

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the
COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 12 JULY 2022
at 5.00pm

Public access to the meeting will also be available via livestream at:
www.westtorrens.sa.gov.au/livestream

CAP member, applicant and representor attendance via livestream only available by prior arrangement with the Assessment Manager.

Hannah Bateman
Assessment Manager

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

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1 MEETING OPENED

1.1 Acknowledgement of Country

1.2 Evacuation Procedures

1.3 Electronic Platform Meeting

2 PRESENT

3 APOLOGIES

Apologies

Panel Member:

Ms Shanti Ditter

Mr Michael Arman

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council Assessment Panel held on 14 June 2022 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a) must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b) must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 TRANSITIONAL APPLICATIONS

Nil

6.2 PDI ACT APPLICATIONS

6.2.1 31 Glengyle Terrace, GLANDORE

Application No 21025617

Appearing before the Panel will be:

Representor: **Darren Roles** of 33 Glengyle Terrace, Glandore wishes to appear in support of the representation.

Applicant **Anthony Caruso** of 365 Studio wishes to appear in response to the representations.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT NUMBER	21025617
APPLICANT	Anthony Caruso
ADDRESS	31 Glengyle Terrace, GLANDORE SA 5037
NATURE OF DEVELOPMENT	Alterations and additions to the existing dwelling, including an upper level, a garage to side of dwelling and a retaining wall and fence with a combined height of 2.25m
ZONING INFORMATION	<p>Zones</p> <ul style="list-style-type: none"> Established Neighbourhood <p>Overlays</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Affordable Housing Building Near Airfields Character Area - Glandore Character Area (WeTo-C3) Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy <p>Technical Numeric Variations (TNVs)</p> <ul style="list-style-type: none"> Maximum Building Height (Levels) (Maximum building height is 1 level) Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher.
LODGEMENT DATE	20 September 2021
RELEVANT AUTHORITY	Council Assessment Panel
PLANNING & DESIGN CODE VERSION	2021.11 - 26 August 2021
CATEGORY OF DEVELOPMENT	Performance Assessed

NOTIFICATION	Yes
REFERRALS STATUTORY	Nil
REFERRALS NON-STATUTORY	Nil
DELEGATION	<ul style="list-style-type: none"> A representor has lodged a valid representation and wishes to be heard.
RECOMMENDING OFFICER	Amelia De Ruvo
RECOMMENDATION	Grant consent with conditions

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 154 Deposited Plan 3061 in the area named Glandore Hundred of Adelaide, Volume 5136 Folio 782, more commonly known as 31 Glengyle Terrace, Glandore. The subject site is somewhat rectangular in shape with a 18.39 metre (m) wide frontage to Glengyle Terrace, an average depth of 45.42m and a site area of 724 square metres (m²).

It is noted that there are no encumbrances, easements or Land Management Agreements on the Certificate of Title.

The site currently contains a single storey detached dwelling, a swimming pool and outbuilding (storage of pool equipment). The land is relatively flat with only minor variances across the site. There are no Regulated trees on the site or on adjoining land that would be affected by the development.

The locality is primarily residential in nature and is largely comprised of single storey character style dwellings. There are however, examples of two storey detached dwellings fronting Glengyle Terrace and Albion Avenue within the locality, both of which are anomalies within the locality. Directly adjacent to the southeast is the City of Marion and the Glenelg Tram Line. It is also noted that approximately 350m to the east is South Road, a primary arterial road, and a tram stop.

The amenity within the immediate locality is considered to be moderate. The locality has a consistent allotment pattern and built form. The adjacent tram line does however reduce the level of amenity, particularly during the day from tram activity and the cars parked along Glengyle Terrace due to the close proximity of the tram stop. The wider locality has a higher level of amenity due to the consistency of the allotment pattern and built form as well as the tree lined streets and open landscaped gardens to the front.

The subject land and locality are shown on the aerial imagery and maps below.



RELEVANT APPLICATIONS

Nil

PROPOSAL

For the purposes of an assessment the proposal is broken down into elements. Each element will have an assessment pathway as set out in the Planning and Design Code

Elements	Application Category
Dwelling alterations and additions: <ul style="list-style-type: none"> Alterations and additions to be located to the rear of the dwelling; Includes an upper floor to be constructed of Rendered Hebel in the colour 'White on White'. Lower level addition to be constructed using masonry materials to match the existing dwelling; The alterations and additions will be comprised of three additional bedrooms, three bathrooms (one being an en-suite), laundry, open plan kitchen, meals and living area, rumpus, storage area, alfresco and a garage. 	Performance Assessed
Partial demolition/Internal building work	Exempt/Accepted (does not require planning consent)
Fences and Walls	Performance Assessed

The relevant plans and documents are contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application required public notification because it was performance assessed and not exempt from notification by *Table 5 - Procedural Matters* of the Established Neighbourhood Zone in the Planning and Design Code (The Code) as the proposed development exceeds the maximum building height of DPF 4.1.

Properties notified	33 properties were notified during the public notification process.
Representations	Two (2) representations were received.
Persons wishing to be heard	One (1) representor who wishes to be heard. <ul style="list-style-type: none"> Darren Roles
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> Proposal will be used for commercial accommodation; Car parking; Accuracy of Plans; Landscaping; Overlooking; Overshadowing; and Civil matters raised;
Applicant's response to representations	Summary of applicant's response: <ul style="list-style-type: none"> Amended Plans provided fixing the anomalies; Confirmed extension is for residential living; Clarified some concerns raised by the representor;

A copy of the representations and the applicant's response is contained in **Attachment 2**.

STATUTORY REFERRALS

Nil

NON-STATUTORY REFERRALS

Nil

RELEVANT PLANNING AND DESIGN CODE PROVISIONS

The subject land is located within the Established Neighbourhood Zone as described in the Code.

The subject land is also affected a series of Overlays and Technical Numeric Variations (TNVs).

ASSESSMENT

The proposal is assessed for consistency with the quantitative requirements of the Planning and Design Code as outlined in the table below:

CODE PROVISIONS	STANDARD	ASSESSMENT
ESTABLISHED NEIGHBOURHOOD ZONE		
Site Coverage Established Neighbourhood Zone PO / DPF 3.1	Max Site Coverage: 50%	46% Satisfies
Building Height Established Neighbourhood Zone PO / DPF 4.1	Max Building Height (Levels): 1 Level	2 building levels Does not Satisfy
Boundary Walls / Side Setback Established Neighbourhood Zone PO / DPF 7.1 & 8.1	Min. Side Setback: 1m for first building level, 2m for any second building level or higher	0m - ground floor 3.1m - upper level Does not Satisfy
Rear Setback Established Neighbourhood Zone PO / DPF 9.1	4m for first building level; 6m for any second building level	6.3m - ground floor 9.6m - upper level Satisfies

GENERAL PROVISIONS		
Overlooking Design in Urban Areas PO / DPF 10.1	Either: Windows are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm have sill heights greater than OR equal to 1.5m above finished floor level incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.	Minimum window sill height of 1.7m above upper level FFL Satisfies
Private Open Space Design in Urban Areas PO / DPF 21.1	Site Area >301m ² : Min. 60m ² located behind the building line Min: 16m ² directly access from a living room with min. dimension of 3m	218m ² (total) 4.5m (dimension) 218m ² (accessed from habitable room) Satisfies
Landscaping Design in Urban Areas PO / DPF 10.1	Site Area >450m ² : Min. 25% of site	25% Satisfies

ASSESSMENT

In assessing the merits or otherwise of the application, only those quantitative requirements that do not meet the Code requirements will be discussed along with the respective qualitative provisions. The proposed development is therefore discussed under the following sub headings:

Land Use

The subject land is an existing residential property. The proposal seeks to undertake alterations and additions to the existing detached dwelling on the site. The proposed dwelling additions are an envisaged form of development within the Established Neighbourhood Zone and are therefore considered appropriate.

Built Form

Within the Established Neighbourhood Zone any new development should be designed in a manner that will maintain the predominant streetscape character within the locality. Although the proposal exceeds the maximum building height of one level, as per Designated Performance Feature (DPF) 4.1 and the Technical and Numerical Variation (TNV) layer of the Established Neighbourhood Zone, the proposal has been designed and is of a scale that is sympathetic and compatible with the predominant single storey built form seen along Glengyle Terrace. As such the Desired Outcome (DO) 1 of the Established Neighbourhood Zone is appropriately satisfied. The alterations and additions will predominantly be located to the rear of the existing dwelling siting in behind the main hip of the existing roofline. The upper storey is therefore recessed from the primary façade of the existing dwelling. The upper storey will not detrimentally detract from the character attributes of the dwelling as it seeks to maintain the roof form and will use similar material of the existing dwelling, thus satisfying the intent of Performance Outcome (PO) 1.1 and 2.5 of the Character Area Overlay.

The alteration and additions proposed results in a dwelling with two building levels, contrary to the TNV requirements. A TNV recognises unique character attributes of an area and allows for local variations to the policies that apply to a site within a Zone, Sub-Zone and / or Overlay. It is noted that the Maximum Building Height, detailed as part of DPF 4.1 of the Established Neighbourhood Zone, and the TNV layer seeks for buildings with a maximum building height of one level. It is considered that the variation to the Building Height requirement and TNV is appropriate in this instance. An artist impression, prepared by *ThreeSixFive Design Studio*, was provided to Council of a streetscape perspective. The upper storey addition has been designed in a sympathetic manner as to not be a readily noticeable feature in the locality when viewed from the public realm. The upper storey addition will maintain the side setbacks of the existing building and will only be visible when in close proximity to the subject site. The positioning of the addition satisfies DO 1 and PO 2.4 of Character Area Overlay.

Performance Outcome 4.2 of the Established Neighbourhood Zone discourages additions that may adversely impact the streetscape character. The associated DPF suggests that one way to achieve the PO is for the additions to be fully contained within the roof space of the dwelling. This has not been achieved by the proposal. During the assessment this was raised with the applicant as to whether they would consider making amendments to the proposal to contain the upper storey within the roof space. Whilst not taking on this option, an amendment was made to the roof form to further conceal the upper storey, particularly when viewed from Glengyle Street. The amended roof form coupled with the upper storey addition being recessed from the building line of the existing dwelling, has resulted in the upper level component being suitably compatible with the existing dwelling and the predominant single storey character of the locality. The alterations to the development will assist in reducing the visual impact and dominance of the second building level when viewed from the public realm.

For the reasons detailed above, the upper storey addition is considered broadly acceptable. It has been designed in a manner that sufficiently maintains the character of the existing dwelling, as well as the locality, whilst making the dwelling more conducive to contemporary living, therefore satisfying PO 3.2 of Character Area Overlay.

The proposal also seeks to construct a garage on the boundary for a length of 10.2m, which does not satisfy DPF 7.1 and 8.1 of the Established Neighbourhood Zone. Although the Planning and Design Code policies seek for development to be offset a minimum of a one metre from either side boundary, this component is not considered fatal to the application. There are multiple examples within the immediate and wider locality where boundary development, similar to the proposed development has been approved, specifically 23, 29, 39, 41, 41A & 45 Glengyle Terrace, 35 & 37 Wellington Street and 10, 10A and 12 Albion Avenue. Having reference to these examples, it is considered that the proposed boundary development will not cause a conspicuous feature and will not be readily noticeable when viewed from the public realm. The garage suitably integrates in with the existing dwelling, is setback behind the main face, and is of complimentary scale. In terms of impacts on the adjoining property to the east, it does not pose any unreasonable impacts in a visual sense or by bulk and scale. For these reasons, the boundary development is considered acceptable.

