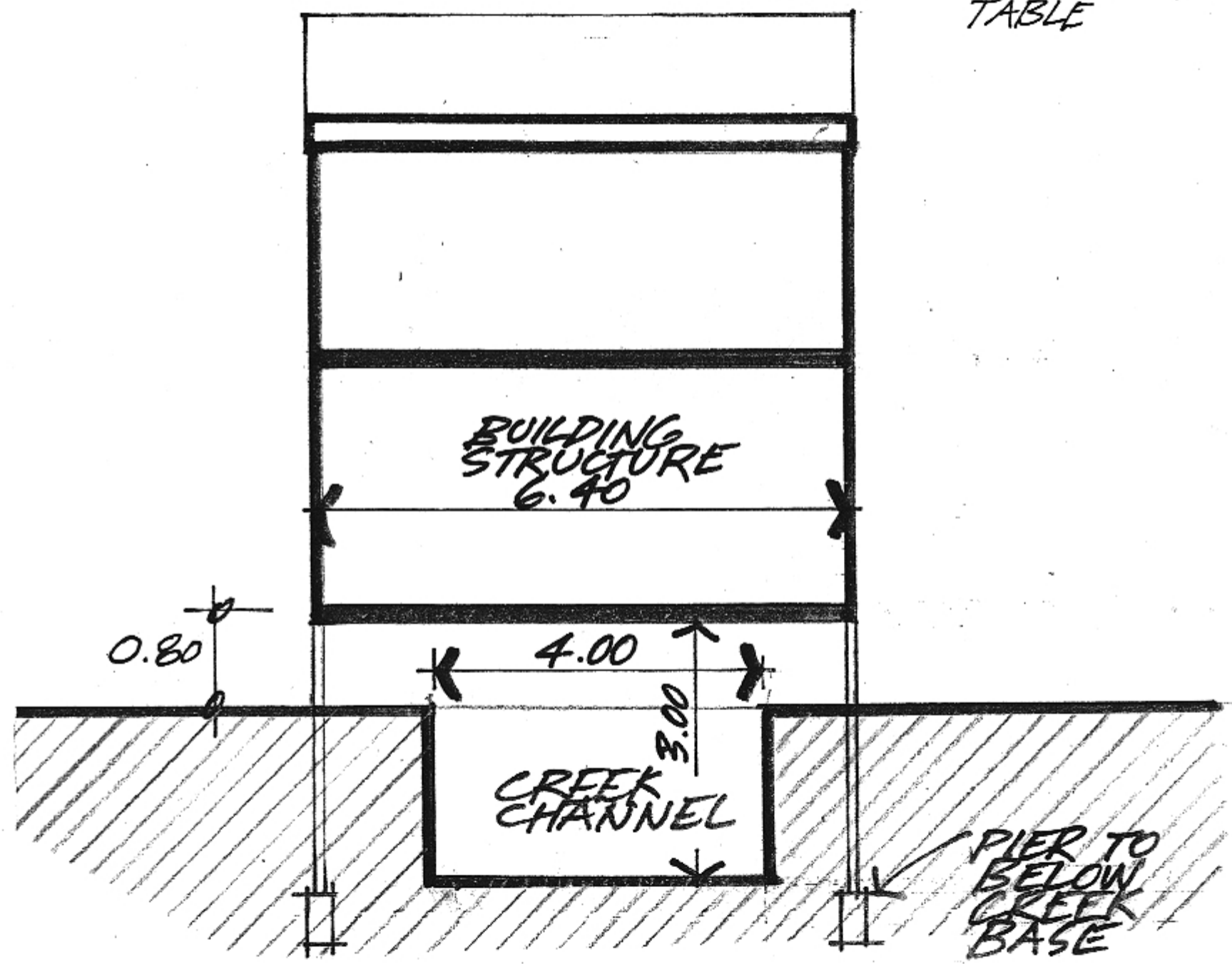
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FLOOD OBSTRUCTION PLAN & S/WATER 1:200



SECTION B-B THROUGH CREEK 1:100

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PROJECT  
 PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE

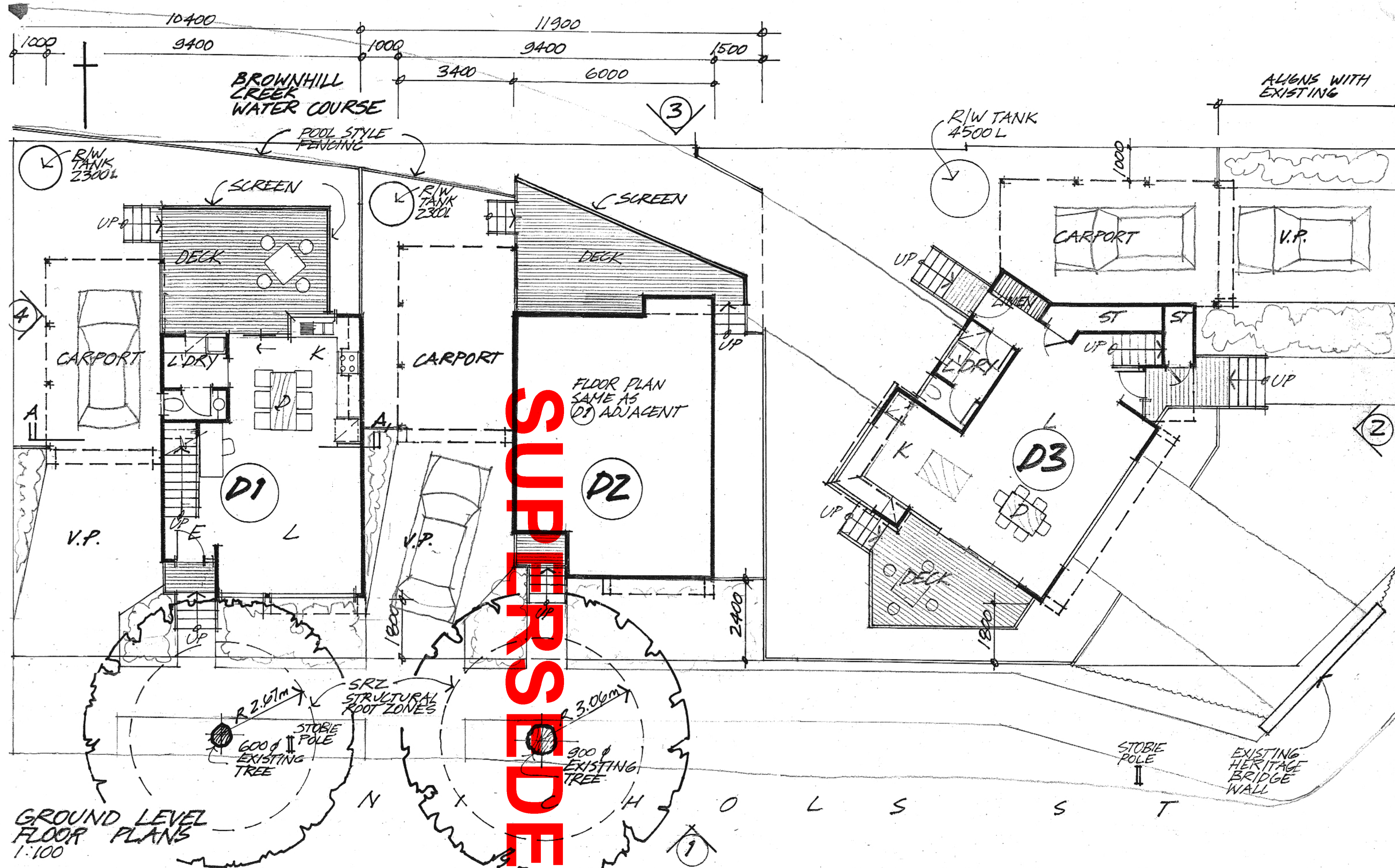
FOR  
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DRAWING TITLE  
 GROUND LEVEL STRUCTURE & STORM WATER

DRAWING NUMBER  
 20185/SK025

DATE  
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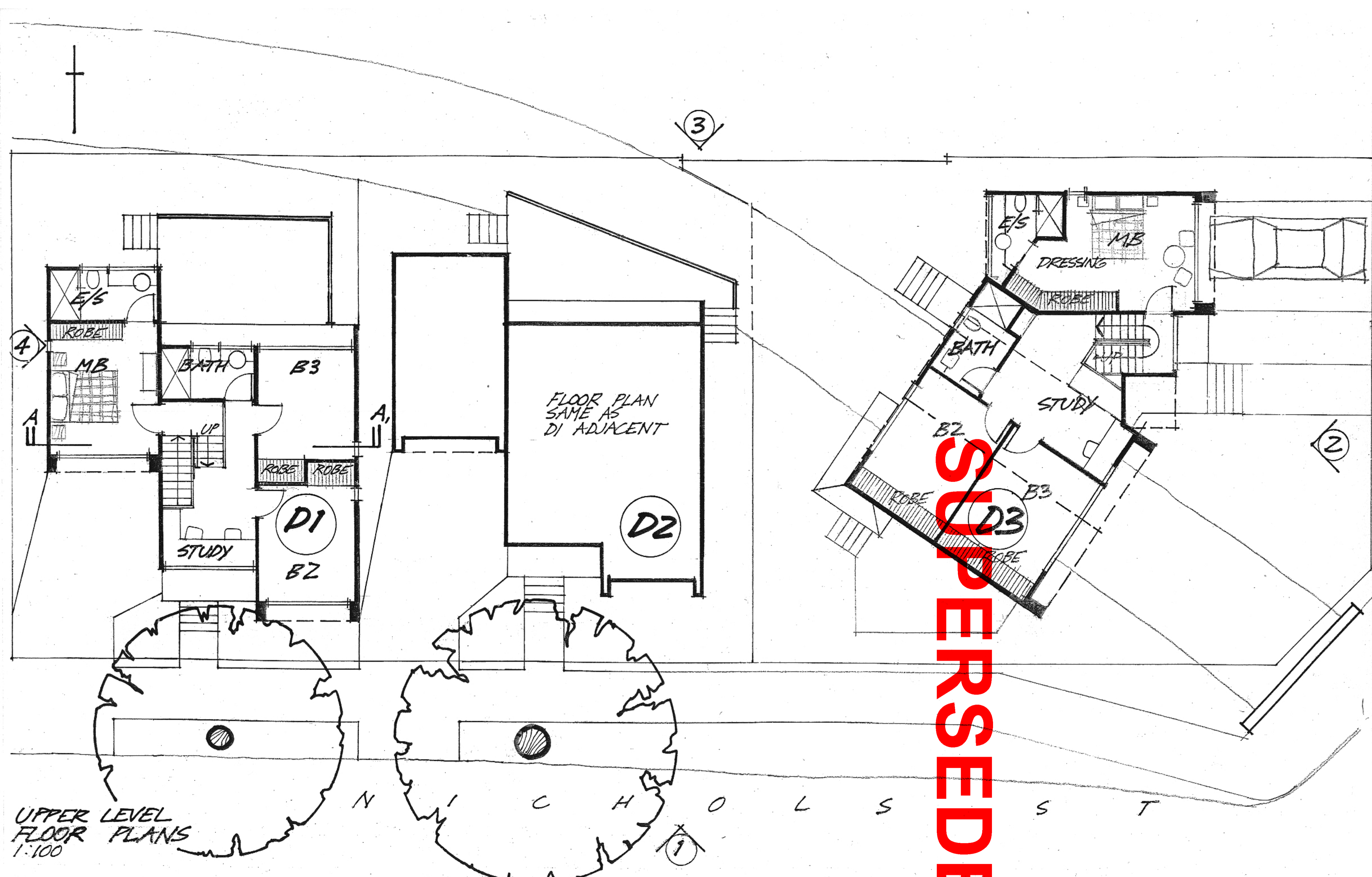
FOR  
 C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD

DRAWING TITLE  
 GROUND LEVEL FLOOR PLANS

DRAWING NUMBER  
 201905/SK03B

DATE  
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UPPER LEVEL FLOOR PLANS 1:100

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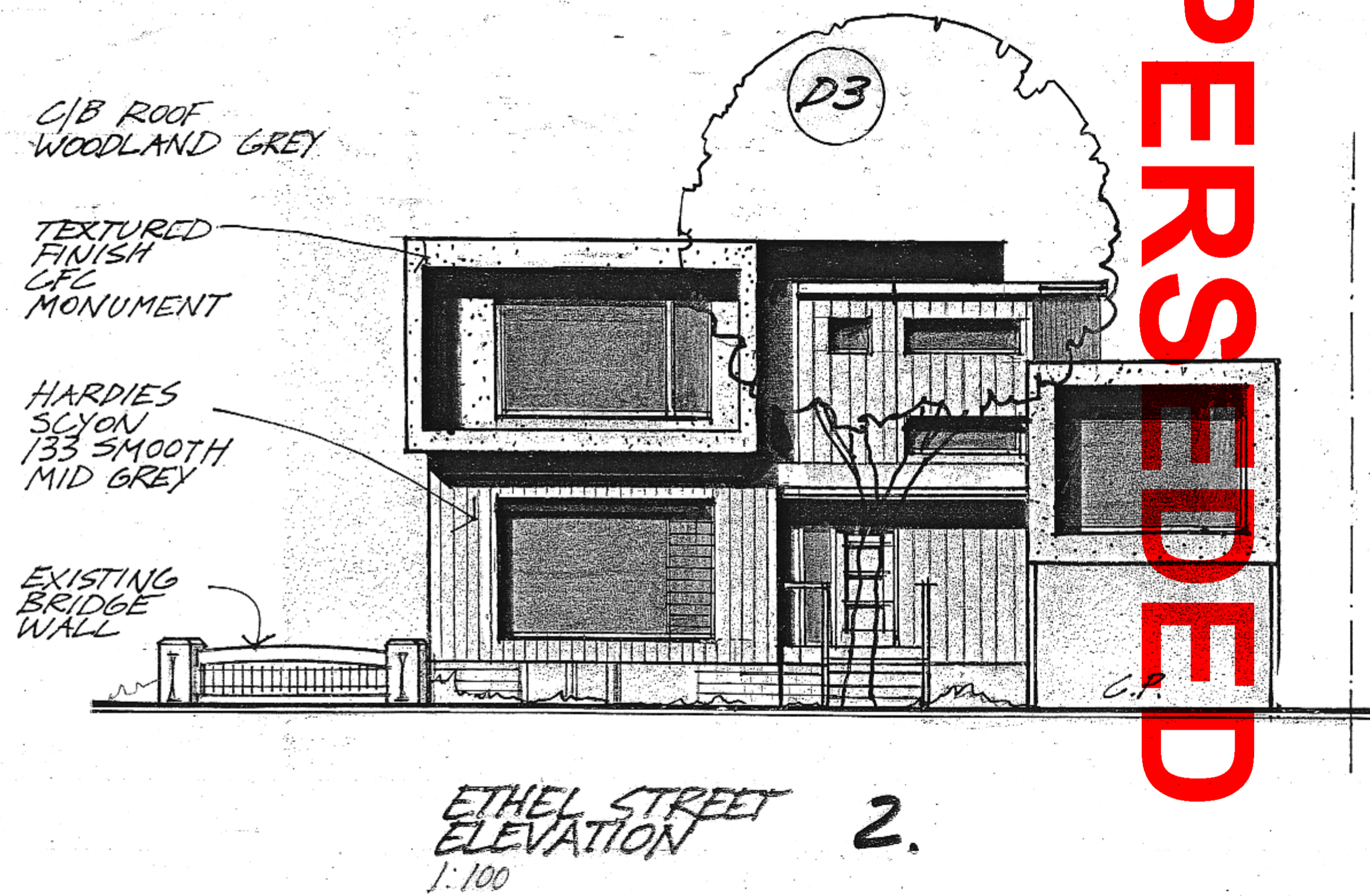
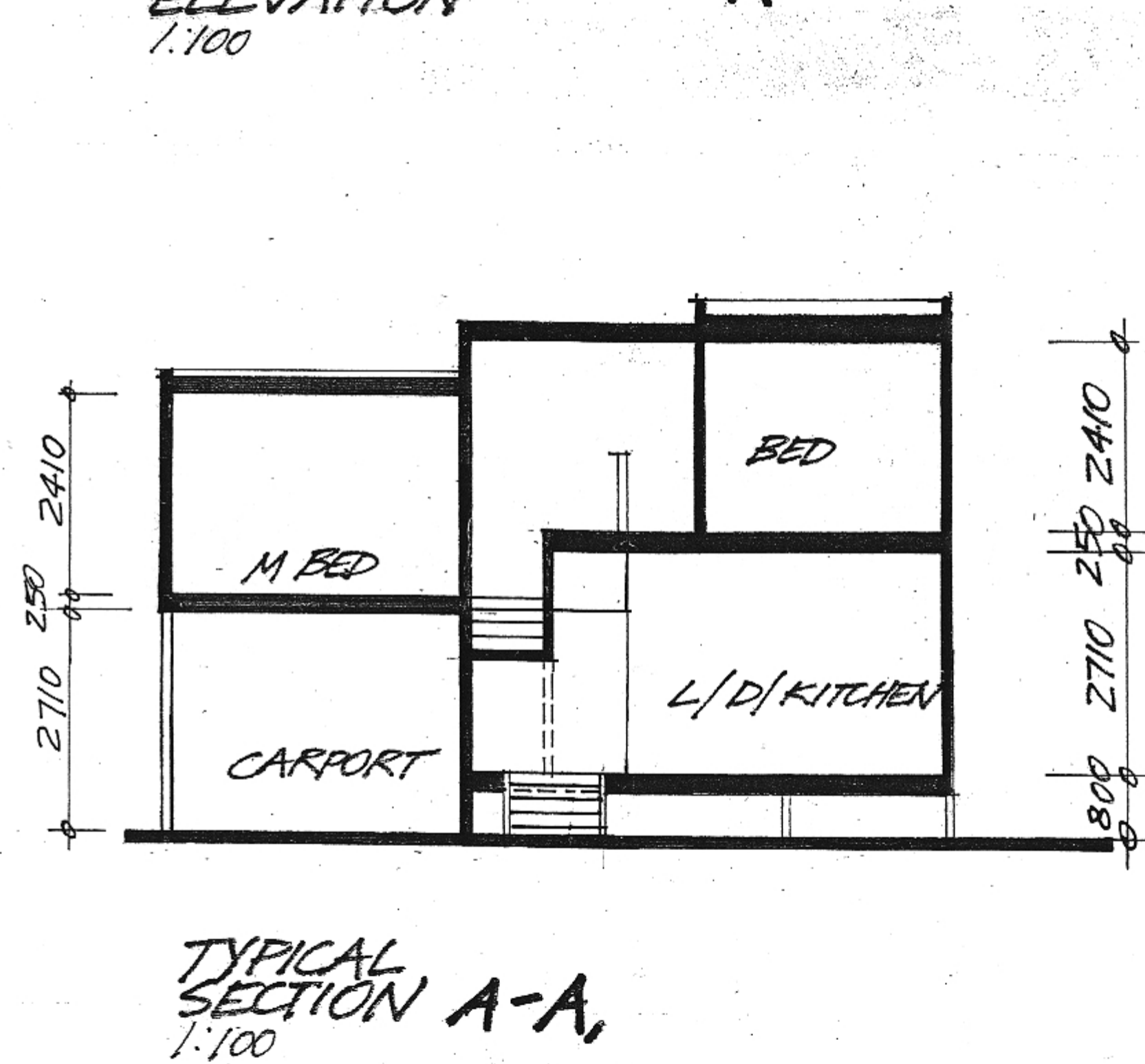
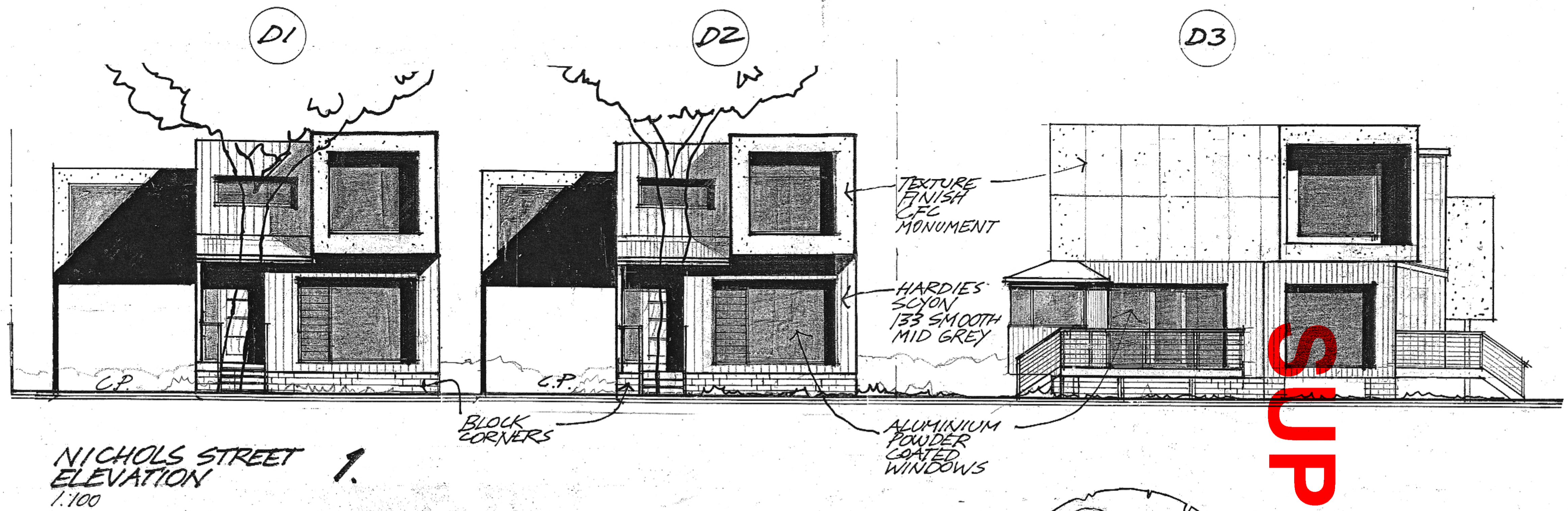
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 GROUND LEVEL FLOOR PLANS

DRAWING NUMBER  
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DATE  
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PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

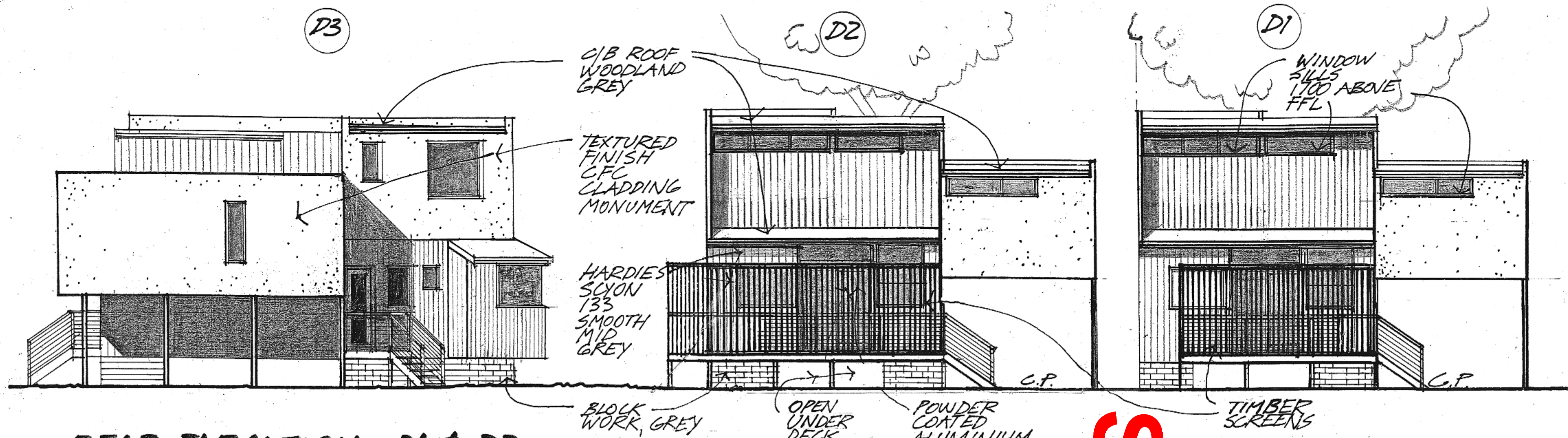
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J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
STREET  
ELEVATIONS &  
SECTION

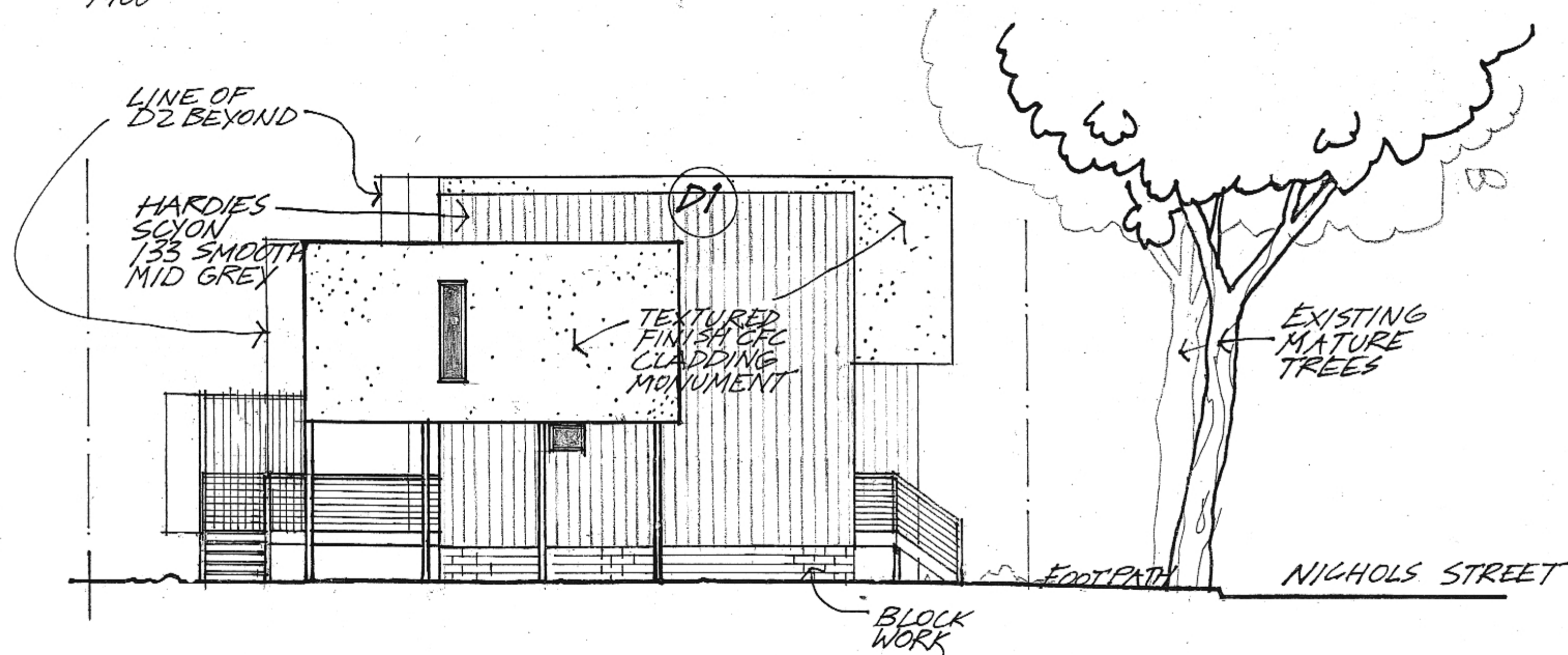
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20185/5K05B

DATE  
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REAR ELEVATION D1 & D2  
SIDE ELEVATION D3  
1:100  
3.



