

CITY OF WEST TORRENS



Confidential Report Items 7.1

of the

COUNCIL ASSESSMENT PANEL

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

on

**TUESDAY, 8 MAY 2018
at 5.00pm**

Pursuant to section 236(2) of the *Planning, Development and Infrastructure Act 2016* and clauses 16 & 17 of the *Assessment Panel Members – Code of Conduct*, it is an offence to disclose the information provided in confidence within this agenda except with prior approval of the Assessment Manager.

**Donna Ferretti
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.

INDEX

7 **Confidential Reports Of The Assessment Manager 1**

7.1 69 Ashley Street, TORRENSVILLE 1

Released

7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

7.1 69 Ashley Street, TORRENSVILLE

Application No 211/1103/2017

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with regulation 13(2)(a) (viii) of the *Planning, Development and Infrastructure (General) Regulations 2017*, which permits the meeting to be closed to the public for business relating to the following:

- (viii) legal advice.

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Council Assessment Panel orders pursuant to regulation 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams, Assessment Manager, City Development staff in attendance at the meeting, and meeting secretariat staff, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Assessment Manager on the basis that this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.
2. At the completion of the confidential session the meeting be re-opened to the public.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport
APPLICANT	Amber Wynn
APPLICATION NO	211/1103/2017
LODGEMENT DATE	29 September 2017
ZONE	Residential Zone
POLICY AREA	Torrensville Character Policy Area 28
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Heritage advice External <ul style="list-style-type: none"> ▪ Nil
DEVELOPMENT PLAN VERSION	30 May 2017

RECOMMENDATION

The Council Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to advise the Environment Resources and Development Court that it SUPPORTS Development Plan Consent for Application No. 211/1103/2017 by Amber Wynn to undertake alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport at 69 Ashley Street, Torrensville (CT 5290/339) subject to the following conditions:

Council Conditions

1. The development shall be undertaken and completed in accordance with the plans by Fen Architecture, Job No 1639-SYP, Revision B, Drawing PL01-PL05 and information detailed in this application except where varied by any conditions listed below.
2. The windows of the upper level of the addition, on the eastern elevation, shall include fixed obscure glazing to a minimum height of 1.7 metres from the upper floor level, and shall be maintained to the reasonable satisfaction of Council.
3. All stormwater design and construction will 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 will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
4. All wall cladding, roofing materials and external building finishes and colours used on the dwelling addition shall be natural and non-reflective, and shall be maintained to the reasonable satisfaction of Council.

FURTHER

1. Pursuant to regulation 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, Item 7.1 - 69 Ashley Street, TORRENSVILLE, including the report, attachments and any discussions (excluding the decision), having been dealt with in confidence under regulation 13(2)(a)(vii) and (viii) of the *Planning, Development and Infrastructure (General) Regulations 2017* and in accordance with regulation 14(4) of the *Planning, Development and Infrastructure (General) Regulations 2017*, be kept confidential until a decision of the Environment, Resources and Development Court relevant to the item is made, on the basis that it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.
2. The Council Assessment Panel gives authority to the Assessment Manager to review, but not extend, the confidential order on a monthly basis.

BACKGROUND

The application was presented to the Council Assessment Panel at the 13 February 2018 meeting. The Panel resolved that the development did not have sufficient merit to gain Development Plan Consent and refused the application.

The application was refused for failing to meet the following Development Plan provisions:

General Section

Design and Appearance Objective 1:

Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Reason: The development is not considered to be of a high design appearance that responds to and reinforces positive aspects of the local environment and built form.

Design and Appearance PDC 1:

Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- a) *building height, mass and proportion*
- b) *external materials, patterns, colours and decorative elements*
- c) *roof form and pitch*
- d) *façade articulation and detailing*
- e) *verandas, eaves, parapets and window screens.*

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- d) façade articulation and detailing.

Residential Development PDC 4:

Building appearance should be compatible with the desired character statement of the relevant zone, policy area or precinct, in terms of built form elements such as:

- a) *building height*
- b) *building mass and proportion*
- c) *external materials, patterns, textures, colours and decorative elements*
- d) *ground floor height above natural ground level*
- e) *roof form and pitch*
- f) *façade articulation and detailing and window and door proportions*
- g) *verandas, eaves and parapets*
- h) *driveway crossovers, fence style and alignment.*

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- f) façade articulation and detailing and window and door proportions.

Residential Development PDC 16:

Garages, carports and residential outbuildings should not dominate the streetscape and not adversely impact on the safety of road users and pedestrians, and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport opening facing the street	6 metres or 50 per cent of the allotment frontage, whichever is less

Reason: The development is inconsistent with the parameter for the maximum length along the boundary.

Residential Development PDC 35:

Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the amenity of adjoining residential land.

Reason: The development is not positioned in a suitable location for a swimming pool due to the impact on adjoining properties.

Residential Zone - Character Areas PDC 17

Development should be limited to one storey, except where a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

- a) *sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling*
- b) *in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality*
- c) *dormer windows with a total length less than 30 per cent of the total roof length along each elevation.*

Reason: The development does not offer a sympathetic two storey addition that uses roof space to the rear of the existing dwelling.

Torrensville Character Policy Area 28 Objective 1

Development that contributes to the desired character of the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

Torrensville Character Policy Area 28 PDC 2

Development should not be undertaken unless it is consistent with the desired character for the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

The Applicant appealed this decision to the Environment Resources and Development (ERD) Court.

A copy of the previous Agenda Report, Minutes and related Decision Notification Form are contained in **Attachment 1**.

In anticipation of reaching a compromise prior to the preliminary conference, the Council sought written advice from Council's Heritage Advisor, Douglas Alexander (Flightpath Architects). A summary of this advice is as follows:

- The existing cottage consists of a steeply pitched hipped roof form with a low pitched lean-to section to the rear. The carport and verandah are non-original elements.
- The concern with the proposal was identified as the two-storey addition. The representations were also concerned with the swimming pool.
- The existing roof of the dwelling does not lend itself to contain a two storey addition within the roof space as required by PDC 17 of Torrensville Character Policy Area 28.
- Mr Alexander states: *"The proposed proportion and composition of the addition, being long and narrow, with a roof pitch that matches the existing, is cleverly reflective of the proportions and composition of the existing front two rooms of the cottage"*.
- Mr Alexander initially advised that the proposal could be aided by the introduction of a hipped roof. After further discussion with Mr Alexander, he agreed that a gable roof form would be preferable in this instance.
- Mr Alexander also advised that removal of the circular window, a reduction of the ceiling height over the kitchen and bathroom, and cladding of the front wall in another material would also enhance the merit of the proposal. After further discussion with Mr Alexander, he agreed that the proposed timber cladding was acceptable.
- Contrary to Council's previous assessment, Mr Alexander advised that the proposed development is of a high design appearance.
- With suitable amendments, the proposal will satisfy PDC 1 (Design and Appearance - General Section) and PDC 4 (Residential Development - General Section).

Based on this advice, Council wrote to the Applicant with the following suggested amendments:

- Reduce the wall height or length of garage on the boundary;
- Consider setting back the garage (carport) wall by 500mm;
- Consider removing the verandah in front of the garage;
- Consider making the street facing garage wall horizontal; and
- Consider reducing the south walls of the addition.

The written advice from Flightpath Architects and email to the Applicant with suggested changes are contained in **Attachment 2**.

The Applicant has since amended the proposal. A copy of the amended plans are contained in **Attachment 3**.

AMENDMENTS

The amendments are summarised as follows:

- The front window has been amended from circular to rectangular.
- The wall height of the upper level addition has been reduced from 5.6 metres above ground level to a finished floor level of 5.25 metres above ground level.
- The ceiling height over the kitchen has been reduced by 350mm.
- The parapet walls to the ground level addition have been removed.
- The length of the carport wall on the boundary has been reduced from 10.6 metres to 8 metres.
- The roof pitch of the carport has been altered from 7 degrees to 2 degrees.
- The swimming pool has been relocated 1 metre from the western boundary (the original proposal has this at 600mm).
- The swimming pool filter enclosure has been relocated to the southern end of the swimming pool and is now 1.5 metres off the boundary.

There are some elements to the proposal that remain unchanged, including:

- The gable end of the front elevation has been retained.
- The timber cladding remains.
- The carport façade maintains the same front setback.
- The existing verandah remains.
- The rear window remains circular.

ASSESSMENT OF AMENDMENTS

Change to front window

Changing the front window from circular to rectangular within the gable front has assisted the front elevation to appear more consistent with the front elevation of existing dwellings in the locality, particularly in respect to fenestration. The external appearance of the proposal is therefore consistent with Objective 1 and PDC 1 of Design and Appearance - General Section; and PDC 4 of Residential Development - General Section.