Overlooking

The representor has expressed concerns with the proposed development and the potential for overlooking into their property. The windows to the upper level addition have a minimum sill height of 1.7m above the upper level FFL, which satisfies, and exceeds, the minimum requirements of DPF 10.1 of the General Development Provisions - Design in Urban Areas. Due to the increased sill height of the windows the proposal is considered to mitigate direct overlooking to all adjacent properties private open space and habitable rooms satisfying PO 10.1. If the Panel is of a mind to support the proposal, a condition that aligns with the minimum requirements of DPF 10.1 has been included in the recommendation.

Overshadowing

The subject site has largely a north-south orientation; nevertheless, there will be some overshadowing to adjacent properties from the proposed development. However, the shadows cast by the proposed additions are not considered fatal to the proposal.

The applicant has provided overshadowing diagrams from an aerial view which have taken into consideration the vertical height of the adjacent property, 33 Glengyle Terrace, to accurately determine the extent of shadows cast by the proposed development. It is acknowledged that the shadows diagrams provided does not show the dwelling addition currently being constructed at 33 Glengyle Terrace, Glandore, instead the red outline is of the existing dwelling footprint. However the concrete foundations to the dwelling addition are evident in the aerial image. Notwithstanding the above, the proposed development will shadow a large portion of the private open space and north facing windows at 9am on 21 June. However, by 12pm a majority of the shadows will have passed that will allow for the minimum of three hours of direct winter sunlight on 21 June, satisfying PO and DPF 3.1 of General Development Provisions - Interface between Land Uses. Additionally, the proposal also satisfies PO and DPF 3.2 of General Development Provisions - Interface between Land Uses as it provides the adjoining dwellings Private Open Space areas with an excess of two hours of direct winter sunlight.

Fences and Walls

The proposed development will result in retaining walls to a height of 450mm to the north-west corner of the subject site. With a 1.8m fence on top, the fence and retaining wall structure will result in a combined height of 2.25m, which is development. The combined fence and retaining wall height of 2.25m is only marginally higher than the 2.1m trigger for a fence to be considered development. The visual impact from the combined fence and retaining wall will be minimal as the additional 250mm of height will not be readily noticeable to the naked eye.

It should also be noted that due to north-south orientation of the subject site, the shadows cast by the retaining wall and fence will primarily be contained within the boundaries of the subject site and that it is highly unlikely to negatively impact the owners/occupiers of adjacent properties.

SUMMARY

Having considered all the relevant provisions of the Planning and Design Code, the proposal is considered to be not seriously at variance with the Planning and Design Code Version 2021.11.

The dwelling alterations and additions, specifically the upper level component, has been sympathetically designed, so that it enables the residents to revitalise the dwelling for contemporary living without detracting from the character of the locality. While the proposed development does not satisfy the side setback requirements for the ground level, the boundary development would not cause a conspicuous feature within the locality nor does it pose any unreasonable impacts in a visual sense or by bulk and scale to the adjoining property to the east.

On balance, the proposal reasonably satisfies the relevant provisions of the Planning and Design Code Version 2021.11 and therefore the application warrants the granting of Planning Consent, subject to specified conditions.

RECOMMENDATION

It is recommended to the Council Assessment Panel that:

1. Pursuant to Section 107 (2)(c) of the *Planning Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code Version 2021.11.
2. Application No. 21025617 by Anthony Caruso for alterations and additions to existing dwelling, including an upper level, a garage to side of dwelling and a retaining wall and fence with a combined height of 2.25m at 31 Glengyle Terrace, GLANDORE (CT-5136/782) is GRANTED Planning Consent subject to the following conditions of consent:

Development Plan Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:
 - The plans prepared by ThreeSixFive Design Studio including:
 - Artist Impression
 - Site Plan, Drawing No.: 01 of 08, Issue: W, Job Number: 20-06-035/PD 01, dated 14.04.22
 - Proposed Floor Plan, Drawing No.: 02 of 08, Issue W, Job Number: 20-06-035/PD 02, dated 14.04.22
 - Proposed Upper Floor Plan, Drawing No.: 03 of 08, Issue W, Job Number: 20-06-035/PD 03, dated 14.04.22
 - Proposed Floor Plan, Drawing No.: 05 of 08, Issue W, Job Number: 20-06-035/PD 05, dated 14.04.22
 - Elevations, Drawing No.: 06 of 08, Issue W, Job Number: 20-06-035/PD 06, dated 14.04.22
 - Elevations, Drawing No.: 07 of 08, Issue W, Job Number: 20-06-035/PD 07, dated 14.04.22
 - Existing - Winter Solstice, Drawing No.: 08 of 08, Issue W, Job Number: 20-06-035/PD 08, dated 14.04.22

- The plans and documents prepared by HWC Engineers Structural & Civil Consulting including:
 - Site Work and Drainage Plan, Project No.: HWC-21269, Drawing: C03, Revision B, dated 17.05.2022
 - General Notes and Legend, Project No.: HWC-21269, Drawing: C01, Revision B, dated 17.05.2022
 - Demolition Plan, Project No.: HWC-21269, Drawing: C02, Revision B, dated 17.05.2022
- 2. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time:
 - a) Result in the entry of water into a building;
 - b) Affect the stability of a building;
 - c) Create unhealthy or dangerous conditions on the site or within the building;
 - d) Flow or discharge onto the land of an adjoining owner;
 - e) Flow across footpaths or public ways; or
 - f) Discharge to the adjacent creek.
- 3. The upper level south and west facing windows to habitable rooms of the dwelling shall be provided with fixed obscure glass to a minimum height of 1.5 metres above the upper floor level or alternatively be installed with a raised sill height of minimum 1.5m from the FFL of the upper floor level, to minimise the potential for direct overlooking of adjoining properties, and shall be installed prior to the occupation of the building. The glazing in these windows will be maintained in a reasonable condition at all times to the satisfaction of the relevant authority.
- 4. The external materials and finishes shall match/be complementary to those of the associated dwelling.
- 5. A 1000L rainwater tank, plumbed to at least a water closet or a water heater or all laundry cold water outlets, shall be installed and operational upon substantial completion of the development, approved herein.
- 6. All planting and landscaping shall be completed within three (3) months of occupation or the next available planting season of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
- 7. A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Attachments

1. **Proposed Plan & Supporting Documents**
2. **Representation & Applicants Response**

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



GLENGYLE TCE , GLANDORE

ARTIST IMPRESSION

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

BOUNDARY/SURVEY/SETOUT:
REFER TO WD-00 FOR ALL GENERAL/ BUILDING NOTES

ARCHITECTURALS BY 365 STUDIO IS INDICATIVE FOR BUILDING SETOUT PURPOSE ONLY. PRIOR TO ANY CONSTRUCTION REFER TO SURVEYOR DRAWINGS AND ENGINEERING CIVIL PLAN FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS. BUILDER TO ORGANISE A CERTIFIED SURVEY PRIOR TO ANY CONSTRUCTION IS COMMENCED. BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS AND SURVEYORS DRAWINGS/ DETAILS. BUILDER TO CONFIRM ENGINEER DRAWINGS ARE UPDATED

BRUSH FENCE NOTE:

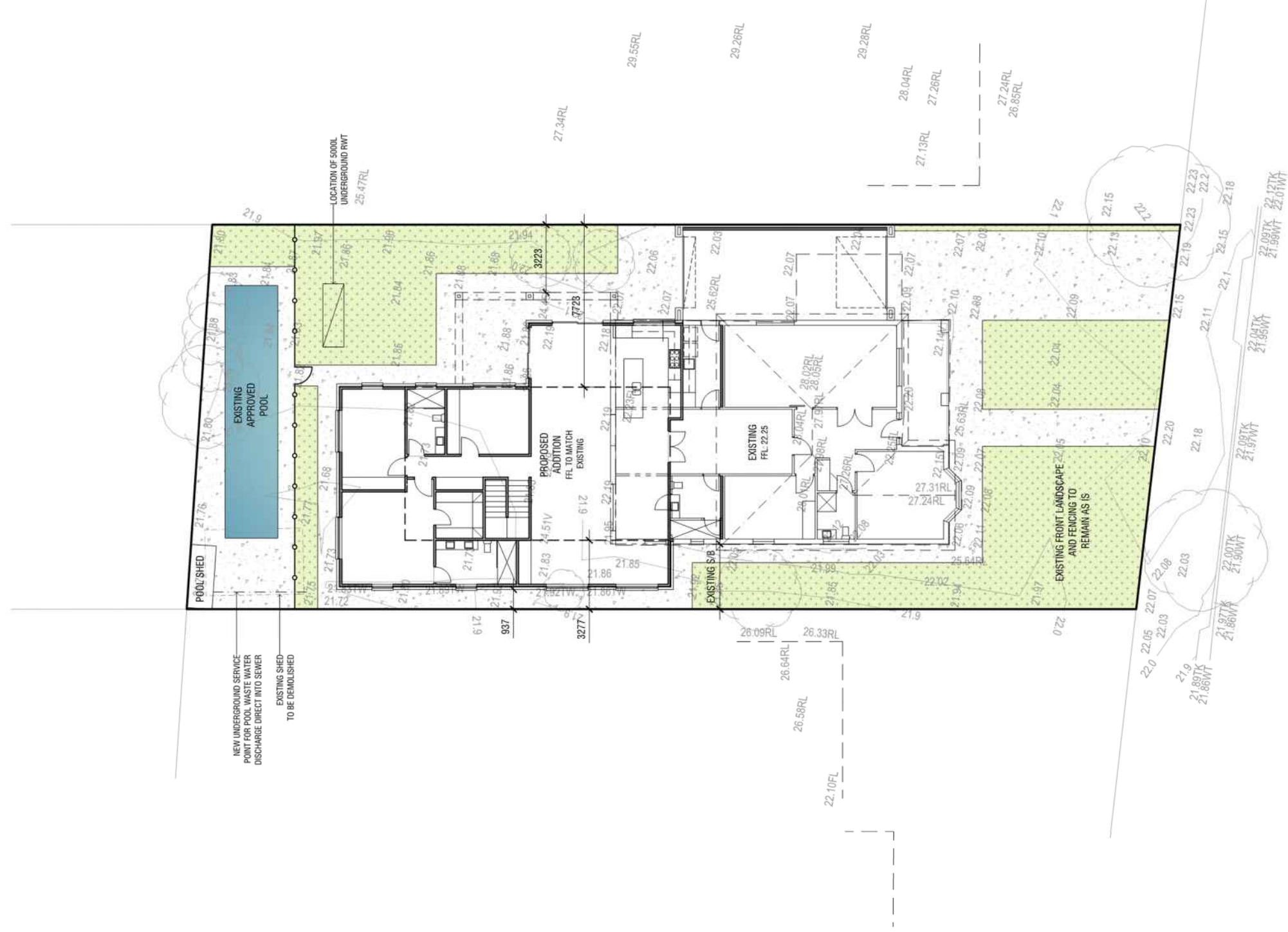
THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES THAT ARE WITHIN 3M OF THE PROPOSED WORKS/DWELLING ARE TO BE REMOVED BY THE OWNER & REPLACED WITH A NON-COMBUSTIBLE MATERIAL THAT MUST COMPLY WITH BCA REQUIREMENTS

STORM-WATER NOTE:

REFER TO ENGINEERS CIVIL PLAN FOR ALL LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE PLAN

RAINWATER NOTE:

1000LTS (MIN) RWT COLLECTING 50m² ROOF CATCHMENT AREA, PLUMBED TO EITHER TOILET, HOT WATER SYSTEM OR ALL LAUNDRY COLD WATER OUTLETS. RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET & OVERFLOW MUST BE FITTED WITH MOSQUITO-PROOF SCREENS. MUST COMPLY WITH BCA REQUIREMENTS



AREAS		m ²
SITE AREA		830.55
PRIVATE OPEN SPACE		218.00

ISSUE	AMENDMENT	DATE
A/R	PREVIOUS ISSUE	2020
S	CLIENT AMENDMENTS	06.08.21
T	PLANNING ISSUE	25.08.21
U	PLANNING ISSUE	08.12.21
V	PLANNING ISSUE	10.02.22
W	SITE PLAN AMENDMENTS	14.04.22