SIDE ELEVATION 4.  
1:100

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

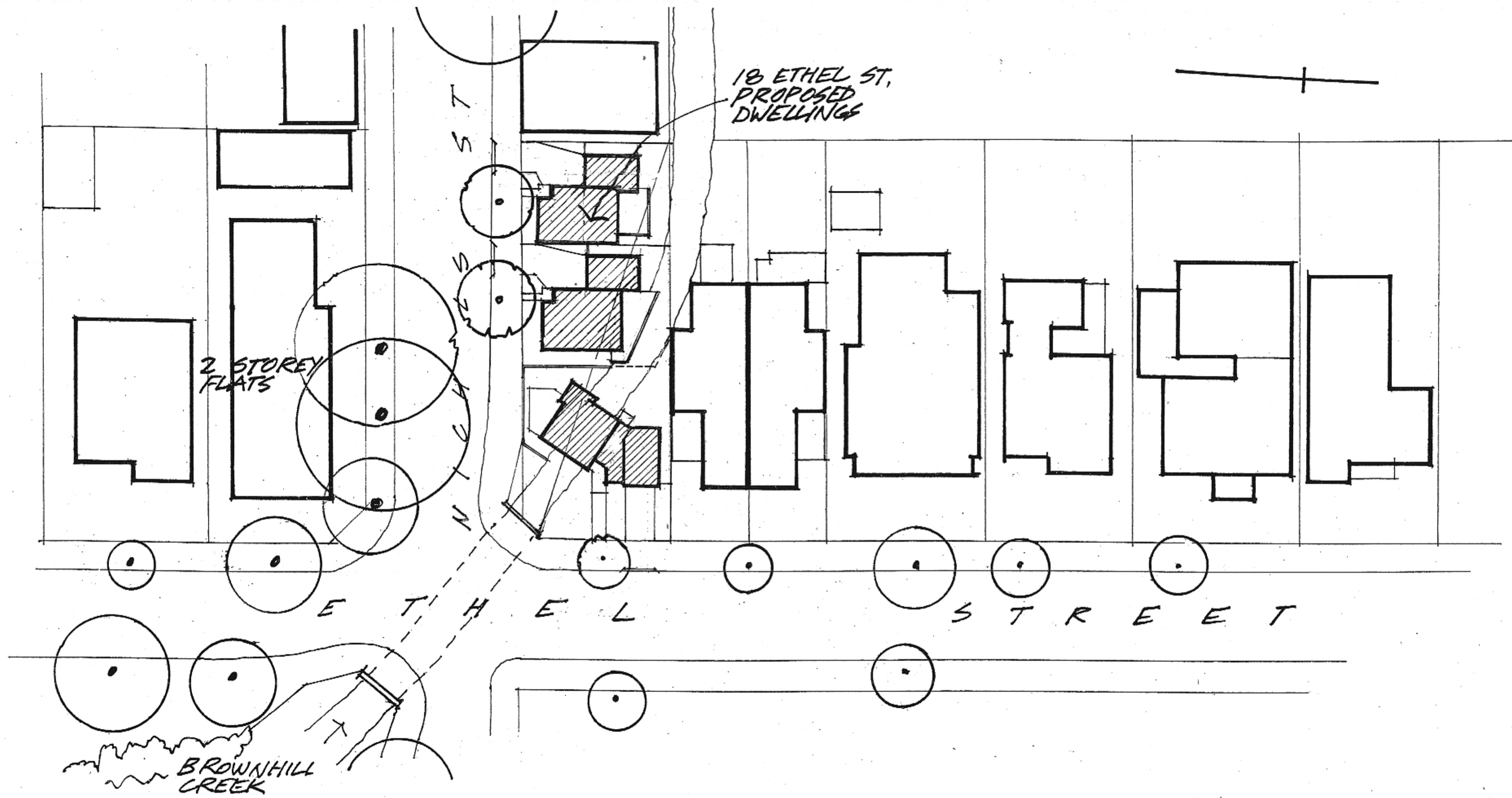
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J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
ELEVATIONS

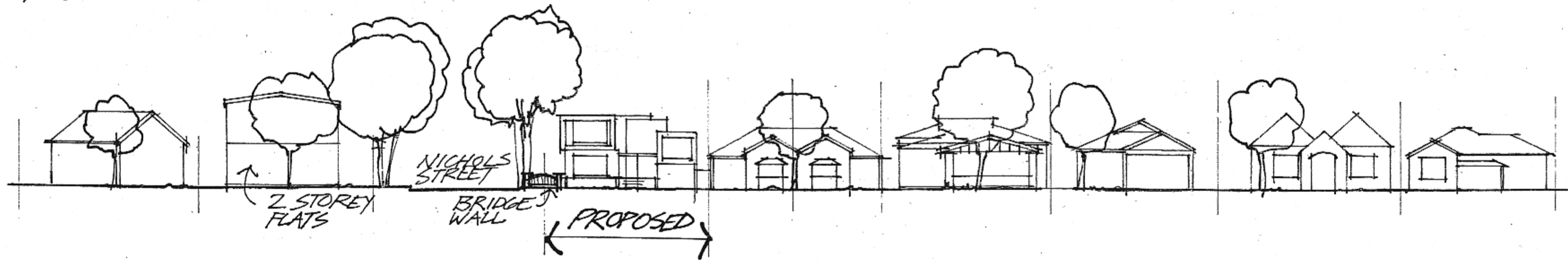
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2018/5/31068

DATE  
SEPT 2019

REVISION



ETHEL ST  
PLAN  
1:500



ETHEL ST  
EAST ELEVATION  
1:500

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

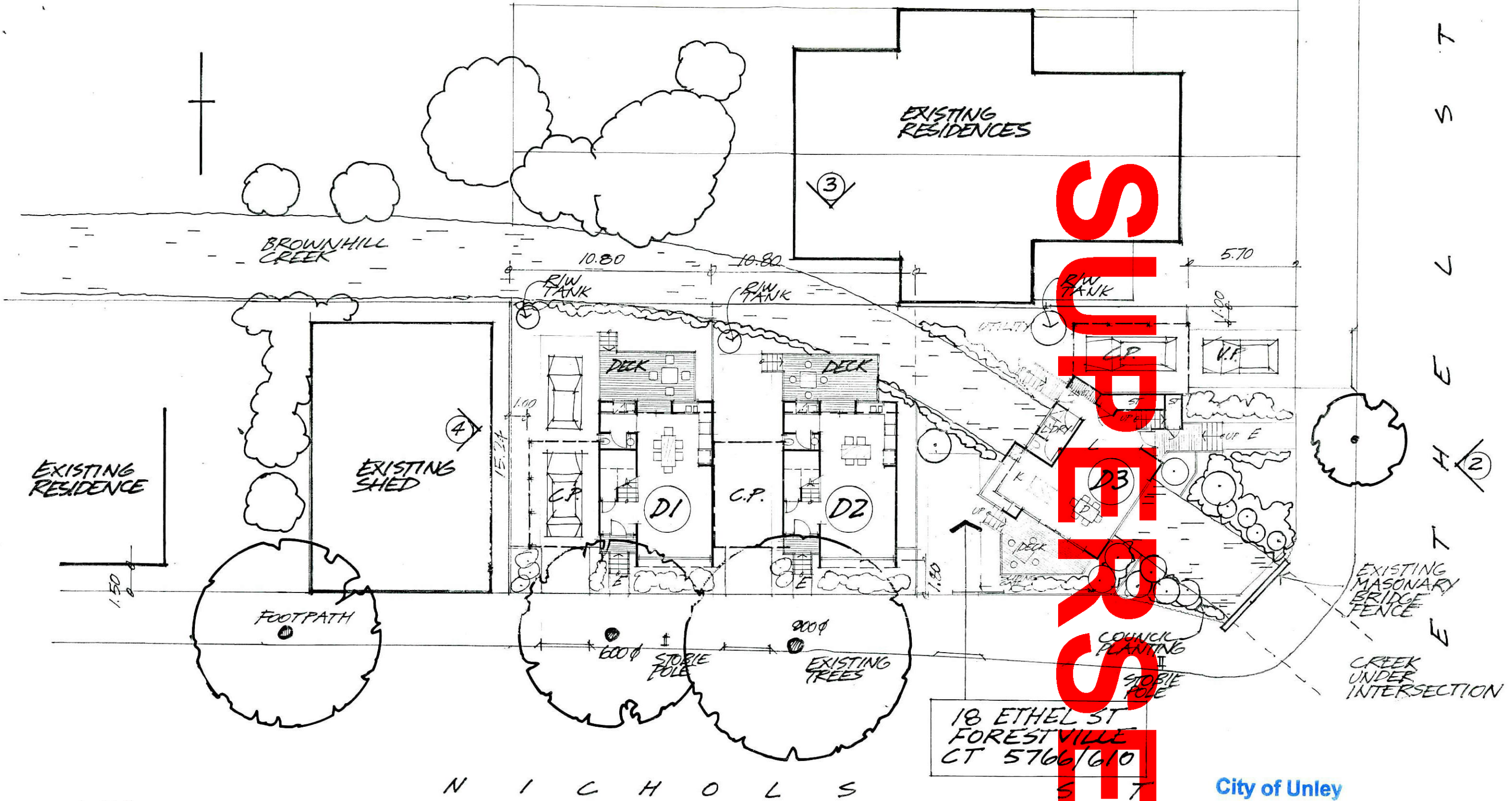
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J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
ETHEL STREET  
PLAN &  
ELEVATION

DRAWING NUMBER  
20185/SK07B

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SITE PLAN  
1:200

N I C H O L S

18 ETHEL ST  
FORESTVILLE  
CT 5766/610

City of Unley  
- 1 OCT 2016  
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18 ETHEL STREET  
FORRESTVILLE

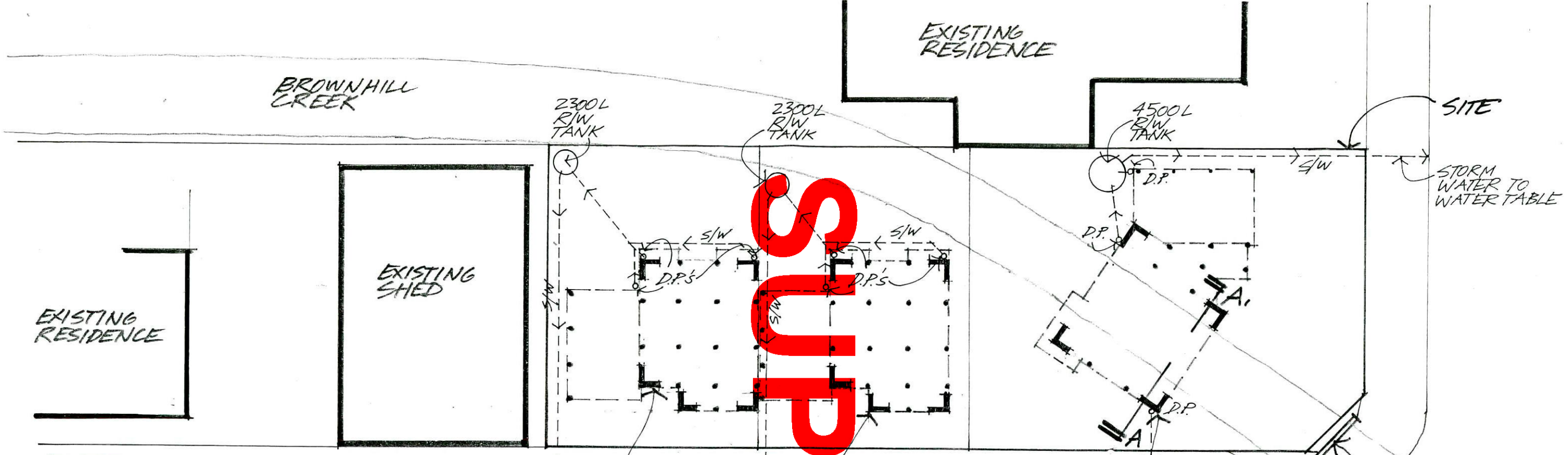
FOR  
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J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
SITE PLAN

DRAWING NUMBER  
20185/SK01

DATE  
OCT 2018

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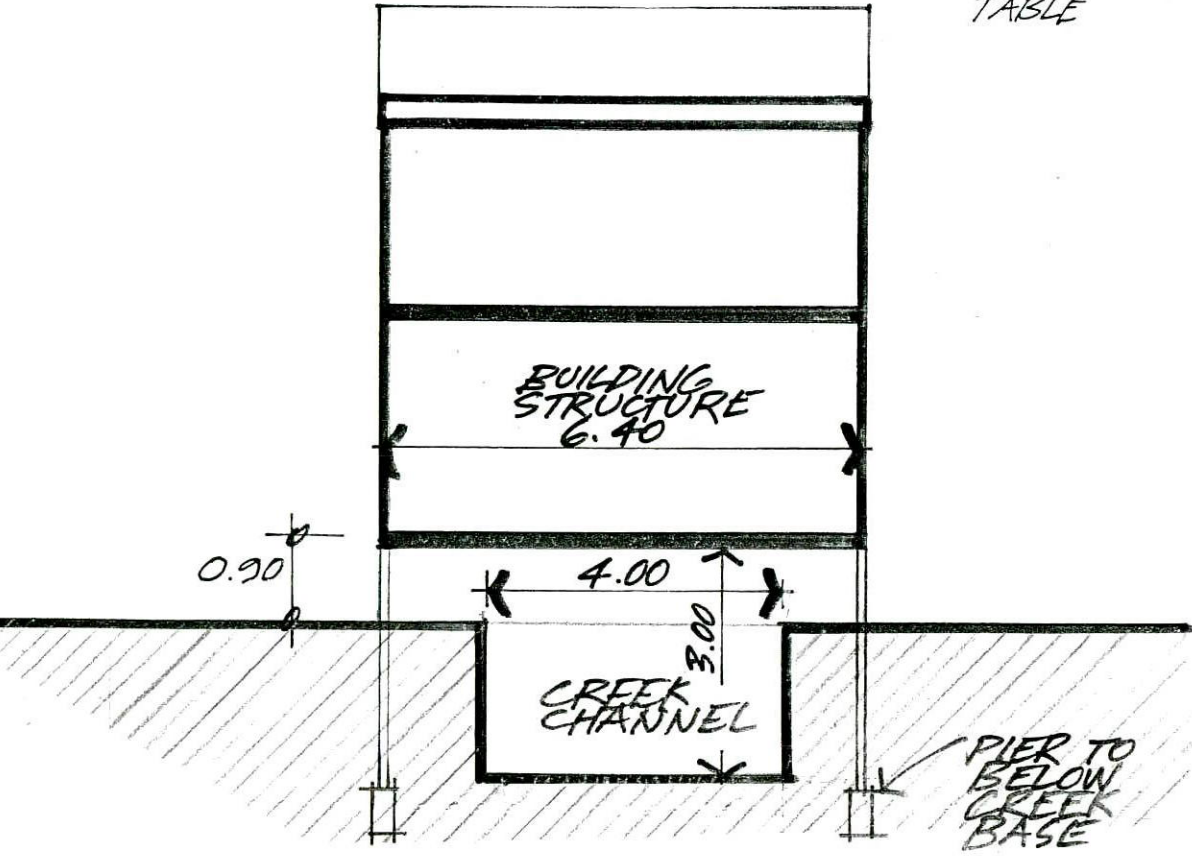


FLOOD OBSTRUCTION PLAN & S/WATER 1:200

STORM WATER TO WATER TABLE

LINE OF STRUCTURE OVER

EXTENT OF FLOOD OBSTRUCTION LIMITED TO COLUMNS & CORNER BLOCKWORK



SECTION A-A THROUGH CREEK 1:100

SUPERSEDED

City of Unley  
 - 9 OCT 2016  
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JOHN BARRINGTON <b>ARCHITECT</b> 267 PORTRUSH ROAD NORWOOD SA 5067 MOBILE 0400993656 EMAIL jbarring@tpg.com.au	PROJECT PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE	FOR C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD	DRAWING TITLE GROUND LEVEL STRUCTURE & STORM WATER	DRAWING NUMBER 20185/SK02	DATE OCT 2018	REVISION 96
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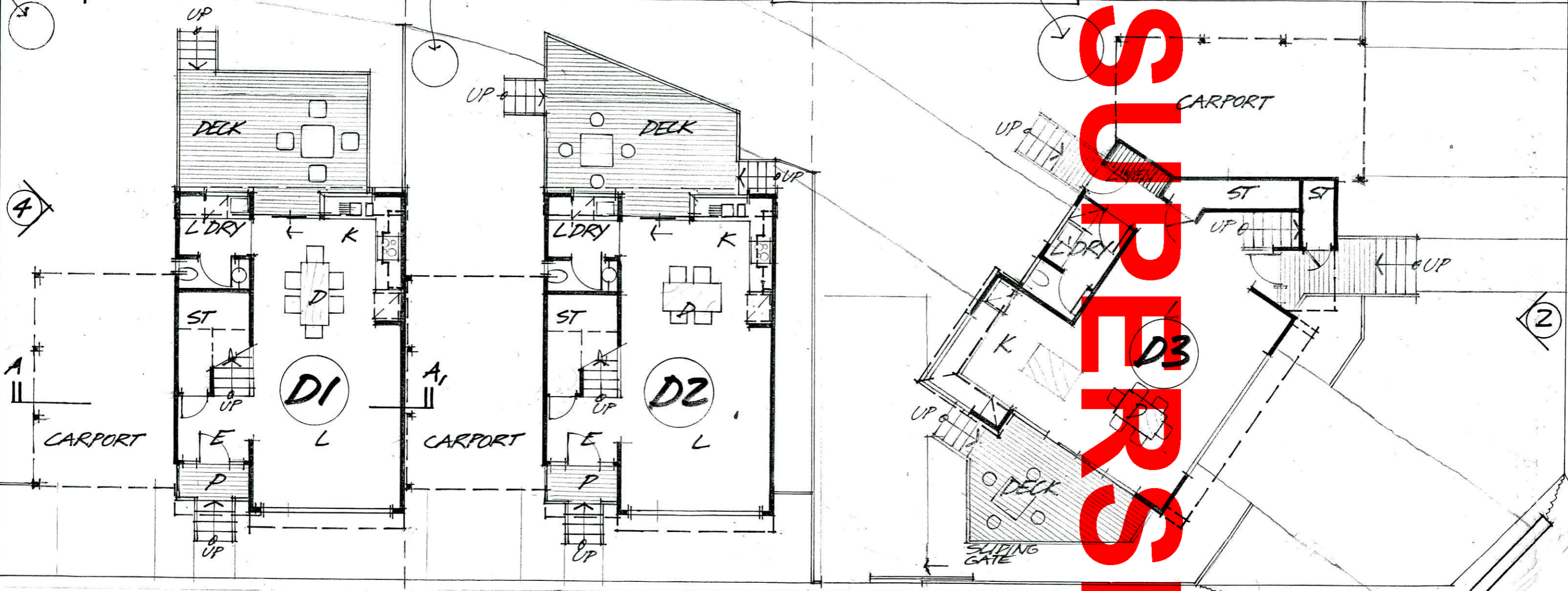


R/W TANK  
2300L

BROWN HILL  
CREEK  
WATER COURSE

R/W TANK  
2300L

R/W TANK  
4500L



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EXISTING  
TREE

600 Ø  
EXISTING  
TREE

KERB

N I C H O L S T

EXISTING  
HERITAGE  
BRIDGE  
WALL

GROUND LEVEL  
FLOOR PLAN  
1:100

City of Unley

5 OCT 2018

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PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
GROUND LEVEL  
FLOOR PLANS

DRAWING NUMBER  
20185/SK03

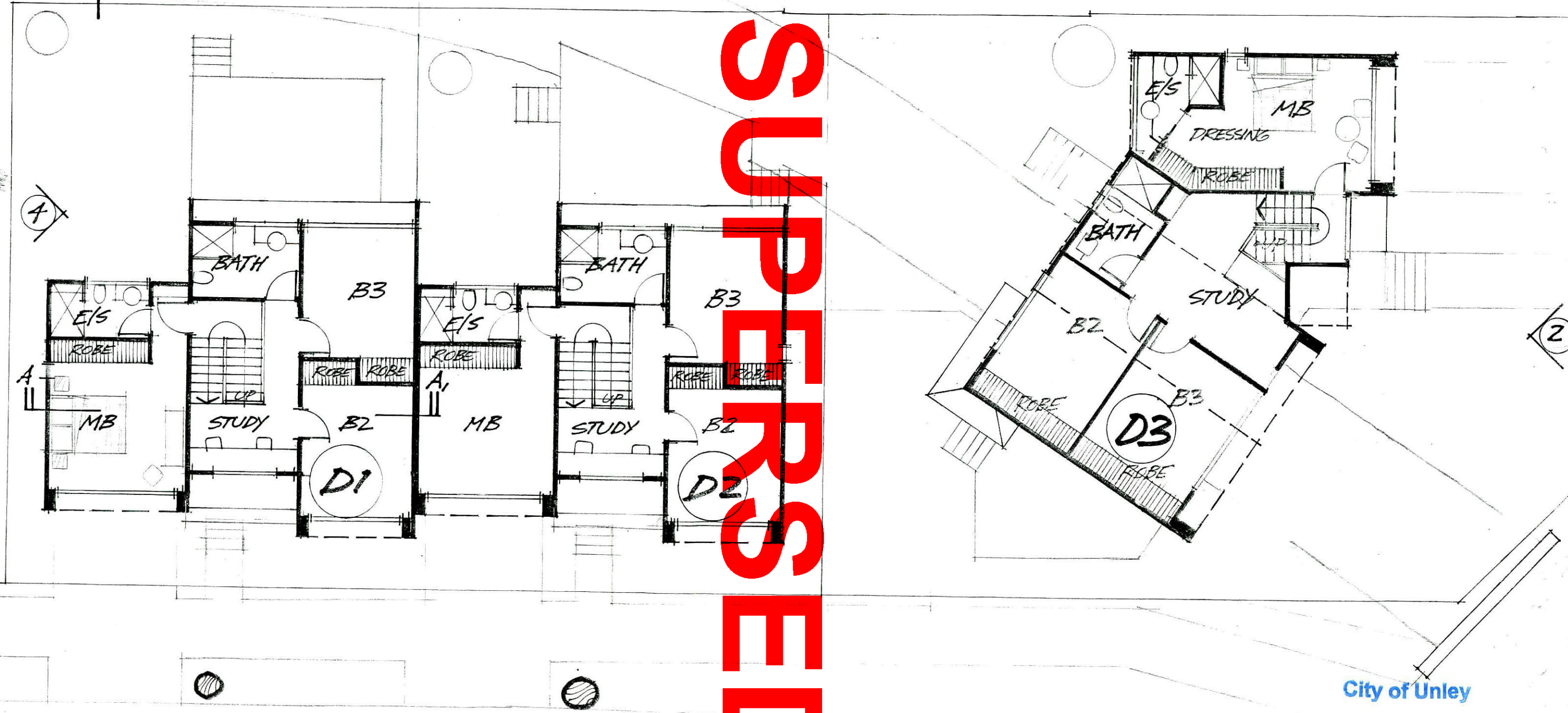
DATE REVISION

BROWNHILL  
CREEK  
WATER COURSE

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4

2



UPPER LEVEL  
FLOOR PLAN  
1:100

City of Unley  
9 OCT 2018  
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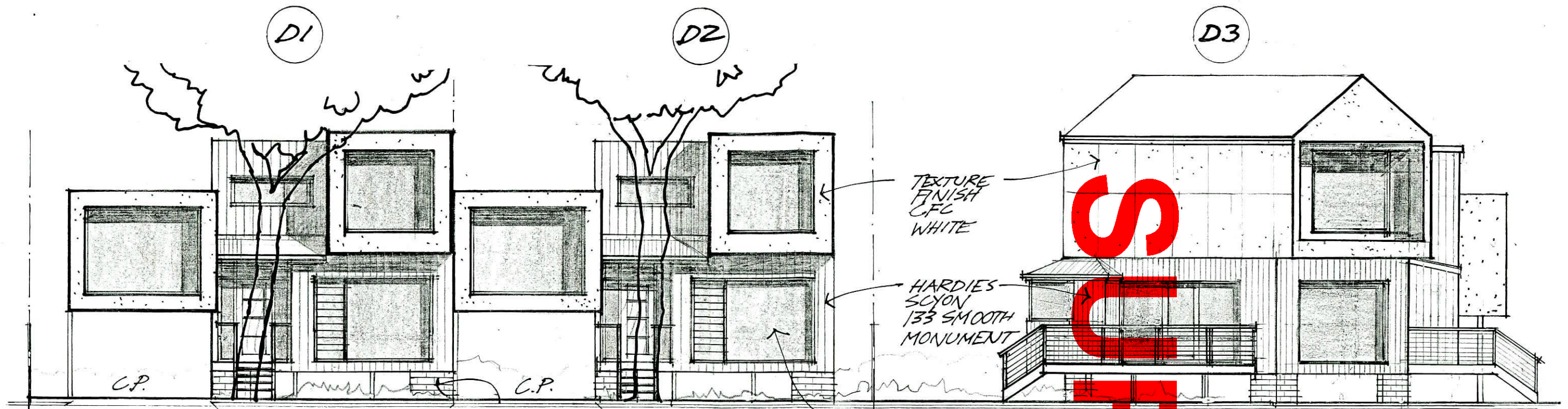
PROJECT  
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DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
UPPER LEVEL  
FLOOR PLANS

DRAWING NUMBER  
20185/SK04  
DATE  
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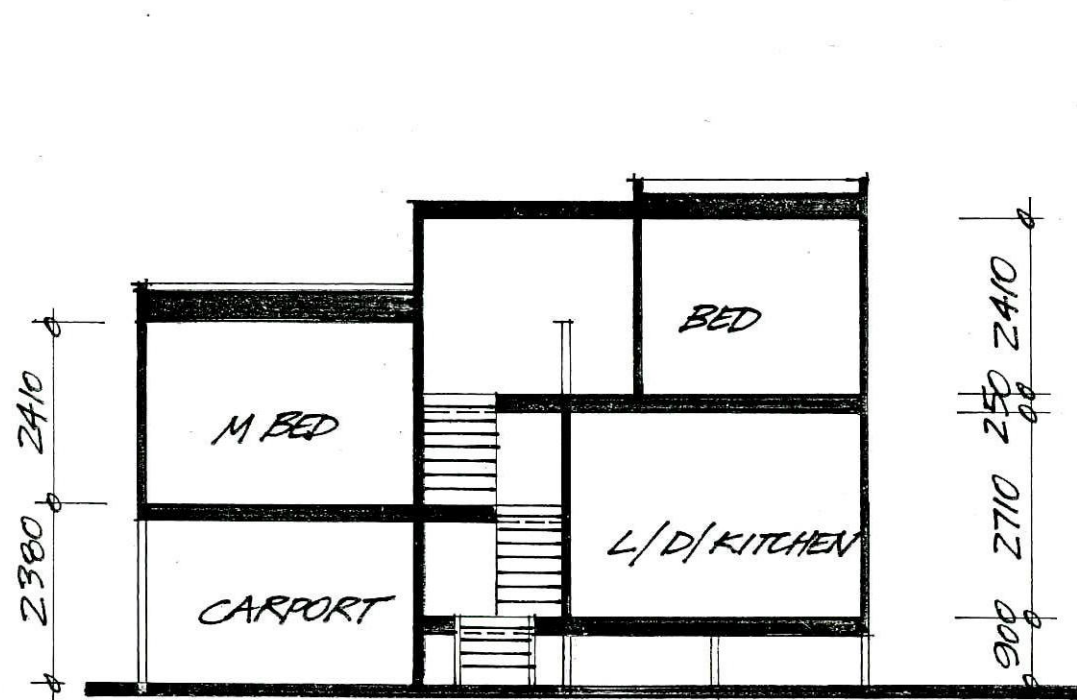
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NICHOLS STREET ELEVATION 1.  
1:100

BLOCK CORNERS

ALUMINIUM POWDER COATED WINDOWS



TYPICAL SECTION A-A,  
1:100

C/B ROOF WOODLAND GREY

TEXTURED FINISH CFC WHITE

HARDIES SCYON 133 SMOOTH MONUMENT

EXISTING BRIDGE WALL



ETHEL STREET ELEVATION 2.  
1:100

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PROJECT

PROPOSAL FOR SUB DIVISION & 3 TORRENS TITLED DWELLINGS AT 18 ETHEL STREET FORRESTVILLE

FOR

C SMERDON AND J BARRINGTON OF 267 PORTRUSH RD NORWOOD

DRAWING TITLE

STREET ELEVATIONS & SECTION

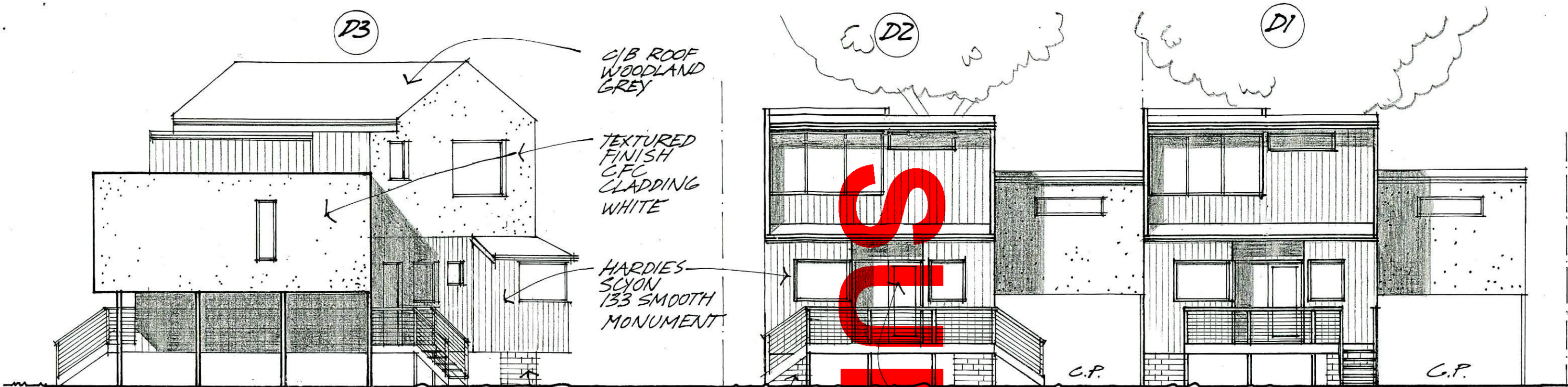
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20185/SK05

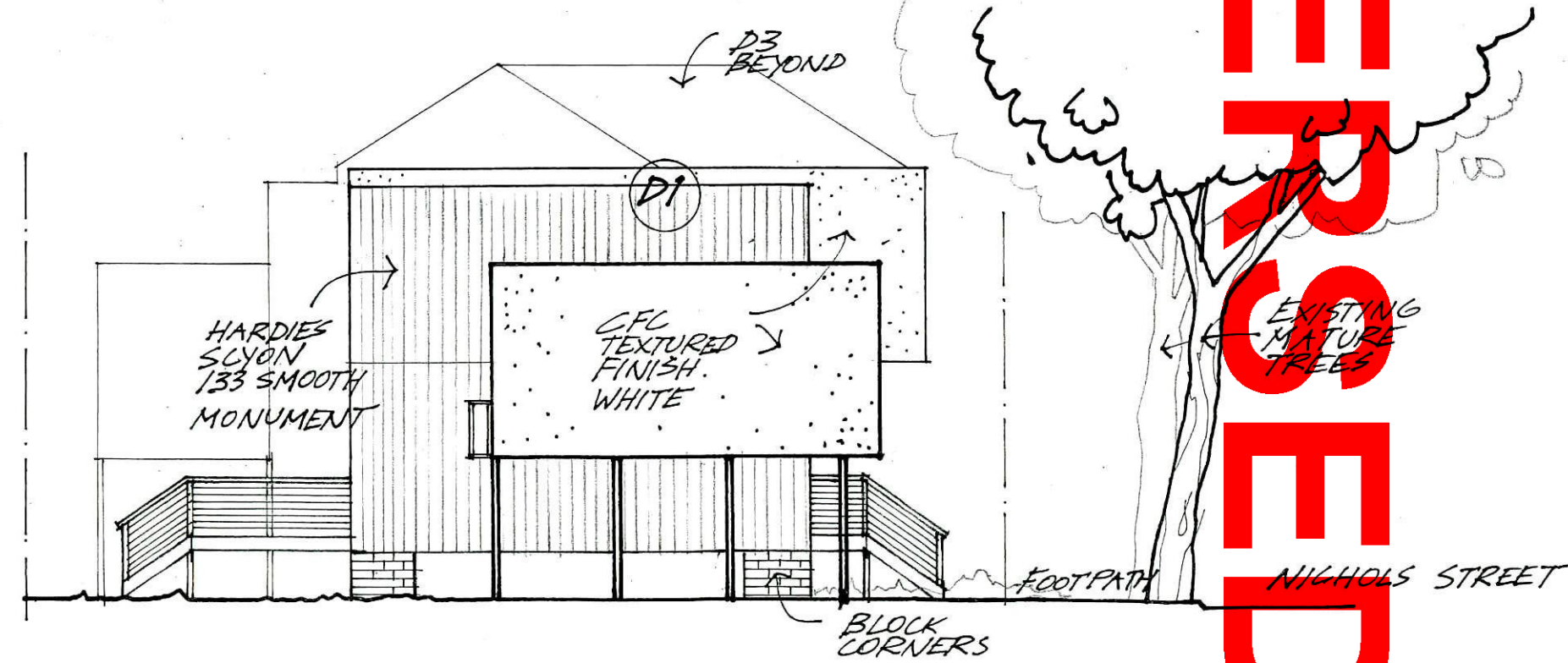
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REAR ELEVATION DI & D2  
 SIDE ELEVATION D3  
 1:100  
 3.