Change to wall and ceiling height

Lowering the height of the proposal and removal of the parapet walls to the lower ground level design has marginally reduced the overall bulk of the development. It is considered that this sufficiently meets PDC 1 of Design and Appearance - General Section; and PDC 4 of Residential Development - General Section in that the building mass and proportion is satisfactory and compatible with existing development in the locality.

Carport boundary wall and roof pitch

The reduced length of the carport wall on the boundary is consistent with PDC 16 of the Residential Development - General Section which asks for a maximum length of 8 metres on the boundary. This will reduce the bulk of the carport and improve the amenity of the proposed development to the adjoining neighbour.

The alteration to the roof pitch of the carport has lessened its impact to the street and the appearance from the street is less dominant compared with the previous proposal. This is consistent with PDC 16 of the Residential Development - General Section.

Swimming pool

The amendments to change the location of the swimming pool and pool filter away from the boundary provides a modest amenity improvement to the adjoining resident at 71 Ashley Street. In particular, the pool filter relocation should reduce the noise and nuisance to the adjoining western neighbour. The proposal now meets PDC 35 of the Residential Development - General Section relating to swimming pools.

The unchanged elements

It is considered that the timber cladding is a reasonable external material for the proposed addition. While timber is a different material to that of the existing dwelling walls, it is a natural material, is non-reflective and sits well back from the street. The gable end of the roof form, as opposed to the hip version, is considered to be more in keeping with the front wall of the dwelling and is therefore a preferred option.

While it would have been preferable for the façade of the dwelling to have been changed through an alteration to the verandah, this has not been proposed as part of the amendments. On balance, this is not considered to be sufficiently detrimental to the proposed development when weighing up the other elements of the proposal that have been amended.

The proposed rear circular window is not visible from the street and will not detract from the character elements of the existing dwelling or streetscape. The retention of the circular window is considered satisfactory and while it does not strictly meet the intent of PDC 4 (Residential Development - General Section) in terms of offering a matching shaped window, it is not considered to be fatal to the application.

SUMMARY

The Applicant has responded to the Council Assessment Panel's concerns with a number of amendments and supporting information that reflect much of the advice of Council's Heritage Advisor. These include lowering the wall height of the addition, changing the front window, reducing the ceiling height and parapet of the ground floor addition, reducing the length of the carport on the boundary, reducing the roof pitch and increasing the setbacks of the swimming pool and pump equipment from the property boundary.

It is considered that the amended proposal displays sufficient merit to be granted Development Plan Consent as it reasonably satisfies the relevant provisions of the West Torrens Council Development Plan.

Should the CAP agree to the compromise proposal, Council will advise the ERD Court accordingly and an Order will be made to that effect, thereby resolving the appeal.

Attachments

- 1. Previous CAP Agenda, Minutes and Decision Notification Form**
- 2. Heritage Advisor's comments**
- 3. Amended proposal plans and email in support of amendments**

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 69 Ashley Street, TORRENSVILLE

Application No 211/1103/2017

Appearing before the Panel will be:

Representors: **Sotirios Ionna Nikitopolous** of 46 Clifford Street wishes to be represented by **Xenophon Nikitopoulos & Maria Gretsas** in support of the representation

Anastasias Bekas of 71 Ashley Street wishes to be represented by **Kathy Xanthis** in support of the representation.

Applicant/s: **Ben Feijen** of Fen Architecture on behalf of **Amber Wynn**, the applicant, wishes to appear to respond to the representations.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport
APPLICANT	Amber Wynn
APPLICATION NO	211/1103/2017
LODGEMENT DATE	29 September 2017
ZONE	Residential Zone
POLICY AREA	Torrensville Character Policy Area 28
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ Nil
DEVELOPMENT PLAN VERSION	30 May 2017
MEETING DATE	13 February 2018

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1103/2017 by Amber Wynn to undertake alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport at 69 Ashley Street, Torrensville (CT 5290/339) for the following reasons:

The proposed development is contrary to the following objectives and principles of development control of the City of West Torrens Development Plan consolidated 30 May 2017:

General Section

Design and Appearance

Objective 1: Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Reason: The development is not considered to be of a high design appearance that responds to and reinforces positive aspects of the local environment and built form.

PDC 1: Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- d) façade articulation and detailing.

Residential Development

PDC 4: Building appearance should be compatible with the desired character statement of the relevant zone, policy area or precinct, in terms of built form elements such as:

- (a) building height
- (b) building mass and proportion
- (c) external materials, patterns, textures, colours and decorative elements
- (d) ground floor height above natural ground level
- (e) roof form and pitch
- (f) façade articulation and detailing and window and door proportions
- (g) verandas, eaves and parapets
- (h) driveway crossovers, fence style and alignment

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- f) façade articulation and detailing and window and door proportions.

Residential Zone

Character Areas

PDC 17 Development should be limited to one storey, except where a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

...[image not included]...

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

...[image not included]...

- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

Reason: The development does not offer a sympathetic two-storey addition that uses the roof space to the rear of the existing dwelling.

Torrensvile Character Policy Area 28

Objective 1: Development that contributes to the desired character of the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

PDC 2: Development should not be undertaken unless it is consistent with the desired character for the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reasons:

- All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.
- All applications where the assessing officer recommends refusal, shall be assessed and determined by the CAP.

PREVIOUS RELATED APPLICATIONS

Nil

SITE AND LOCALITY

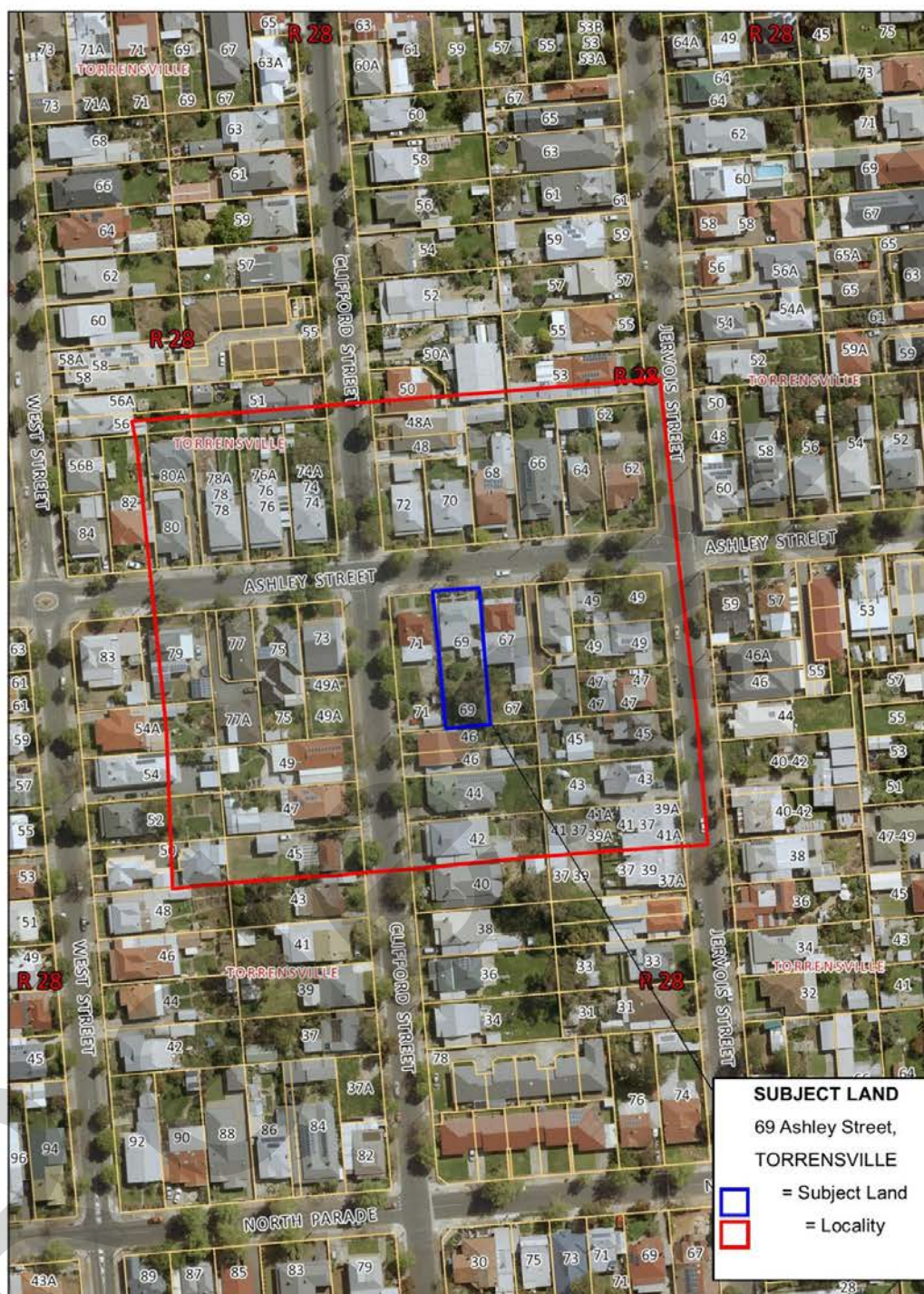
The subject site is regular and has a frontage to Ashley Street of 15.24 metres totalling a site area of 696.8m². The site has no easements.