ThreesixFive
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WWW.365STUDIO.COM.AU

CLIENT: JASON
PROJECT: PROPOSED ADDITION/RENOVATION
ADDRESS: 31 GLENGYLE TCE, GLANDORE

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUES ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.
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PLANNING DRAWINGS



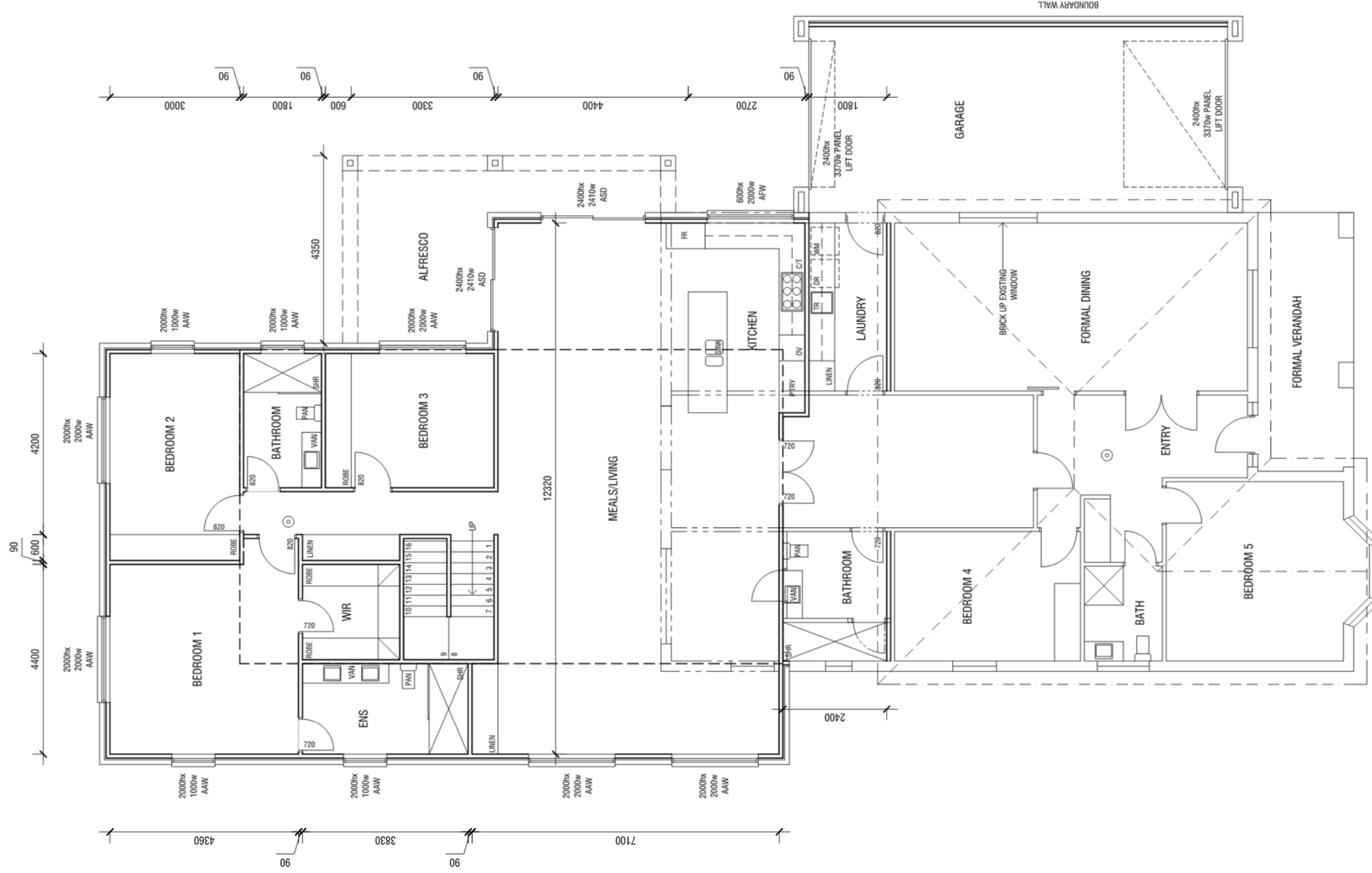
SITE PLAN

SCALE 1:200

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

EXTERNAL WALLING SCHEDULE
INCLUDE ANY WALL CLADDING OR BOUNDARY MEETS
MINIMUM FIRE RATING AS PER B.C.A.

240mm BRICK VENEER	—————
EXISTING WALL	—————
WALL TO BE DEMOLISHED	- - - - -



AREAS (D1)

	m ²
EXISTING DWELLING	138.00
PROPOSED ADDITION	179.10
PROPOSED GARAGE	47.10
PROPOSED ALFRESCO	20.30
PROPOSED UPPER FLOOR	91.40
TOTAL	475.90

ISSUE	AMENDMENT	DATE
A-R	PREVIOUS ISSUE	2020
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CLIENT: JASON

PROJECT: PROPOSED ADDITION/RENOVATION

ADDRESS: 31 GLENGYLE TCE, GLANDORE

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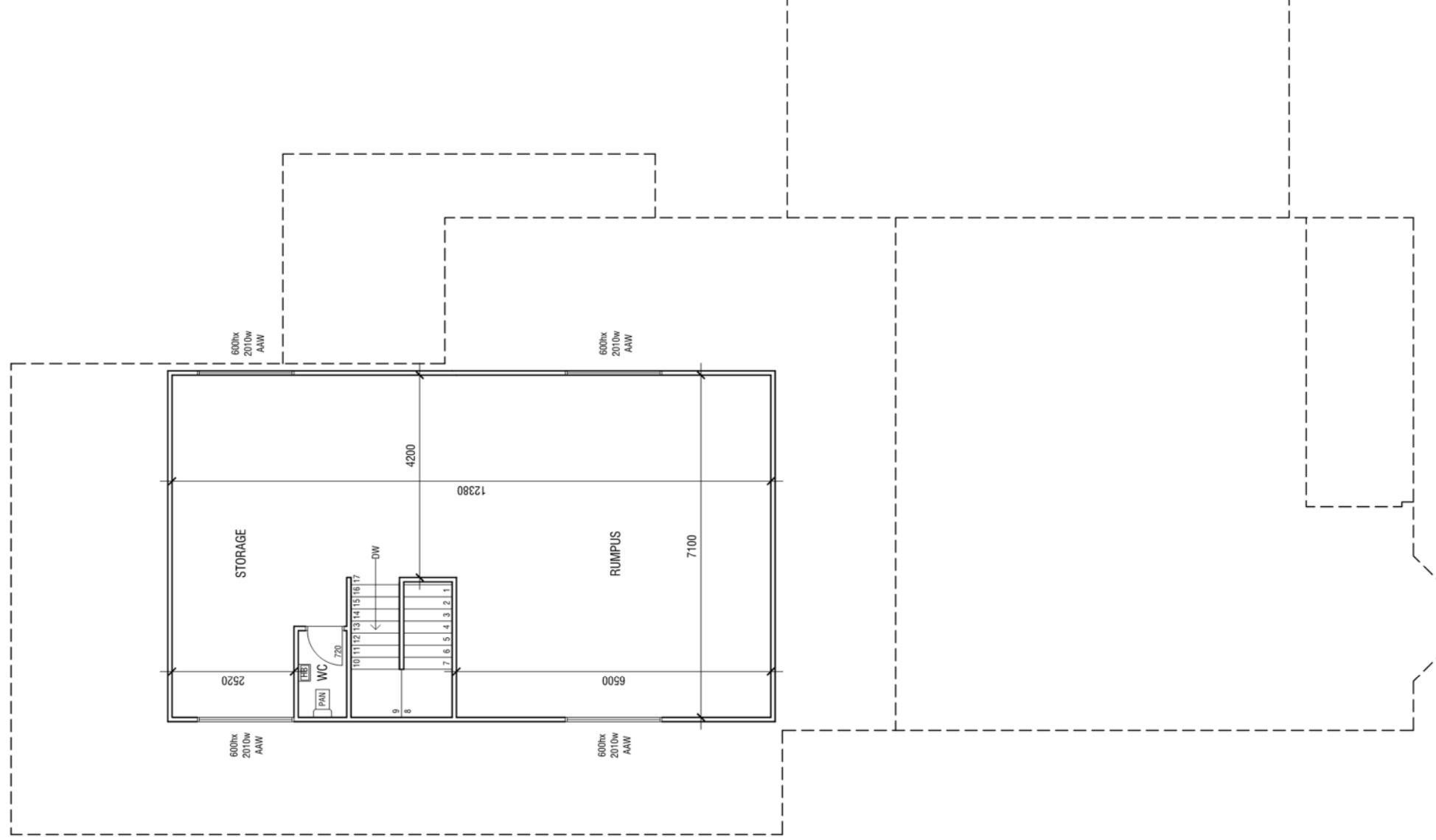
PLANNING DRAWINGS



PROPOSED FLOOR PLAN SCALE 1:100

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

EXTERNAL WALLING SCHEDULE	
INCLUDE ANY WALL CLADDING OR BOUNDARY MEETINGS MINIMUM FIRE RATING AS PER B.C.A.	
240mm BRICK VENEER	—————
EXISTING WALL	—————
WALL TO BE DEMOLISHED	- - - - -



AREAS (D1)	m ²
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PROPOSED GARAGE	47.10
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CLIENT: JASON

PROJECT: PROPOSED ADDITION/RENOVATION

ADDRESS: 31 GLENGYLE TCE, GLANDORE

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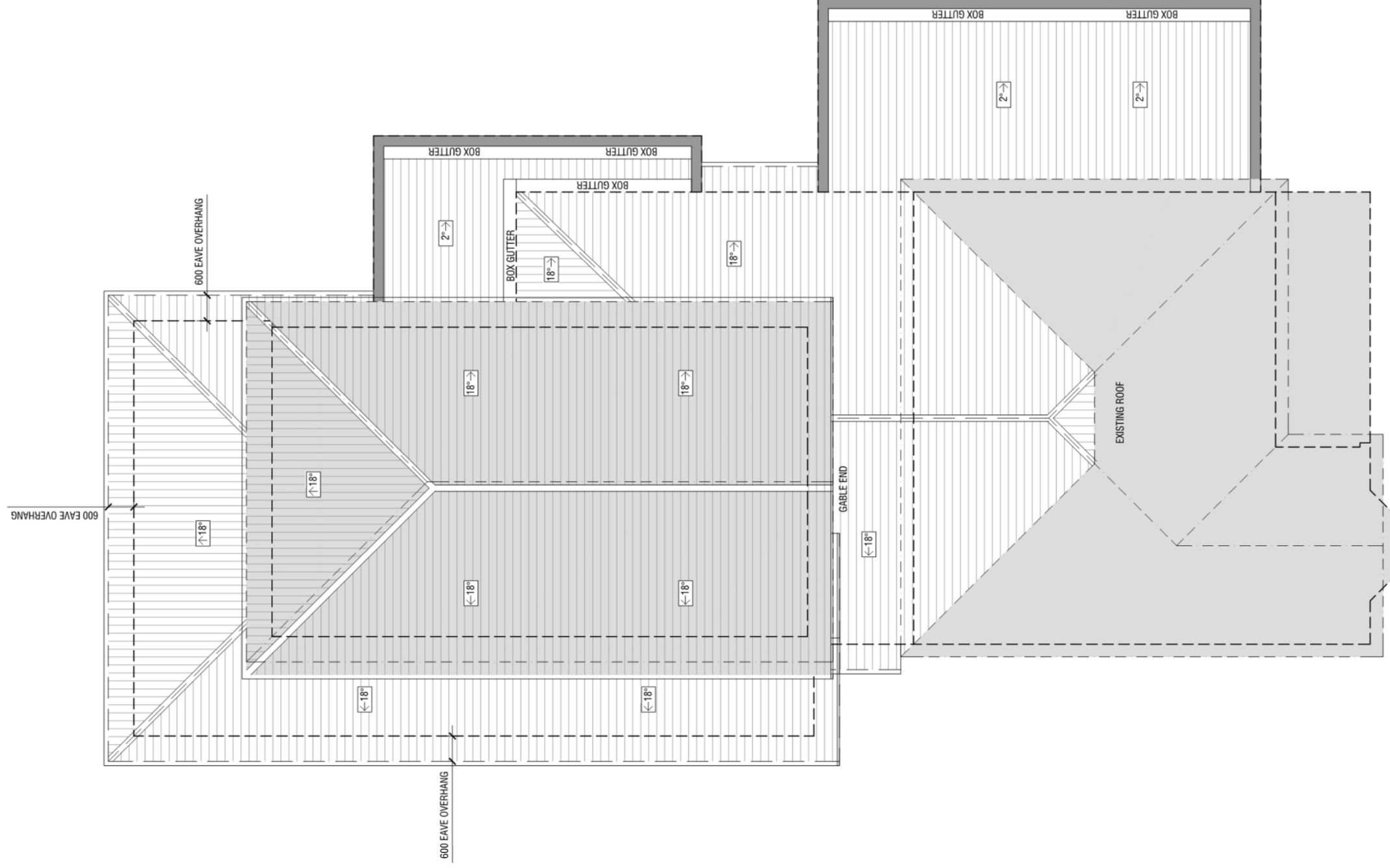
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DRAWING NO: 03 OF 08
JOB NUMBER: 20-06-035/PD 03
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PLANNING DRAWINGS