SIDE ELEVATION 4.  
 1:100

City of Unley  
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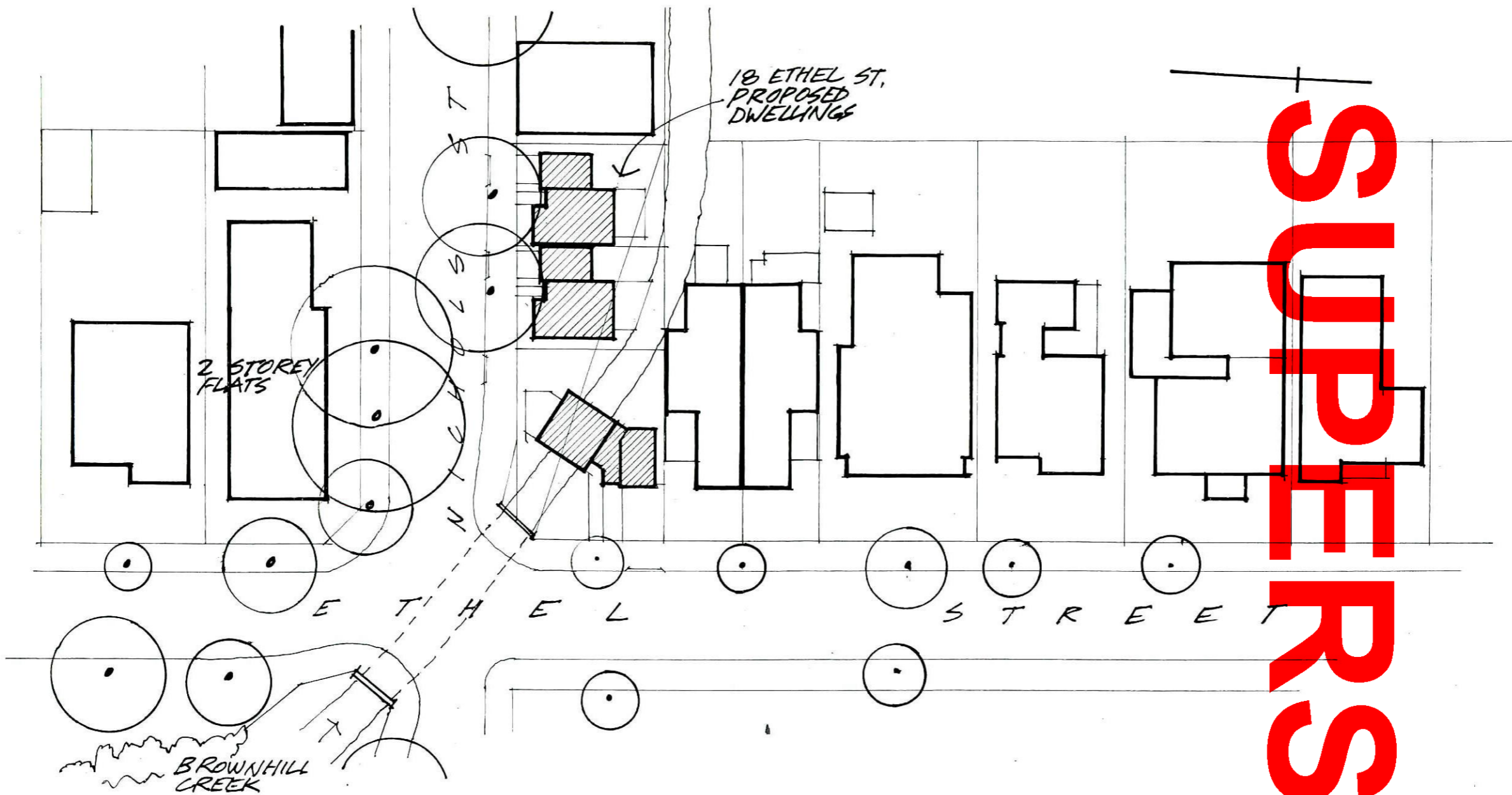
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PROJECT FOR  
 PROPOSAL FOR SUB  
 DIVISION & 3 TORRENS  
 TITLED DWELLINGS AT  
 18 ETHEL STREET  
 FORRESTVILLE  
 C SMERDON AND  
 J BARRINGTON OF  
 267 PORTRUSH RD  
 NORWOOD

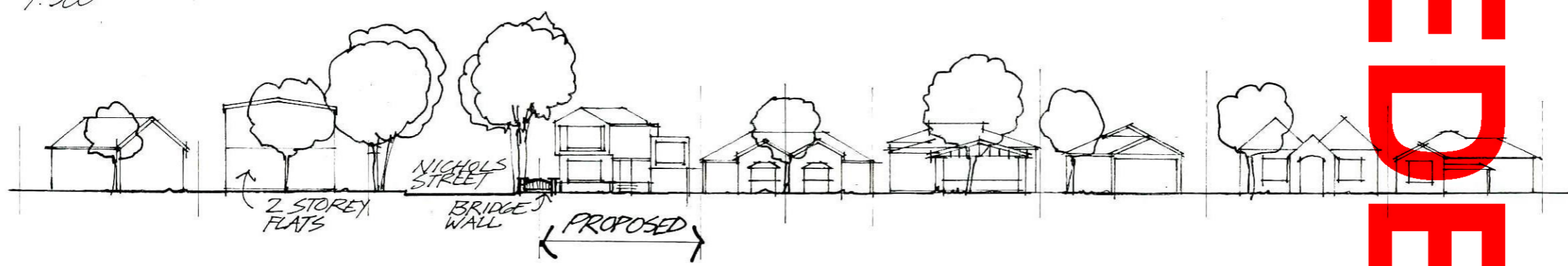
DRAWING TITLE  
 ELEVATIONS

DRAWING NUMBER  
 20185/SK06  
 DATE  
 OCT 2018

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ETHEL ST  
PLAN  
1:500



ETHEL ST  
EAST ELEVATION  
1:500

SUPERSEDED

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PROJECT  
PROPOSAL FOR SUB  
DIVISION & 3 TORRENS  
TITLED DWELLINGS AT  
18 ETHEL STREET  
FORRESTVILLE

FOR  
C SMERDON AND  
J BARRINGTON OF  
267 PORTRUSH RD  
NORWOOD

DRAWING TITLE  
ETHEL STREET  
PLAN &  
ELEVATION

DRAWING NUMBER  
20185/SK07

DATE  
OCT 2018

REVISION

**ITEM 2****DEVELOPMENT APPLICATION – 090/804/2020/C2 – 46 DIXON STREET,  
CLARENCE PARK SA 5034 (CLARENCE PARK)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/804/2020/C2
<b>ADDRESS:</b>	46 Dixon Street, Clarence Park SA 5034
<b>DATE OF MEETING:</b>	16 February 2021
<b>AUTHOR:</b>	David Bailey
<b>DEVELOPMENT PROPOSAL:</b>	Carry out alterations and construct two storey addition including single storey wall and carport located on southern boundary
<b>HERITAGE VALUE:</b>	Nil
<b>DEVELOPMENT PLAN:</b>	15 October 2020
<b>ZONE:</b>	Residential Streetscape (Built Form) Policy Area Spacious 9.1
<b>APPLICANT:</b>	I Kyprianou
<b>OWNER:</b>	M J Meaney
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	Two oppose
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Unresolved representations
<b>RECOMMENDATION:</b>	Approval
<b>KEY PLANNING ISSUES:</b>	Additions and Character of Locality Wall on boundary Overshadowing

**1. PLANNING BACKGROUND**

During the assessment of the application, staff requested further information:

- Notes on plans regarding the proposed brickwork of the addition to match and align with the brickwork of the existing dwelling
- Colour of the walls of the proposed two storey component

Staff requested the following amendments to the proposal:

- A reduction in height of the wall on the boundary and the overall height of the second level addition

As a result, the applicant made the following changes:

- Reduced the height of the wall on the boundary

- Reduced the overall height of the building

## **2. DESCRIPTION OF PROPOSAL**

The applicant proposes to demolish several minor structures including portion of the rear of the dwelling and construct a rear addition with a second level, a freestanding carport accessed via Henry Street, a small shed, and associated landscaping.

The site plan recognises several fences sited at odds with the legal boundary.

## **3. SITE DESCRIPTION**

The subject site is a single residential allotment located on the western side of Dixon Street. The site is known as 46 Dixon Street and is formally described as Allotment 554 in Filed Plan 14100, Certificate of Title Volume 5255 Folio 815.

The site's western portion extends from Henry Street to the southern boundary. This portion has rights of way over it. There are no easements, encumbrances or Land Management Agreements.

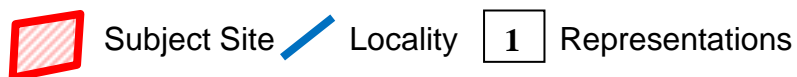
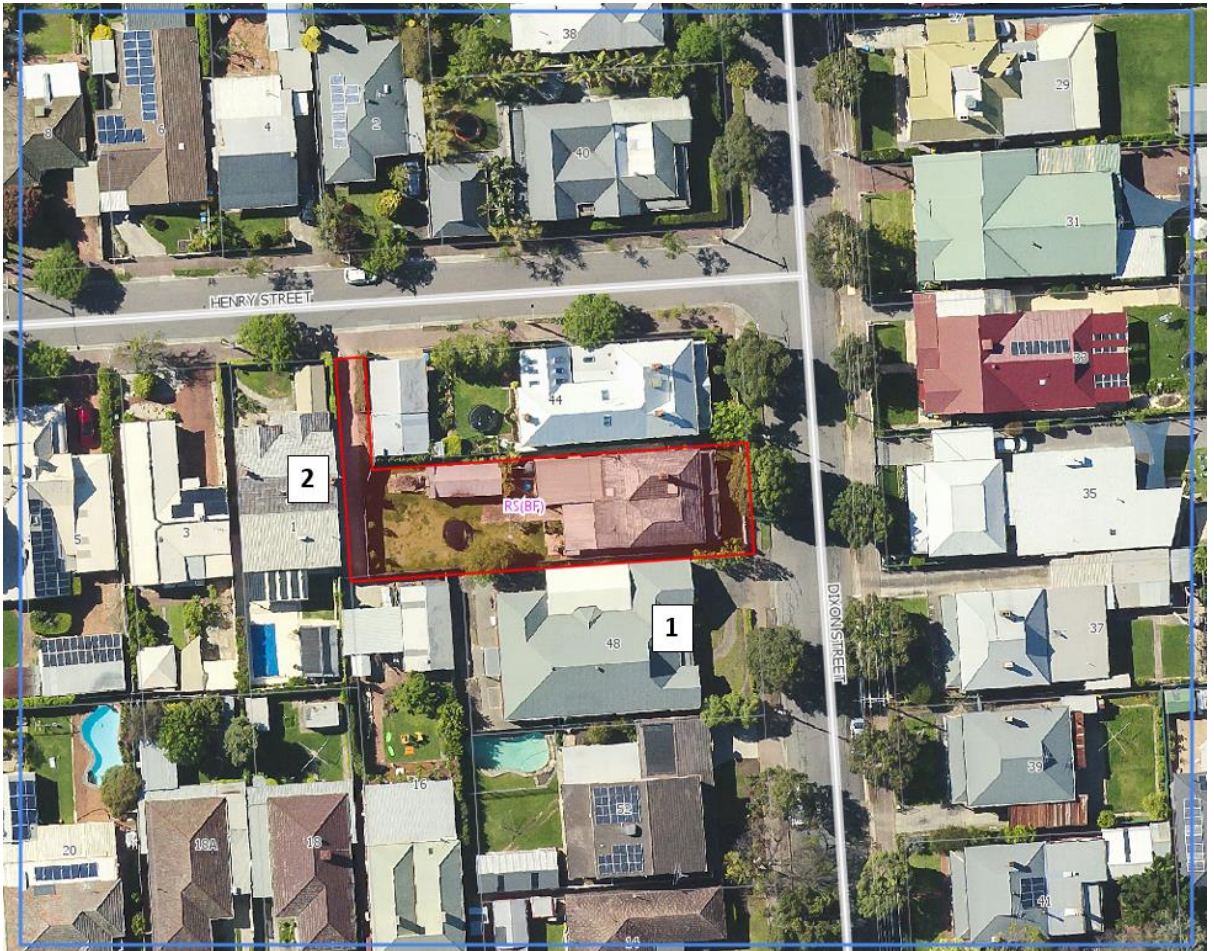
The western part of the site has a gentle fall towards the west.

The subject land has a frontage of 12.19 metres to Dixon Street, a depth of 42.67metres and a total area of 520m<sup>2</sup>.

The site is currently occupied by a single storey dwelling with attached pergola and a freestanding shed.

There are no regulated or significant trees on the site or on adjoining land that would be affected by the proposed development.

#### 4. LOCALITY PLAN



#### 5. LOCALITY DESCRIPTION

##### Land Use

The predominant land use within the locality is residential. The character is predominantly single storey detached dwellings on individual allotments with street trees and landscaped front yards characteristic. Dwellings range from the 1890's and the 1920/30's, with villas and bungalows being defining elements. Some housing is from more recent eras, including two-storey. Front fencing is predominantly low and open.

#### 6. STATUTORY REFERRALS

No statutory referrals required.



## 7. NON-STATUTORY (INTERNAL) REFERRALS

No non-statutory (internal) referrals were undertaken.

## 8. PUBLIC NOTIFICATION

Two representation/s were received as detailed below.

<b>48 Dixon Street (oppose)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
Wall on boundary impacting kitchen area	Reduce wall to 3 metre height
Height exceeds guidelines for a two-storey development. Height impacts view and reduces sunlight into house	Reduce overall height to 7 metres.  Updated shadow diagrams and massing images provided
Extension out of character when viewed from property and the street	An independent second storey area avoids excessive roof volume and mass associated with a second storey within the roof space.  The design is simple in form which complements the dwelling and is sensitive to the character of the locality.  The new roof line won't be visible from Dixon Street.  Landscaping will soften the scale of built form and screen the carport and shed.  The proposal involves no changes to the dwelling façade or landscaping fronting Dixon Street.
BBQ area on boundary a hazard  (refer Attachment B)	Move BBQ to within the outdoor living area  (refer Attachment C)
<b>1 Henry Street (oppose)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
Overlooking from upper level into pool area	No windows proposed facing west towards 1 Henry Street.  Obscure glazing of 1.7 metres height is proposed to the north

	and south. No windows on other elevations.
Safety of house wall along driveway  (refer Attachment B)	A 6m long electric sliding gate enables cars to enter/egress the driveway with low risk of damage along the driveway  (refer Attachment C)

(\* denotes non-valid planning considerations)

## 9. DEVELOPMENT DATA

Site Characteristics	Description of Development	Development Plan Provision
Total Site Area	520 <sup>2</sup>	-
Frontage	12.19m	-
Depth	520m	-
Right of Way	3.05m wide, 24m length	-
<b>Building Characteristics</b>		
Floor Area		
Ground Floor	219m <sup>2</sup>	
Upper Floor	54m <sup>2</sup> 24.7% of ground floor	-
Site Coverage		
Roofed Buildings	49.5%	<input type="checkbox"/> 50% of site area
Total Impervious Areas	<b>74%</b>	<input type="checkbox"/> <b>70% of site</b> <input type="checkbox"/>
Total Building Height		
From ground level	7.2m increasing to 7.5m noting height increases due to the site sloping down towards the west	-
Setbacks		
Ground Floor		
Front boundary	4.9m front wall	7m
Side boundary	0.9m	1m
Rear boundary	0.6m carport	
Upper Floor		
Front boundary	13.2m	7m
<b>Side boundary (north)</b>	<b>1.77m</b>	<b>3m</b>
Side boundary (south)	3.66m	3m
Rear boundary	19.8m	8m
Wall on Boundary		
Location	South boundary	
Length	8.7m	<input type="checkbox"/> 9m or <input type="checkbox"/> 50% <input type="checkbox"/> of the boundary length, whichever is the lesser
<b>Height</b>	<b>3.3 to 3.6m</b>	<input type="checkbox"/> <b>3m</b>

Overlooking		
Treatments	1.7m frosted glass	Screening
Private Open Space		
Min Dimension	10m	<input type="checkbox"/> 4m minimum
Total Area	22.7% 118m <sup>2</sup>	<input type="checkbox"/> 20%
Car parking and Access		
On-site Car Parking	3	3 per dwelling where 4 bedrooms or more or floor area 250m <sup>2</sup> or more
Covered on-site parking	2	<input type="checkbox"/> 2 car-parking spaces
On-street Parking	1	0.5 per dwelling
Driveway Width	5m	5m double
Garage/ Carport Internal Dimensions	6.1m x 6.2m	5.8m x 6m for double
Outbuildings		
Wall Height	2.4m	<input type="checkbox"/> 3m
Total Height	3.2m	<input type="checkbox"/> 5m
Total Floor Area	38.6m <sup>2</sup>	<input type="checkbox"/> 80m <sup>2</sup> or 10% of the site, whichever is the lesser
Colours and Materials		
Roof	Seam metal 'monument' cladding to ground level addition.  Trimdeck to upper addition and carport  Existing dwelling reroofed with colorbond custom orb.	
Walls	Ground level addition comprises traditional red bricks and timber.  Upper addition horizontal scyon cladding painted monument.	

(items in **BOLD** do not satisfy the relevant Principle of Development Control)

## 10. ASSESSMENT

### Zone Desired Character and Principles of Development Control

<b>Residential Streetscape Built Form Zone</b>
<p>Objective 1: Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.</p> <p>Objective 2: A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.</p> <p>Objective 3: Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.</p> <p>Objective 4: Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.</p>
<b>Desired Character</b>
<p><b>Streetscape Value</b></p> <p>The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed “streetscape attributes”) making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts. These attributes include the:</p> <ul style="list-style-type: none"><li>(a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and</li><li>(b) allotment and road patterns; and</li><li>(c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and</li><li>(d) scale, proportions and form of buildings and key elements.</li></ul> <p><b>Streetscape Attributes</b></p> <p>It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:</p> <ul style="list-style-type: none"><li>(a) siting - open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and</li><li>(b) form - there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and</li></ul>

(c) key elements - verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

**Assessment**

The proposal's continuation of the existing cottage with its landscaped setting fronting Dixon Street is an important contribution to maintaining the coherent streetscape pattern and rhythm sought.

The contemporary addition enables the cottage to continue its streetscape presentation. On balance, noting the slight slope of the land and the scale of the cottage, the additions siting and form are appropriate. This includes a complementary mix of traditional and contemporary materials which enable the form to sit comfortably as an addition to the cottage and within its locality.

The siting away from the boundaries of the upper level addition enables contemporary living in a way that aligns with the intent for 'well designed buildings of individuality and design integrity that respect the streetscape context'. It is recognised the contemporary appearance of the upper level will be visible in the locality. It is sited mid-site and behind the cottage's roof form, thereby enabling avoiding being a 'disruptive element'.

Walls on the boundary are limited in the locality. The proposed wall by being well setback from the street maintains the street rhythm and with acceptable impacts on the adjacent dwelling.

Relevant Zone Principles of Development Control	Assessment
<p><b>PDC 2</b> Development should comprise:</p> <ul style="list-style-type: none"> <li>(a) alterations and/or additions to an existing dwelling; and</li> <li>(b) ancillary domestic-scaled structures and outbuildings; and</li> <li>...</li> </ul>	<p>Satisfies</p> <p>The additions are to an existing cottage and involve a domestic scale carport.</p>
<p><b>PDC3</b> Development should retain and enhance the streetscape contribution of a building by:</p> <ul style="list-style-type: none"> <li>(a) retaining, refurbishing, and restoring the building; and</li> <li>(b) removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and</li> <li>(c) avoiding detrimental impact on the building's essential built form, characteristic elements, detailing and materials as viewed from the street or any public place (ie only the exposed external walls, roofing and chimneys, verandahs, balconies and associated</li> </ul>	<p>Satisfies</p> <p>The additions retain the existing cottage.</p> <p>This includes its prominence in the Dixon Street streetscape, spaces between dwellings, and the open landscaped front character.</p>

Relevant Zone Principles of Development Control	Assessment
<p>elements, door and window detailing, and original finishes and materials of the street façade); and</p> <p>(d) altering or adding to the building and carrying out works to its site only in a manner which maintains its streetscape attributes and contribution to the desired character, and responds, positively to the streetscape context of its locality in terms of the:</p> <p>(i) rhythm of buildings and open spaces (front and side setbacks) of building sites; and</p> <p>(ii) building scale and forms (wall heights and proportions, and roof height, volumes and forms); and</p> <p>(iii) open fencing and garden character; and</p> <p>(iv) recessive or low key nature of vehicle garaging and the associated driveway.</p>	
<p>PDC 4 Alterations and additions to a building should be located primarily to the rear of the building and not be visible from the street or any public place unless involving the dismantling and replacement of discordant building elements so as to better complement the building's original siting, form and key features.</p>	<p>Satisfies</p> <p>The additions are to the rear and whilst the upper addition is visible from limited viewpoints, it maintains the cottage as the dominant visual feature in the streetscape.</p>
<p>PDC 9 Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:</p> <p>(a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or</p> <p>(b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape,</p>	<p>Satisfies</p> <p>The upper addition maintains the cottage as the dominant visual feature in the streetscape.</p> <p>The upper addition whilst visible from limited viewpoints due to its modest size and siting away from boundaries, on balance is not considered to create excessive roof volume or bulk to the streetscape or neighbouring properties.</p>

Relevant Zone Principles of Development Control	Assessment
without being of a bulk or mass that intrudes on neighbouring properties.	
<p>PDC 10 Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:</p> <p>(a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and</p> <p>(b) characteristic patterns of buildings and spaces (front and side setbacks), and gaps between buildings; and</p> <p>(c) primarily open front fencing and garden character and the strong presence of buildings fronting the street.</p>	<p>Satisfies</p> <p>The additions provide space between buildings and the upper level is modest in size and centrally sited</p>
<p>PDC 11 In localities of a distinctive and generally coherent character consistent with the pertinent desired character, building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.</p>	<p>The continuation of the cottage presenting in the street aligns with the desired character. The façade of the upper addition is of contemporary materials that complement the characteristic architectural styles.</p>
<p>PDC 13 Building walls on side boundaries should be avoided other than:</p> <p>(a) a party wall of semi-detached dwellings or row dwellings; or</p> <p>(b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:</p> <p>(i) there is only one side boundary wall, and</p> <p>(ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and (iii) the desired gap between buildings, as set out in the desired character, is maintained in the streetscape presentation.</p>	<p>The proposal meets the side setbacks anticipated in the Plan aside from the wall on boundary.</p>

Relevant Zone Principles of Development Control	Assessment
PDC 14 A carport or garage should form a relatively minor streetscape element and should: (a) be located to the rear of the dwelling as a freestanding outbuilding; or	Satisfies
PDC 15 Vehicle access should be taken from: (a) a rear laneway or secondary street, or a common driveway shared between dwellings, wherever possible; or (b) a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.	Satisfies

### **Policy Area Desired Character**

<b>Policy Area 9 - Spacious</b>
<b>Desired Character</b>
<p>The streetscape attributes include the:</p> <ul style="list-style-type: none"> <li>(a) low scale building development;</li> <li>(b) spacious road verges and front and side building setbacks from the street;</li> <li>(c) forms and detailing of the predominant architectural styles (variously Victorian and Turn-of-the-Century double-fronted cottages and villas, and Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles); and</li> <li>(d) varied but coherent rhythm of buildings and spaces along its streets.</li> </ul> <p>Development will:</p> <ul style="list-style-type: none"> <li>(a) be of a street-front dwelling format, primarily detached dwellings; and</li> <li>(b) maintain or enhance the streetscape attributes comprising: <ul style="list-style-type: none"> <li>(i) siting - the regular predominant subdivision and allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms (found only in the Unley (North) and Wayville Precincts). This produces a streetscape pattern of buildings and gardens spaces set behind generally open fenced front boundaries. Street setbacks are generally 6 to 8 metres and side setbacks consistently no less than 1 metre and most often greater, other than for narrow fronted cottages. Such patterns produce a regular spacing between neighbouring dwellings of generally between 5 metres and 7 metres (refer table below); and</li> <li>(ii) form - the consistent and recognisable pattern of traditional building proportions, including the wall heights and widths of facades and roof heights, volumes and shapes associated with the architectural styles identified in the table below; and</li> <li>(iii) key elements - the iconic and defining design features including, in particular the detailed composition and use of materials on facades and roofing of the predominant architectural styles identified in the table below</li> </ul> </li> </ul>



Precinct	Predominant Architectural Style	Predominant Allotment Size		Predominant Setbacks		
		Area	Width	Street setbacks	Minimum side setbacks	Collective side setbacks†
9.1 Clarence Park	Cottages, Villas, Bungalows, Tudor and Art Deco	700m <sup>2</sup>	15m	7.0m	1.0m	6.0m

### Assessment

The cottage is maintained by the proposed development. The side setback proposed meets the intent of the 1m anticipated as the predominant setback.

The predominant 6m collective side setback between the cottage and the dwellings to the north and south does not exist currently. This is in part due to the relative narrow width of the site at 12.19m. The proposal maintains the established side setbacks and the rhythm of spaces between buildings.

### Relevant Council Wide Objectives and Principles of Development Control

An assessment has been undertaken against the following Council Wide Provisions:

City-wide Objectives and Principles of Development Control		
Energy Efficiency	<i>PDCs</i>	2
Residential Development	<i>PDCs</i>	12, 14, 17, 41

The following table includes the Council-wide provisions that warrant further discussion in regards to the proposed development:

Relevant Council Wide Provisions	Assessment
<b>Residential Development</b>	
<b>PDC 12 – GARAGES AND CARPORTS</b> Garages and carports accessed from a public lane should be sited and designed to	Satisfies  The existing right of way can be used for vehicle movement in its current form. The development proposes a 6m long sliding electric gate enabling access to the double carport from the right of way. It is anticipated users will find a safe and convenient means to enter and exit. It is possible vehicles will reverse out the right of way in a movement pattern similar to what occurs

<p>provide safe and functional vehicle access in accordance with relevant Australian Standards AS 2890.1 for vehicle turning and manoeuvring.</p>	<p>with driveways on the side of houses. Noting the existing situation, the proposed access and parking arrangements are appropriate.</p>
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<p><b>PDC 14 – SIDE AND REAR BOUNDARIES</b> Dwellings sited on side boundaries (other than on secondary road frontages) should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space) and should be in accordance with the following parameters: (a) the same or lesser length and height dimensions of any abutting boundary wall; (b) setback at least 1 metre behind the main face of the associated dwelling and the nearest adjoining dwelling;</p>	<p>Satisfies</p> <p>The 8.7m length is within the 9m the Plan anticipates. The Plan anticipates walls up to 3m in height, with the proposed wall being 0.3m to 0.6m above the 3m provided for.</p> <p>Walls on boundaries need to be of limited length and height to maintain visual amenity and allow adequate natural light to habitable room windows and private open space to 48 Dixon Street and 1 Henry Street.</p>
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October 2020 Aerial – Source City of Unley Intramaps

	<p>The development proposes a wall on the boundary, with a slight setback to a higher wall element, with the roof rising at 27deg to the north (this being lower than the 31deg angle of sun at midday midwinter). The mix of materials, stepped nature of the addition, and its limited length maintain visual amenity.</p>
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<p>(c) up to 3 metres above ground level and a maximum length of 9 metres (including all other attributable boundary walls) or 50 percent of the boundary length that is not forward of the dwelling, whichever is the lesser amount;</p> <p>(d) developed along one side boundary only with the other side setback of no less than 1 metre or as prescribed;</p> <p>(e) not within 0.9 metres of a habitable room window of an adjacent dwelling</p>	<p>Regarding overshadowing, the Plan seeks for development to enable midwinter sunlight access to living room windows where practicable, most of the private open space and roof areas.</p> <p>The shadow diagrams show the rear yard of 48 Dixon receives sunlight access to most of its area from midday onwards, this satisfying the Plan.</p> <p>A veranda at 48 Dixon limits direct sunlight to north facing habitable room windows (assuming at least one is a living area). The shadow cast by the development mostly impacts the western most north facing window of 48 Dixon. Noting the shadow cast is principally by a ground level addition and the Plan seeks to enable sun to north facing windows 'where practical', the extent of additional shadow cast and its impact on 48 Dixon are considered on balance acceptable.</p> <p>The development's shadow on 16 George Street to the south is well within what the Plan anticipates. The development's shadow on 1 Henry Street to the west has negligible impact.</p>
<p><b>PDC 17 – SITE COVERAGE</b></p> <p>Roofed buildings (excluding verandahs and eaves up to 2 metres in width or garden structures up to 10 square metres in area) should: (a) cover no more than 50 percent of the area of the site (excluding the area of the handle of a hammerhead allotment, any right of way or any shared driveway access)</p>	<p>Impervious areas are 4% above the Plan's anticipation of 70% impervious areas. This is a minor departure.</p>

<p>(b) together with the impervious areas (private driveways, car parking spaces, paths and outdoor entertainment areas) cover no more than 70 percent of the site.</p>	
<p><b>PDC 41 – OVERSHADOWING AND NATURAL LIGHT</b>  41 Development should allow direct winter sunlight access to adjacent residential properties and minimise the overshadowing of:  (a) living room windows, wherever practicable;  (b) the majority of private open space areas, communal open space and upper level balconies that provide the primary open space provision;  (c) roof areas, preferably north facing and suitable for the siting of at least 4 solar panels on any dwelling; or where such affected areas are already shaded, the</p>	<p>(refer wall on boundary)</p>

<p>additional impact should not significantly worsen the available sunlight access.</p>	
<p><b>Energy Efficiency</b></p>	
<p><b>PDC 2</b> Buildings should be sited and designed: (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings; (b) so that open spaces associated with the main activity areas face north for exposure to winter sun; (c) to allow for cross ventilation and natural cooling of buildings and zoning of building layouts to enable main living room areas to be separately heated and cooled; (d) to incorporate roof top gardens and green 'living' walls, particularly for multi-storey and large developments, to reduce the 'urban heat island effect'; (e) to use energy efficient building materials or the re-use of</p>	<p>Satisfies</p> <p>The proposal's yard space and living areas are sited to make use of northerly aspect. Various doors and windows enable cross ventilation</p>

existing materials embodied energy).	
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## **11. DISCUSSION**

The development overall aligns with the intent of the Development Plan. The additions maintain the cottage's role in the streetscape. The additions siting and form balance enabling contemporary living with introducing new forms into the locality with acceptable impacts on adjacent sites. The variety of traditional and contemporary materials in the addition complement the cottage and the desired pattern of development and character for the locality.