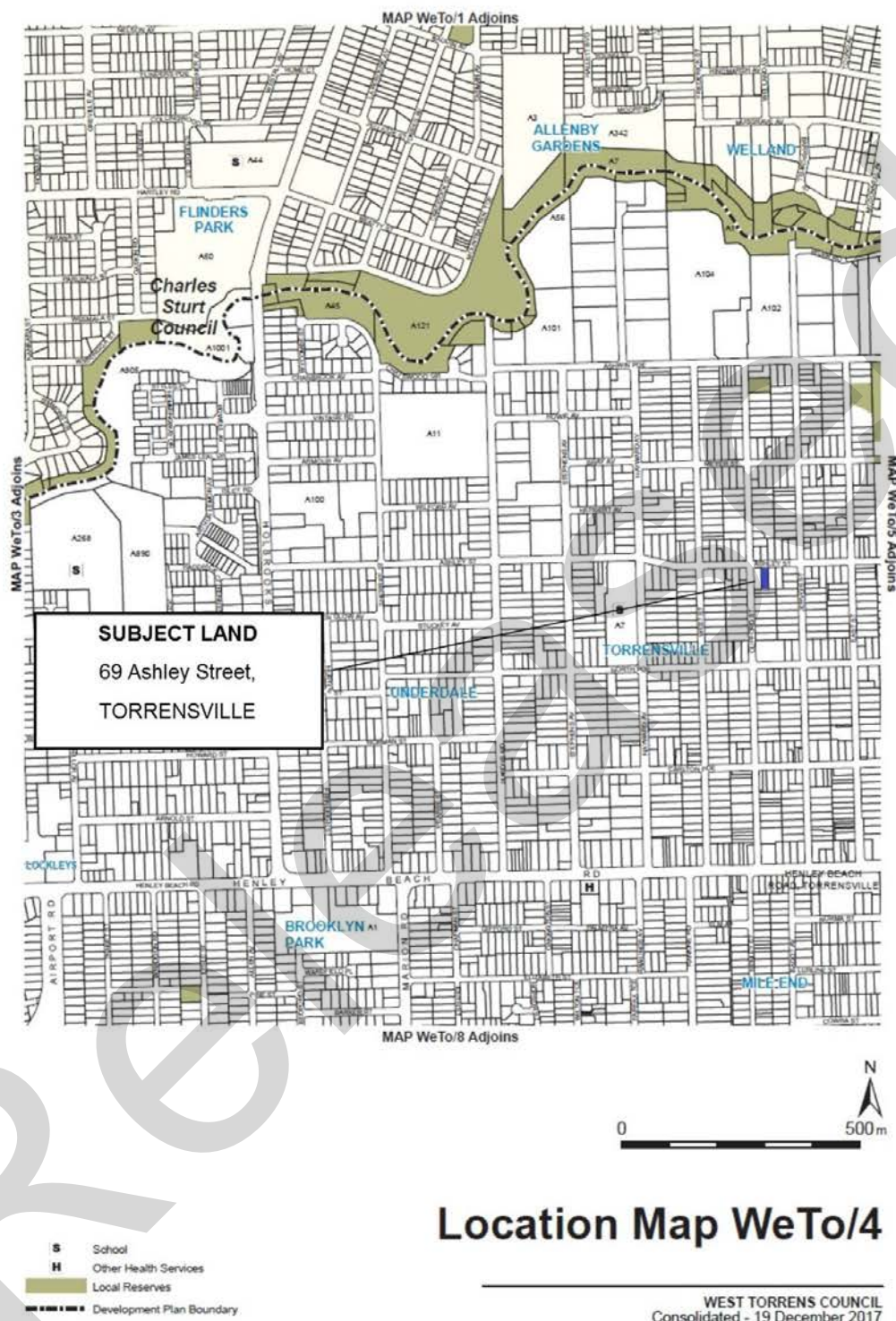
The site contains a single storey detached dwelling with attached carport to the eastern side of the dwelling and an addition to the rear of the dwelling. The rear yard contains some well-established trees including a large pepper tree and native frangipani.

Some local landmarks include the Thebarton Senior College, Thebarton Oval, Thebarton Community Centre, the Brickworks site and shopping complex. South Road, a primary arterial road is some 685 metres east of the subject site. Henley Beach Road, a secondary arterial road is some 590 metres to the south.

The majority of the dwellings in the locality are single storey and on allotments of similar size and dimensions to the subject site. The age of dwellings, largely prior to 1930s and the street tree plantings coupled with private landscaping contribute to a medium to high level of amenity in this location.

The subject land and locality map are provided below:





PROPOSAL

The proposed development is best described as:

Alteration and addition (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport.

The ground level addition includes a large living, dining, kitchen space with a separate laundry and store on the eastern side that is external to the dwelling addition. The proposed carport (10.6 metres on the boundary by 4.4 metres wide) is to replace the existing carport and provide additional area to the rear.

The swimming pool is 3.2 metres x 7.1 metres and it is sited 600mm adjacent the western boundary. The pool equipment unit is adjacent the western boundary around 4 metres north of the swimming pool.

The upper floor addition is 11.5 metres x 3.4 metres and comprises a bedroom, studio and ensuite.

In terms of materials, the lower level addition is proposed to be rendered brick, a colorbond roller door to the store and upper floor is proposed to be clad in timber with a round window to front and rear.

A copy of the proposal is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone Procedural Matters table of the Development Plan that designates 'Dwelling exceeding one storey within Residential Policy Areas 22-33' as Category 2.

Properties notified:	15 properties were notified during the public notification process.
Representations:	Two (2) representations were received.
Persons wishing to be heard:	Two representors identified that they wish to address the Panel. <ul style="list-style-type: none"> • Sotiriost Ionna Nikitopolous of 46 Clifford Street wishes to be represented by Xenophon Nikitopoulos & Maria Gretsas • Anastasias Bekas of 71 Ashley Street wishes to be represented by Kathy Xanthis.
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> • health including physical pain; • privacy; • noise from swimming pool; • size and bulk of the two storey addition; • dwelling will not suit the streetscape; • dwelling will not tie in with the older dwelling style; • tree removal;

Fen Architecture on behalf of the Applicant has provided a response to the representation(s), as summarised below:

- provided 3D imagery to demonstrate a realistic 3D model of development and to seek to relieve the concerns expressed by staff and respondents in terms of maintaining the streetscape, scale of development and overlooking;
- the owner has spoken to the neighbours about the two storey element of the building and scale of work in general;
- no comment regarding the representor's health concerns;
- the trees that the representors are concerned about losing are not affected by the proposed development, i.e. the pepper tree and the native frangipani.

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

REFERRALS

Nil

ASSESSMENT

The subject land is located within the Residential Zone as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 9
Design and Appearance	Objectives	1
	Principles of Development Control	1, 2, 3, 9, 10, 14
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2
Residential Development	Objectives	1
	Principles of Development Control	4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27, 28, 31, 35
Transportation and Access	Objectives	
	Principles of Development Control	34

Zone: Residential Zone	
Desired Character Statement:	
<p>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</p> <p>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</p> <p>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</p> <p>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</p>	
Objectives	4
Principles of Development Control	1, 5, 7, 11, 17, 19, 21

Policy Area: Torrensville Character Policy Area 28	
Desired Character Statement:	
<p>The policy area will contain predominantly detached dwellings and some semi-detached dwellings.</p> <p>Allotments will vary in size from low to very low density with wide street frontages and even deeper side boundaries. Subdivision will reinforce the existing allotment pattern which is a significant positive feature of the policy area.</p> <p>New development will be complementary to the key character elements of Victorian-era villas, cottages, inter-war bungalow and tudor-style dwellings in the policy area, rather than dominating or detracting from them, particularly as viewed from the street. Key elements of this character include pitched roofs, veranda / porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the boundary setbacks of nearby older dwellings.</p> <p>There will be no garages/carports forward of the main facade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.</p>	
Objectives	1
Principles of Development Control	1, 2