PROPOSED UPPER FLOOR PLAN SCALE 1:100

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FOR DISCUSSION PURPOSE ONLY



PLANNING DRAWINGS

ISSUE	AMENDMENT	DATE
A/R	PREVIOUS ISSUE	2020
S	CLIENT AMENDMENTS	06.08.21
T	PLANNING ISSUE	25.08.21
U	PLANNING ISSUE	08.12.21
V	PLANNING ISSUE	10.02.22
W	SITE P.L.A.N. AMENDMENTS	14.04.22

ThreesixFive
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CLIENT: JASON

PROJECT: PROPOSED ADDITION/RENOVATION

ADDRESS: 31 GLENGYLE TCE, GLANDORE

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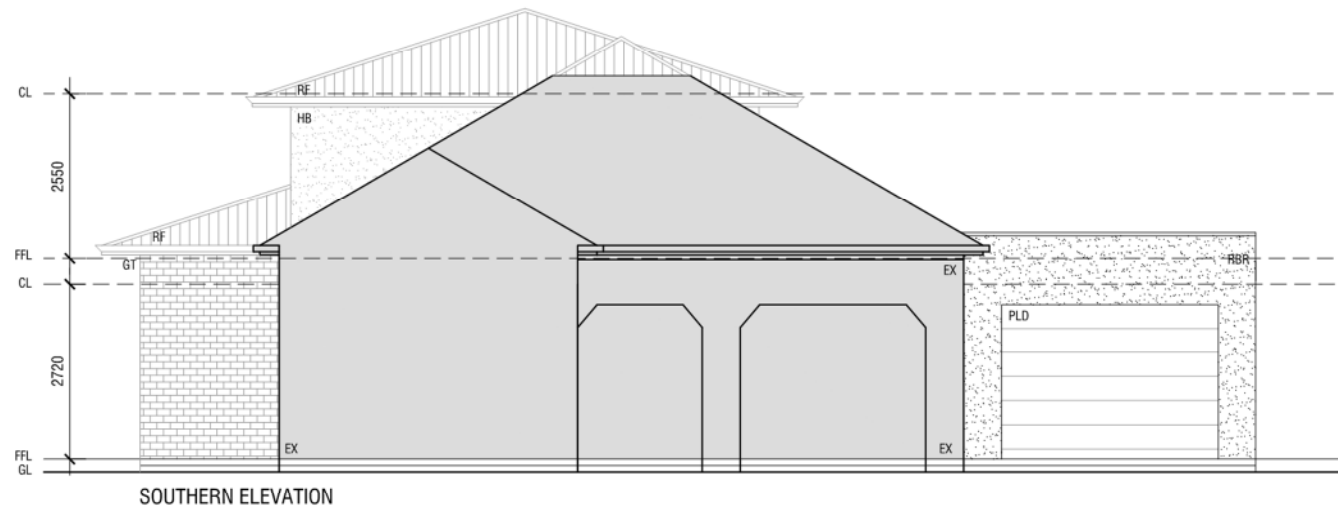
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PROPOSED FLOOR PLAN

SCALE 1:100

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SOUTHERN ELEVATION



NORTHERN ELEVATION

MATERIAL / COLOUR SCHEDULE:

SCHEDULE TO BE CONFIRMED BY CLIENT /BUILDER

EXISTING	EX	EXISTING STRUCTURE TO REMAIN
RENDERED BRICK WORK	RBR	RENDERED BRICK WORK TO MATCH EXISTING
HEBEL	HB	RENDERED HEBEL POWER PANEL DULUX 'WHITE ON WHITE'
FEATURE	ST	SCYON STRIA CLADDING INFILL
BRICK WORK	BR	BRICK WORK TO MATCH EXISTING
DOORS & WINDOWS	AF	MATCH EXISTING DOOR AND WINDOWS
PANEL-LIFT DOOR	PLD	STEEL LINE RANCH STYLE COLORBOND PANEL LIFT DOOR
ROOF/FASCIA	RF	COLORBOND ROOF CLADDING AT 18° MONUMENT
GUTTER	GT	REVOLUTION ROOFING - REVLINE COLORBOND

ISSUE	AMENDMENT	DATE
A-R	PREVIOUS ISSUE	2020
S	CLIENT AMENDMENTS	06.08.21
T	PLANNING ISSUE	25.08.21
U	PLANNING ISSUE	08.12.21
V	PLANNING ISSUE	10.02.22
W	SITE PLAN AMENDMENTS	14.04.22

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CLIENT:
JASON

PROJECT:
PROPOSED ADDITION/RENOVATION

ADDRESS:
31 GLENGYLE TCE, GLANDORE

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JOB NUMBER:
20-06-035/PD 06

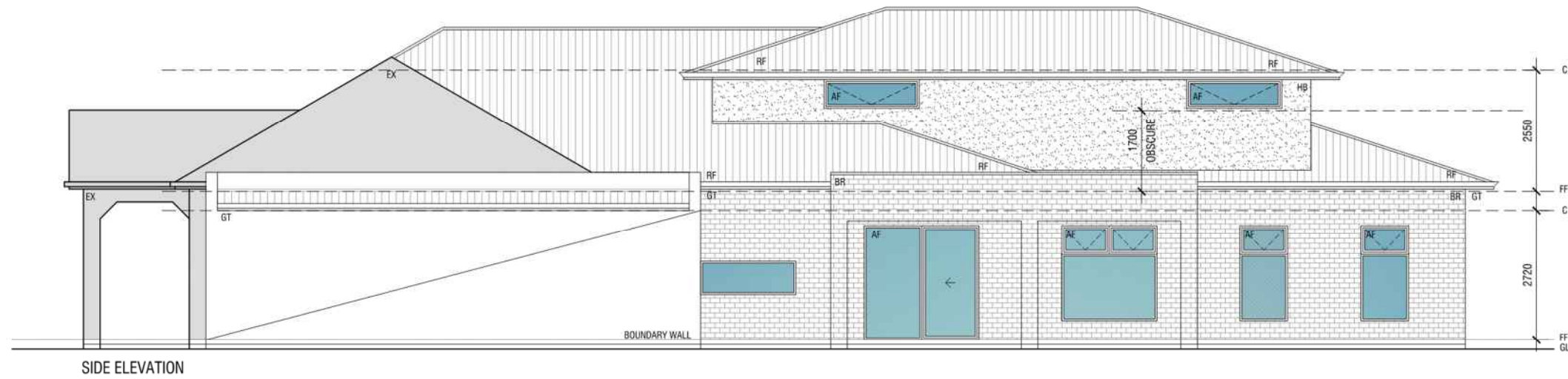
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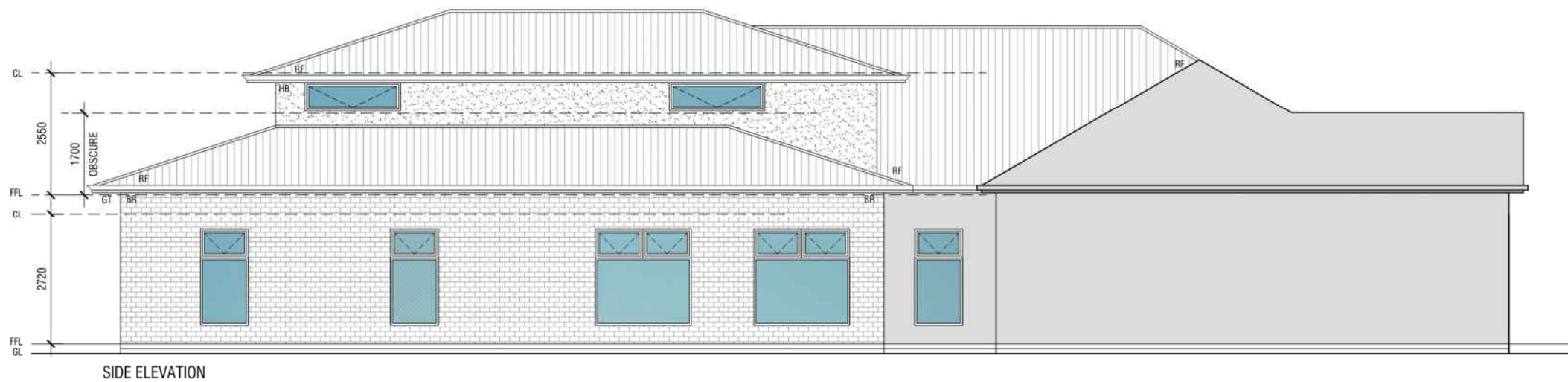
ELEVATIONS

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SIDE ELEVATION



SIDE ELEVATION

MATERIAL / COLOUR SCHEDULE:
SCHEDULE TO BE CONFIRMED BY CLIENT /BUILDER

EXISTING	EX	EXISTING STRUCTURE TO REMAIN
RENDERED BRICK WORK	RBR	RENDERED BRICK WORK TO MATCH EXISTING
HEBEL	HB	RENDERED HEBEL POWER PANEL DULUX 'WHITE ON WHITE'
FEATURE	ST	SCYON STRIA CLADDING INFILL
BRICK WORK	BR	BRICK WORK TO MATCH EXISTING
DOORS & WINDOWS	AF	MATCH EXISTING DOOR AND WINDOWS
PANEL-LIFT DOOR	PLD	STEEL LINE RANCH STYLE COLORBOND PANEL LIFT DOOR
ROOF/FASCIA	RF	COLORBOND ROOF CLADDING AT 18° MONUMENT
GUTTER	GT	REVOLUTION ROOFING - REVLINE COLORBOND

ISSUE	AMENDMENT	DATE
A-R	PREVIOUS ISSUE	2020
S	CLIENT AMENDMENTS	06.08.21
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PROPOSED ADDITION/RENOVATION