The impacts of the two-storey addition's shadow are on balance acceptable, noting the nature of existing development nearby. It is recognised walls on boundary are limited in the locality. The proposed wall's siting and limited scale is not considered at odds with the intent of the Plan.

## **12. CONCLUSION**

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan.

The application is therefore recommended for Development Plan CONSENT.

## **13. RECOMMENDATION**

MOVED:

SECONDED:

That Development Application 090/804/2020/C2 at 46 Dixon Street, Clarence Park SA 5034 to 'Carry out alterations and construct two storey addition including single storey wall and carport located on southern boundary', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

### **DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:**

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.

3. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
4. That the total stormwater volume requirement (detention and retention) for the development herein approved shall be determined in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. Further details shall be provided to the satisfaction of Council prior to issue of Development Approval.

**NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:**

- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

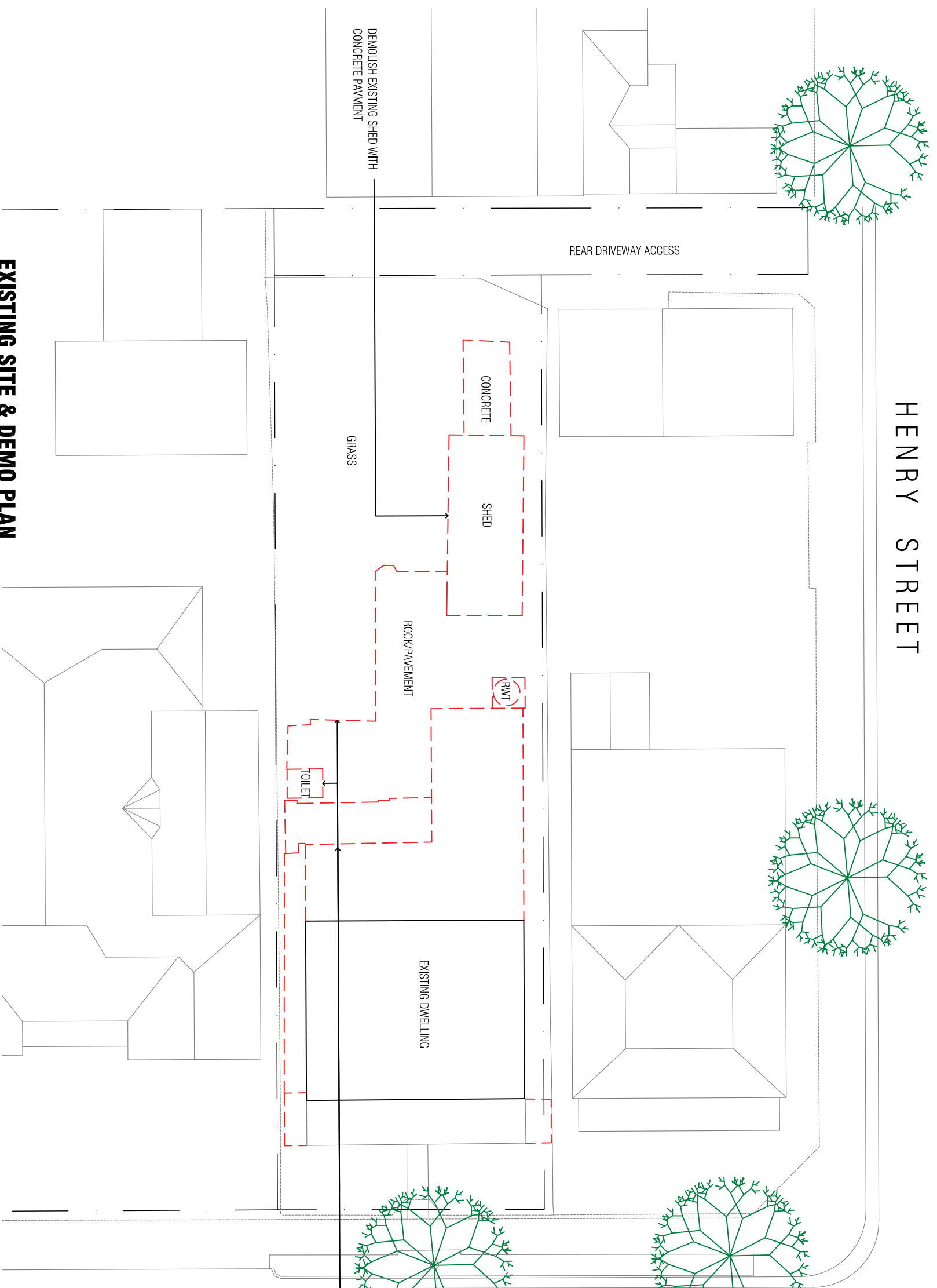
<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	Application Documents	Applicant
<b>B</b>	Representations	Administration
<b>C</b>	Response to Representations	Applicant
<b>D</b>	Consultant Architect Referral Comments	Administration

## ATTACHMENT A



HENRY STREET

DIXON STREET



**EXISTING SITE & DEMO PLAN**  
**SCALE 1:200**

**FOR PLANNING**

CLIENT  
 T & M MEANEY

PROJECT  
 PROPOSED EXTENSION  
 46 DIXON STREET CLARENCE PARK

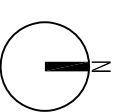
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 EXISTING SITE & DEMO PLAN

SCALE  
 1:200 @ A3

DRAWING NO  
 SK 01

DATE  
 OCT 2020

REV  
 -



# FOR PLANNING

CLIENT  
T & M MEANEY

PROJECT  
PROPOSED EXTENSION  
46 DIXON STREET CLARENCE PARK

DRAWING TITLE  
FIRST FLOOR PLAN

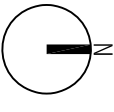
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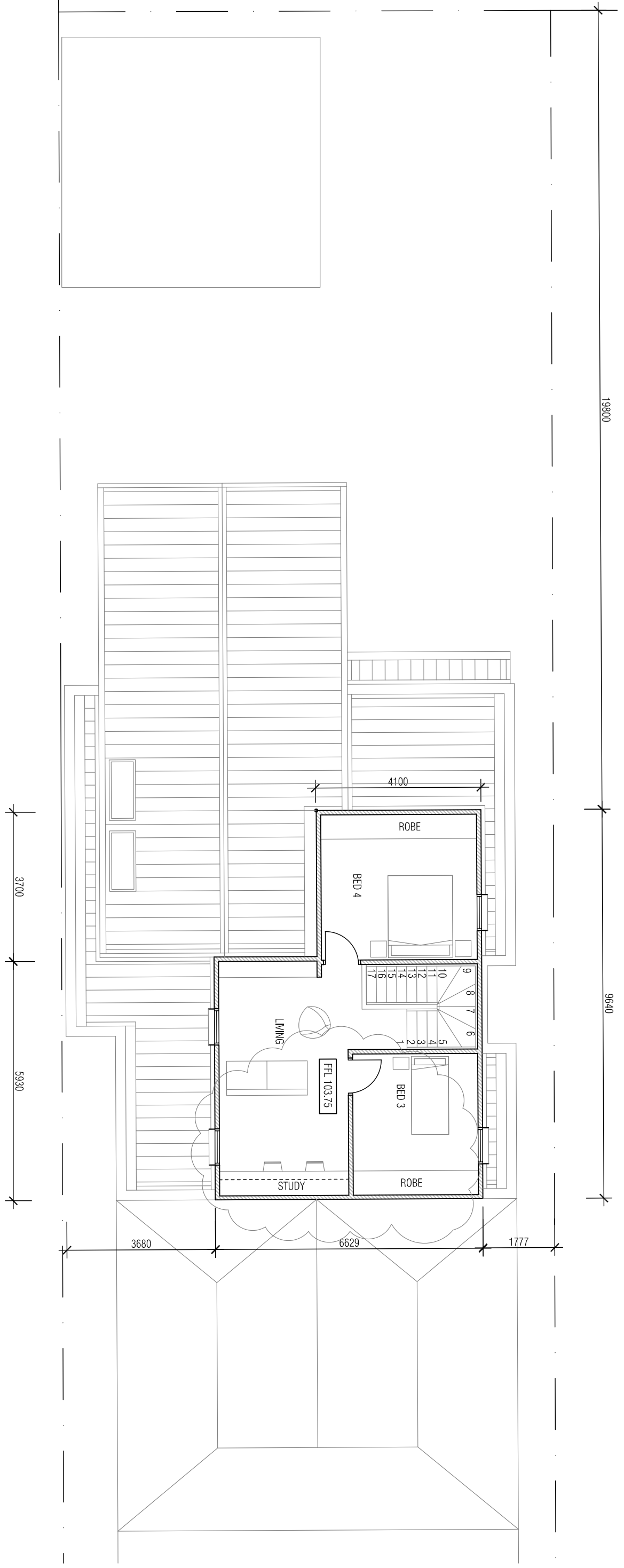
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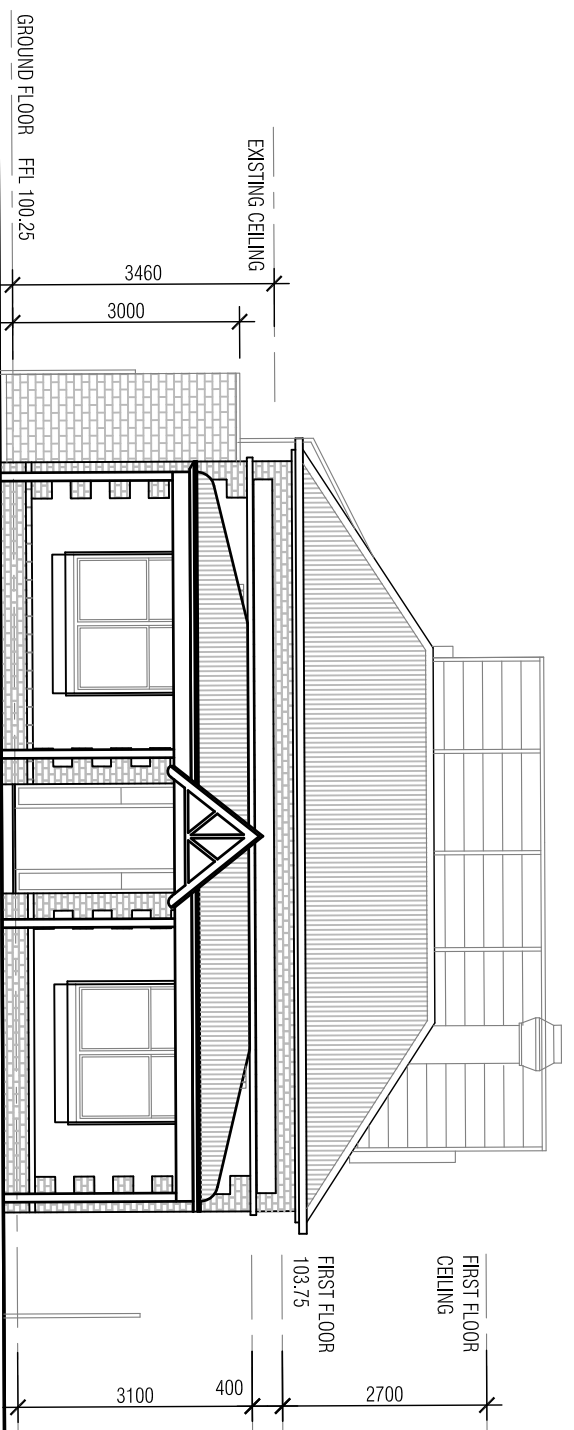
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**beadnck**  
STUDIO FORMITY LTD  
ACN 618 008 496 ABN 11 688 689 195  
7 CLAYTON ST, ADELAIDE SA 5000 PH: 01 90 5069 2254

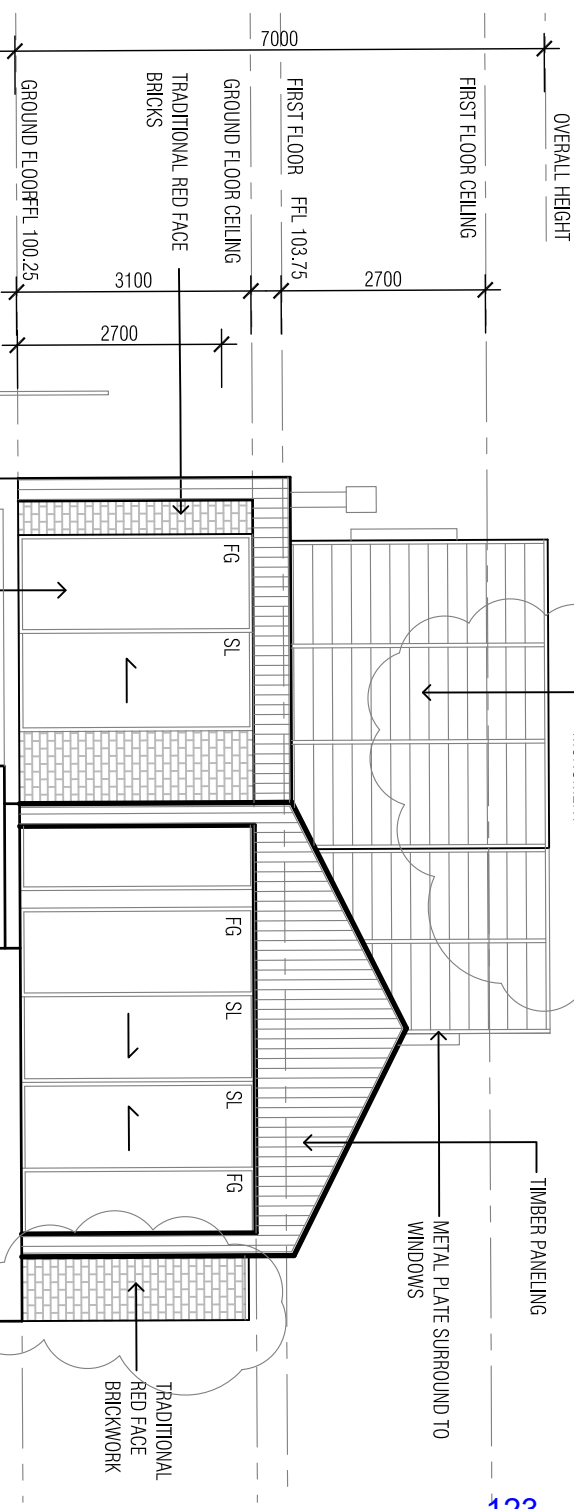


## FIRST FLOOR PLAN SCALE 1:100

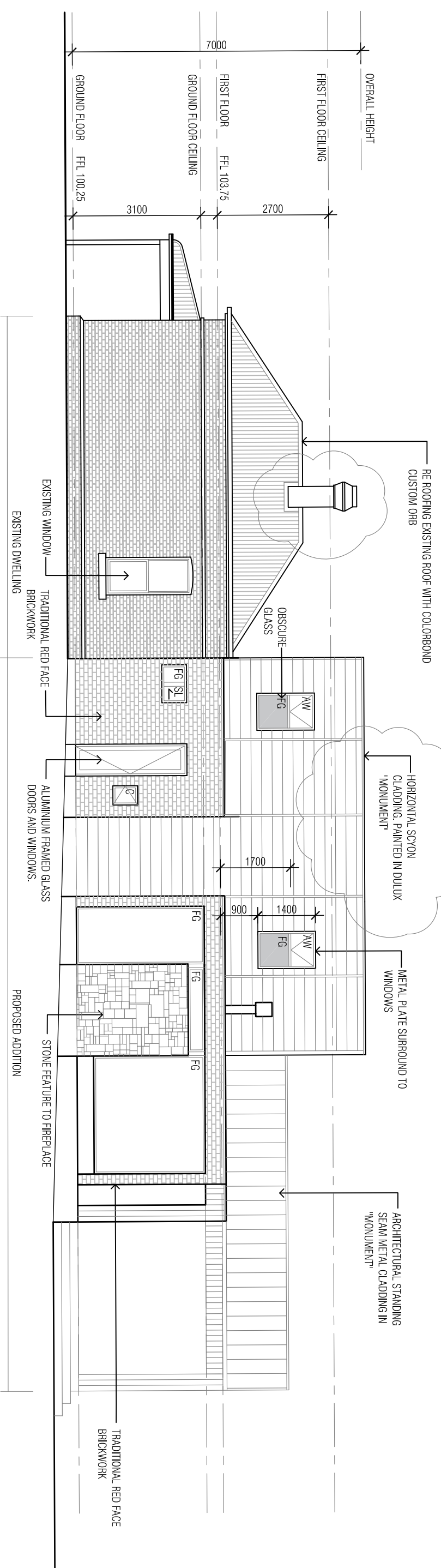




**DIXON STREET ELEVATION - EAST**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100



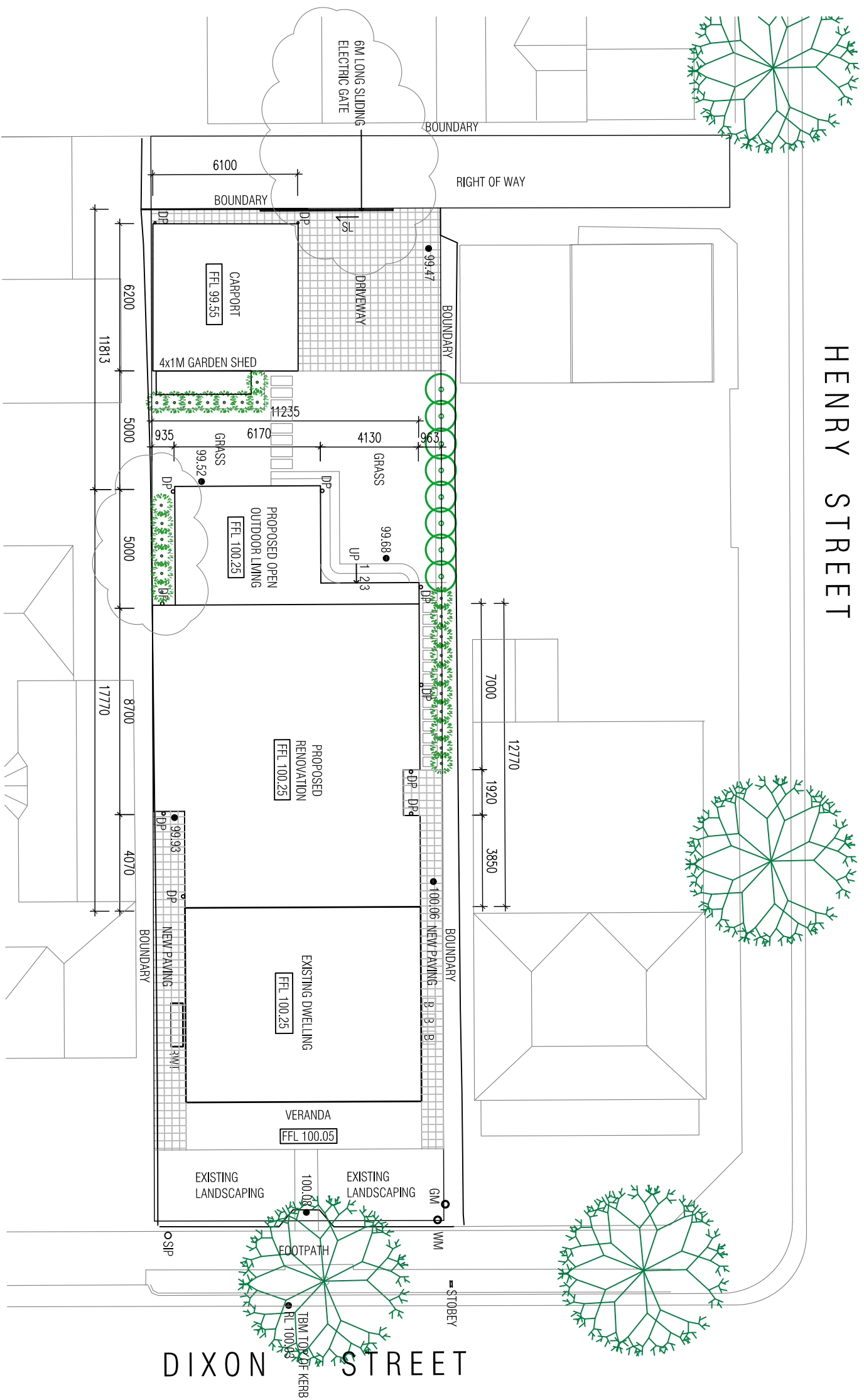
**NORTH ELEVATION**  
SCALE 1:100

# FOR PLANNING

CLIENT <b>T &amp; M MEANEY</b>	PROJECT PROPOSED EXTENSION 46 DIXON STREET CLARENCE PARK	DRAWING TITLE <b>ELEVATIONS SHEET 1</b>	SCALE 1:100 @ A3	DRAWING NO <b>SK05</b>	DATE FEB 2021	REV <b>B</b>
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HENRY STREET



**SITE PLAN**  
**SCALE 1:200**

**NOTES**

SITE AREA	520 SQM
REAR LANE	75 SQM
EXISTING DWELLING	142 SQM
VERANDA	20 SQM
SHED	38 SQM

**PROPOSED EXTENSION & RENOVATION**

EXISTING DWELLING	81 SQM
PROPOSED ADDITION	136 SQM
COVERED OUTDOOR LIVING	34 SQM
CARPORT	18 SQM

TOTAL BUILDING AREA  
INCLUDES EXISTING DWELLING  
AND PROPOSED ADDITIONS

269 SQM

SITE COVERED AREA	52%
OPEN SPACE AREA	48%

**LEGEND**

DP	DOWNPIPE
SIP	SITE INSPECTION POINT
RWT	RAINWATER TANK
T	TAP
TG	TAP & GULLY
SV	SEWER VENT

100.120	DESIGN LEVEL
INV - INVERT LEVEL	

**FOR PLANNING**

CLIENT  
T & M MEANEY

PROJECT  
PROPOSED EXTENSION  
46 DIXON STREET CLARENCE PARK

DRAWING TITLE  
SITE PLAN

SCALE  
1:200 @ A3

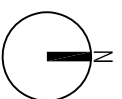
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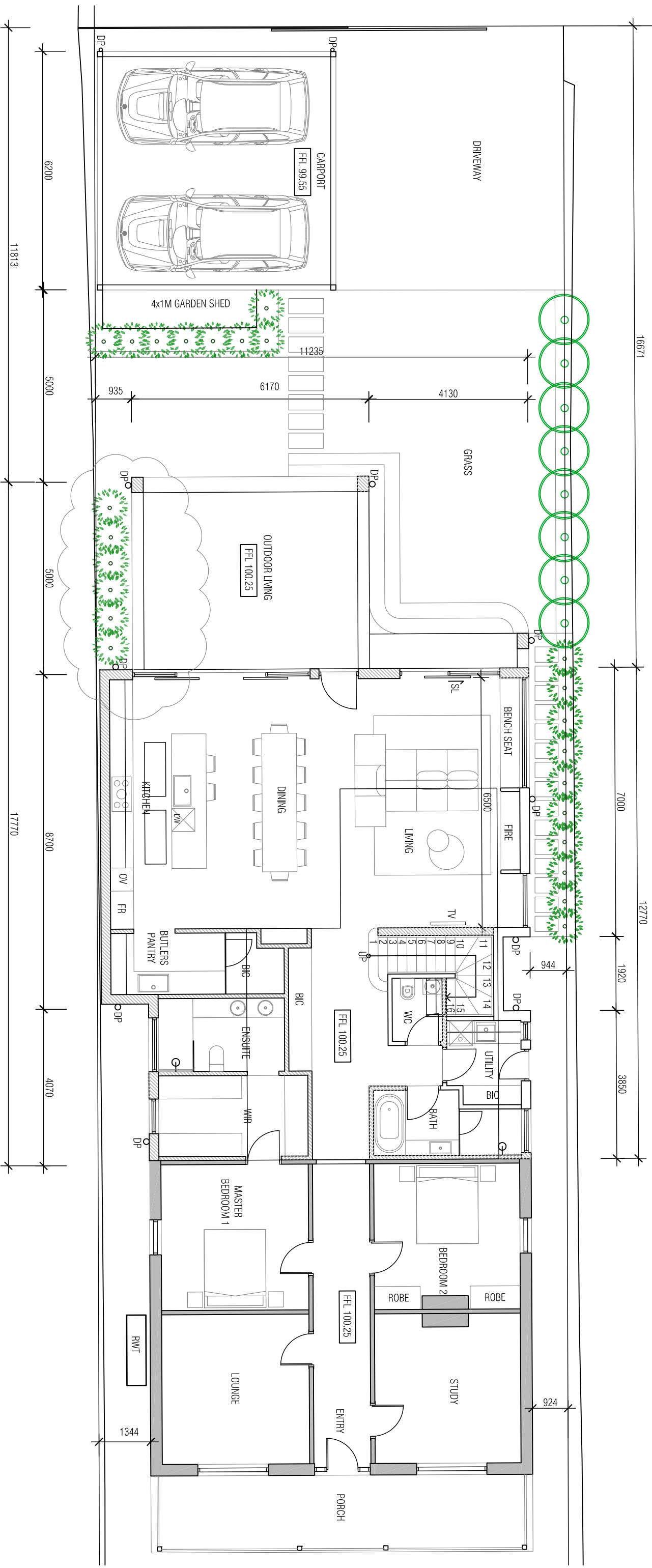
DATE  
DEC 2020

REV  
A



ACU 618 038 496  
9 CLAXTON ST, ADELAIDE SA 5000  
PH: +61 8 8366 2230  
ASN 11 818 689 195





**GROUND FLOOR PLAN**  
SCALE 1:100

FOR PLANNING

CLIENT T & M MEANEY	PROJECT PROPOSED EXTENSION 46 DIXON STREET CLARENCE PARK	DRAWING TITLE GROUND FLOOR PLAN	SCALE 1:100 @ A3	DRAWING NO SK02	DATE DEC 2020	REV A
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STUDIO FORMITY LTD
   