QUANTITATIVE ASSESSMENT

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
STREET SETBACK <i>Residential Zone</i> <i>Principle of Development Control</i> 8	The same setback from front boundary as one of the adjacent buildings.	Carport 6.2 metres from front boundary - in line with existing dwelling Satisfies Ground level residential addition 14.8 metres Satisfies Second-storey residential addition 16.8 metres Satisfies
SIDE SETBACKS <i>Residential Zone</i> <i>Principle of Development Control</i> 11	Minimum value of 1 metre where side boundary vertical side wall is 3 metres or less	Ground level residential addition 1.5 metres (western) 1.9 metres (eastern) Satisfies
	Minimum value of 2 metres where vertical side wall is 3-6 metres in height from existing ground level	Second storey residential addition 8.4 metres (western) 3.4 metres (eastern) Satisfies
REAR SETBACKS <i>Residential Zone</i> <i>Principle of Development Control</i> 11	Minimum value of 3 metres for single storey components	22 metres Satisfies
	Minimum value of 8 metres for two storey components	18 metres Satisfies

Council Assessment Panel Agenda

13 February 2018

PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	Minimum of 80m ² Minimum dimension of 4 metres	380m ² Minimum dimension of 15.2 metres. Satisfies
CARPARKING SPACES <i>Transportation and Access</i> PDC 34	1 undercover, 1 visitor space required	1 undercover, 1 visitor space provided Satisfies
DOMESTIC STORAGE <i>Residential Development</i> PDC 31	8m ³	Store 23.7m ³ Laundry 4.2m ³ Studio 2.8m ³ Satisfies
CARPORT		
FLOOR AREA <i>Residential Development</i> PDC 16	60m ² maximum	44m ² Satisfies
WALL HEIGHT <i>Residential Development</i> PDC 16	3 metres maximum	3 metres Satisfies
LENGTH ALONG BOUNDARY <i>Residential Development</i> PDC 16	8 metres maximum	10.6 metres Does not satisfy
FRONTAGE WIDTH <i>Residential Zone</i> PDC 21	3.66 metres maximum	2.8 metres (opening) Satisfies

QUALITATIVE ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development satisfies the relevant Development Plan provisions with the exception of the following, as discussed under the following sub headings:

Maximum Length along the Boundary (Carport)

PDC 16 of the Residential Development provisions specifies that a carport should have a length of no greater than 8 metres along the boundary however the proposed development is 2.6 metres greater than the specified length. The additional length is considered to be minor given that there is an existing carport in the same location, notwithstanding it is around 5 metres longer. The extra section of the enclosed carport will result in a loss of some vegetation on the eastern side of the subject site. The loss of vegetation will have minimal impact from a streetscape perspective and minimal impact on the adjoining dwelling given the orientation of their private open space to the south of their dwelling additions. In addition the proposed wall and carport will have a minor impact on the adjoining dwelling given the proximity of built form to the western boundary and configuration of built form resulting in the main private open space area to the south of the addition and a reasonable degree of existing overshadowing. Therefore the location, size and height of the carport are not considered to be unreasonable.

The visual impact of the carport from the street with its new roller door and external render material will be similar to the existing façade. The front pillars of the dwelling will be retained.

Design and Appearance

Objective 1 of the Design and Appearance section of the General Section of the Development Plan calls for *"Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form"*. The upper floor addition while is of a modern and bold design, appears incongruous to the older style of the existing dwelling and dwellings in the locality. The second storey addition has little consideration in terms of its mass and proportion (Design and Appearance PDC 1(a)) given its narrow dimension which is out of scale with the wider span of the existing dwelling below. In addition to this, the front elevation of the addition displays a façade that is incongruous with the existing dwelling in terms of a flat gable end clad in timber containing a circular window as a focus. This design appears to be out of character with the existing dwelling and lacking the inclusion of compatible detailing in terms of window proportions, eaves or awnings (Design and Appearance PDC 1(d)).

The design and appearance of the second storey addition therefore is incompatible with the existing dwelling and does not reinforce the positive aspects of the built form.

Desired Character

Further to the above and notwithstanding that the development meets the majority of the quantitative provisions of the Development Plan, the second storey addition is not considered compatible with the desired character sought for Torrensville Character Policy Area 28. In particular, the policy states *"There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings."*

Additional relevant policy to the above is PDC 17 of the Residential Zone that specifically has regard to character areas such as the Torrensville Character Policy Area 28. This provision prescribes that development in character areas should be limited to one storey unless it meets some exceptions. The exceptions include:

"(a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)"



Despite the second storey being setback a significant distance from the street and from the front façade of the dwelling, the proposed development is not considered to be consistent with the above examples of appropriate two storey additions, i.e. an extension in the roof or a minor extension of the roof space to the rear of the dwelling. The addition protrudes above the existing single storey dwelling, is not within the roof space and does not appear to be part of the same building with its different design and appearance, as discussed above.

The locality is dominated by single storey dwellings. There are very few two storey dwelling examples in the locality. There is a two storey dwelling diagonally opposite the subject site at 66 Ashley Street. The upper level of this dwelling is within the roof space therefore from the street the dwelling form remains as appearing as single storey, consistent with the above figures and the desired character.

The applicant has been advised of the concerns with the design of the proposal and maintains that they wish to proceed with the original design, despite an amendment being considered at one stage in the process.

The development does not meet the intent of the desired character for Torrensville Character Policy Area 28 and is considered to be contrary to the degree to warrant its refusal.

Swimming Pool

The size and location of the proposed swimming pool is considered reasonable. However when assessing the swimming pool and associated equipment against PDC 35 of the Residential Development section, the location of the 'pool equipment' as nominated on the plan on the boundary is not considered to be appropriate. The 'pool equipment' is currently adjacent the subject dwelling's proposed living room and the adjacent dwelling at 72 Ashley Street and it is recommended that the equipment be more appropriately located to the south of the swimming pool to lessen the impact of noise on the adjacent dwellings. This should be addressed by the applicant if the current proposal is to be adopted.

SUMMARY

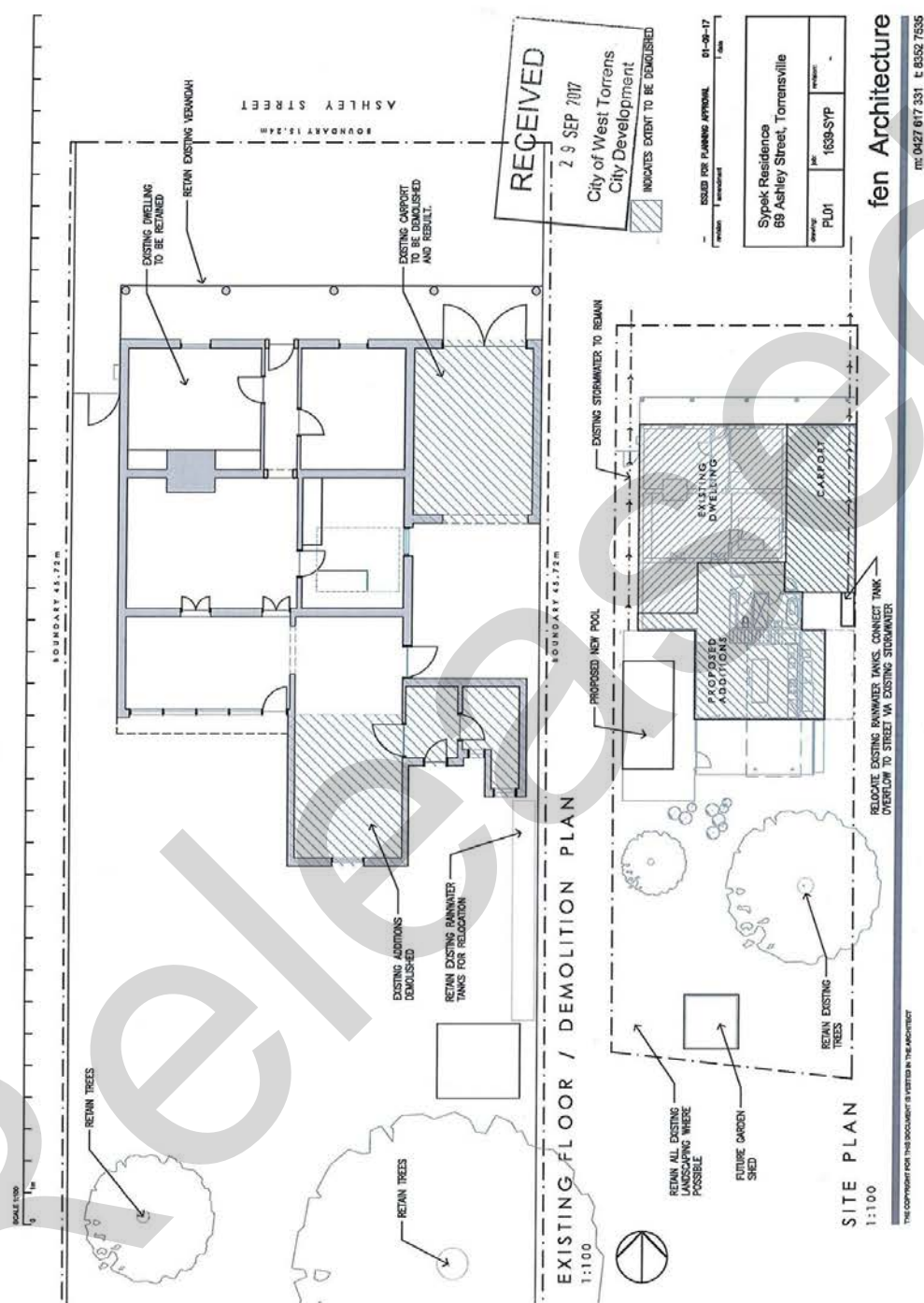
While the development in totality meets the majority of the quantitative provisions of the Development Plan, the second storey addition in particular falls short on the compatibility of the design for this dwelling and locality. The two storey component does not go far enough in terms of compatibility with the desired character of Torrensville Character Policy Area 28 and other design specific policies to warrant consent.