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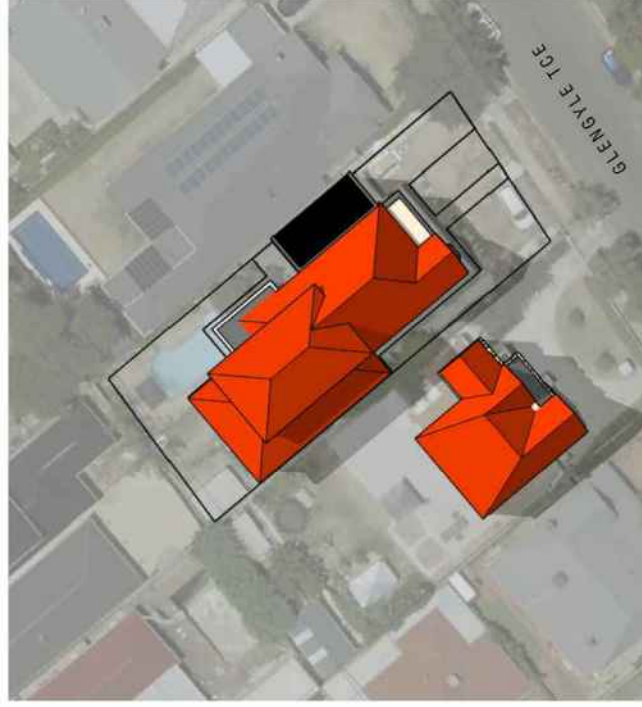
ELEVATIONS

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WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM



EXISTING - WINTER SOLSTICE

ISSUE	AMENDMENT	DATE
A/R	PREVIOUS ISSUE	2020
S	CLIENT AMENDMENTS	06.08.21
T	PLANNING ISSUE	25.08.21
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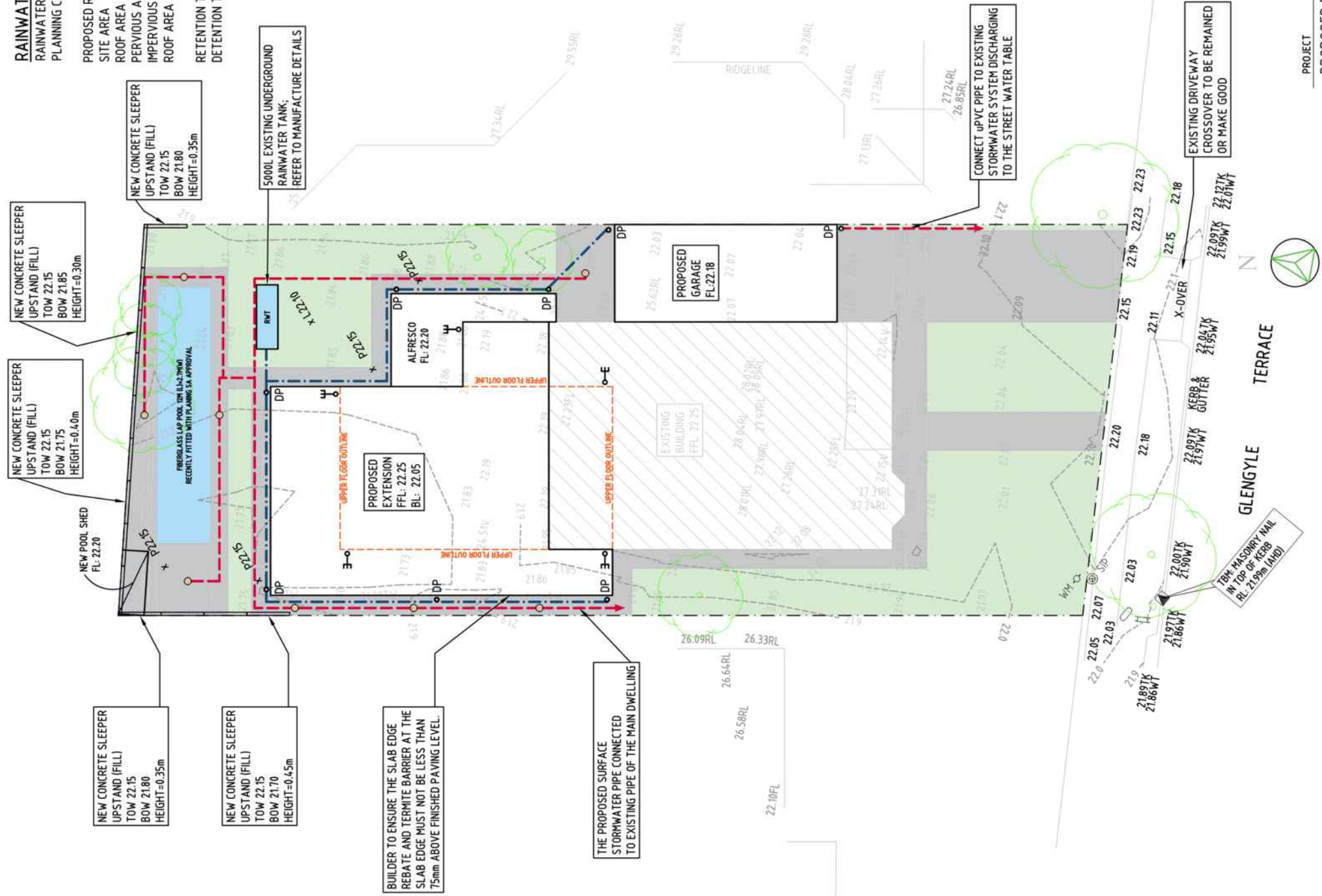
NOTES:

1. ALL DP'S ARE CONNECTED TO TANK AS SHOWN.
2. LANDSCAPE RETAINING WALL LOWER THAN 300mm NOT SHOWN FOR CLARITY.
3. ALL NEW RETAINING WALL WITHIN BOUNDARY.

THIS DRAWING INCLUDES COLORED INFORMATION. YOU DO NOT HAVE ALL THE INFORMATION IF YOU ONLY HAVE A BLACK AND WHITE COPY. PLEASE NOTE THIS NOTE IS IN BLUE.

RAINWATER TANK NOTES:
 RAINWATER TANK COMPLYING WITH PLANNING CODE DTS/DPT 1.1 AND AS3500

PROPOSED RESIDENCE	724 M ²
SITE AREA	387 M ² (53%)
ROOF AREA	103 M ² (14%)
PERVIOUS AREA	621 M ² (86%)
IMPERVIOUS AREA	332 M ² (86%)
RETENTION TANK	4,000L
DETENTION TANK	1000L



REVISION	DATE	H/W/C	ISSUED FOR APPROVAL	H/W/C	CHECKED
B	17.05.2022		ISSUED FOR APPROVAL	H/W/C	
A	20.12.2021		ISSUED FOR APPROVAL	H/W/C	

DESIGNED:	H/W/C	DATE:	DEC'21
DRAWN:	S.Y.B	SHEET SIZE:	A3

APPROVAL ISSUE

0 2000 4,000 8000 12000
 Full Size 1:200 ; Half Reduction 1:400
 SCALE (mm)

PROJECT	PROPOSED DEVELOPMENT AT 31 GLENGYLE TCE, GLANDORE FOR H QIN
SHEET TITLE	SITEWORK AND DRAINAGE PLAN
PROJECT No.	HWC-21269
DRAWING	C03
REVISION	B

GENERAL NOTES:

1. THESE DRAWINGS SHALL NOT BE SCALED.
2. READ THE DRAWINGS IN CONJUNCTION WITH THE ALL THE CONSULTANT DRAWINGS, ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION, ENSURING THAT NO PART SHALL BE OVERSTRESSED DURING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL PROVIDE INDEPENDENT STRUCTURAL CERTIFICATION FOR ALL BUILDERS' WORKS NOT DETAILED ON THE DRAWINGS, SUCH AS PROPPING, SHORING, TEMPORARY RETAINING, ERECTION PROCEDURES, ETC.
6. ANY DISCREPANCIES SHALL BE REFERRED TO THIS OFFICE FOR CLARIFICATION.
7. ALL CONSTRUCTION WORK TO BE PERFORMED IN ACCORDANCE WITH CURRENT WORKPLACE HEALTH & SAFETY STANDARDS.

STORMWATER NOTES:

1. PROVIDE ADEQUATE PROTECTION OR COVER TO STORMWATER PIPES (300mm COVER WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING AND 100mm MINIMUM COVER OTHERWISE). 1 IN 250 MINIMUM FALL ON STORMWATER DRAINS EXCEPT IN SEALED SYSTEMS.
2. PROVIDE 125x75x2 RHS GALVANISED STEEL OUTLET DISCHARGE PIPE. ALL STORMWATER OUTLET PIPES DISCHARGING TO KERB & GUTTER TO BE IN ACCORDANCE WITH COUNCIL STANDARD AND SPECIFICATIONS. OUTLET DISCHARGE PIPE TO BE A MINIMUM OF 2m AWAY FROM EXISTING STREET TREE.
3. ENSURE SEALED SYSTEM DRAIN LAID LOW ENOUGH WHERE REQUIRED TO ALLOW GRAVITY FLOW DRAIN TO PASS ABOVE WITH SPECIFIED GRADE AND COVER.
4. GRADE PAVING AND FILL AND GRADE GROUND TO SURFACE SUMP LOCATIONS AT 0.30% FALL.
5. THE NUMBER AND LOCATION OF SUMPS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MAY CHANGE SUBJECT TO ACTUAL SITE CONDITIONS AND THE EXTENT AND TYPE OF PAVEMENTS SELECTED.
6. PIPE UNDER DRIVEWAY: 300mm COVER ONLY REQUIRED WHERE PIPE NOT PROTECTED BY PAVING ABOVE.
7. USE ALTERNATIVE FLEXIBLE CONNECTION AT DP TO DRAIN PIPE JUNCTION.
8. ALL STORMWATER/DRAIN WITHIN DRIVEWAY WITH COVER LESS THAN 3XDIAMETER TO BE CONCRETE ENCASED.

STORMWATER TANK NOTES:

1. 1X 2000L COMBINATION DETENTION/RETENTION TANK
MIN 1000L DETENTION TANK WITH 20-25Ø MM ORIFICE.
MIN 1000L RETENTION TANK.
2. ALL DPs TO TANK.
3. ENSURE ANY FILL PLACED UNDER TANK STAND LOCATIONS IS PLACED AT LEAST AS "ROLLED FILL", HOWEVER SOME SETTLEMENT MAY OCCUR IF "CONTROLLED FILL IS NOT USED OR IF TANK STAND SLAB IS NOT PIERED TO FIRM NATURAL GROUND.
4. RAINWATER TANK PLUMBED TO DELIVER RECYCLED WATER ALL TOILETS AND LAUNDRY COLD WATER.
(CAN ALSO BE CONNECTED TO HOT WATER SERVICE IF DESIRED)
5. MAINS WATER BACKUP, PUMP AND PLUMBING ARRANGEMENTS AS TYPICALLY REQUIRED TO SUPPORT SUCH AN INSTALLATION ARE TO BE COMPLIANT WITH THE STANDARD BUILDING CODE REQUIREMENTS ASSOCIATED WITH A COMPULSORY RAINWATER TANK INSTALLATION.
6. THE STORMWATER COLLECTION AND RE-USE SYSTEM IS TO BE INSTALLED AND OPERATIONAL PRIOR TO OCCUPANCY OF THE DWELLING.
7. ENSURE ANY FILL PLACED UNDER TANK STAND LOCATIONS IS PLACED AT LEAST AS "ROLLED FILL", HOWEVER SOME SETTLEMENT MAY OCCUR IF "CONTROLLED FILL IS NOT USED OR IF TANK STAND SLAB IS NOT PIERED TO FIRM NATURAL GROUND.