 ACN 618 008 496 ABN 11 618 669 195
   
 7 CANTON ST, ADELAIDE SA 5000 PH: 01 90 5069 2254

# FOR PLANNING

CLIENT  
T & M MEANEY

PROJECT  
PROPOSED EXTENSION  
46 DIXON STREET CLARENCE PARK

DRAWING TITLE  
ROOF PLAN

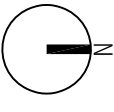
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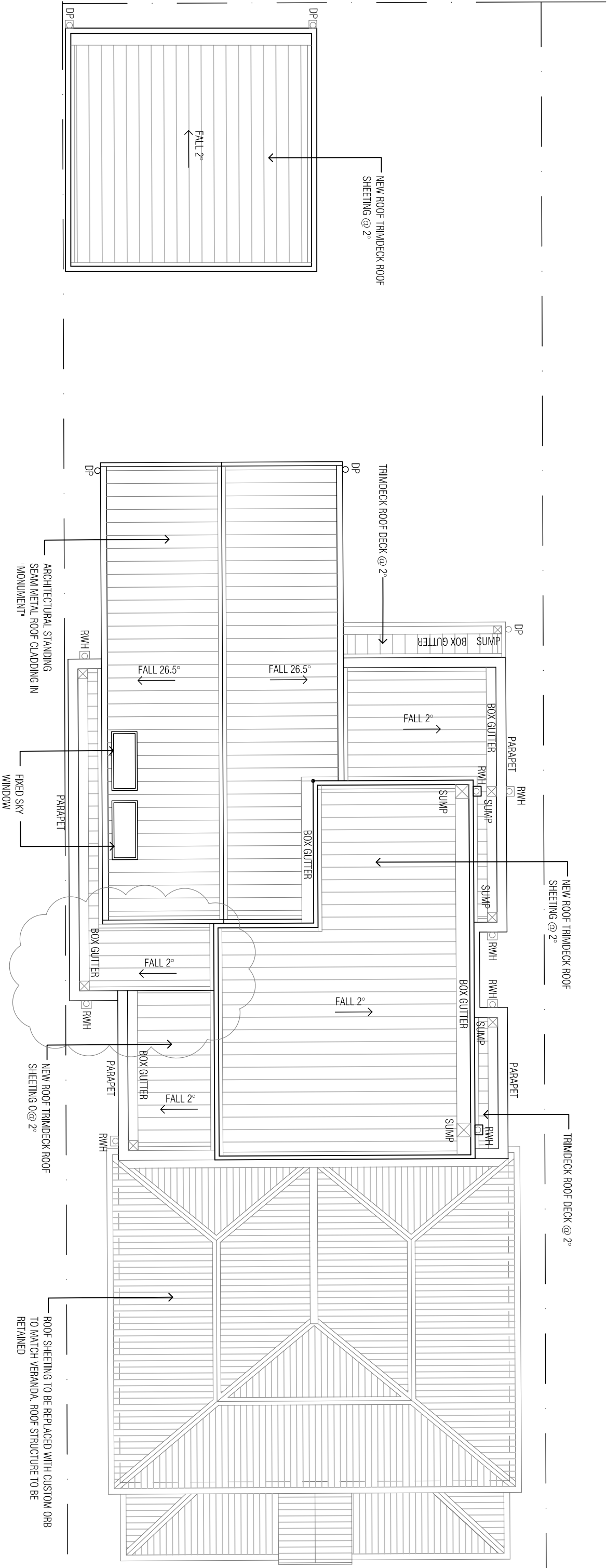
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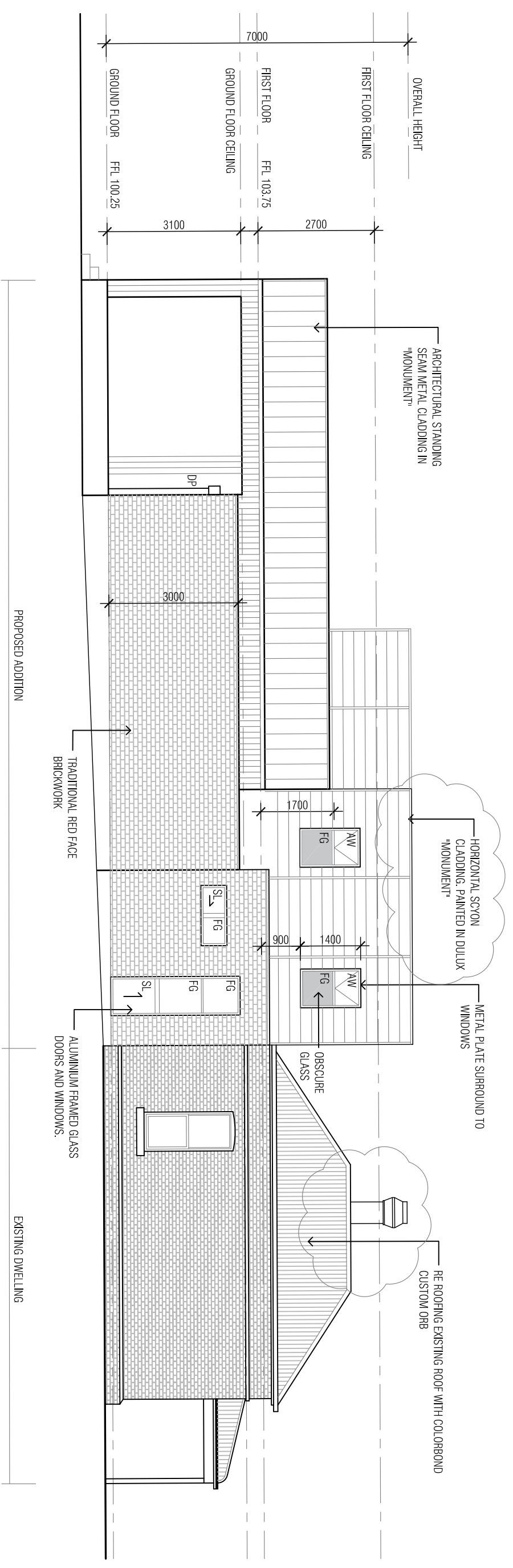
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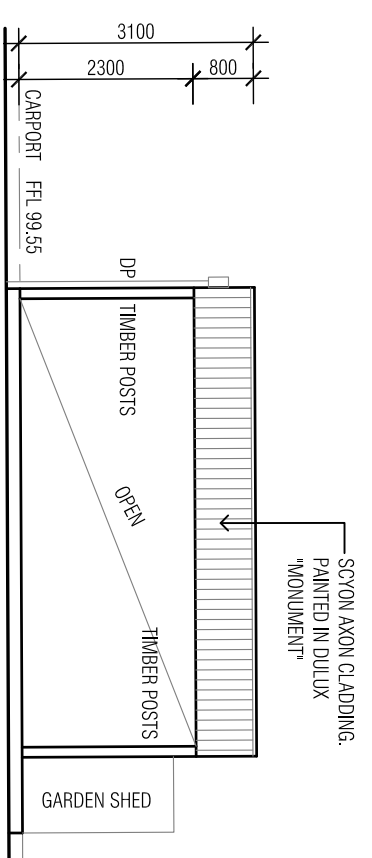


## ROOF PLAN SCALE 1:100

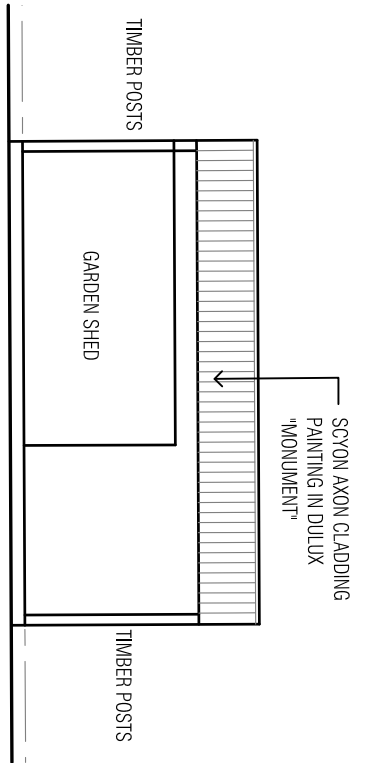




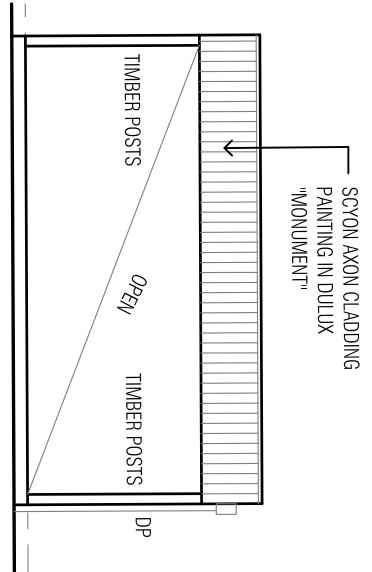
**SOUTH ELEVATION**  
SCALE 1:100



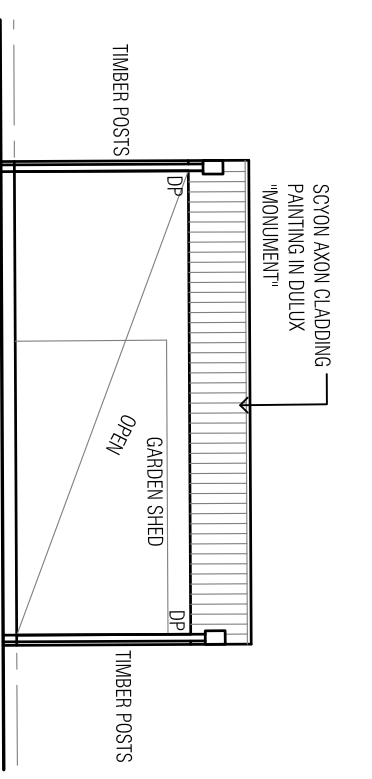
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SCALE 1:100



**CARPORIT - EAST ELEVATION**  
SCALE 1:100



**CARPORIT - NORTH ELEVATION**  
SCALE 1:100

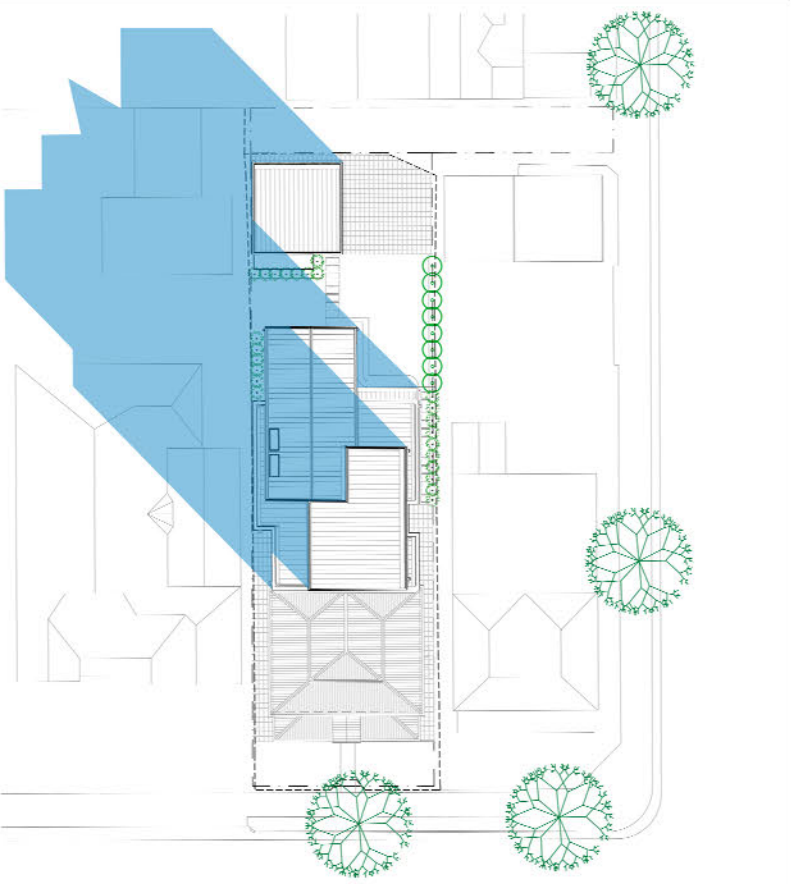


**CARPORIT - WEST ELEVATION**  
SCALE 1:100

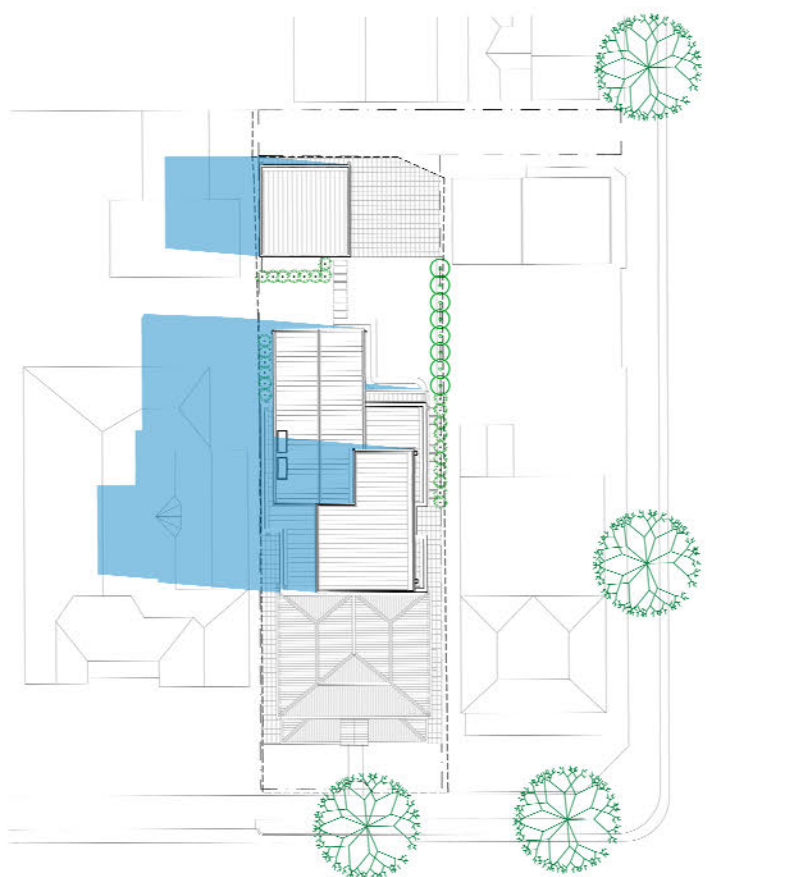
# FOR PLANNING

CLIENT <b>T &amp; M MEANEY</b>	PROJECT PROPOSED EXTENSION 46 DIXON STREET CLARENCE PARK	DRAWING TITLE <b>ELEVATIONS SHEET 2</b>	SCALE 1:100 @ A3	DRAWING NO <b>SK06</b>	DATE FEB 2021	REV <b>B</b>
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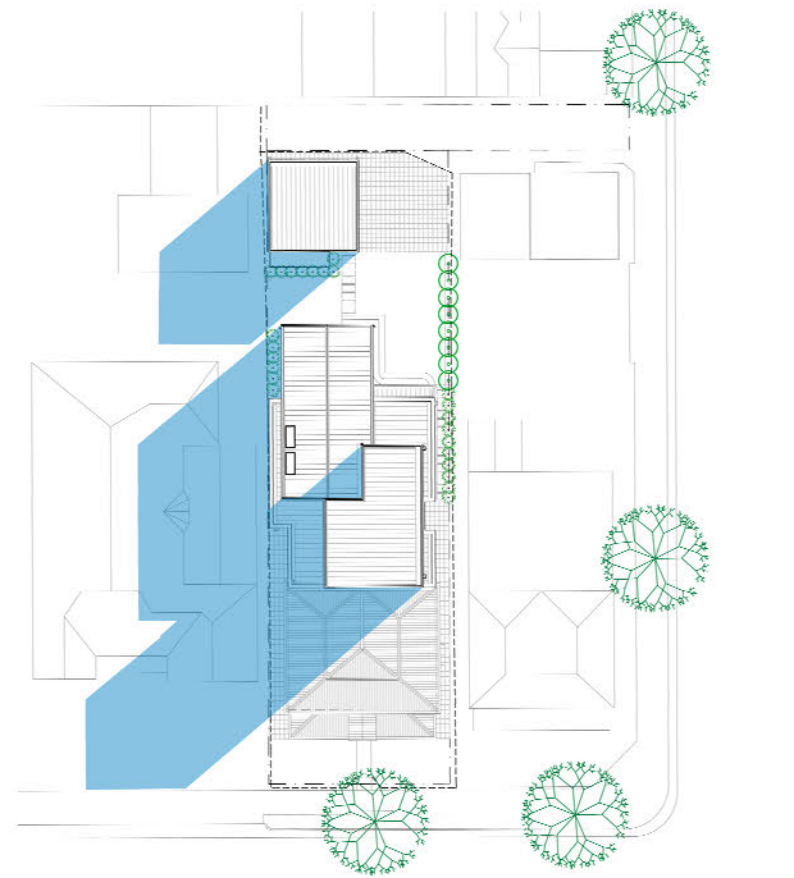




**SHADOW - 9AM JUNE 21ST**



**SHADOW - NOON JUNE 21ST**



**SHADOW - 3PM JUNE 21ST**

# FOR PLANNING

CLIENT T & M MEANEY	PROJECT PROPOSED EXTENSION 46 DIXON STREET CLARENCE PARK	DRAWING TITLE SHADOW DIAGRAM	SCALE NOT TO SCALE	DRAWING NO SK07	DATE DEC 2020	REV A
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**DIXON STREET VIEW - MASSING MODEL**



**WEST ELEVATION VIEW - MASSING MODEL**

# FOR PLANNING

CLIENT <b>T &amp; M MEANEY</b>	PROJECT PROPOSED EXTENSION 46 DIXON STREET CLARENCE PARK	DRAWING TITLE <b>PERSPECTIVE IMAGES</b>	SCALE NOT TO SCALE	DRAWING NO <b>SK08</b>	DATE DEC 2020	REV -
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The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5255 Folio 815

Parent Title(s) CT 4270/648  
Creating Dealing(s) TG 7822386  
Title Issued 20/03/1995 Edition 5 Edition Issued 10/10/2016

### Estate Type

FEE SIMPLE

### Registered Proprietor

MELANIE JANE MEANEY  
OF 46 DIXON STREET CLARENCE PARK SA 5034

### Description of Land

ALLOTMENT 554 FILED PLAN 14100  
IN THE AREA NAMED CLARENCE PARK  
HUNDRED OF ADELAIDE

### Easements

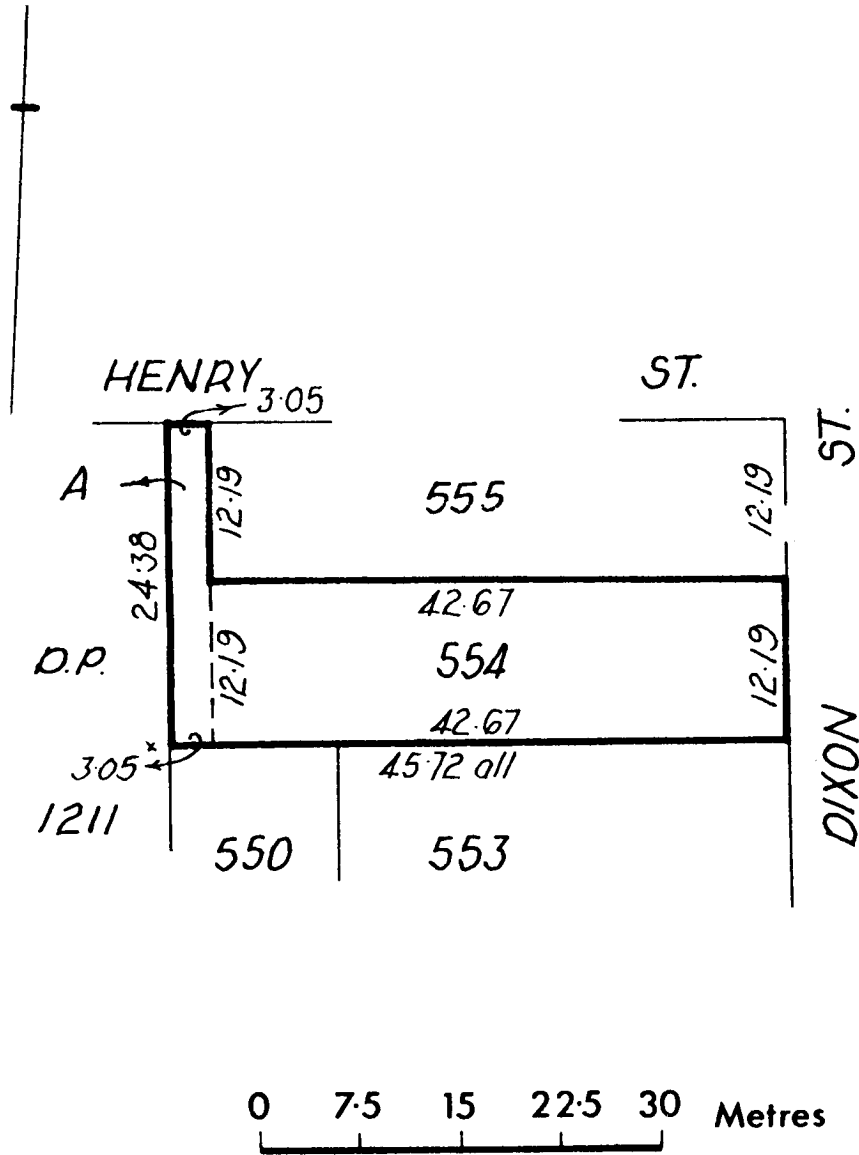
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

### Schedule of Dealings

Dealing Number	Description
12594881	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



**ATTACHMENT B**

**From:** [REDACTED]  
**Sent:** Sun, 29 Nov 2020 19:58:33 +1030  
**To:** PO Box1  
**Cc:** Paul Weymouth  
**Subject:** APPLICATION FOR DEVELOPMENT Application Number: 804/2020/C2  
**Attachments:** 46 Dixon St\_Cat2 Notification Letter page 1.pdf, 46 Dixon St\_Cat2 Notification Letter page 2.pdf, 46 Dixon St\_Cat2 Notification Letter page 3 .pdf, 46 Dixon St\_Cat2 Notification Letter page 4 .pdf

Please find enclosed my response and issues I have with the proposed application for development

Application Number: 804/2020/C2

Property Address: 46 Dixon Street, Clarence Park SA 5034

Certificate of Title: CT-5255/815

I have attached 4 (four) pdf files each representing an issue and possible solution, these are not the only issues I see but would be considered at this stage the main objections to proposed development

kind regards

[REDACTED]

please acknowledge receipt of this email

## REPRESENTATION Category 2 (Page 1)

To: Paul Weymouth, City of Unley Development Section

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The **closing date** for Representations is **5pm on 30 November 2020**.

**Application:** 090/804/2020/C2 46 Dixon Street, Clarence Park SA 5034

***Details of Person(s) making Representation:***

**Name:**

**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

48 Dixon St, Clarence Park SA 5034

  
(Signature)

26/11/2020

(Date)

## REPRESENTATION Category 2 (Page 2)

To: **Paul Weymouth, City of Unley Development Section**

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<b>Application:</b>	090/804/2020/C2 46 Dixon Street, Clarence Park SA 5034
<b>Property affected by Development</b>	48 Dixon Street, Clarence Park SA 5034

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:  
*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

### Issues

1. The height and length of the wall that is on the boundary which covers the full length of my kitchen family area, and the 3.5 meter height which I believe exceeds the recommended height.

**My concerns (if any) could be overcome by:**

1. Move the wall off the boundary as a minimum in line with the existing structure if not further away from boundary

I  **WISH TO BE HEARD** by the Council Assessment Panel  
 **DO NOT WISH TO BE HEARD**  
*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

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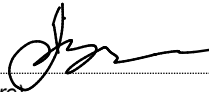
**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

48 Dixon St, Clarence Park SA 5034



(Signature)

26/11/2020

(Date)



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<b>Property affected by Development</b>	48 Dixon Street, Clarence Park SA 5034

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:  
*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

Issues

2. The overall height of the construction which I believe exceeds the recommended height of 7 meters for a 2 storey property, furthermore it will totally block out any view I have and severely reduce the amount of light entering my house therefore effectively reducing the value of my property

**My concerns (if any) could be overcome by:**

2. Build upper floor extension within the roof cavity and not exceeding the current height of the existing structure

I  **WISH TO BE HEARD** by the Council Assessment Panel  
 **DO NOT WISH TO BE HEARD**  
*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

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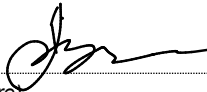
**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

48 Dixon St, Clarence Park SA 5034



(Signature)

26/11/2020

(Date)

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<b>Property affected by Development</b>	48 Dixon Street, Clarence Park SA 5034

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:  
*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

Issues

3. BBQ area on boundary I feel is a fire and smoke hazard

My concerns (if any) could be overcome by:

3. Move BBQ area well away from boundary and to a more central location

I  **WISH TO BE HEARD** by the Council Assessment Panel  
 **DO NOT WISH TO BE HEARD**  
*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

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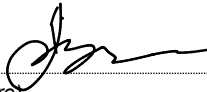
**Postal Address:**

**EMAIL ADDRESS:**

**Daytime Phone No.**

**Property affected  
by Development**

48 Dixon St, Clarence Park SA 5034



(Signature)

26/11/2020

(Date)

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<b>Application:</b>	090/804/2020/C2 46 Dixon Street, Clarence Park SA 5034
<b>Property affected by Development</b>	48 Dixon Street, Clarence Park SA 5034

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:  
*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

Issues

4. Character of extension not in keeping with the area and is actually a bit of an eyesore particularly from my place but even from the road

My concerns (if any) could be overcome by:

4. Build upper level within roof cavity and keep character of building consistent to the surrounding area (as per point 2)

I  **WISH TO BE HEARD** by the Council Assessment Panel  
 **DO NOT WISH TO BE HEARD**  
*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

## REPRESENTATION Category 2 (Page 1)

To: Paul Weymouth, City of Unley Development Section

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The **closing date** for Representations is **5pm on 30 November 2020**.

**Application:** 090/804/2020/C2 46 Dixon Street, Clarence Park SA 5034

**Details of Person(s) making Representation:**

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected  
by Development



*Wayne Fobban*  
(Signature)

29 | 11 | 2020  
(Date)

CITY OF UNLEY

30 NOV 2020

REF:

4

## REPRESENTATION Category 2 (Page 2)

To: Paul Weymouth, City of Unley Development Section

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The closing date for Representations is **5pm on 30 November 2020.**

<b>Application:</b>	090/804/2020/C2 46 Dixon Street, Clarence Park SA 5034
<b>Property affected by Development</b>	

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

*(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)*

I AM CONCERNED WITH THE ADDITIONAL STOREY, IT WILL OVERLOOK MY BACKYARD AND STRAIGHT INTO THE POOL AREA. THE DISTANCE WILL BE SOME 20 - 30 m.

I AM ALSO CONCERNED ABOUT THE DRIVEWAY AND SAFETY OF MY HOUSE WALL.

My concerns (if any) could be overcome by: ANY WINDOWS THAT ARE FACING OUR PROPERTY HAVE THE RIGHT GLASS PREVENTING THIS FROM DIRECT VIEWING

WISH TO BE HEARD

DO NOT WISH TO BE HEARD

by the Council Assessment Panel

*(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)*

4

## ATTACHMENT C



**From:** Irene Kyprianou  
**Sent:** Wed, 16 Dec 2020 22:05:13 +1030  
**To:** Paul Weymouth  
**Cc:** Melanie Meaney; Thomas Meaney  
**Subject:** RE: 46 Dixon Street - Development Plan Consent (Planning Only)  
**Attachments:** 46 Dixon Street Response to Submissions.pdf, DIXON STREET \_ SK03 FIRST FLOOR\_REV A.pdf, DIXON STREET \_ SK05 ELEVATIONS SH1\_REV A.pdf, DIXON STREET \_ SK00 SITE\_REV A.pdf, DIXON STREET \_ SK02 FLOOR PLAN\_REV A.pdf, DIXON STREET \_ SK04 ROOF PLAN\_REV A.pdf, DIXON STREET \_ SK06 ELEVATIONS SH2\_REV A.pdf, DIXON STREET \_ SK07 SHADOW\_REV A.pdf, DIXON STREET \_ SK08 PERSPECTIVES.pdf

Hi Paul,

Please find our response to the Representations for the proposed extension to 46 Dixon Street Clarence Park.

Please note the following:

- The height of the wall located on the southern boundary is reduced to 3000mm high.
- The overall building height has been reduced to 7000mm by lowering the ground floor ceiling height in the proposed extension.
- It is clearly shown the obscure glazing on all first floor windows that are below 1700mm to meet any overlooking issues.
- We propose a 6000mm long electric sliding gate located off the right of way to access the carport which will enable the cars to enter and exit the driveway with ease ensuring no damage to the neighbouring properties.
- I have attached updated shadow diagrams to reflect these changes and also massing model images of the Dixon Street façade and the Western façade for your reference.

Should you have any questions or wish to discuss further please do not hesitate to contact me direct on 040 999 7729.

Kind Regards,

**Irene Kyprianou**



9 CLAXTON ST, ADELAIDE SA  
PH: +61 (08) 8366 2254 M: (+61) 0409 997 729

---

**From:** Paul Weymouth <pweymouth@unley.sa.gov.au>  
**Sent:** Friday, 4 December 2020 9:27 AM  
**To:** Irene Kyprianou <irene@beachdc.com.au>  
**Subject:** RE: 46 Dixon Street - Development Plan Consent (Planning Only)

## ATTACHMENT D

15 December 2020

Mr Paul Weymouth  
Urban Planner  
City of Unley

By email: [pweymouth@unley.sa.gov.au](mailto:pweymouth@unley.sa.gov.au)

Dear Paul

**RE: 46 DIXON STREET CLARENCE PARK  
APPLICATION NO. 804/2020/C2  
RESPONSE TO REPRESENTATIONS**

**Amended plans**

It is noteworthy that we have made some amendments to our proposal. Copies of the amended plans are enclosed\*. In summary, the amendments involve:

- Reducing the wall height on the southern side boundary wall by 860mm to 3 metres;
- Reducing the ground floor ceiling height and overall height of the two storey component to 7 metres;
- Moving the designated BBQ area from the southern boundary to under the outdoor living area.

**Subject Land**

The subject land is situated on the western side of Dixon Street. The land is 12.19 metres wide by 42.67 metres deep, forming a total land area of approximately 520 square metres. There is rear laneway access to the land by virtue of a private rear laneway which forms part of the Certificate of Title for the subject land. The rear laneway is approximately 3.05 metres wide and 24.38 metres long. The rear laneway is subject to at least one other right of way.

What is proposed is a rear extension to an existing dwelling, with a second storey addition. The existing dwelling is a turn-of-the-Century double fronted cottage which is typical of the area.

## Development Plan Compliance

The land is situated in the Residential Streetscape (Built Form) Zone (**Zone**), Policy Area 9 (Spacious), Precinct 9.1.

The Zone is a residential zone in which alterations and additions to existing dwellings are supported, subject to the relevant design related provisions being addressed which are focused on maintaining the character and setting of existing residential development and their streetscapes.