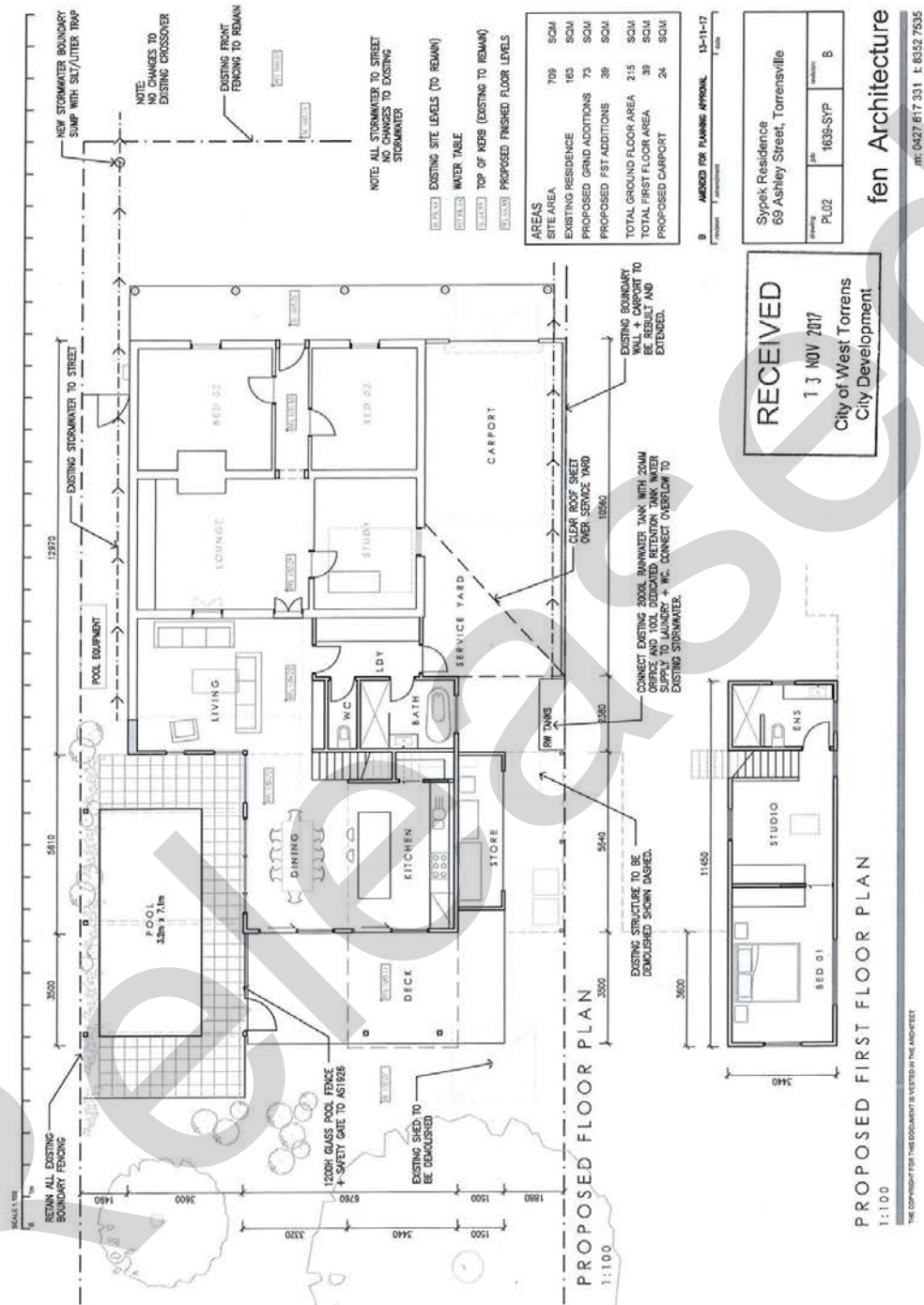
Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is considered to be not seriously at variance with the Development Plan.

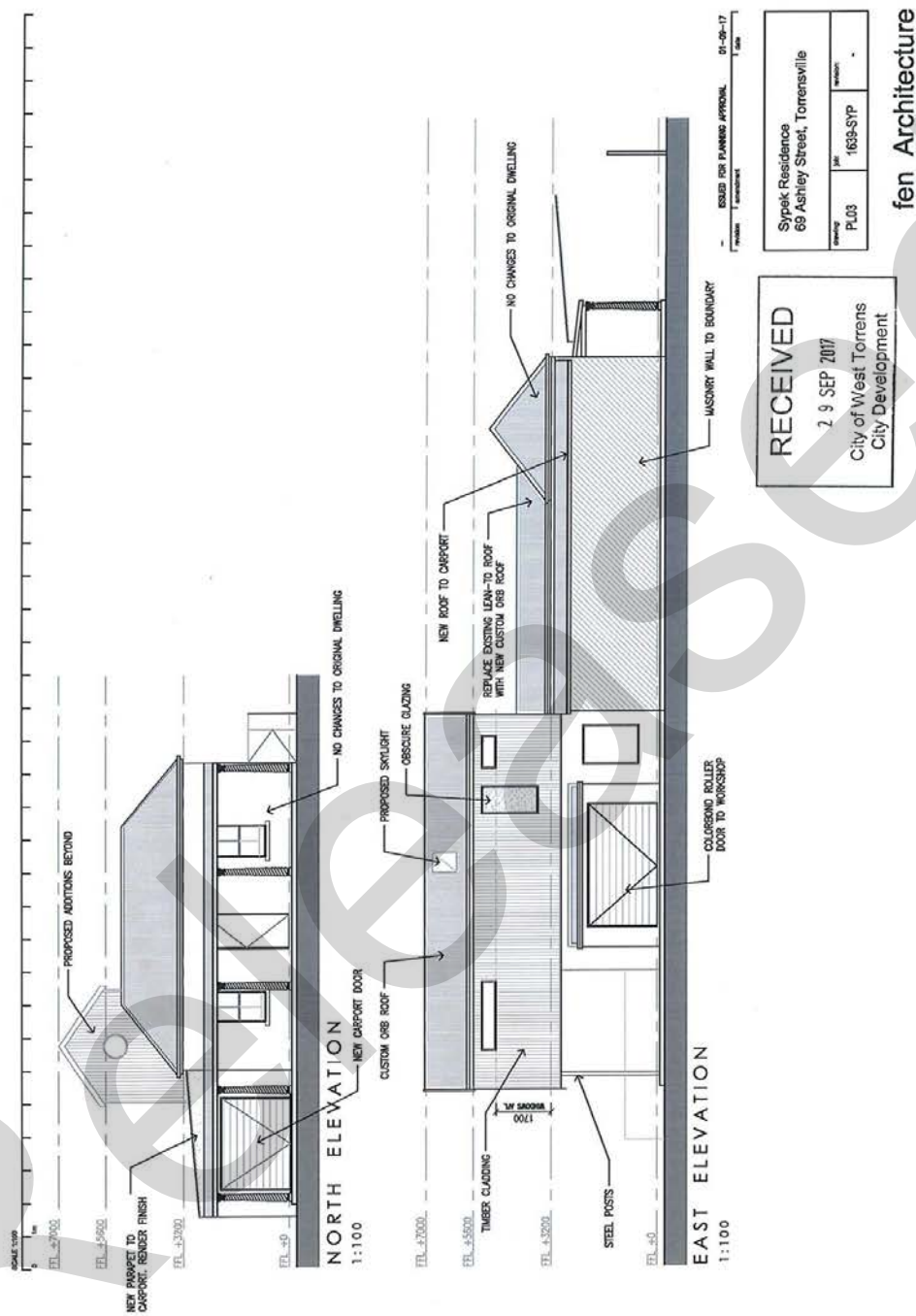
On balance the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens (City) Development Plan Consolidated 30 May 2017 and does not warrant Development Plan Consent.