SITE WORK NOTES:

1. ADOPTING EXISTING AS CONSTRUCTED VERGE /FOOTPATH LEVELS FOR DRIVEWAY DESIGN. TO BE CONFIRMED AS APPROPRIATE BY COUNCIL PRIOR TO ANY COUNCIL APPROVALS GRANTED.
2. CONTRACTOR TO CHECK DEPTH OF EXISTING/NEW SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY SITE WORKS.
3. LEVELS SHOWN ARE TO AN ASSUMED DATUM AS INDICATED ON SITE PLAN AND ARE APPROXIMATE ONLY.
4. CONTRACTOR TO CHECK DEPTH OF EXISTING/NEW SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY SITE WORKS.
5. FLEXIBLE CONNECTIONS TO STORM WATER AND WASTE DRAINS ARE NECESSARY ON THIS SITE.
6. STORMWATER DISPOSAL INCLUDING SURFACE DRAINAGE AS PER PLAN AND TO COUNCIL REQUIREMENTS ALL TO BE CONSTRUCTED BY OWNER, INCLUDING RETAINING WALLS, UNLESS STATED OTHERWISE IN THE CONTRACT. THE STORMWATER DISPOSAL SYSTEM AS INDICATED MUST BE INSTALLED AS SOON AS PRACTICABLE.
7. WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
8. ANY DISCREPANCY BETWEEN THE FOOTING PLAN/REPORT AND THE CIVIL PLAN SHALL BE REPORTED TO HWC ENGINEERS IMMEDIATELY. FLOOR LEVELS MAY BE INCREASED TO ACCOMMODATE SEWER GRADE REQUIREMENTS. OWNER OR BUILDER ARE TO CHECK SEWER INVERTS PRIOR TO COMMENCEMENT OF ANY SITE WORKS.
9. ENSURE BENCH IS GRADED FROM HOUSE.
SLOPE OF 1 IN 100 FOR GRASSED AREAS.
SLOPE OF 1 IN 20 FOR PAVED AREAS.

LEGEND

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STRUCTURAL & CIVIL CONSULTING
e: marcus@hwcengineers.com.au m: 0422 238 038

B	17.05.2022	ISSUED FOR APPROVAL	HWC
A	20.12.2021	ISSUED FOR APPROVAL	HWC
REVISION	DATE	DETAILS	CHECKED
DESIGNED: HWC	DATE: DEC'21	DRAWN: S.Y.B	SHEET SIZE: A3

APPROVAL ISSUE

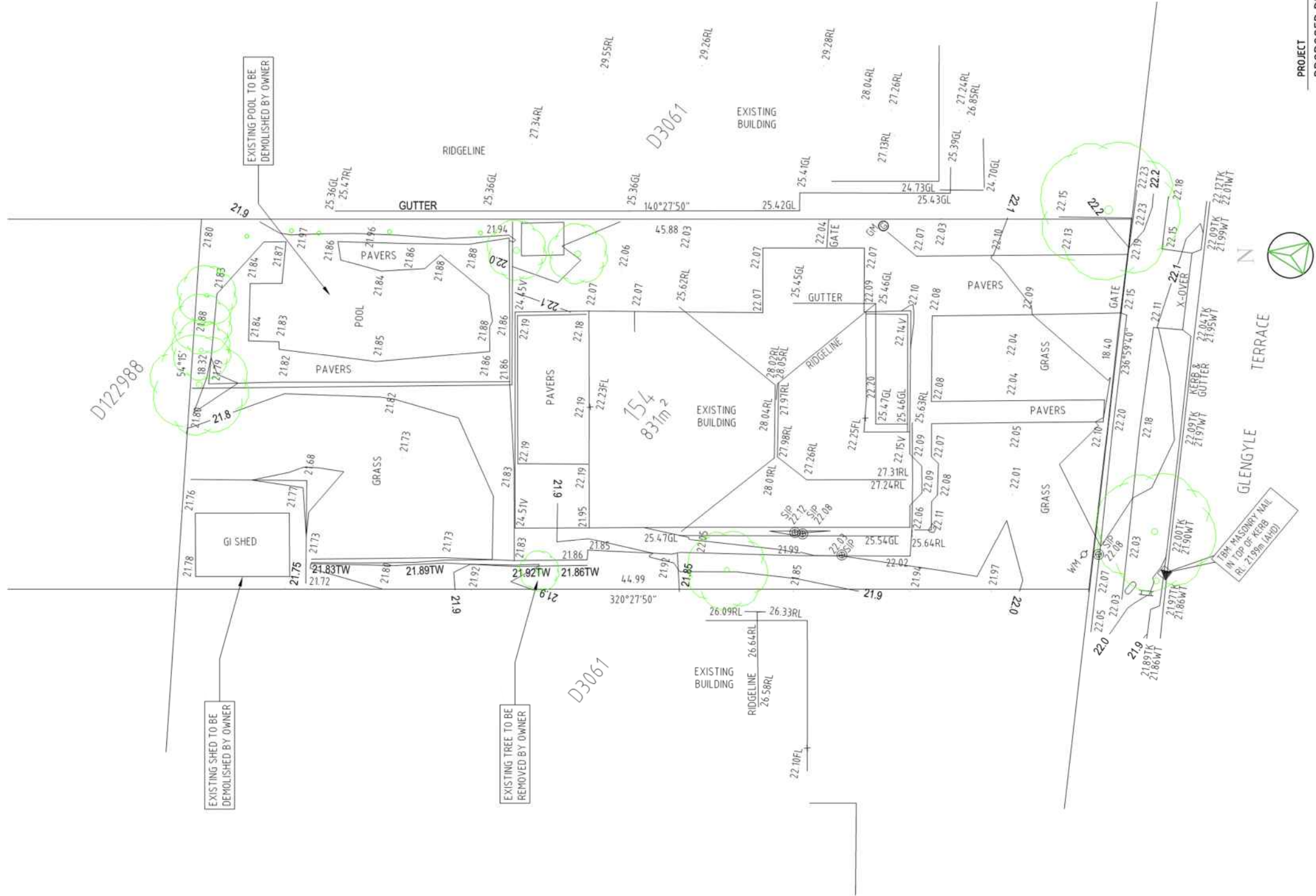


PROJECT
PROPOSED DEVELOPMENT
AT 31 GLENGYLE TCE, GLANDORE
FOR H QIN

SHEET TITLE	12000
GENERAL NOTES AND LEGEND	
PROJECT No.	DRAWING
HWC-21269	C01
	REVISION
	B

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- NOTES:**
- BOUNDARIES SHOWN HEREON (IF ANY) ARE APPROXIMATE ONLY AND HAVE NOT BEEN SURVEYED.
 - REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).
 - ALLOTMENT NOT FULLY PEGGED AT TIME OF SURVEY.
 - TBM RL 21.99; MASONRY NAIL IN TOP OF KERB. (A.H.D)



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e: marcus@hwcengineers.com.au m: 0422 238 038

REVISION	DATE	H.W.C	ISSUED FOR APPROVAL	H.W.C	CHECKED
B	17.05.2022		ISSUED FOR APPROVAL	H.W.C	
A	20.12.2021		ISSUED FOR APPROVAL	H.W.C	

DESIGNED: H.W.C DATE: DEC'21
DRAWN: S.Y.B SHEET SIZE: A3

APPROVAL ISSUE

Full Size 1:200; Half Reduction 1:400
SCALE (mm)

PROJECT	PROPOSED DEVELOPMENT AT 31 GLENGYLE TCE, GLANDORE FOR H QIN
SHEET TITLE	DEMOLITION PLAN
PROJECT No.	DRAWING C02
HWC-21269	REVISION B

Details of Representations

Application Summary

Application ID	21025617
Proposal	Internal alterations and additions to existing dwelling including an upper level
Location	31 GLENGYLE TCE GLANDORE SA 5037

Representations

Representor 1 - Darren Roles

Name	Darren Roles
Address	33 Glengyle Tce GLANDORE SA, 5037 Australia
Phone Number	
Email Address	
Submission Date	30/03/2022 04:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	My specific concerns are attached at step #3 to this submission.

Attached Documents

Representation_on_Application_-_Development_21025617.pdf
--

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Anthony Caruso
Development Number:	21025617
Nature of Development:	Internal alterations and additions to existing dwelling including an upper level.
Zone/Sub-zone/Overlay:	Z1506
Subject Land:	31 Glengyle Tce, Glandore SA, 5037; Title: CT 5136/782 Plan Parcel D3061AL154
Contact Officer:	Amelia De Ruvo
Phone Number:	8416 6333
Close Date:	Wednesday 30 March 2022 <i>[closing date for submissions]</i>

My name*: Darren Roles	My phone number: 0402 271 870
My postal address*: 33 Glengyle Tce, Glandore SA 5037	My email: darren.roles@protonmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input checked="" type="checkbox"/> I support the development with some concerns (detail below) <input type="checkbox"/> I oppose the development
-----------------	--



Government of South Australia
Attorney-General's Department

The specific reasons I believe that planning consent should be granted/refused are:

1. Why does the proposed development at 31 Glengyle Tce need to be approved by PlanSA and not the West Torrens council. What portion(s) of the proposal are non-compliant such that it needs to be approved a state level planning authority?
 - a. Does this mean the proposed development is for commercial or business purposes?
 - b. Is the property at 31 Glengyle Tce going to be used as student accommodation (Or similar) given the proposed number of bedrooms/bathrooms, proximity to the CBD, bike paths and public transport?
 - c. What regulations are in place or have been complied with to ensure this property is not to be used as student accommodation or otherwise sub-let?
If the property is to be used as student accommodation or similar is it compliant to the dwelling configuration and amenity requirements of the PlanSA Planning and Design code?
2. Does the property fulfill the requirements of the PlanSA Planning and Design Code desired outcomes listed under the 'Deemed to satisfy/Designated Performance Criteria'?
3. The proposed development plans for 31 Glengyle Tce has five bedrooms, five toilets and four bathrooms and/or ensuites. This appears to be a large amount given the current owners are a family of four.
 - a. This question is posed noting the multiple ensuites/bathrooms and centralised kitchen and living area as it has all the hallmarks of being used for commercial accommodation.
 - b. Currently, multiple cars are parked on the property (5) at various times with only 2 of these cars in regular use with the driveway used for storage of the owners (separate) business related equipment such as air-con units, solar panels, electrical equipment, and a large trailer. There's not enough paving or driveway to park these vehicles so they're parked on the landscaped (grass) areas and out on the street.
 - i. Previously a very large boat was parked on the street out front of the property which was not owned by the occupants. This was raised with the West Torrens council who discussed it with the owners and the boat has since been removed.
 - c. What are the plans (proposed or other) for adequate car parking given the property has 5 bedrooms and reduction of space on the property for parking other than a short driveway and single garage?
 - i. What plans or provisions are in place to ensure domestic waste collection? Due to the lack of parking restrictions adjacent Tram Stop #7 I currently have to put my rubbish bins out on the road in the afternoon prior to waste collection day. This is to prevent tram commuters parking in front of my bins and blocking access for collection.
4. The front yard shown as being landscaped (Green space) in the proposal (20-06-035/PD 01, sheet 01 of 08) however as discussed at point 3.b the property has equipment and cars stored on it in a permanent or semi-permanent capacity. There is no landscaping and minimal green space as the

occupants have either cut down, removed, or otherwise let die the previous owners landscaping efforts. The current greenspace consists of shelving along the perimeter of the property with cactus (succulents) type plants in small pots.