In terms of the proposal and its compliance with the Council's Development Plan, I note the following:

- The setbacks meet the requirements of Council Wide PDC 13 for rear boundary setback.
- For side boundary setbacks, the desired character of the policy area contemplates varying side set-backs for narrow fronted cottages. The desired character states that *"side setbacks are consistently no less than 1 metre and most often greater, other than for narrow fronted cottages".* The width of the subject land is 12.19 metres, which is significantly narrower than the 15m predominant width listed in the table for the Clarence Park precinct. Existing side setbacks from the front of the dwelling are 0.924 metres to the north, and 1.34 metres to the south. The side setback will be maintained and increased to the north, and maintained to the south for a distance of some 17.77 metres from the front boundary of the subject land.
- Council Wide PDC 14 indicates boundary development is contemplated in the Zone. There is a portion of the wall on the southern boundary. The wall on the boundary replaces an existing brick (toilet) wall and pergola structure that are within 0.5 metres of the existing fence. That portion of the dwelling is within the requirements of Council Wide PDC 14, in that:
  - it is 3 metres above ground level and 8.7 metres in length;
  - it is set back at some 12.3 metres from the main face of the dwelling and is minor element of the overall street presentation of the development, achieving the intent of PDC 14;
  - it is developed along one side boundary only, with the other side setback of 0.925 metres as contemplated for narrow fronted cottages in the policy area; and
  - it is not within 0.9 metres of a habitable room window of an adjacent dwelling.
- The reduction in wall height and overall building height will minimise overshadowing of the adjacent property to the south in accordance with Council Wide PDC 41.
- There is sufficient private open space, with it meeting each of the requirements of Council Wide PDC 20.
- The site coverage requirements are also met, in particular Council Wide PDC 17 and 18.
- A small second storey has been added so as to preserve as much of the rear yard as possible, as well as to minimise the bulk and scale of the dwelling. An independent second storey has been designed in preference to a second storey

within the roof space to avoid excessive roof volume and mass (Council Wide PDC 33), particularly when one considers the ceiling height throughout the dwelling is 3.4m<sup>2</sup>.

- In terms of overlooking, and in satisfaction of Council Wide PDC 38 and 39:
  - There will be no overlooking of either of the neighbours to the north and south. The windows located on the second floor on the side boundaries are to be obscure glass to 1.7m; and
  - There are no windows to the west on the upper storey and so will be no overlooking to any neighbours to the west.
- The impact on the streetscape will be minimal, with there being no changes to the front façade or existing landscaping. The new roof line, including the second storey addition, will not be visible from the street.
- Landscaping will be used to soften and complement the scale of the built form, with landscaping used to screen the carport and shed areas and soften the outdoor living area. Trees that we have planted along the southern and western rear fence since moving to the property in 2014, being Manchurian pears and a crepe myrtles (which complement the existing plantings at front of the dwelling and neighbouring gardens, particularly to the north), will be transferred to the northern boundary along with new plantings to further soften the built form and create visual interest.

## Representations

Representations have been received from:

- Joe Immesi of 46 Dixon Street Clarence Park; and
- Wayne Lobban of 1 Henry Street Clarence Park.

## Joe Immesi

Concerns are raised with the height and length of the boundary wall; the overall height of the proposal and the potential for overshadowing; the BBQ area being a fire and smoke hazard; the character of the extension.

### *Height and length of boundary wall*

As detailed above, we are proposing to reduce the height of the boundary wall to 3 metres in accordance with Council Wide PDC 14. The length of the wall already satisfied PDC 14.

### *Overall height of proposal*

As detailed above, we are also proposing to reduce the height of the ground floor ceiling level which will reduce the overall height of the dwelling at its highest point to 7 metres in keeping with the parameters in Council Wide PDC 13. The potential for overshadowing will also be reduced.

It is important to note that the two storey component is a relatively small element when read in three dimensional form and making it small in the overall context of the development.

### *BBQ area*

We have removed this from the southern boundary.

*Character of the extension/ second storey*

It is suggested the extension is not in keeping with the area.

In our view, the two-storey component is sympathetically integrated into the overall dwelling design and the composition of the two floor levels of the building are appropriate and satisfy the Zone intentions in regard to street character and building appearance.

The upper level element will sit some 15 metres from the front boundary, behind existing roofing. At a height of only 3.1 metres from the existing gutter line, it will be only just visible from the street.

Architecturally the second storey will be sympathetic to the overall building design because of its simple form, characterised by clean and simple lines and materials which compliment the modern expression of the dwelling addition but are sensitive to its heritage context.

Its street impacts are negligible, and potential for unreasonable impact upon neighbouring properties, particularly to the south, have been reduced by lowering both the height of the boundary wall and the overall height of the building.

**Wayne Lobban**

Concerns are raised with the potential for overlooking from the second storey and the driveway in terms of the risk to Mr Lobban's dwelling wall.

*Overlooking*

There are no windows proposed for the western side of the second storey. Mr Lobban's private open space aligns with a small portion of the south western corner of the subject land only, on the other side of the private laneway and behind the carport. It is some 27 metres from the proposed second storey. There is simply no possibility of overlooking.

*Driveway safety*

It is not clear what the concern in relation to the driveway is. Currently it is very difficult to reverse from the existing driveway at a 90 degree angle to the private laneway due to the narrow width of the laneway, such that the rear access is rarely used. The proposed carport and driveway will ameliorate this issue, as well a 6 metre long sliding gate to assist with exiting the subject land.

Yours faithfully

Melanie Meaney  
Phone: 0422882711

**ITEM 3****DEVELOPMENT APPLICATION – 090/554/2020/C2 – 4 ERIC AVENUE,  
BLACK FOREST 5035 (CLARENCE PARK)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/554/2020/C2
<b>ADDRESS:</b>	4 Eric Avenue, Black Forest 5035
<b>DATE OF MEETING:</b>	16 February 2021
<b>AUTHOR:</b>	Chelsea Spangler
<b>DEVELOPMENT PROPOSAL:</b>	Erect outbuilding on common boundaries
<b>HERITAGE VALUE:</b>	Nil
<b>DEVELOPMENT PLAN:</b>	19 December 2017
<b>ZONE:</b>	Residential B350
<b>APPLICANT:</b>	D D Jackman
<b>OWNER:</b>	D D Jackman
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	YES – (2 oppose)
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Unresolved representations Recommendation for refusal
<b>RECOMMENDATION:</b>	Refusal
<b>KEY PLANNING ISSUES:</b>	Building bulk / mass Overall height of structure

**1. PLANNING BACKGROUND**

The subject application was listed on the Council Assessment Panel agenda for the meeting to be held on 19<sup>th</sup> January 2021. The applicant requested to withdraw the application as they wished to look at an alternate design.

The applicant has provided amended plans that make the following changes to the proposed outbuilding:

- The wall height of the eastern, southern and western facades of the outbuilding have increased from 2.8 metres to 3 metres;
- The wall height of the northern façade has increased from 2.8- 3.2 metres to 3- 3.3 metres;
- The overall height of outbuilding has decreased from 5.78 metres to 5.22 metres. This reduction includes a decrease in the overall roof height and volume.

No changes were made to the:

- Siting and location of the outbuilding;
- Floor area;
- Length and width of the outbuilding.

## **2. DISCUSSION**

The original assessment of the application remains largely applicable and therefore the original CAP report has been included as Attachment A.

In assessing the amended outbuilding proposal against the relevant provisions of the Development Plan, it is considered that the amendments have not gone far enough to address concerns regarding the siting and design of the outbuilding and the visual dominance of the structure. The outbuilding still proposes:

- a height that exceeds 5 metres;
- a floor area that exceeds 10% of the site area;
- a wall height that exceeds 3 metres on the northern boundary;
- to be sited on three common boundaries including a boundary wall that is located along the entire rear boundary.

## **3. CONCLUSION**

In summary, the application is considered to be at variance with the Development Plan and is not considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed outbuilding has not been sited and designed to be ancillary to the existing dwelling located on site;
- The proposed outbuilding will impact upon the visual amenity of the locality by visually dominating other adjacent buildings;
- The proposed outbuilding has an overall height and floor area that is excessive for domestic purposes and in comparison, to the associated dwelling;
- The need for an outbuilding of the proposed bulk and scale in a residential zone has not been substantiated.

The application is therefore recommended for REFUSAL.



#### **4. RECOMMENDATION**

MOVED:

SECONDED:

That Development Application 090/554/2020/C2 at 4 Eric Avenue, Black Forest 5035 to 'Erect outbuilding on common boundaries', is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent subject to the following reasons:

- The proposed outbuilding has not been sited and designed to be ancillary to the existing dwelling located on site (Council Wide Residential Development PDC 15 & 30);
- The proposed outbuilding will impact upon the visual amenity of the locality by visually dominating other adjacent buildings (Council Wide Residential Development PDC 15 & 30);
- The proposed outbuilding has an overall height and floor area that is excessive for domestic purposes and in comparison, to the associated dwelling (Council Wide Residential Development Objective 1 & 5, PDC 15 & 30);
- The need for an outbuilding of the proposed bulk and scale in a residential zone has not been substantiated (Council Wide Residential Development Objective 5).

<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	January 2021 CAP Report	Applicant
<b>B</b>	Application Documents	Administration
<b>C</b>	Representations	Applicant

## ATTACHMENT A

**ITEM****DEVELOPMENT APPLICATION – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/554/2020/C2
<b>ADDRESS:</b>	4 Eric Avenue, Black Forest 5035
<b>DATE OF MEETING:</b>	19 January 2021
<b>AUTHOR:</b>	Chelsea Spangler
<b>DEVELOPMENT PROPOSAL:</b>	Erect outbuilding on common boundaries
<b>HERITAGE VALUE:</b>	Nil
<b>DEVELOPMENT PLAN:</b>	19 December 2017
<b>ZONE:</b>	Residential B350
<b>APPLICANT:</b>	D D Jackman
<b>OWNER:</b>	D D Jackman
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	YES – (2 oppose)
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Unresolved representations Recommendation for refusal
<b>RECOMMENDATION:</b>	Refusal
<b>KEY PLANNING ISSUES:</b>	Building bulk / mass Overall height of structure

**1. PLANNING BACKGROUND**

During the assessment of the application, staff raised the following concerns regarding the proposal:

- The development failed to satisfy the relevant provisions of the Development Plan that relate to site coverage, visual dominance and siting.

The applicant chose to make no changes to the proposal although it was advised that the application would not be supported in its current form. Given the minimum information supplied, the application proceeded to public notification.

**2. DESCRIPTION OF PROPOSAL**

The applicant seeks to erect an outbuilding to the rear of the subject land, particularly along the side and rear boundaries. The outbuilding is proposed to have

**Item**

**Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

a total floor area of 81.5m<sup>2</sup>, a wall height of 2.8 metres and a maximum height of 5.78 metres.

It is noted that the proposal plans include a new 1.8m high Colorbond fence along the side and rear boundaries. Any non-masonry fencing up to 2.1 metres in height is exempt from the definition of development. As such, no fencing has been assessed as part of this application.

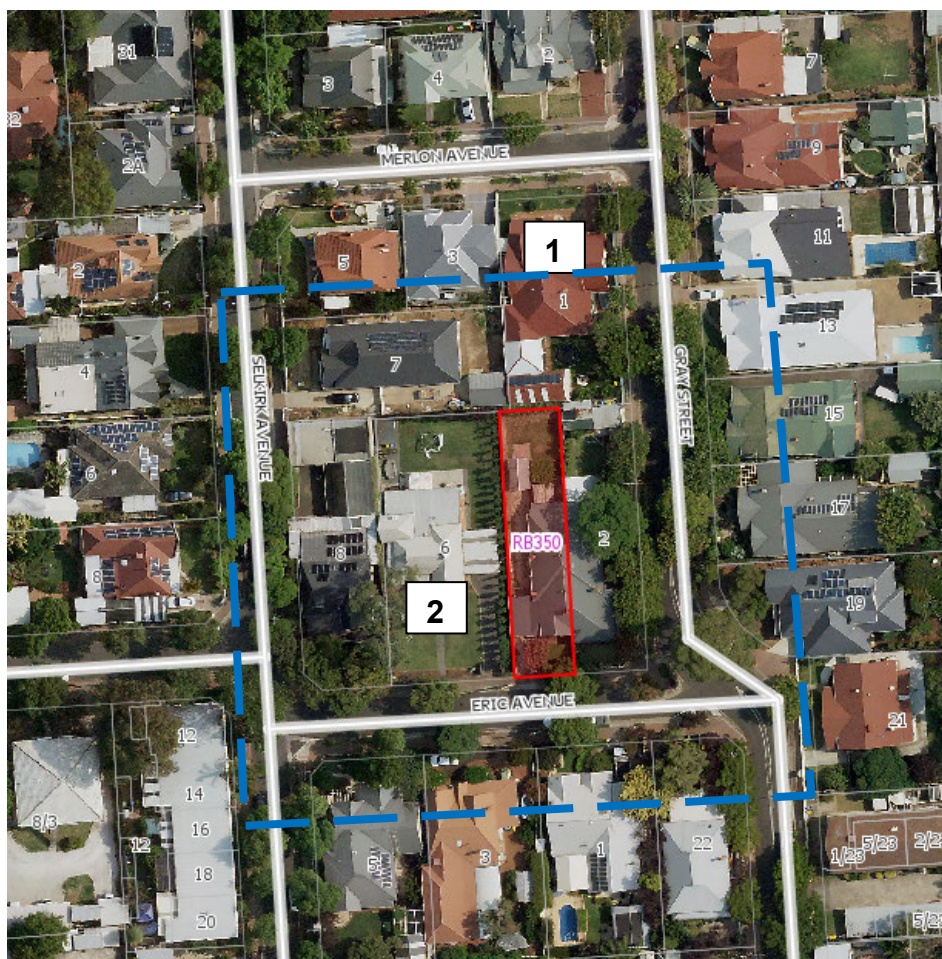
**3. SITE DESCRIPTION**



The subject land comprises of Allotment 73 on Filed Plan 6525. The allotment is located on the northern side of Eric Avenue with a frontage of 10.75 metres and a total site area of 497m<sup>2</sup>.

The site contains a single storey semi-detached dwelling with an attached carport and verandah. The subject site has reciprocal party wall rights with the property addressed as 2 Eric Avenue.

There are no regulated trees on or near the subject land.

**4. LOCALITY PLAN**



 Subject Site  Locality  Representations

**Item**

**Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

**5. LOCALITY DESCRIPTION**

**Land Use**

The predominant land use within the locality is residential.

**Land Division/Settlement Pattern**

The land division pattern is fairly intact with only some variation seen outside the locality.

**Dwelling Type / Style and Number of Storeys**

Dwellings are generally detached and single storey in nature however there are some second storey buildings as well as semi-detached dwellings and residential flat buildings within the area.

**6. STATUTORY REFERRALS**

No statutory referrals required.

**7. NON-STATUTORY (INTERNAL) REFERRALS**

No non-statutory (internal) referrals were undertaken.

**8. PUBLIC NOTIFICATION**

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period two representations were received as detailed below.

<b>1. 1 Merlon Ave, Black Forest (oppose – wishes to be heard)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
Proximity to boundaries - Located on 3 boundaries - Difficulty trying to clean gutters	No response provided.
Floor Area - Exceeds 40m <sup>2</sup>	No response provided.
Length of walls on boundary - combined with the height, floor area and being located on boundaries, this bulk will impact on us in terms of the visual amenity	No response provided.

**Item****Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

Wall height - proposed to be up to 3.35m	No response provided.
Maximum overall height - will be visible from habitable rooms of dwelling past existing outbuilding	No response provided.
Overlooking - concerned that the proposed height will result in a mezzanine level or an attic will be included at a later date and that overlooking may be possible through the roof.	No response provided.
Site Coverage - total site coverage exceeds 50%	No response provided.
Purpose of the building - wish for this to be confirmed	No response provided.
<b>2. 6 Eric Ave, Black Forest (oppose – does not wish to be heard)</b>	
<b>ISSUES RAISED</b>	<b>APPLICANTS RESPONSE</b>
The size of the structure is a concern, particularly the height of 5.8m. Being located on the boundary, other concerns include overshadowing and being an imposing structure.	No response provided.

(\* denotes non-valid planning considerations)

**9. DEVELOPMENT DATA**

Site Characteristics	Outbuilding	Development Plan Provision
Total Site Area	497m <sup>2</sup> - Existing	350m <sup>2</sup>
Frontage	10.75m - Existing	7.5m
Depth	45.7m - Existing	20m
Building Characteristics		
Floor Area		
Ground Floor	<b>81.5m<sup>2</sup> (16.4% of site area)</b>	≤80m <sup>2</sup> or 10% of the site, whichever is the lesser
Site Coverage		
Roofed Buildings	<b>54.8%</b>	≤50% of site area
Building Height		
Wall Height	<b>2.8m – 3.2m</b>	≤3m
Total Height	<b>5.78m</b>	≤5m
Setbacks		
Front boundary (south)	37.8m	

**Item****Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

Side boundary (east)	0m	On boundary or setback 600mm		
Side boundary (west)	0m	On boundary or setback 600mm		
Rear boundary (north)	0m	On boundary or setback 600mm		
<b>Wall on Boundary</b>				
Location	east	west	north	
Length	7.5m (16.4%)	7.5m (16.4%)	<b>10.87m</b> <b>(100%)</b>	≤9m or ≤50% of the boundary length, whichever is the lesser
Height	2.8m	2.8m	<b>3.2m</b>	≤3m
<b>Private Open Space</b>				
Min Dimension	10.8m x 9.8m			≥4m minimum
Total Area	38.9%			≥20%
<b>Colours and Materials</b>				
Roof	Colorbond 'Woodland Grey'			
Walls	Red Brick Veneer			

(items in **BOLD** do not satisfy the relevant Principle of Development Control)

**10. ASSESSMENT****Zone Desired Character and Principles of Development Control****RB350 Zone****Objective 1:**

*Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.*

**Desired Character**

*This Zone is intended to continue as an attractive and established living area with limited infill development. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.*

**Housing Types**

*Given the extended period over which areas of the Residential B350 Zone developed a wide range of housing types is evident in the Zone. These include single fronted detached dwellings on small allotments to larger villas and bungalows on larger allotments. Residential flat buildings constructed in the 1960's and 1970's are also scattered throughout the Zone. Development should reflect the character and improve the amenity of the immediate area in which it is proposed having particular regard to wall height, roof form, external materials, siting and front and side boundary set-backs.*

*Allotment sizes vary but are generally between 500 and 700 square metres with sound buildings, thus limiting individual site infill redevelopment opportunities. As such infill development is envisaged through aggregation of larger sites or the replacement of unsound dwellings. Areas formed by the older buildings in the zone,*

**Item**

**Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

close to railway stations may offer better opportunities for new higher density development.

**Streetscape**

A wide variety of mature vegetation in private gardens and in street reserves is evident in the Zone. Landscaping associated with development should complement and enhance existing planting thereby improving the established character of the area.

**Assessment**

The subject locality reflects that defined by the above desired character description for the RB350 Zone.

The proposed outbuilding is of a bulk and scale similar to existing dwellings in the area, rather than a structure that is ancillary in scale to the dwellings.

**Relevant Council Wide Objectives and Principles of Development Control**

An assessment has been undertaken against the following Council Wide Provisions:

City-wide Objectives and Principles of Development Control		
Residential Development	Objectives	1, 5
	PDCs	1, 8, 15, 16, 17, 19, 20, 23, 24, 29, 30, 32, 33, 36, 41, 51

The following table includes the Council-wide provisions that warrant further discussion in regards to the proposed development:

Relevant Council Wide Provisions	Assessment
<b>Residential Development</b>	
<b>PDC 15 – Boundary Setbacks</b>	Despite satisfying most of the criteria of PDC 15, it is considered that the siting and design of the proposed outbuilding will visually dominate the locality as: <ul style="list-style-type: none"><li>- The outbuilding is to be located along three boundaries, including the entire rear boundary.</li><li>- Although the outbuilding will be adjacent to other building located along the common boundaries, this outbuilding is proposed to be of a greater bulk and scale than those adjacent buildings;</li><li>- The design of the roof results in an overall building height that will dominate over other adjacent outbuildings and ancillary structures;</li><li>- The outbuilding will be visible to Eric Avenue as well as Gray Street, despite the property not being located on the corner;</li><li>- It is unclear as to the need for the proposed roof form and height where a simple gable roof form that does not exceed 5 metres to the ridge height would suffice.</li></ul>



**Item**

**Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

<p><b>PDC 30 – Building Form, Scale, Mass &amp; Height</b></p>	<p>It is considered that the proposed outbuilding has been designed and sited with insufficient regard to PDC 30 as:</p> <ul style="list-style-type: none"><li>- The height of the rear boundary wall exceeds 3 metres and will also exceed the height of the adjacent outbuilding located on the northern neighbouring property;</li><li>- The roof exceeds 5 metres in height and is located within 1.5m of the side boundaries;</li><li>- The rear wall of the outbuilding exceeds 8 metres in length;</li><li>- The floor area both exceeds 10 percent of the site area and 80m<sup>2</sup>;</li><li>- It is unclear as to the need for the excessive floor area and roof bulk. Whilst domestic scaled outbuildings are a common ancillary structure in residential zones, the scale of those structures needs to be restricted to ensure that the associated dwelling remains the predominant building and use of the residential land.</li></ul> <p>It is noted that there is no opposition to locating an outbuilding for domestic storage purposes in the rear yard of the subject site. However, the outbuilding that is proposed that is of a bulk and scale that is excessive for the site and locality.</p>
--	---

**11. CONCLUSION**

In summary, the application is considered to be at variance with the Development Plan and is not considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed outbuilding has not been sited and designed to be ancillary to the existing dwelling located on site;
- The proposed outbuilding will impact upon the visual amenity of the locality by visually dominating other adjacent buildings;
- The proposed outbuilding has an overall height and floor area that is excessive for domestic purposes and in comparison, to the associated dwelling;
- The need for an outbuilding of the proposed bulk and scale in a residential zone has not been substantiated.

The application is therefore recommended for REFUSAL.

**Item**

**Development Application – 090/554/2020/C2 – 4 ERIC AVENUE, BLACK FOREST 5035 (CLARENCE PARK) - Continued**

**12. RECOMMENDATION**

MOVED:

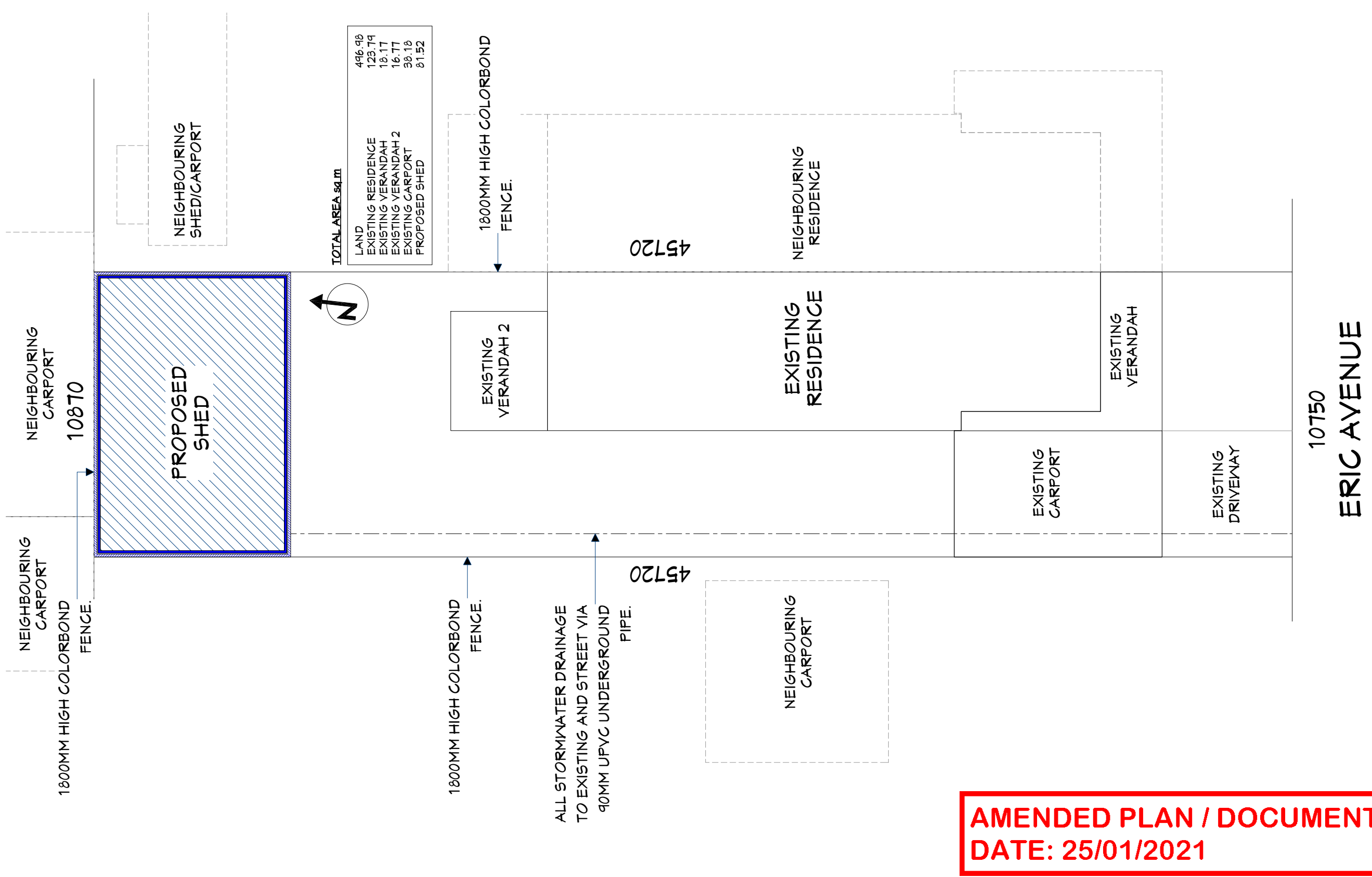
SECONDED:

That Development Application 090/554/2020/C2 at 4 Eric Avenue, Black Forest 5035 to 'Erect outbuilding on common boundaries', is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

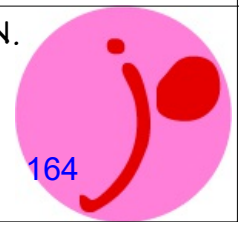
- The proposed outbuilding has not been sited and designed to be ancillary to the existing dwelling located on site (Council Wide Residential Development PDC 15 & 30);
- The proposed outbuilding will impact upon the visual amenity of the locality by visually dominating other adjacent buildings (Council Wide Residential Development PDC 15 & 30);
- The proposed outbuilding has an overall height and floor area that is excessive for domestic purposes and in comparison, to the associated dwelling (Council Wide Residential Development Objective 1 & 5, PDC 15 & 30);
- The need for an outbuilding of the proposed bulk and scale in a residential zone has not been substantiated (Council Wide Residential Development Objective 5).