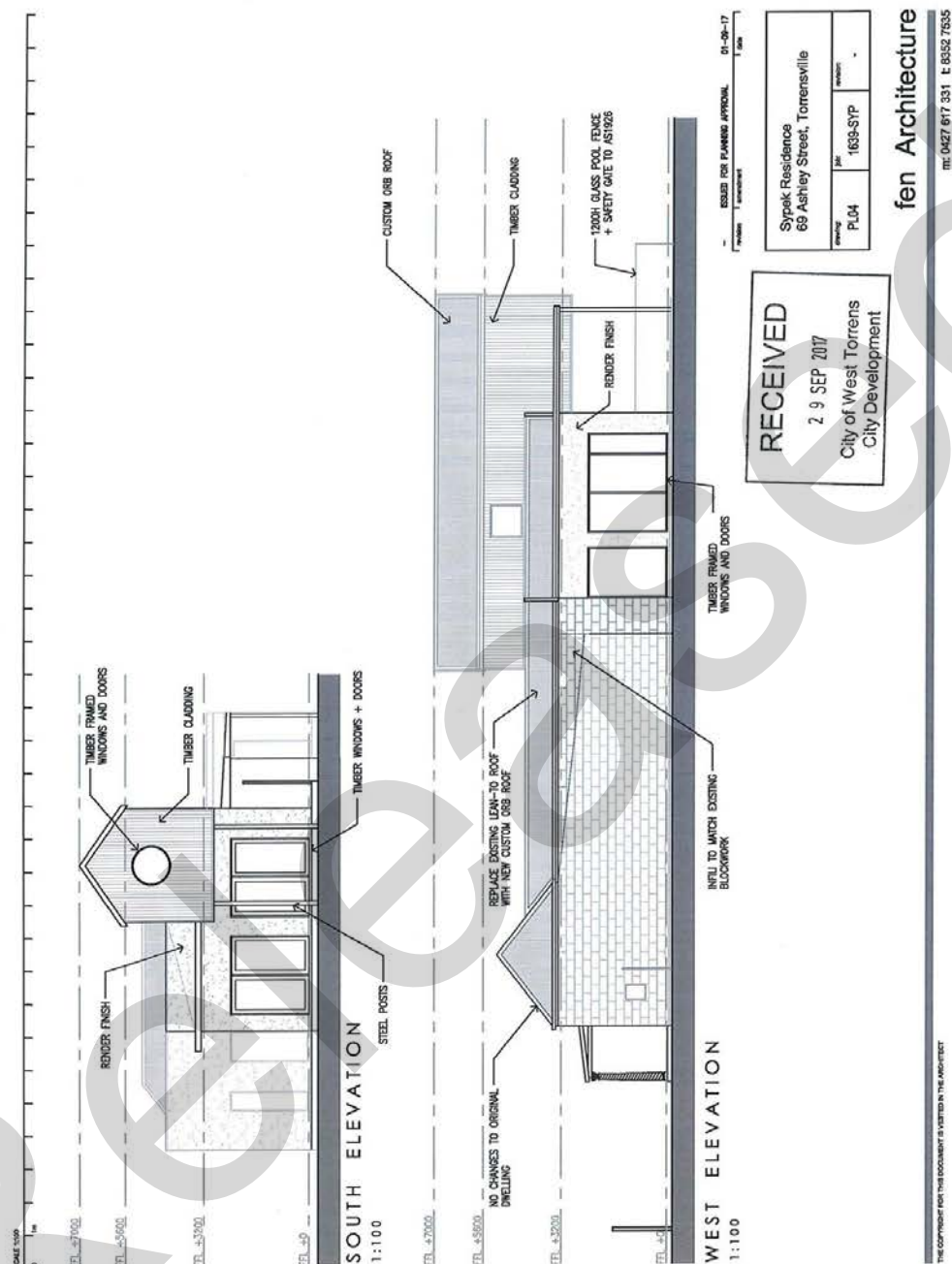
Attachments

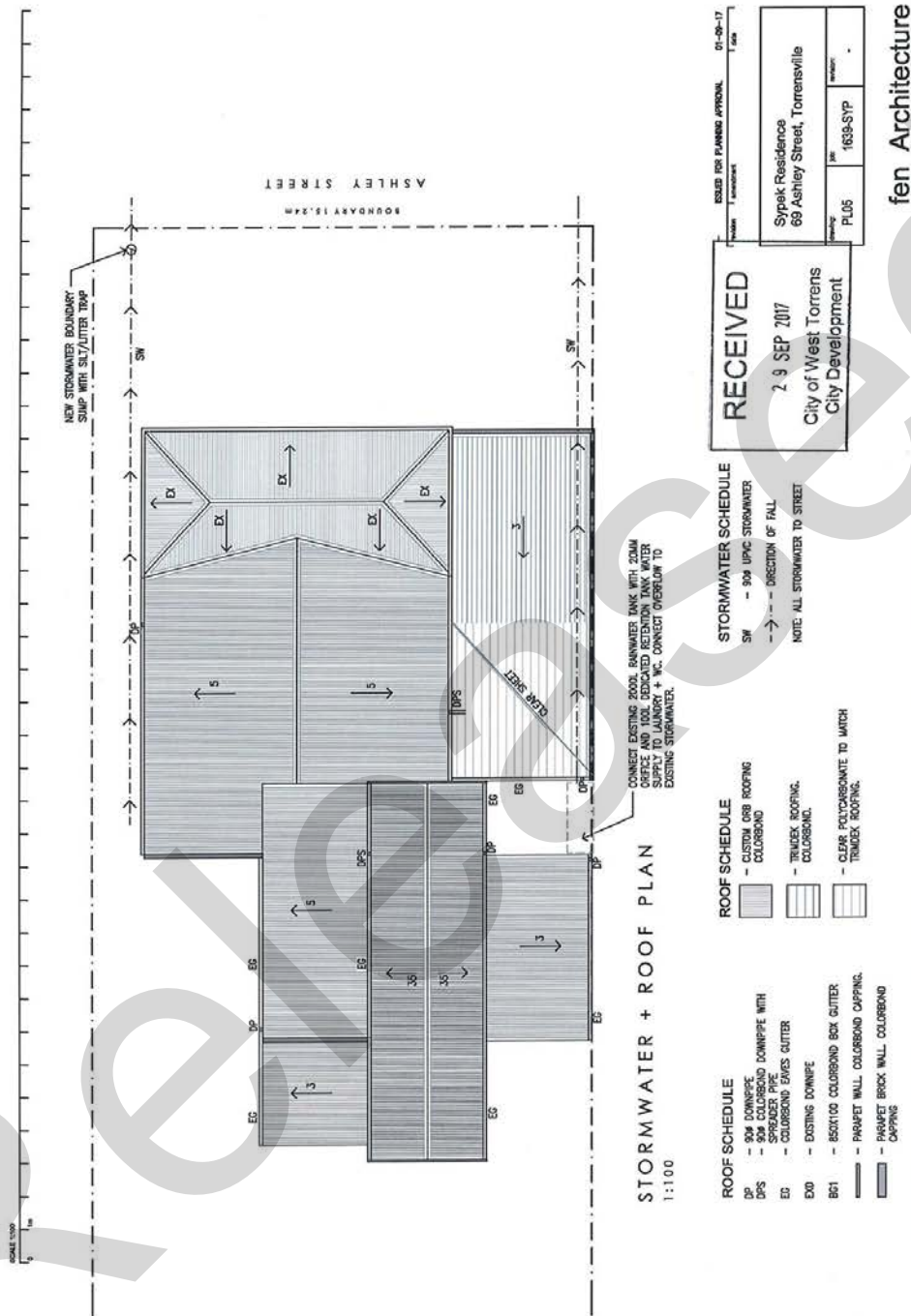
1. **Proposal plans and details**
2. **Representations and response to representations**











Council Assessment Panel

Item 6.1 - Attachment 1

Sonia Gallarello

From: Ben Feijen
Sent: Monday, 13 November 2017 3:19 PM
To: Development
Cc: Amber Wynn
Subject: DA 211/1103/2017 - 69 Ashley St, Torrensville
Attachments: SYP-PL02-B-13.11.17.pdf; SYP_STREET PERSPECTIVES 01_with street trees.pdf

Attention Sonia

Hi Sonia

Please find attached the updated PL02 floor plan showing the relabelled store room.