- a. Given the proximity of the property to the Glandore tram stop (Stop #7) what considerations are there for car parking? There are no parking controls on Glengyle Tce for long term parking hence the street is always full of cars parked to use the tram.
 - b. There is already an elevated risk of collision (Vehicles and bicycles) for myself and my family trying to get out of our driveway (33 Glengyle Tce) as vehicles parked in the street obscure the view of oncoming traffic. The elevated collision risk is particularly true for east bound traffic (Vehicle & bicycles) Other tram stops along Glengyle Tce have 2hr or 3hr parking control to manage this risk.
 - c. There are 3 bicycle exits from the Mike Turtur bikeway onto the road (image #2); one at the western end of the South Rd tram bridge and one adjacent Tram stop #7. The third exit is midway between these and obscured by the trees.
 - i. A lack of long-term parking controls at this location already poses an elevated risk of serious injury or death to cyclists and pedestrians with no traffic calming provisions in place to slow vehicles down when driving along Glengyle Tce.
 - ii. Approval of a 5-bedroom house likely to be used or sub-let as accommodation with little or no space for off-street vehicle parking will further elevate this risk due to congestion on the street.
 - d. Does the proposed development comply with the car parking, access and manoeuvrability requirements of local Council or PlanSA Planning and Design Code?
5. The windows proposed for the second story appear to be opened by the occupant and subsequently look down into our yard (33 Glengyle Tce) and see into the house through our windows and doors.
- a. Are these windows the opening type compliant to DTS/DPF 10.1?
 - b. Are these windows frosted or otherwise obscured compliant to DTS/DPF 10.1?
6. Shading issues from the second story on our (33 Glengyle Tce) solar panels.
- a. Will the shadow from the proposed second story fall onto our solar panels? Please confirm is this is an issue or not and what is being done to prevent blocking of the sun.
7. Eaves – proposed development shows the walls are 937mm from the fence line, yet the roof is shown to be right up the fence line – how wide are the eaves?
- a. If the roof line is right on our fence line what gutters are being used to ensure water does not overflow into our yard.
8. What guarantee is there the occupants/owners of the property will grow grass or install landscaping (Green space) in a timely manner given the current situation with cars parked on the street and yard which prevents the grass from growing?
9. Does this overall proposal fall in line with the council regulations to positively contribute to the character of the locality and/or neighbourhood?
10. Demolition plan (HWC-21269, DWG C02, rev A)
- a. Shows **existing pool** on the NE side to be demolished by owner. This has already been completed and the hole filled as @ 12 Mar 2022.

- i. However, a new, quite large swimming pool has been installed prior to 2022 along the rear fence line as can be seen in Image #1. This swimming pool does not appear in any plans or proposals. What is the impact on the current plan for 31 Glengyle Tce & how does this affect the Site work and Drainage plan (Ref 11)?
 - b. HWC-21269, DWG C02, rev A shows the **existing shed** in the NW corner to be demolished by owner. This has already been completed as @ 12 Mar 2022.
 - c. The pool which is to be demolished by the owner according to this proposal has already been demolished. The has put a large underground tank in the hole where the old pool was. Image #1 has a large mound of red/brown dirt, the tank is underneath this mound of dirt.
 - i. What is the purpose of this underground tank?
 - ii. Is it legal?
 - iii. Is there permission required for this tank both for the installation and for whatever purpose it is intended to be used for?
 - iv. Has planning permission been given for this tank?
11. Site work and Drainage plan (HWC-21269, DWG C03, rev A)
 - a. No swimming pool is shown, proposed, or illustrated on this plan with 'natural drainage' and a grassed area proposed. As can clearly be seen in image #1 (below) there is now a very large swimming pool in the yard along the back fence.
 - b. NW corner of the site shows a 3000L 'Detention/Retention rainwater tank' to be installed on a concrete pad on the fence line. All proposed stormwater is to flow from the roof to this tank with the overflow piped and discharged to street water table.
 - c. As can be seen from Image #1 this is not possible as a new swimming pool has already been dug and installed on the property and is currently in use.
 - d. Furthermore, a new filtration and pumphouse has been erected on the site proposed for the proposed rainwater tank (Ref 11b) in the NW corner of the property.
 - i. Where is the Detention/Retention rainwater tank going to be placed now that the proposed site is taken up by the already constructed and in-use swimming pool pumphouse shown in image #1?
 - e. What is the purpose of the proposed concrete sleeper retaining wall (NW fence line) as there appears to be no works in that area which would require a retaining wall?
 - i. If the Detention/Retention rainwater tank is to be moved in a southerly direction along the fence line to allow for the new pumphouse where is the proposed retaining wall going to be located?
12. Given the lack of greenspace with the addition of the new swimming pool not shown on the current proposal, is the property compliant with the required amount of private open space as per the PlanSA Planning and Design code?
13. DTS/DPF 13.1:

- a. Is the Detention/Retention rainwater tank classed as an Ancillary building with respect to provisions of DTS/DPF 13.1. If it is classed as an ancillary building, then it must be constructed such that no part is closer than 900mm of a boundary.
 - b. The current roof line of the proposed main development is closer than 900mm to the boundary line of the property. Do the provisions of DTS/DPF 13.1 apply to the roofline?
14. Currently all shared fences with our property (33 Glengyle Tce) are in relatively good order except the fence along the south-west edge of the block. This fence is starting to lean/fall over due to the current owner leaning a number of shelves on the fenceline to support an estimated 100 pot plants.
- a. Are there any proposed plans to repair, alter, or change these fences?
 - b. What happens if these fences are damaged during the works for 31 Glengyle Tce?
 - c. Who is responsible to pay for any damage during demolition, construction or in the future because of the proposed works?



Image #1 – view looking North, 31 Glengyle Tce backyard. (12 Mar 2022)



Image #2 – Google Maps view 31 Glengyle Tce.

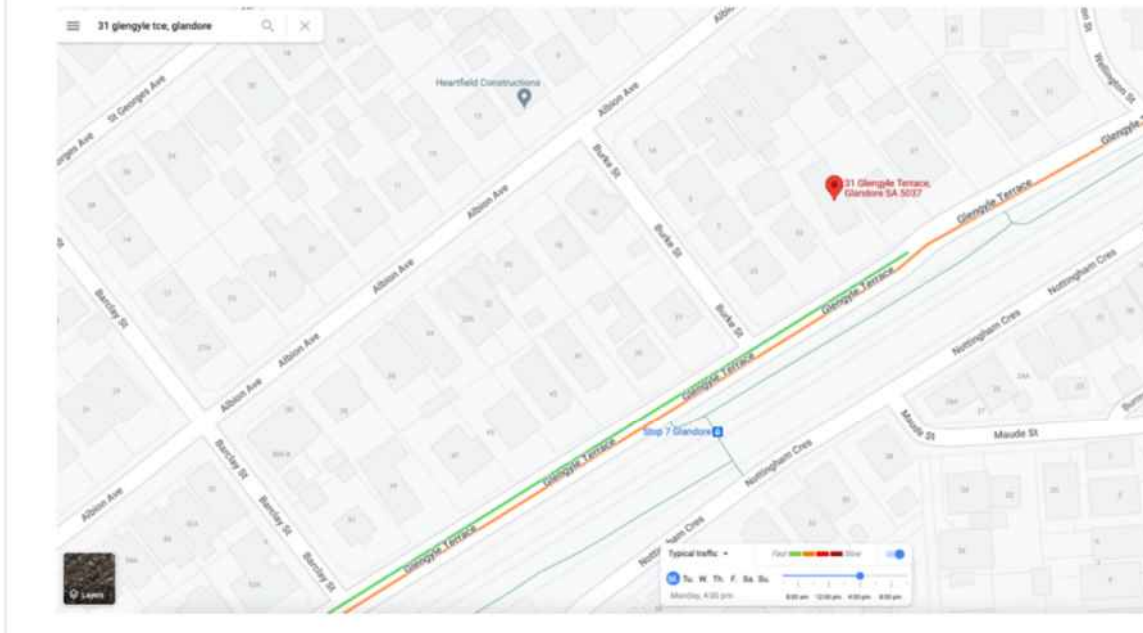


Image #3 – Typical traffic speed – weekdays @ 4pm

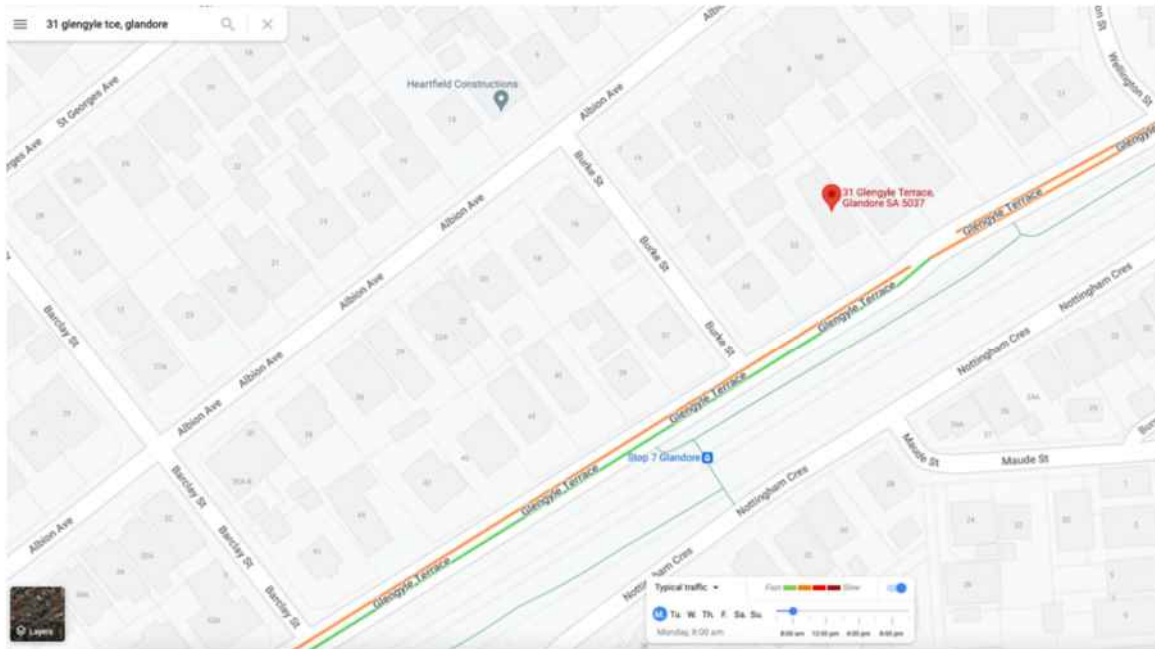


Image #4 – Typical traffic speed – weekdays @ 8am

<https://www.google.com/maps/place/31+Glengyle+Terrace/@-34.9600202,138.5686899,19z/data=!4m6!3m5!1s0x6ab0cfed55a5e2f7:0x92a8b681e6a816b1!4b1!8m2!3d-34.9596637!4d138.5688773!5m1!1e1>

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - [Click here to enter text.](#) [list any accepted or deemed-to-satisfy elements of the development].

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally

being represented by the following person: [Click here to enter text.](#)

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: *Darren Roles*

Date: 30 March 2022

Return Address: 33 Glengyle Tce, Glandore, SA 5037 or

Email: development@wtcc.sa.gov.au (ATTN: Amelia)

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Representations

Representor 2 - Moira Breda

Name	Moira Breda
Address	37 Wellington Street GLANDORE SA, 5037 Australia
Phone Number	
Email Address	
Submission Date	30/03/2022 06:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	Refused based on; - plan is not correct, the new pool, fence and pump house are not depicted. The current plans look to overlap the new pool area. - close monitoring is required to ensure compliance with code. Current owners have a track record of taking matters into own hands with no regard for the rules.

Attached Documents

Details of Representations

Application Summary

Application ID 21025617

Representor 1 - Darren Roles

Name Darren Roles

Address

33 Glengyle Tce

GLANDORE

SA, 5037

Australia

Phone Number

Email Address

Submission Date 30/03/2022 04:04 PM

Submission Source Online

Development Number: 21025617

Nature of Development: Internal alterations and additions to existing dwelling including an upper level.

Zone/Sub-zone/Overlay: Z1506

Subject Land: 31 Glengyle Tce, Glandore SA, 5037;

Title: CT 5136/782

Plan Parcel D3061AL154

Contact Officer: Amelia De Ruvo

Phone Number: 8416 6333

Close Date: Wednesday 30 March 2022 [closing date for submissions]

1. Why does the proposed development at 31 Glengyle Tce need to be approved by PlanSA and not the West Torrens council. What portion(s) of the proposal are non-compliant such that it needs to be approved a state level planning authority?