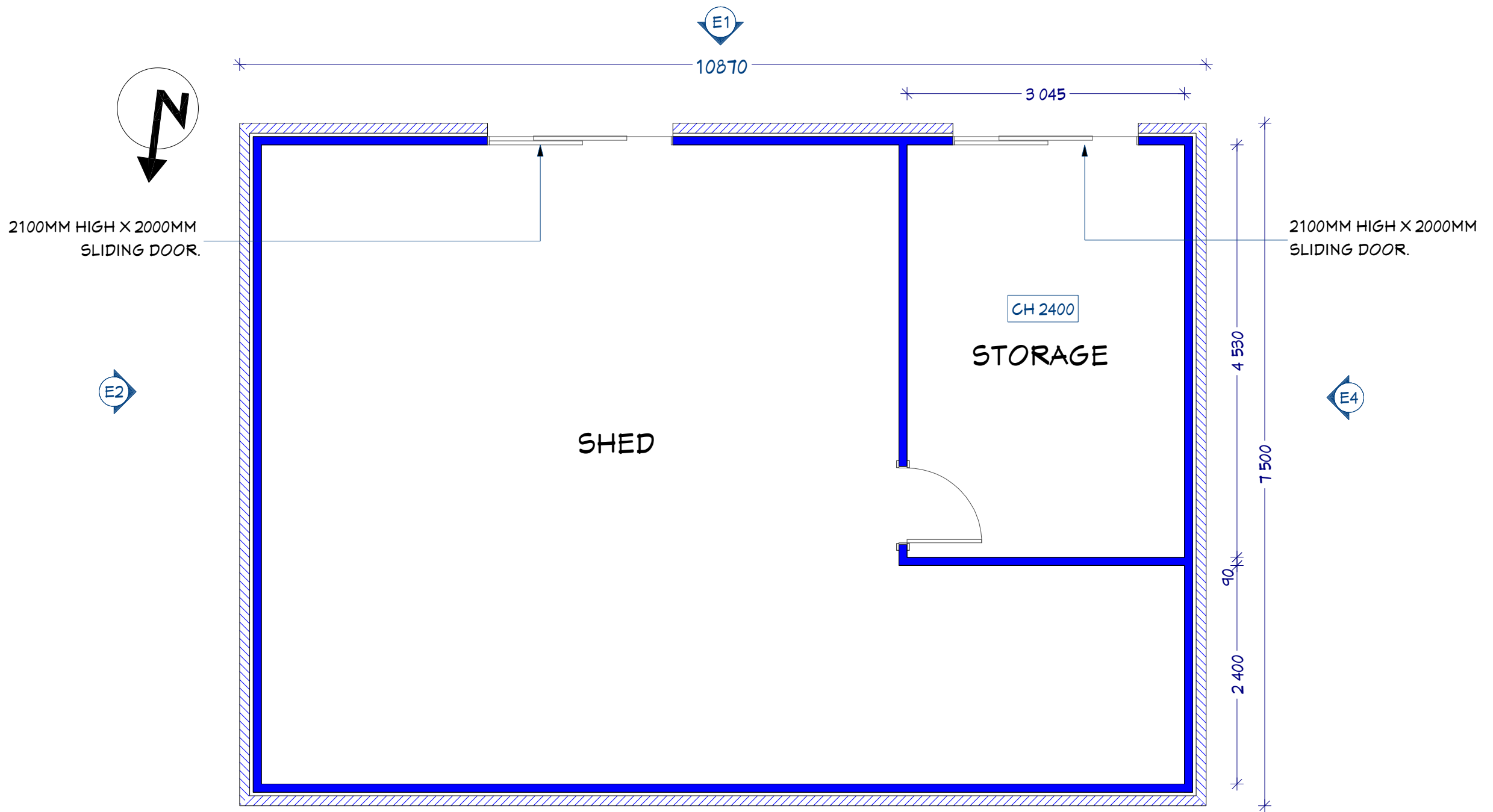
<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	Application Documents	Applicant
<b>B</b>	Representations	Administration

## ATTACHMENT B

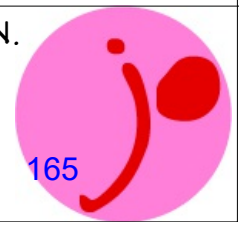


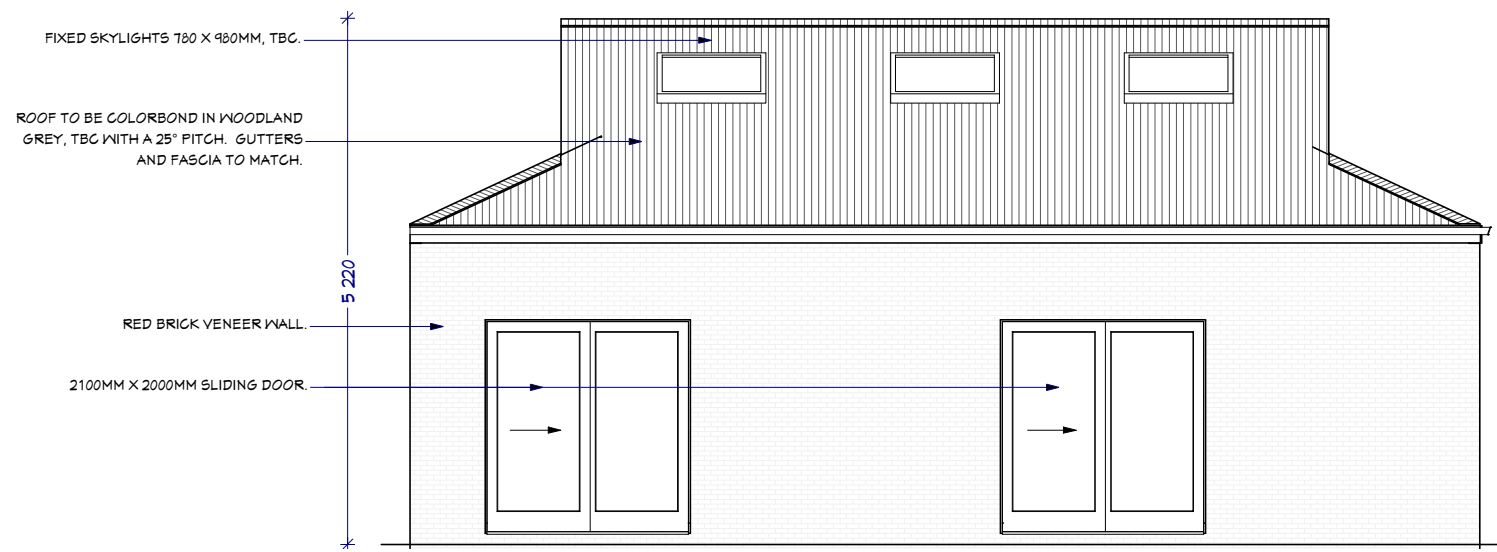
**AMENDED PLAN / DOCUMENT  
DATE: 25/01/2021**





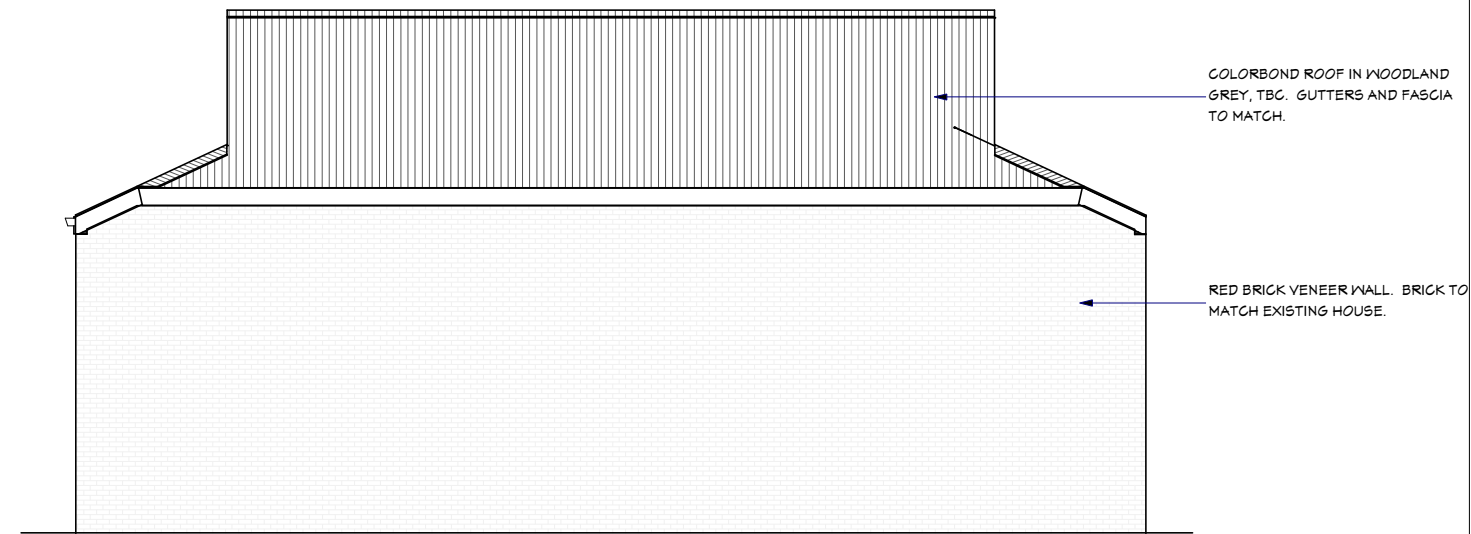
**AMENDED PLAN / DOCUMENT  
DATE: 25/01/2021**





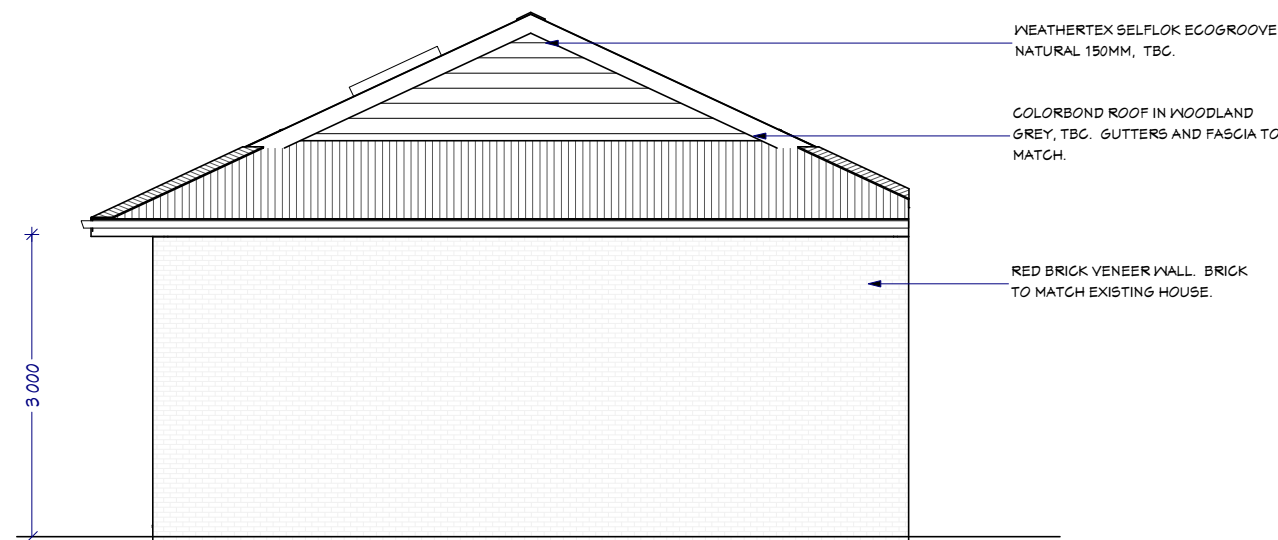
**ELEVATION 1**

FIXED SKYLIGHTS 760 X 480MM, TBC.  
 ROOF TO BE COLORBOND IN WOODLAND GREY, TBC WITH A 25° PITCH. GUTTERS AND FASCIA TO MATCH.  
 5 220  
 RED BRICK VENEER WALL.  
 2100MM X 2000MM SLIDING DOOR.



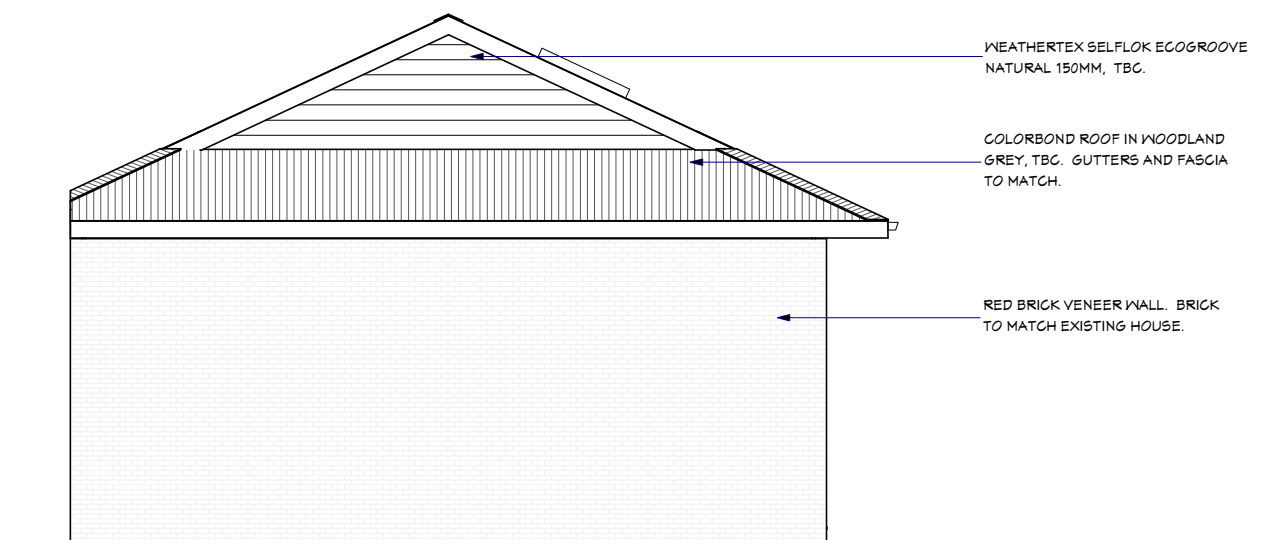
**ELEVATION 3**

COLORBOND ROOF IN WOODLAND GREY, TBC. GUTTERS AND FASCIA TO MATCH.  
 RED BRICK VENEER WALL. BRICK TO MATCH EXISTING HOUSE.



**ELEVATION 2**

WEATHERTEX SELFLOK ECOGROOVE NATURAL 150MM, TBC.  
 COLORBOND ROOF IN WOODLAND GREY, TBC. GUTTERS AND FASCIA TO MATCH.  
 RED BRICK VENEER WALL. BRICK TO MATCH EXISTING HOUSE.  
 3 000



**ELEVATION 4**

WEATHERTEX SELFLOK ECOGROOVE NATURAL 150MM, TBC.  
 COLORBOND ROOF IN WOODLAND GREY, TBC. GUTTERS AND FASCIA TO MATCH.  
 RED BRICK VENEER WALL. BRICK TO MATCH EXISTING HOUSE.

**AMENDED PLAN / DOCUMENT  
 DATE: 25/01/2021**

Joanne Osmond (BA Int. Des.)

Design • Commercial • Residential

0410 401 400

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ALL DIMENSIONS MUST BE VERIFIED ON SITE BY CONTRACTORS PRIOR TO CONSTRUCTION.

TITLE  
**ELEVATIONS**

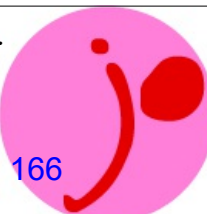
CLIENT  
 LAUREN INGRAM AND DRUE JACKMAN

ADDRESS  
 4 ERIC AVENUE  
 BLACK FOREST  
 SA 5035

DATE  
 25/01/2021  
 SCALE  
 1:75

JOB NO.  
 IB14220  
 DWG NO.  
 F3

DRN.  
 JO



166

**ATTACHMENT C**

22 DEC 2020

REF:

## REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

**Please read these notes carefully:**

1. Both pages ***MUST*** be completed in full and returned to the City of Unley by the closing date to be a valid representation.
2. This page (ie Page 1) will ***NOT*** be published on the internet.
3. Pages 1 and 2 (and any attachments) may be included as attachments in the hard copy of the Council Assessment Panel agenda.
4. Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and attachments) will be forwarded to the Applicant for consultation and response.

The closing date for Representations is 5pm on 22 December 2020.

Application: 090/554/2020/C2 4 Eric Avenue, Black Forest 5035

**Details of Person(s) making Representation:**

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No

Property affected  
by Development

1 Merton Ave, Black Forest, 5035

L. Hancock &amp; M. Hancock

(Signature)s

21 December 2020

(Date)



## REPRESENTATION Category 2 (Page 2)

To: **Chelsea Spangler, City of Unley Development Section**

1. This page (ie Page 2) and any attachments may be published on the internet and thus be able to be searched via Google and other internet search engines.
2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The closing date for Representations is **5pm on 22 December 2020.**

<b>Application:</b>	090/554/2020/C2 4 Eric Avenue, Black Forest 5035
<b>Property affected by Development</b>	

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)

Please refer attachments 1 & 2.

My concerns (if any) could be overcome by:

Please refer 'consideration' on Attachment 1.

WISH TO BE HEARD

DO NOT WISH TO BE HEARD

by the Council Assessment Panel

(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)

We authorise Councillor Don Palmer to speak on our behalf.  
Please c/o Don Palmer in any correspondence.

**Regarding Application: 090/554/2020/C2, 4 Eric Ave Black Forest 5035**

We object to the proposed development on the following grounds.

The City of Unley Development Plan requires the following to be observed:

**1 Proximity to Boundaries**

**The outbuilding must be located no closer (if solid walls) than 1.0m off any boundary.**

This outbuilding is located on three (3) boundaries.

In this respect we have concerns, with our garage being 600mm off the boundary, and an intention to install rainwater tanks between our garage and the boundary, that the water tanks could be used to stand on for the cleaning of gutters of the proposed outbuilding.

We say this because cleaning the gutters with a roof pitch of 30 degrees as appears to be applicable here is not easy, and much more difficult if located on any boundary. The temptation to enter our property and stand on the tanks we consider is likely.

**2 Floor Area**

**The total floor area of the outbuilding should not exceed 40m<sup>2</sup> on sites exceeding 400m<sup>2</sup>.**

This outbuilding is 81.5m<sup>2</sup> and the size of the property is 496m<sup>2</sup>.

**3 Length of walls along boundary**

**The length of any wall along a boundary should not exceed 7.0m.**

This outbuilding is 10.75m long along the rear boundary, and 7.5m along the east & west boundaries.

When coupled with items 1 above and 4 & 5 below, this impacts us by way of increasing the bulk of the building visually than would otherwise be the case if the building was not as high as proposed and located as per boundary rules.

This applies visually, whether we be in our own private open space, our dining room, or in our home office. Please note that we are now working from home full time and expect this to continue post Covid.

**4 Heights of side of structure**

**The height of the side of the outbuilding should not exceed 3000mm.**

This outbuilding shows 2800mm on elevation 1 but suggests (via proportions shown) a wall height of 3350mm for elevation 3.

## **5 Maximum overall height**

**The maximum overall height should not exceed 4.0m.**

The ridge height of this outbuilding is 5.78m.

This adds to the concerns expressed in point 3 above. Refer attachment 2 sketch.

## **6 Overlooking**

**Views from second floors should be restricted by way of windows being located at least 1700mm above floor.**

Coupled with the height concerns previously expressed, we are concerned that if a mezzanine floor or an attic were to be included at a later date, that overlooking may become possible through the roof. Specifically overlooking into our private open space, our home office, and our dining room.

Refer Attachment 2 sketch.

Location of skylights on the proposed plans are not specific and TBC, hence we cannot be certain of the final size and location of elevation 3 skylight and its opacity.

These observations we make because we are confused as to what is the intent and purpose of this building.

The development application documents refer to both a Shed and a Garage. It has sliding access doors meaning it cannot be a garage. It shows solid walls which infers more than a shed.

We therefore wonder if it is to be used as a habitable building, or potentially linked to a future development on the site east of this one (either as a garage or as rental accommodation), noting that it is owned by the same owner.

## **7 Site Coverage**

**That total site coverage of roofed structures does not exceed 50% of the site.**

The total roofed coverage on this site with the outbuilding is 56%.

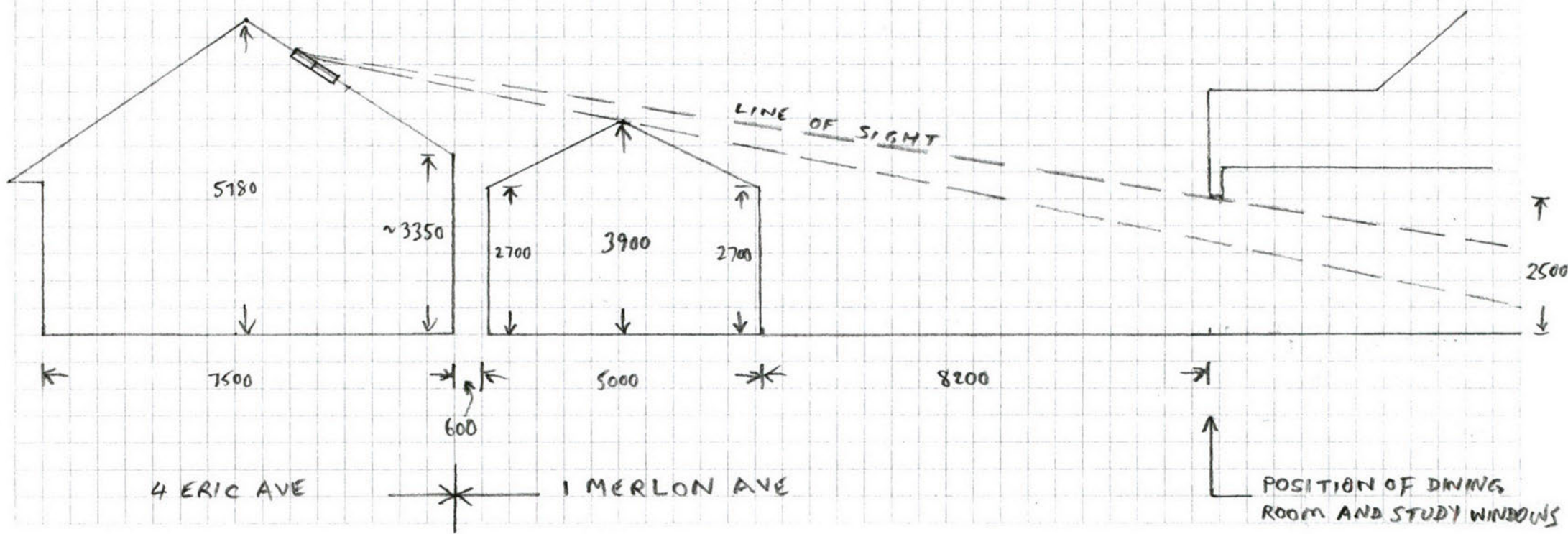
## **Consideration**

Our objection would be appeased if the following amendments were made.

- 1 The proposed outbuilding be relocated to comply with the development plan.
- 2 The height was reduced, once again in accordance with the development plan.
- 3 The fixed skylight (on elevation 3) being opaque rather than clear.
- 4 The purpose of the building be confirmed as a shed.

Darren and Michelle Hancock, 1 Merlon Avenue, Black Forest, 5035

ATTACHMENT 2  
 EAST ELEVATION  
 (ELEVATION 2)



## REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

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The closing date for Representations is 5pm on 23 December 2020.

Application: 090/554/2020/C2 4 Eric Avenue, Black Forest 5035

**Details of Person(s) making Representation:**

Name:

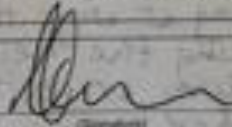
Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected  
by Development

AS ABOVE



17/12/20

Attach any extra pages to this form

## REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

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The closing date for Representations is 5pm on 22 December 2020.

Application:	090/554/2020/C2 4 Eric Avenue, Black Forest 5035
Property affected by Development	6 Erie Avenue, Black Forest 5035.

I support the proposed development.

OR (Tick one only)

I object to the proposed development because:

(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)

We are happy for a shed to be built on this location. Our concern is the size of the structure and in particular the height at 5.8m. It is also located directly on the border which will block sunlight early in the day, as well as being an imposing structure. We have a swimming pool on the other side of the fence and want to be sure there are no compliance issues.

My concerns (if any) could be overcome by: Looking at ways to reduce the impact either by reducing the height, setting back from the boundary or extending the slope of the roof further

WISH TO BE HEARD

DO NOT WISH TO BE HEARD by the Council Assessment Panel

(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)

**ITEM 4****DEVELOPMENT APPLICATION – 090/350/2020/C2 – 15 HIGHGATE STREET, HIGHGATE SA 5063 (FULLARTON)**

<b>DEVELOPMENT APPLICATION NUMBER:</b>	090/350/2020/C2
<b>ADDRESS:</b>	15 Highgate Street, Highgate SA 5063
<b>DATE OF MEETING:</b>	16 <sup>th</sup> February 2020
<b>AUTHOR:</b>	Amy Barratt
<b>DEVELOPMENT PROPOSAL:</b>	Erect garage forward of dwelling (Highgate Street frontage) and on side boundary
<b>HERITAGE VALUE:</b>	Nil
<b>DEVELOPMENT PLAN:</b>	19 December 2017
<b>ZONE:</b>	Residential Streetscape (Landscape) Zone, Policy Area 11.2 (400)
<b>APPLICANT:</b>	R Baker
<b>OWNER:</b>	H E Mignot
<b>APPLICATION TYPE:</b>	Merit
<b>PUBLIC NOTIFICATION:</b>	Category 2
<b>REPRESENTATIONS RECEIVED:</b>	None
<b>CAP'S CONSIDERATION IS REQUIRED DUE TO:</b>	Recommendation for refusal
<b>RECOMMENDATION:</b>	Refusal

**1. PLANNING BACKGROUND**

Site Application Background:

479/2014	Demolish existing carport and erect pergola with roller door	Determined not to require approval and application cancelled.
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Application Background:

During the assessment of the application, staff advised the applicant that the proposal was at variance with relevant Development Plan policy and could not be supported in the proposed location.

The applicant advised Council, that while no longer there, a shed had previously been located in the north-western corner of the allotment (refer below aerial photography dated January 2019). That shed was located approximately 4m from Highgate Street.

Based on this, the applicant sought advice as to whether Council would accept the proposed outbuilding in the same location as the previous shed (being approximately 1m forward of the dwelling). Administration acknowledged that this would be an improvement, however, the proposal would remain at variance with current Policy.



Aerial Photography January 2019

The applicant elected to proceed with the application with no amendment (i.e. in a position closer to the street than the previous shed).

## **2. DESCRIPTION OF PROPOSAL**

The applicant proposes to erect an outbuilding (for the purpose of storage and garaging) in the north-western corner of the allotment of 15 Highgate Street, Highgate.

## **3. SITE DESCRIPTION**

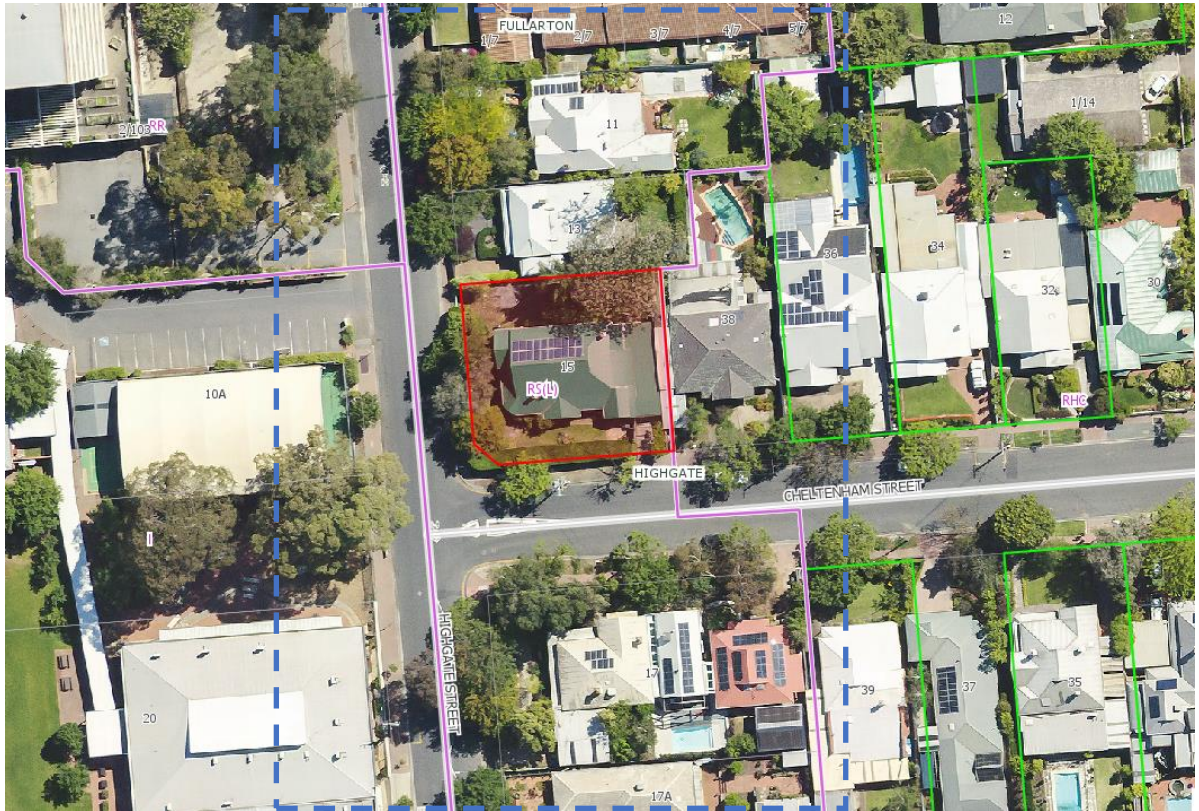
The site is located on the north-eastern corner of Highgate Street and Cheltenham Street and is currently occupied by a single storey dwelling with associated vehicle parking and high fencing/hedging along the street frontages.

The site has a frontage to Highgate Street of 23.47m, a corner cut off of 4.32m and a secondary street frontage to Cheltenham Street of 25.6m.

The site has off-street parking accessed via the Cheltenham Street crossover which is located adjacent the eastern boundary. There is also an existing crossover on Highgate Street adjacent the northern boundary.



#### 4. LOCALITY PLAN



Aerial Photography dated October 2020



#### 5. LOCALITY DESCRIPTION

##### Land Use

The eastern side of Highgate Street is predominantly residential and includes the Residential Streetscape Landscape Zone and Historic Conservation Zone.

Non-residential land uses are found on the western side of Highgate Street, which are primarily used as education/institution facilities (Concordia College and Julia Farr Centre).

##### Land Division and Dwelling Type

The residential character is primarily single storey, detached dwellings with limited infill development. Garaging is typically located to the side of the dwelling, setback from the primary street frontage and forms a subservient feature within the streetscape character.

#### 6. STATUTORY REFERRALS

No statutory referrals required.

## 7. NON-STATUTORY (INTERNAL) REFERRALS

No non-statutory (internal) referrals were undertaken.

## 8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period no representation was received.

## 9. DEVELOPMENT DATA

Site Characteristics	Garage/Outbuilding	Development Plan Provision
Total Site Area	741m <sup>2</sup>	
Frontage	23.47m	
Depth	28.65m	
<b>Building Characteristics</b>		
Floor Area		
Ground Floor	287m <sup>2</sup> + 40.8m <sup>2</sup>	
Site Coverage		
Roofed Buildings	44%	50% of site area
Setbacks		
Front boundary (w)	<b>1.5m</b>	1m further back than associated dwelling
Secondary Street / Side boundary (s)	18.97m	-
Side boundary (n)	On boundary	Can be on boundary
Rear boundary (e)	18.08m	-
Wall on Boundary		
Location	Northern	Can be on boundary
Length	<b>9.07m</b>	□8m
Outbuildings		
Wall Height	2.4m	3m
Total Height	Roof pitch 15 degrees (overall height 3m)	5m
Total Floor Area	40.8m <sup>2</sup>	80m <sup>2</sup> or 10% of the site, whichever is the lesser
Colours and Materials		
Roof	CGI standard double sided 'Cauflied Green'	
Walls	Superdek Premium double sided 'Off White'	

(items in **BOLD** do not satisfy the relevant Principle of Development Control)

## 10. ASSESSMENT

### Zone Desired Character and Principles of Development Control

<b>Residential Streetscape (Landscape) Zone</b>
<p><b>Objective 1:</b> <i>Enhancement of the distinctive and primarily coherent streetscapes by retaining and complementing the built form, setting and surrounding landscape features.</i></p> <p><b>Objective 2:</b> <i>A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.</i></p> <p><b>Objective 3:</b> <i>Sensitive in-fill development opportunities where appropriate and complementary to the desired character and streetscape setting or providing for the improvement of areas of variable character by replacing discordant buildings and their associated landscape patterns.</i></p> <p><b>Objective 4:</b> <i>Development that contributes to the desired character of the zone.</i></p>
<b>Desired Character</b>
<p><i>The Residential Streetscape (Landscape) Zone encompasses living areas in the west and south eastern section of the City of Unley. The zone is distinguished by coherent streetscape patterns. These attributes include the consistent:</i></p> <ul style="list-style-type: none"><li><i>a) rhythm of building sitings, scale, form and setbacks (front and side) and gaps between buildings;</i></li><li><i>b) allotment and road patterns;</i></li><li><i>c) landscape features within streetscapes, including the road verge and forward of the building façade.</i></li></ul> <p><i>Development should respect and contribute positively to the streetscape setting, and where appropriate, the collective features of distinctive and primarily coherent streetscapes. The key considerations are:</i></p> <ul style="list-style-type: none"><li><i>(a) siting – sites with generous front and side setbacks to main dwelling buildings and wide road reserves. Building envelopes should reflect this siting, scale and form to maintain the spatial patterns of traditional settlement. Low open style front fences provide transparent streetscape views of landscaped front yards and compatible development.</i></li><li><i>(b) form – a consistent pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and form is associated with the various architectural styles. Infill dwellings and dwelling additions should maintain traditional scale, proportions and building forms when viewed from the primary streetscape.</i></li><li><i>(c) key elements – the articulation of the built form, verandahs and pitched roofs, are important key elements in minimising the visual dominance of buildings to the primary streetscape setting. The careful composition of facades to reduce building mass, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements, assist in complementing the desired character. Low open style front fences</i></li></ul>

*complement the style and predominant form of dwellings within the street and streetscape views of landscaped front yards.*

**Assessment**

Dwellings within the locality generally have a consistent street setback (>5m) and subservient vehicle storage (to the side of the dwelling).