We have also produced a series of screenshots to demonstrate the extent to which the second storey addition is visible from the streetscape. Glimpses of the second storey are fleeting at best from Ashley St.

The sparse back yard of the dwelling on the corner of Clifford and Ashley streets does open up views across the property to the back yard of 69 Ashley St. The two storey addition is set back 20m from the Clifford Street fence line and will be further obscured by any future single storey development of the corner property.

Please feel free to contact Amber or I should you require any further information on the project.

Kind regards

Ben Feijen
director

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031

From: Amber Wynn
Sent: Monday, November 13, 2017 11:36 AM
To: 'Ben Feijen'
Subject: Sypek

Amber Wynn
B.Arch Stud - GDipPM - M.Arch

fen Architecture

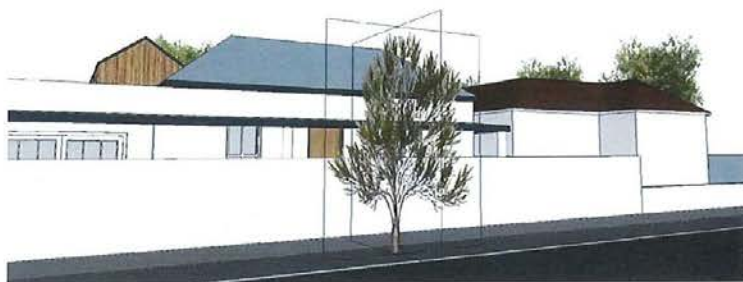
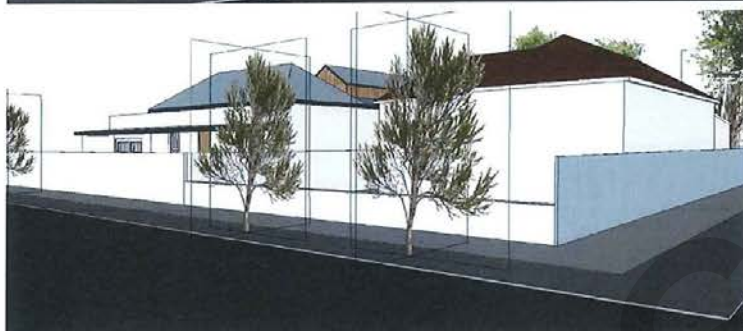
University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031
www.fenarchitecture.com.au



Virus-free. www.avg.com

Council Assessment Panel

Item 6.1 - Attachment 1

VIEW FROM ASHLEY
STREET 01VIEW FROM ASHLEY
STREET 02VIEW FROM CLIFFORD
STREET 01VIEW FROM CLIFFORD
STREET 02

STREET IMPACT PERSPECTIVES
SYPEK RESIDENCE
1639-SYP

fen Architecture

Council Assessment Panel

Item 6.1 - Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

SCANNED

4 DEC 2317
REF No. A2083073

City of West Torrens
 14 DEC 2017
 City Development

DEVELOPMENT No. 211/1103/2017
 PROPERTY ADDRESS: 69 Ashley Street, TORRENSVILLE SA 5031

YOUR FULL NAME	Sotirios Ioanna Nikitopoulos
YOUR ADDRESS	46 Clifford Street Torrensville 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	Adjoining resident <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	

RECEIVED
 AM 7 8 9 10 11 12
 3 DEC 2017
 PM 1 2 3 4 5 6
 West Torrens CSU

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☐I DESIRE TO BE REPRESENTED BY Xenophon Nikitopoulos ☒(PLEASE SPECIFY)

SIGNED

S NIKITOPoulos
G NIKITOPoulos

DATE 11.12.2017

Responsible Officer: Sonia Gallarelli
 Ends: Wednesday 13 December 2017

RECEIVED - CWT IM
 13 DEC 2017

If space insufficient, please attach sheets

Council Assessment Panel

Item 6.1 - Attachment 2

11/12/27

To The Chief Executive Officer

We are responding to the Statement of Representation for the property adjoining ours at 46 Clifford Street, upon consideration, of the plans, it is concerning to us regarding our health and privacy.

Our privacy will be almost non-existent with a two-storey house, overlooking into our yard and house. The swimming pool would enhance this, we certainly don't need the racket that would be caused by pool parties, this will jeopardise our safety. Furthermore we are elderly and suffer from various ailments including asthma, anxiety, depression, diabetes, heart disease, organ failure, high blood pressure to name a few. Noise stresses us to the point of actual physical pain.

We fear that this development would handicap us further and cause us more health problems. We are willing to obtain doctors and specialists statements supporting our claim to make this official. Our health will definitely be in jeopardy. We are elderly people that have lived in this address since 1971 with no complaints.

Yours sincerely

Sotirios and Ioanna Nikitopoulos

Council Assessment Panel

Item 6.1 - Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO

Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033

City of West Torrens
13 DEC 2017
City Development

RECEIVED
AM 7 8 9 10 11 12
12 DEC 2017
PM 1 2 3 4 5 6
West Torrens CSU

DEVELOPMENT No.
PROPERTY ADDRESS:

211/1103/2017
69 Ashley Street, TORRENSVILLE SA 5031

YOUR FULL NAME	Anastasia Bekas
YOUR ADDRESS	71 Ashley St Torrensville 5031
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	adjoining resident (eg. Adjoining resident, owner of land in the vicinity etc.)
REASON/S FOR REPRESENTATION	Due to my health problems and poor english I need my daughter Kathy to speak on behalf of me and represent me.
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)	opposing the residential dwelling

RECEIVED - CWT IM
12 DEC 2017

SCANNED

3 DEC 2017

REF No. A208279

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD ☐I DESIRE TO BE HEARD PERSONALLY ☐I DESIRE TO BE REPRESENTED BY Kathy Xanthir ☒
(PLEASE SPECIFY)

SIGNED

A. BeuoyDATE 12/12/17

Responsible Officer: Sonia Gallarello
Ends: Wednesday 13 December 2017

If space insufficient, please attach sheets

Council Assessment Panel

Item 6.1 - Attachment 2

Vest Torrens Council
Sonia Gallarello,

12/12/17

I Anastasia Bekas oppose the two storey residential dwelling at 69 Ashley St Torrensville 531.

I'm a 79 year old widow, who suffers from depression, panic attacks and anxiety. I can provide a medical certificate on request. Due to my longterm medical conditions this will severely impact and hinder my health. I will not be able to cope viewing a huge dwelling towering over my house. I will also feel that my privacy will be invaded.

I have resided in my house, with my family since 1979. The houses in our street were built over 100 years ago and this dwelling will not fit to the streetscape and be in character with the area.

I enjoy looking at the beautiful well established native eucalyptus tree which attracts numerous ~~wildlife~~ wildlife. I pose the question is this tree going to be removed?

In my opinion, I strongly believe that due to the reasons stated above the two storey dwelling will have a detrimental effect on the neighbour-

Sincerely, Anastasia Bekas

Council Assessment Panel

Item 6.1 - Attachment 2

Sonia Gallarello

From: Ben Feijen
Sent: Thursday, 18 January 2018 10:27 AM
To: Development
Subject: 211/1103/2017
Attachments: SYP_merged PERSPECTIVES.pdf

Attention Sonia Gallarello

Hi Sonia

We received the summary of representations on return from our Christmas shutdown last week, and have met with the owners, Megan and Scott Sypek.

We are keen to progress the project and need your advice on the process from here.

Further to the additional information provided on the 30th of November, we have prepared the additional attached drawing of the proposed development that merges our 3d model with existing photographs to provide a realistic representation of the finished project.

I have included an image from the southern fence line which depicts the view from 46 Clifford Street

We believe that these images will relieve the concerns expressed by yourself and the respondents in regards to maintaining the existing streetscape, scale of development and overlooking.

The owner, Megan Sypek, has talked with her neighbour (71 Ashley St) about the extent of the proposed development. There appears to be quite a bit of confusion over the extent of the 2 storey part of the proposal and the scale of work in general.

With regards to the other issues raised:

- We have no comment on the health concerns of the neighbours.
- The trees that the neighbours are concerned with losing are not affected by the development. We assume the reference to the eucalypt refers to either the large pepper tree (which is regulated) or the tall native frangipani. There are no eucalypts on the property.

Please call me on 0427617331 to discuss the project further.