Plan SA is new established department of SA government. All new development application has to be assessed by them in SA after 18/March/2021. This application is just one of thousands residential case, like yours, nothing special.

A new planning system is now in effect across South Australia. This system is underpinned by the *Planning, Development and Infrastructure Act 2016* which replaces the *Development Act 1993*. Under the new Act council development plans have now been replaced by the Planning and Design Code (the Code). This came into effect on 19 March 2021 for urban areas, 31 July 2020 for rural areas, and 1 July 2019 for outback areas.

For details please refer:

<https://www.sa.gov.au/topics/planning-and-property/development-plans>

- a. Does this mean the proposed development is for commercial or business purposes?

It is for residential purposes only.

- b. Is the property at 31 Glengyle Tce going to be used as student accommodation (Or similar) given the proposed number of bedrooms/bathrooms, proximity to the CBD, bike paths and public transport?

The property is owner occupied; The family has 6 members living together. As you can see currently, there is only 3 available bedrooms shared amongst the 6 members, this is not enough to accommodate for our situation, especially as my younger boys grow up.

3. The proposed development plans for 31 Glengyle Tce has five bedrooms, five toilets and four bathrooms and/or ensuites. This appears to be a large amount given the current owners are a family of four.

Our family has 6 members, not 4.

- a. This question is posed noting the multiple ensuites/bathrooms and centralised kitchen and living area as it has all the hallmarks of being used for commercial accommodation.

The proposed centralised kitchen and living area is a highly popular feature of modern interior architecture and house design in general. Especially our current house has all bed rooms on dark side! My wife likes to have bedroom under the direct sunlight. The whole plan only got one master room, what the matter!

- b. Currently, multiple cars are parked on the property (5) at various times with only 2 of these cars in regular use with the driveway used for storage of the owners (separate) business related equipment such as air-con units, solar panels, electrical equipment, and a large

trailer. There's not enough paving or driveway to park these vehicles so they're parked on the landscaped (grass) areas and out on the street.

I have already explained to Darren in our previous conversation, my business is Quinten Pty Ltd trading as Energy Loop, situated on 460 South Road, Marlestone SA 5033. Our service fields include solar, air conditioning, heat pump and electrical; those vehicles and trailer, belongs to me and my business. In some case, I have to arrange workers or myself, to drive a pointed vehicle on the second day, I apologise for causing you to worry.

i. Previously a very large boat was parked on the street out front of the property which was not owned by the occupants. This was raised with the West Torrens council who discussed it with the owners and the boat has since been removed.

I am sorry, that very large boat was mine. I sold it as it was too big and I am not a big fan of fishing!

4. The front yard shown as being landscaped (Green space) in the proposal (20-06-035/PD 01, sheet 01 of 08) however as discussed at point 3.b the property has equipment and cars stored on it in a permanent or semi-permanent capacity. There is no landscaping and minimal green space as the occupants have either cut down, removed, or otherwise let die the previous owners landscaping efforts. The current greenspace consists of shelving along the perimeter of the property with cactus (succulents) type plants in small pots.

I am sorry to let you feel bad with the current situation. My wife loves collecting succulents, as you can see, she planted a lot of small plants not only in our yard but also kerb side. As we are still planning to build the house and all the old underground pipelines will have to be replaced. Before the underground work been done, we are not able to do anything. Once it been done, we will plant plenty small bushes along the front yard and we are more than happy to get some advice from you about what type plant is better looking and easy maintain.

8. What guarantee is there the occupants/owners of the property will grow grass or install landscaping (Green space) in a timely manner given the current situation with cars parked on the street and yard which prevents the grass from growing?

As I mentioned in question 4, we will plant small bushes along the fence after the downpipe works be done. It is not only because my wife loves gardening also the council rules ask to keep certain area green.

10. Demolition plan (HWC-21269, DWG C02, rev A)

- a. Shows existing pool on the NE side to be demolished by owner. This has already been completed and the hole filled as @ 12 Mar 2022.
 - i. However, a new, quite large swimming pool has been installed prior to 2022 along the rear fence line as can be seen in Image #1. This swimming pool does not appear in any plans or proposals. What is the impact on the current plan for 31 Glengyle Tce & how does this affect the Site work and Drainage plan (Ref 11)?
- b. HWC-21269, DWG C02, rev A shows the existing shed in the NW corner to be demolished by owner. This has already been completed as @ 12 Mar 2022.
- c. The pool which is to be demolished by the owner according to this proposal has already been demolished. The has put a large underground tank in the hole where the old pool was. Image #1 has a large mound of red/brown dirt, the tank is underneath this mound of dirt.
 - i. What is the purpose of this underground tank?
 - ii. Is it legal?
 - iii. Is there permission required for this tank both for the installation and for whatever purpose it is intended to be used for?
 - iv. Has planning permission been given for this tank?
 - a. The new pool got an independent approval by Statewide pool supply.
 - b. About that old shed, I do believe that I have the right decide whether keep it and when to remove it.
 - c. The underground water tank is inclusive within in the draining plan requested by local council, I have attached a copy in this email.

11. Site work and Drainage plan (HWC-21269, DWG C03, rev A)

- a. No swimming pool is shown, proposed, or illustrated on this plan with 'natural drainage' and a grassed area proposed. As can clearly be seen in image #1 (below) there is now a very large swimming pool in the yard along the back fence.
- b. NW corner of the site shows a 3000L 'Detention/Retention rainwater tank' to be installed on a concrete pad on the fence line. All proposed stormwater is to flow from the roof to this tank with the overflow piped and discharged to street water table.
- c. As can be seen from Image #1 this is not possible as a new swimming pool has already

been dug and installed on the property and is currently in use.

d. Furthermore, a new filtration and pumphouse has been erected on the site proposed for the proposed rainwater tank (Ref 11b) in the NW corner of the property.

i. Where is the Detention/Retention rainwater tank going to be placed now that the proposed site is taken up by the already constructed and in-use swimming pool pumphouse shown in image #1?

e. What is the purpose of the proposed concrete sleeper retaining wall (NW fence line) as there appears to be no works in that area which would require a retaining wall?

i. If the Detention/Retention rainwater tank is to be moved in a southerly direction along the fence line to allow for the new pumphouse where is the proposed retaining wall going to be located?

I have attached a copy of right draining plan in this email. There have been some mistakes made by HWC engineer, they did not visit my site nor talk with me before they submit that first draining plan, I am suffered too! I am sorry for this inconvenience! There will be no rain water tank or retaining wall along the fence line. The new small shed in the NW corner is a pumping shed for the pool only. You have nothing to worry about.

The 5000l underground rain water tank will hold most of the rainfall during winter and it will be used to refill pool regularly. Extra over flow rain water will be discharged from underground water tank to be released straight to the street.

For details, please refer the rain water draining plan attached.

14. Currently all shared fences with our property (33 Glengyle Tce) are in relatively good order except

the fence along the south-west edge of the block. This fence is starting to lean/fall over due to the current owner leaning a number of shelves on the fenceline to support an estimated 100 pot plants.

There are small potted succulents had been gently placed on some small shelves for decoration, I do not think that it can give any force to push the fence to your, plus your bush along the other side of the fence push the fence as well. but is still looks nice and neat according to the age.

a. Are there any proposed plans to repair, alter, or change these fences?

b. What happens if these fences are damaged during the works for 31 Glengyle Tce?

c. Who is responsible to pay for any damage during demolition, construction or in the future because of the proposed works?

We pitched to share 50% of the cost if you are willing to upgrade the existing fence back when your house expansion commenced. Your wife had told me that she was happy with the fence, no need to upgrade.

Details of Representations

Application Summary

Application ID 21025617

Representor 2 - Moira Breda

Name - Moira Breda

Address

37 Wellington Street GLANDORESA,

Phone Number 0419746837

Email Address moira.breda@gmail.com

Submission Date 30/03/2022

Submission Source Online

Development Number: 21025617

Nature of Development: Internal alterations and additions to existing dwelling including an upper level.

Zone/Sub-zone/Overlay: Z1506

Subject Land: 31 Glengyle Tce, Glandore SA, 5037;

Title: CT 5136/782

Plan Parcel D3061AL154

Contact Officer: Amelia De Ruvo

Phone Number: 8416 6333

Close Date: Wednesday 30 March 2022 [closing date for submissions]

My position is - I support the development with some concerns

Refused based on; - plan is not correct, the new pool, fence and pump house are not depicted. The current plans look to overlap the new pool area. - close monitoring is required to ensure compliance with code. Current owners have a track record of taking matters into own hands with no regard for the rules.

The pool location has been updated on the plans and civil to reflect its correct location.

7 REVIEW OF ASSESSMENT MANAGER DECISION

Nil

8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

9 RELEVANT AUTHORITY ACTIVITIES REPORT**9.1 Activities Summary - July 2022****Brief**

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the Council Assessment Panel (CAP) is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP are the relevant authority;
3. Any deferred items previously considered by the CAP
4. Summary of applications that have been determined under delegated authority where CAP is the relevant authority; and
5. Any matters being determined by the State Commission Assessment Panel (SCAP).

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Development Application appeals before the ERD Court**CAP is the relevant authority**

DA number	Address	Description of development	Status
211/279/2021	5 Palmyra Avenue, TORRENSVILLE	Demolition of existing buildings and construction of 19 two-storey dwellings with common driveway access and associated landscaping.	Compromise proposal considered at June 2022 CAP meeting.
21014495	233-235 Richmond Road, RICHMOND	Demolition of existing dwelling and shed and the construction of warehouse and ancillary offices and showroom with associated car parking and landscaping	This application was refused due to non-supply of information. Appeal lodged on 2 May 2022 to ERDC. Preliminary conference to scheduled Thursday 14 July 2022.

SCAP is the relevant authority

DA number	Address	Description of development	Status
211/M022/17	79 Port Road, THEBARTON	Multi-storey mixed use development, incorporating commercial tenancy, 2 storey car park, 9-storey residential flat building, four x 3-storey residential flat buildings and car parking.	Compromise plans have been received and Council comments provided to SCAP 9 November 2020. The compromise proposal was scheduled for conciliation conference 28 January 2021. No further update available.

Deferred CAP Items

Nil

Development Applications determined under delegation (CAP is the relevant authority)

Awaiting Plan SA Portal functionality to report on relevant applications.

Development Applications pending determination by SCAP

DA Number	Reason for referral	Address	Description of development
211/M135/21 Lodged 16 March 2021	Schedule 10	1 Selby Street, KURRALTA PARK	Construction of a 10-storey residential flat building with associated car parking and site works. Under Assessment.
211/M134/21 Lodged 16 March 2021	Schedule 10	4-10 Railway Terrace, MILE END	Construction of a mixed use residential/commercial development comprising 51m ² commercial tenancy, two (2) residential flat buildings comprising 6 dwellings and 28 dwellings associated landscaping, car parking, communal spaces and public realm improvements (Stage 2). Under Assessment. Council comments sent to SCAP 2 December 2021. Consent granted at 8 June 2022 SCAP meeting.

DA Number	Reason for referral	Address	Description of development
22009460		2-8 Syme Street, ASHFORD	<p>Extension to an existing retirement facility, construction of a 5 storey residential flat building (4 three-bedroom apartments), a shared recreational space and private hairdresser room at ground level, verandah, fencing, retaining wall and alterations to the existing basement car park (to accommodate 4 additional spaces).</p> <p>Under Assessment.</p> <p>Application to be considered at 13 July 2022 SCAP meeting.</p>

Conclusion

This report is current as at 1 July 2022.

Attachments

Nil

10 OTHER BUSINESS

10.1 Planning Policy Considerations

11 MEETING CLOSE