While some high solid fences are evident, streetscape views of dwellings and landscaped front yards are prominent. The existing dwelling is predominantly obscured from view by existing fencing and hedging. The dwelling can be sited from Highgate Street through a gap between the hedging and northern boundary (refer below) where the proposed shed is to be located.



Image: View from Highgate Street

The proposed development is located 1.5m from the street setback, forward of the associated dwelling and northern adjoining dwelling. The structure is located on the boundary (9m) and solid in nature (i.e. not an open style carport).

The proposed structure is at variance to the desired character as it will further diminish the streetscape views of the associated dwelling and disrupt the general pattern of buildings within the streetscape.

Relevant Zone Principles of Development Control	Assessment
<p><b>PDC 1, 5, 7, 10 &amp; 13</b></p>	<p>Domestic outbuildings in association with a dwelling are envisaged within the subject zone.</p> <p>The location of the proposed outbuilding fails to achieve related Principles of Development Control as it does not respect the setting of buildings (located forward of the associated dwelling).</p>

**Relevant Council Wide Objectives and Principles of Development Control**

An assessment has been undertaken against the following Council Wide Provisions:

<b>City-wide Objectives and Principles of Development Control</b>		
<b>Residential Development</b>	<i>Objectives</i>	1, 2, 3, 4, 5
	<i>PDCs</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62

The following table includes the Council-wide provisions that warrant further discussion in regarding to the proposed development:

<b>Relevant Council Wide Provisions</b>	<b>Assessment</b>
<b><i>Residential Development</i></b>	
<b><i>PDC 8 &amp; 9 Garages, carports and outbuildings – public road</i></b>	<p>Council Wide PDC 9 provides that a carport structure may be located forward of the dwelling where ‘existing exceptional site circumstances’ prevent it from being constructed at the rear of the site or behind the front dwelling wall, providing it does not unreasonably diminish the streetscape presence of the dwelling.</p> <p>The applicant has not demonstrated that such circumstances prevent the structure being located behind the front dwelling wall. Further, it is noted that the existing dwelling currently benefits from off-street parking located adjacent the eastern boundary and access via Cheltenham Street.</p>
<b><i>PDC 15 Garages, outbuildings and like structures - side and rear boundaries &amp; PDC 29 Garages and carports – building form scale, mass and height</i></b>	<p>Dwellings fronting Highgate Street generally have a consistent street setback (&gt;5m). The proposed development is locating 1.5m from the street setback, forward of the associated dwelling and northern adjoining dwelling. The structure is located on the boundary (9m), and solid in nature (i.e. not an open style carport).</p> <p>Given the above factors, the proposed development would visually dominate and diminish the prominence of the associated dwelling, the adjoining dwelling and locality.</p>

## **11. CONCLUSION**

While Council does not hold application records for an outbuilding located in the north-western corner of the allotment, it is acknowledged through aerial photography (and historic street view) that an outbuilding was located approximately 4m from the Highgate Street frontage. The previous outbuilding appears to be located off of the side boundary, smaller in footprint, width and height. The proposed outbuilding is larger in all respects and closer to the street. Further, does not comply with current policy.



Image: Google Street View dated July 2017

In summary, the application is considered to be at variance with the Development Plan and is not considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed development does not complement the rhythm of building sitings and setbacks within the locality; and
- The proposed development does not form a minor streetscape element and diminishes the streetscape presence of the associated dwelling

The application is therefore recommended for REFUSAL.

## **12. RECOMMENDATION**

MOVED:

SECONDED:

That Development Application 090/350/2020/C2 at 15 Highgate Street, Highgate SA 5063 to 'Erect garage forward of dwelling (Highgate Street frontage) and on boundary' is at variance with the provisions of the City of Unley Development Plan and should be REFUSED for the following reasons:

- The proposed development does not complement the rhythm of building sitings and setbacks within the locality, contrary to Residential Streetscape Landscape Zone, PDC 1, 5, 7, 10 & 13; and
- The proposed development does not form a minor streetscape element and diminishes the streetscape presence of the associated dwelling, contrary to Council Wide Residential PDCs 8, 9, 15 and 29

<b>List of Attachments</b>		<b>Supplied By:</b>
<b>A</b>	Application Documents	Applicant

## ATTACHMENT A

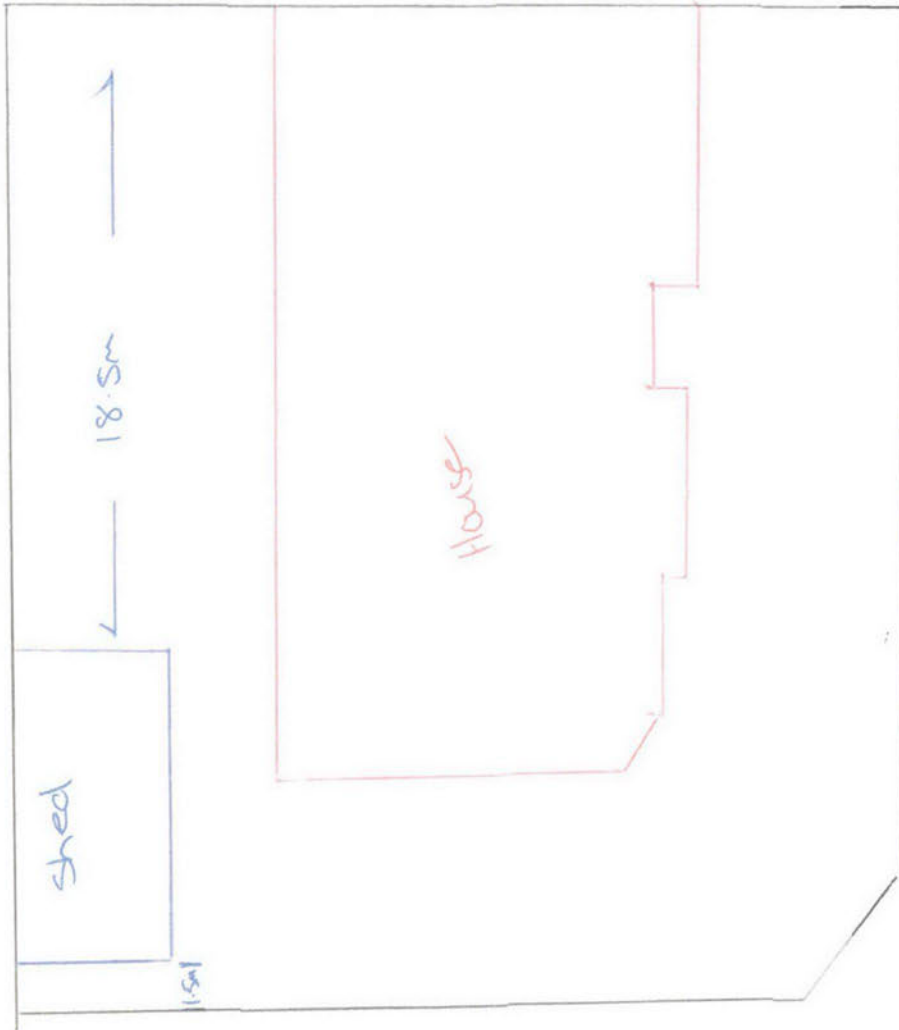


1:20

15 Highgate St  
Highgate



# SITE PLAN



City of Unley

- 4 JUN 2020

Received

## Rhys Baker

---

**From:** Gerard Mignot <gerardartstudio@yahoo.com.au>  
**Sent:** Wednesday, 1 July 2020 11:06 PM  
**To:** Rhys Baker  
**Subject:** Fw: 15 highgate st, Highgate SA 5062 quote for a garage.

Hi Rhys  
The shed will be used for storage and garage.  
There is already a driveway.  
Cheers  
Gerard

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

**From:** "Rhys Baker" <rhys@bestbuilt.net.au>  
**To:** "gerardartstudio@yahoo.com.au" <gerardartstudio@yahoo.com.au>  
**Sent:** Wed, 1 Jul 2020 at 16:44  
**Subject:** RE: 15 highgate st, Highgate SA 5062 quote for a garage.

Hi Gerard,

Can you please advise, as I need to let the council know.

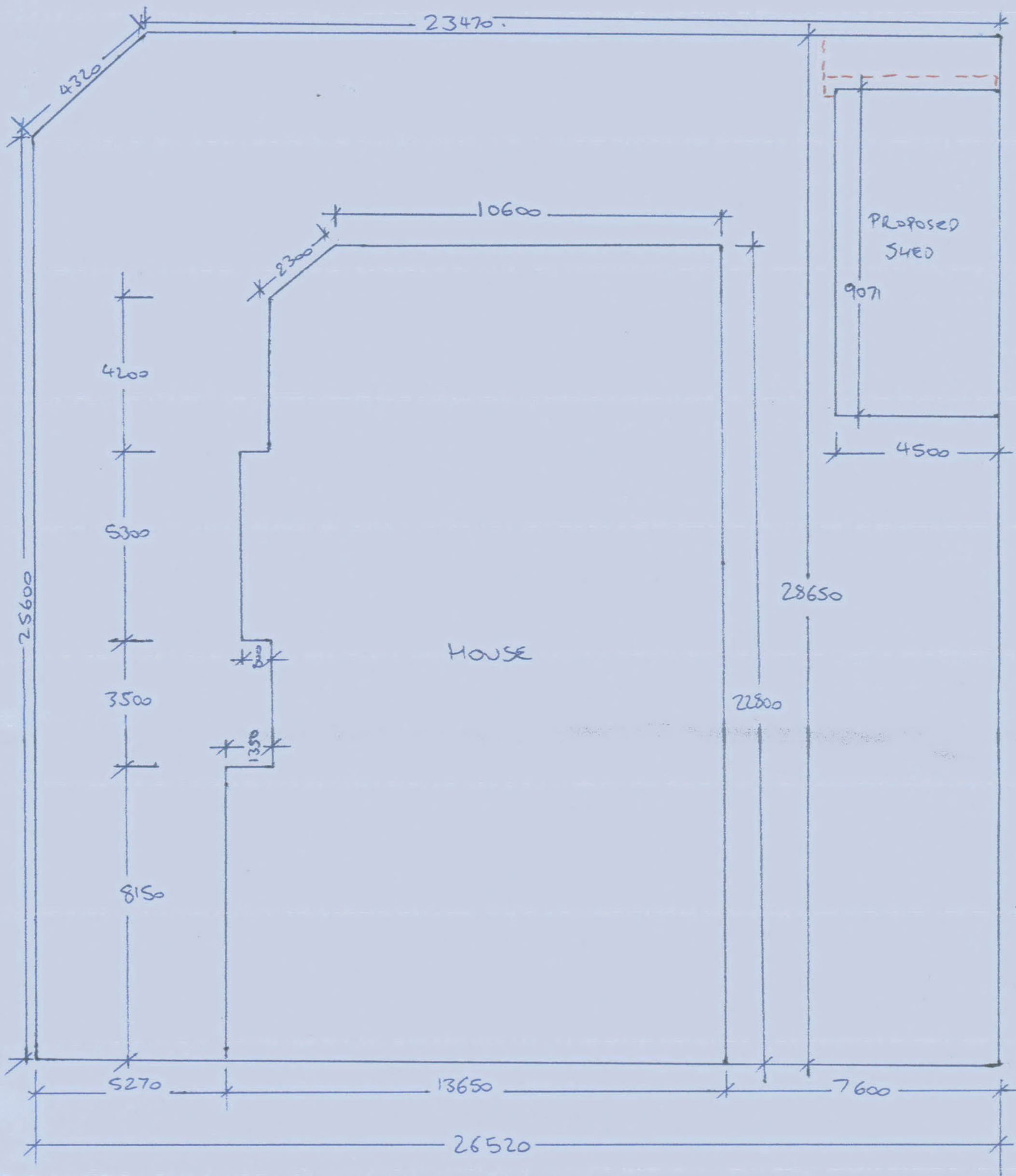
Cheers

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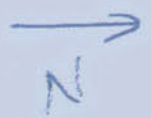
**From:** Rhys Baker  
**Sent:** Monday, 29 June 2020 9:04 PM  
**To:** gerardartstudio@yahoo.com.au  
**Subject:** RE: 15 highgate st, Highgate SA 5062 quote for a garage.

Hi Gerard,

Sorry, but the council did ask if the shed was used for a shed (Storage) or a garage (Car). Can you please confirm.



SITE PLAN  
 GERARD  
 15 HIGHGATE STREET,  
 HIGHGATE



SCALE  
 1 : 100

--- = STORM FROM SHED TO STREET CONNECTION



**JOB DETAILS**

**DESIGN NUMBER:** SQ216233  
**DATE:** 27/04/2020  
**SALES PERSON:** Mr Peter Taylor

**CUSTOMER DETAILS**

**CLIENT NAME:** Best Built Gerrard Midnot  
**CONTACT NO:** 00000000  
**SITE ADDRESS:** 1 HIGHGATE Unknown

**QUOTATION**

**QUOTE VALID FOR 30 DAYS**

**POSTCODE:** 5063  
**EMAIL:**

Thank you for the opportunity to prepare a quotation for your next exciting home improvement project. Stratco has a proud history within the steel manufacturing industry, dating back over 60 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

Stratco customised sheds are of the highest quality using pre-punched galvanised C-section frames for ease of assembly as well as added strength. Our entire shed range has also been independently tested to meet all current Australian Building Standards giving you the peace of mind that a Stratco shed will stand the test of time.

From our recent consultation, we have prepared the following quotation and attached all relevant details for your design which we believe will suit your needs.

**STRATCO GABLE ROOF SHED**

**DOMESTIC TYPE 1**

<b>Length (mm)</b>	9,071
<b>Width (mm)</b>	4,500
<b>Height (mm)</b>	2,400
<b>Wind Category</b>	28 (N1)
<b>Roof Sheet</b>	CGI Standard Double Sided
<b>Wall Sheet</b>	Superdek Premium Double Sided
<b>Footing Type</b>	Fixed (In Ground)
<b>Single PA Doors</b>	1

**ADDITIONAL ITEMS INCLUDED**

Engineering Certificate for Domestic (1)  
 Delivery Metro Gable Garage, Potter, Univ (1)  
 Sundry Garage Charge \$100 (20)

**TOTAL QUOTE INCLUDING 10% GST**

This quotation is for supply of a Stratco Gable Roof Shed Kit.

Once again, thank you for this opportunity and please give me a call if you would like any additional information.

Kind Regards,

Mr Peter Taylor



**THE STRATCO Advantage**

Stratco is a 100% AUSTRALIAN OWNED success story, proudly boasting over 70 years of manufacturing excellence. Stratco operates 15 manufacturing facilities around Australia, employing many hundreds of Australians.

**DESIGNED • ENGINEERED • TESTED • MANUFACTURED • GUARANTEED**



Stratco have developed a versatile range of gable garages to suit every situation. Stratco garages give you more space for storage, extra room for a workshop, provide the ideal space for a boat or caravan, and give you the opportunity to entertain all year round. Stratco has a proud history within the steel manufacturing industry, dating back over 60 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

**DESIGN SUBJECT TO ENGINEERING CONFIRMATION.**

**PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.**

**JOB DETAILS**

DESIGN NUMBER: SQ216233  
SALES PERSON: Mr Peter Taylor

**CUSTOMER DETAILS**

CLIENT NAME: Best Built Gerrard Midnot  
PHONE NUMBER: 00000000  
ACCOUNT CODE: \*PP18

**DELIVERY DETAILS**

DELIVERY INSTRUCTIONS: 1 HIGHGATE Unknown

ADDITIONAL INSTRUCTIONS: 5063  
ghmlgnot@tpg.com.au 0408402985

**Opening Details**

Roller Doors 1  
Single PA Door Std 1

**Dimensions (Outside Frames)**

Height 2400mm  
Length 9071mm  
Roof Pitch 15°  
Width 4500mm

**Site Details**

Wind Speed 28 (N1)

**Roof Details**

Roof Sheet CGI Standard Double Sided

**Wall Details**

Bottom Sheet Extra 25mm No  
Wall Sheet Superdek Premium Double Sided

**Roof Purlins**

As per engineering

**Wall Girts**

As per engineering

**Gable End Columns**

As per engineering

**Portal Frames**

As per engineering  
End Portal Column Reinforcing Section N/A: Not Applicable  
Mid Portal Column Reinforcing Section N/A: Not Applicable

**Footing Details**

Concrete Slab Yes  
End Column Embedment 500mm  
Footing Type Fixed (In Ground)  
Mid Column Embedment 500mm

**Drainage Details**

Box Gutter None  
Downpipe Type Downpipe 90 PVC  
Gutter Type Quad Gutter 115

**Colours**

Barge Cap Caulfield Green  
Corner Flashing Off White  
Downpipe Off White  
Gutter Caulfield Green  
PA Door Off White  
Ridge Cap Caulfield Green  
Roller Door Off White  
Roller Door Flashings Off White  
Roof Sheet Caulfield Green  
Wall Sheet Off White

All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

Please refer to current Stratco Gable Homeshed certification referenced 50098-6 by FYFE Pty Ltd for 15° Homeshed range or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

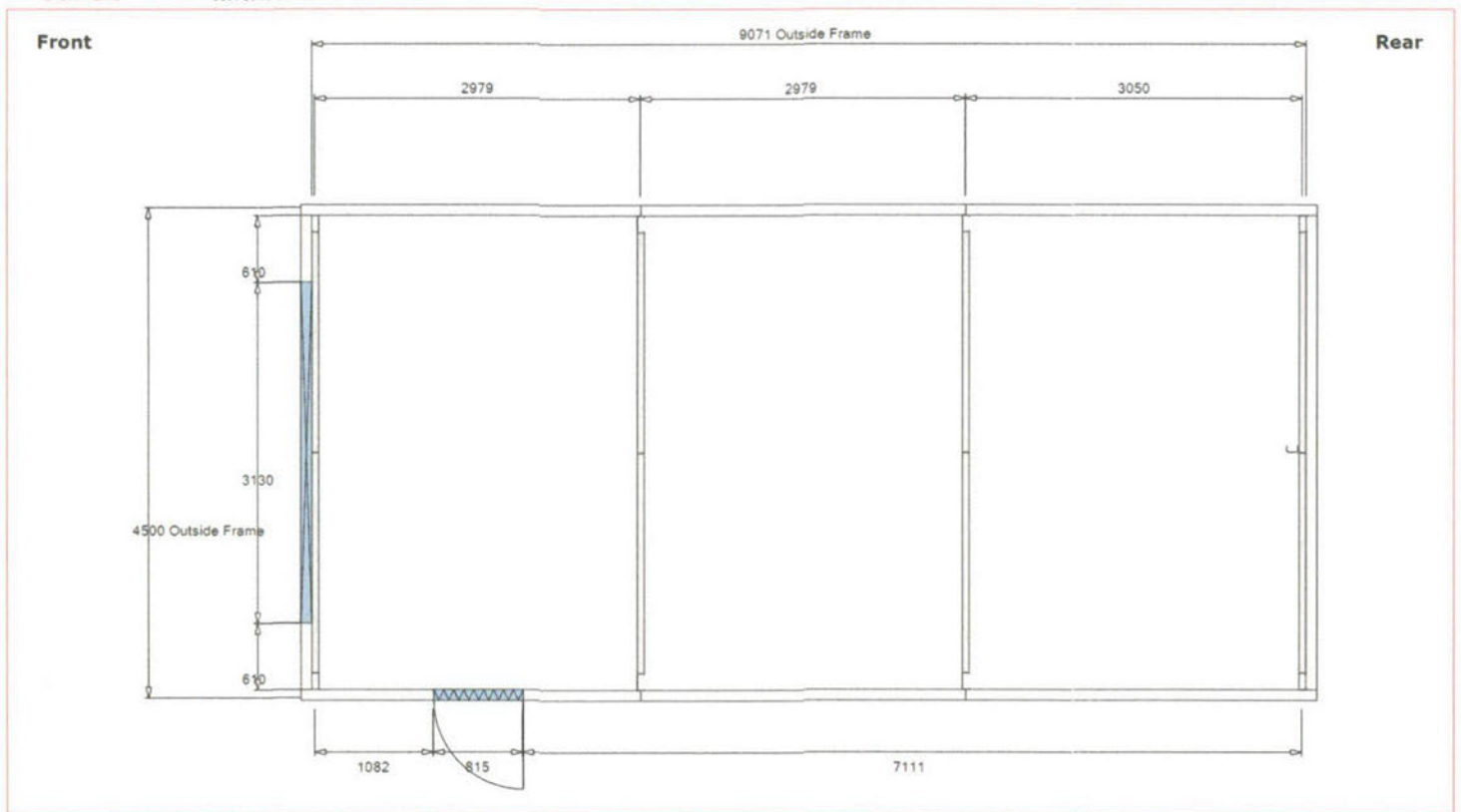
CUSTOMER SIGNATURE:

DATE: 06/05/2020



**Site Plan**

Job Reference	Mr Peter Taylor	Site Address	1 HIGHGATE Unknown	Design Number	SQ216233	Customer Signature
Sales Person	Best Built Gerrad Midnot			Date	27/04/2020	
Client Name						

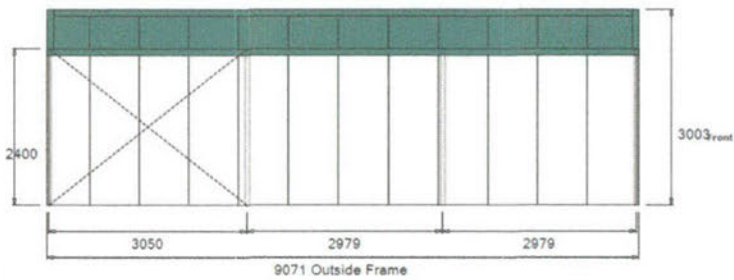




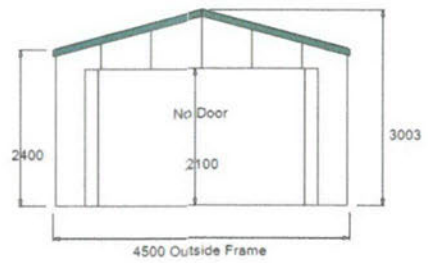
**Elevations**

Job Reference	Mr Peter Taylor	Site Address	1 HIGHGATE Unknown	Design Number	SQ216233	Customer Signature
Sales Person	Best Built Cerrad Midnot			Date	27/04/2020	
Client Name						

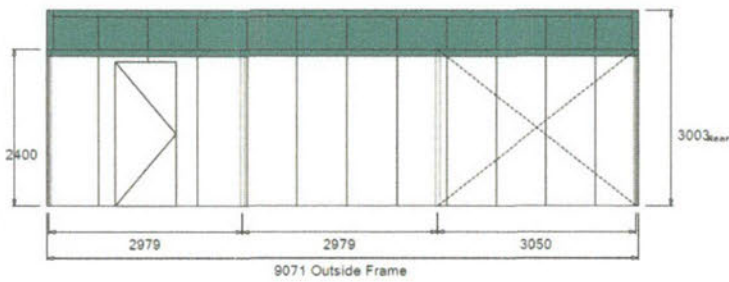
Left Elevation



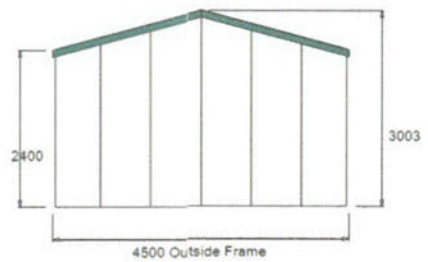
Front External Elevation



Right Elevation



Rear External Elevation

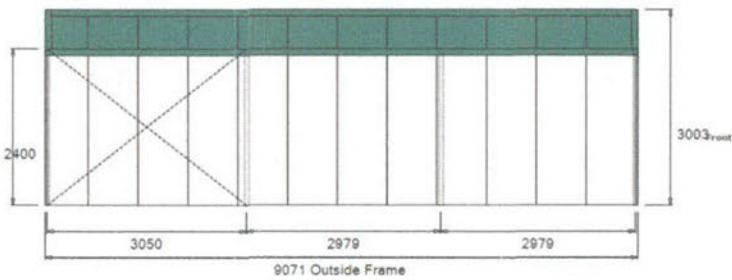




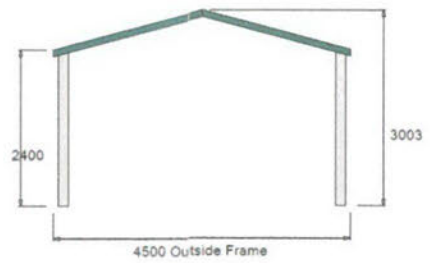
**Elevations**

Job Reference	Mr Peter Taylor	Site Address	1 HIGHGATE Unknown	Design Number	SQ216233	Customer Signature
Sales Person				Date	27/04/2020	
Client Name	Best Built Cerrad Midnot					

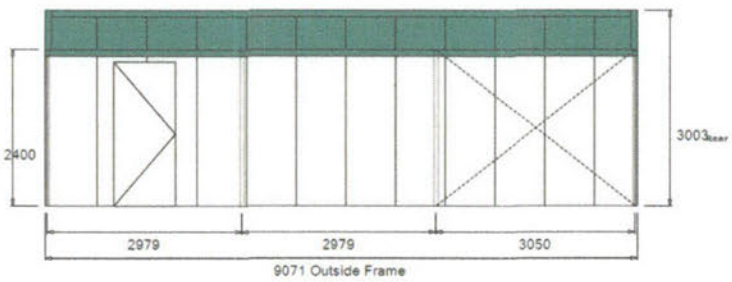
Left Elevation



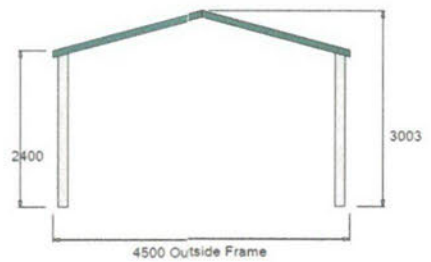
Front Internal Elevation - 1



Right Elevation



Rear Internal Elevation - 1



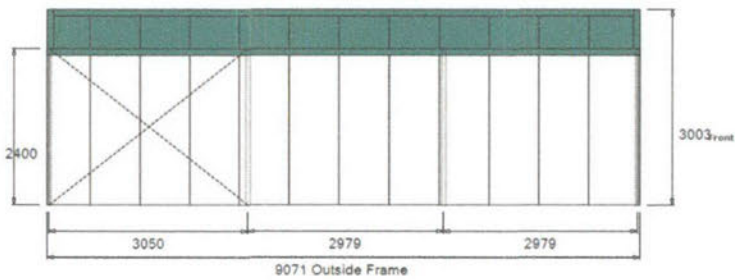




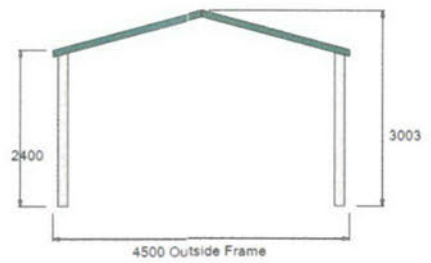
**Elevations**

Job Reference	Mr Peter Taylor	Site Address	1 HIGHGATE Unknown	Design Number	SQ216233	Customer Signature
Sales Person	Best Built Cerrad Midnot			Date	27/04/2020	
Client Name						

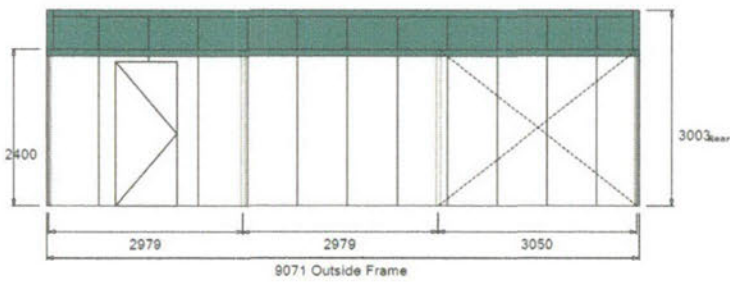
Left Elevation



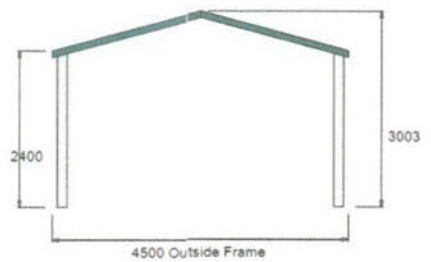
Front Internal Elevation - 2



Right Elevation



Rear Internal Elevation - 2





**Current View**

Job Reference	Mr Peter Taylor	Site Address	1 HIGHCATE Unknown	Design Number	SQ216233	Customer Signature
Sales Person	Best Built Cerrad Midnot			Date	27/04/2020	
Client Name						



**ITEM 5**  
**DEVELOPMENT APPLICATION – 090/962/2020/C1 – 11 ADDISON ROAD,**  
**BLACK FOREST SA 5035 (CLARENCE PARK)**

This application was withdrawn from the agenda at the applicants request.



on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.