Kind regards

Ben Feijen
director

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031

ben@fenarchitecture.com.au



VIEW FROM ASHLEY STREET



VIEW FROM CLIFFORD STREET



VIEW FROM BACK FENCE

STREET IMPACT PERSPECTIVES
SYPEK RESIDENCE
1639-SYP

fen Architecture

CITY OF WEST TORRENS



MINUTES
of the
COUNCIL ASSESSMENT PANEL

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

on

TUESDAY, 13 FEBRUARY 2018
at 5.00pm

Angelo Catinari
Assessment Manager

MOTION

Moved: C Dunn
Seconded: G Nitschke

That Item 6.7 - 239 Anzac Highway, Plympton be brought forward for consideration prior to Item 6.4 - 299-301 Henley Beach Road, Brooklyn Park.

6 REPORTS OF THE ASSESSMENT MANAGER**6.1 69 Ashley Street, TORRENSVILLE**

Application No 211/1103/2017

Representors: **Sotirios Ionna Nikitopolous** of 46 Clifford Street represented by **Xenophon Nikitopoulos & Maria Gretsas** did not appear in support of the representation.

Anastasias Bekas of 71 Ashley Street represented by **Kathy Xanthis** did not appear in support of the representation.

Applicant/s: **Ben Feijen** of Fen Architecture on behalf of **Megan Sypek**, the applicant, was present to answer questions of the Panel.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1103/2017 by Amber Wynn to undertake alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport at 69 Ashley Street, Torrensville (CT 5290/339) for the following reasons:

The proposed development is contrary to the following objectives and principles of development control of the City of West Torrens Development Plan consolidated 30 May 2017:

General SectionDesign and Appearance

Objective 1: Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Reason: The development is not considered to be of a high design appearance that responds to and reinforces positive aspects of the local environment and built form.

PDC 1: Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- d) façade articulation and detailing.

Residential Development

- PDC 4: Building appearance should be compatible with the desired character statement of the relevant zone, policy area or precinct, in terms of built form elements such as:
- (a) building height
 - (b) building mass and proportion
 - (c) external materials, patterns, textures, colours and decorative elements
 - (d) ground floor height above natural ground level
 - (e) roof form and pitch
 - (f) façade articulation and detailing and window and door proportions
 - (g) verandas, eaves and parapets
 - (h) driveway crossovers, fence style and alignment

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- f) façade articulation and detailing and window and door proportions.

Residential Zone

Character Areas

- PDC 17 Development should be limited to one storey, except where a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

...[image not included]...

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

...[image not included]...

- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

Reason: The development does not offer a sympathetic two-storey addition that uses the roof space to the rear of the existing dwelling.

Torrensville Character Policy Area 28

- Objective 1: Development that contributes to the desired character of the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

PDC 2: Development should not be undertaken unless it is consistent with the desired character for the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

COUNCIL ASSESSMENT PANEL DECISION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1103/2017 by Amber Wynn to undertake alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport at 69 Ashley Street, Torrensville (CT 5290/339) for the following reasons:

The proposed development is contrary to the following objectives and principles of development control of the City of West Torrens Development Plan consolidated 30 May 2017:

General Section

Design and Appearance

Objective 1: Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Reason: The development is not considered to be of a high design appearance that responds to and reinforces positive aspects of the local environment and built form.

PDC 1: Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- d) façade articulation and detailing.

Residential Development

PDC 4: Building appearance should be compatible with the desired character statement of the relevant zone, policy area or precinct, in terms of built form elements such as:

- (a) building height
- (b) building mass and proportion
- (c) external materials, patterns, textures, colours and decorative elements
- (d) ground floor height above natural ground level
- (e) roof form and pitch
- (f) façade articulation and detailing and window and door proportions
- (g) verandas, eaves and parapets
- (h) driveway crossovers, fence style and alignment

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- f) façade articulation and detailing and window and door proportions.

PDC 16: Garages, carports and residential outbuildings should not dominate the streetscape and not adversely impact on the safety of road users and pedestrians, and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport opening facing the street	6 metres or 50 per cent of the allotment frontage, whichever is less

Reason: The development is inconsistent with the parameter for the maximum length along the boundary.

PDC 35: Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the amenity of adjoining residential land.

Reason: The development is not positioned in a suitable location for a swimming pool due the impact on adjoining properties.

Residential Zone

Character Areas

PDC 17: Development should be limited to one storey, except where a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

...[image not included]...

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

...[image not included]...

- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

Reason: The development does not offer a sympathetic two-storey addition that uses the roof space to the rear of the existing dwelling.

Torrensville Character Policy Area 28

Objective 1: Development that contributes to the desired character of the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

PDC 2: Development should not be undertaken unless it is consistent with the desired character for the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

6.2 37 Daly Street, KURRALTA PARK

5.11pm Wayne Stokes declared an indirect conflict of interest in this item due to long term business and family connections and left the meeting for the discussion and vote on the item.

Application No 211/475/2017 and 211/916/2017

Representors: **Alisha Grocke** of 35 Daly Street, Kurralta Park, appeared in support of the representation.

Applicant **Kent Williams** of Connekt Urban Projects appeared to respond to representations and answer questions.

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to REFUSE Development Plan Consent and Land Division Consent for Application No. 211/916/2017 by KA Williams to undertake land division - Community Title; SCAP No. 211/C133/17 (Unique ID 58973); Create three (3) additional allotments and common property at 37 Daly Street, Kurralta Park (CT5578/271) for the following reasons:

The application is contrary to the following provisions of the City of West Torrens Development Plan consolidated 30 May 2017:

General Section

Land Division

Objective 2 Land division that creates allotments appropriate for the intended use.

PDC 2 Land should not be divided if any of the following apply:

- (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use.

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: development@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

A Wynn
5/35-37 Stirling St
THEBARTON SA 5031

DEVELOPMENT NUMBER: 211/1103/2017

Dated: 18 September 2017

Registered on: 18 September 2017

Location of Proposed Development

Address: 69 Ashley Street, TORRENSVILLE SA 5031

Plan and Lot: D713 Lot 272

Certificate of Title: CT-5290/339

Nature of Proposed Development:

Alterations and additions (including two storey) to existing dwelling including construction of swimming pool, pool safety fencing and carport and demolition of existing carport

In respect of this proposed development you are informed that:

Nature of Decision	Date	Refused/Conditions
DEVELOPMENT PLAN CONSENT	13 FEBRUARY 2018	REFUSED

(Refer to attached sheet for the reasons for refusal)

You are advised that the *Development Act 1993*, provides for the right of appeal to the Environment, Resources and Development Court against this decision or the imposition of any conditions attached to an authorisation, within two months after receipt of this notice (Section 86 (4) of the Act). Please note that any appeal has to be lodged with the Court and not with Council. For assistance in lodging an appeal, it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on (08) 8204 0300.

Date of Decision: 13 February 2018

Sonia Gallarello
Authorised Officer
City Development
City of West Torrens

REASONS FOR REFUSAL 211/1103/2017

The proposed development is contrary to the following objectives and principles of development control of the City of West Torrens Development Plan consolidated 30 May 2017:

General SectionDesign and Appearance

Objective 1: Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Reason: The development is not considered to be of a high design appearance that responds to and reinforces positive aspects of the local environment and built form.

PDC 1: Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- d) façade articulation and detailing.

Residential Development

PDC 4: Building appearance should be compatible with the desired character statement of the relevant zone, policy area or precinct, in terms of built form elements such as:

- (a) building height
- (b) building mass and proportion
- (c) external materials, patterns, textures, colours and decorative elements
- (d) ground floor height above natural ground level
- (e) roof form and pitch
- (f) façade articulation and detailing and window and door proportions
- (g) verandas, eaves and parapets
- (h) driveway crossovers, fence style and alignment

Reason: The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to:

- a) building proportion; and
- f) façade articulation and detailing and window and door proportions.

- PDC 16: Garages, carports and residential outbuildings should not dominate the streetscape and not adversely impact on the safety of road users and pedestrians, and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport opening facing the street	6 metres or 50 per cent of the allotment frontage, whichever is less

Reason: The development is inconsistent with the parameter for the maximum length along the boundary.

- PDC 35: Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the amenity of adjoining residential land.

Reason: The development is not positioned in a suitable location for a swimming pool due to the impact on adjoining properties.

Residential Zone

Character Areas

- PDC 17: Development should be limited to one storey, except where a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

...[image not included]...

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

...[image not included]...

- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

Reason: The development does not offer a sympathetic two-storey addition that uses the roof space to the rear of the existing dwelling.

Torrensville Character Policy Area 28

- Objective 1: Development that contributes to the desired character of the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

- PDC 2: Development should not be undertaken unless it is consistent with the desired character for the policy area.

Reason: The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

Notes:

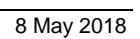
Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

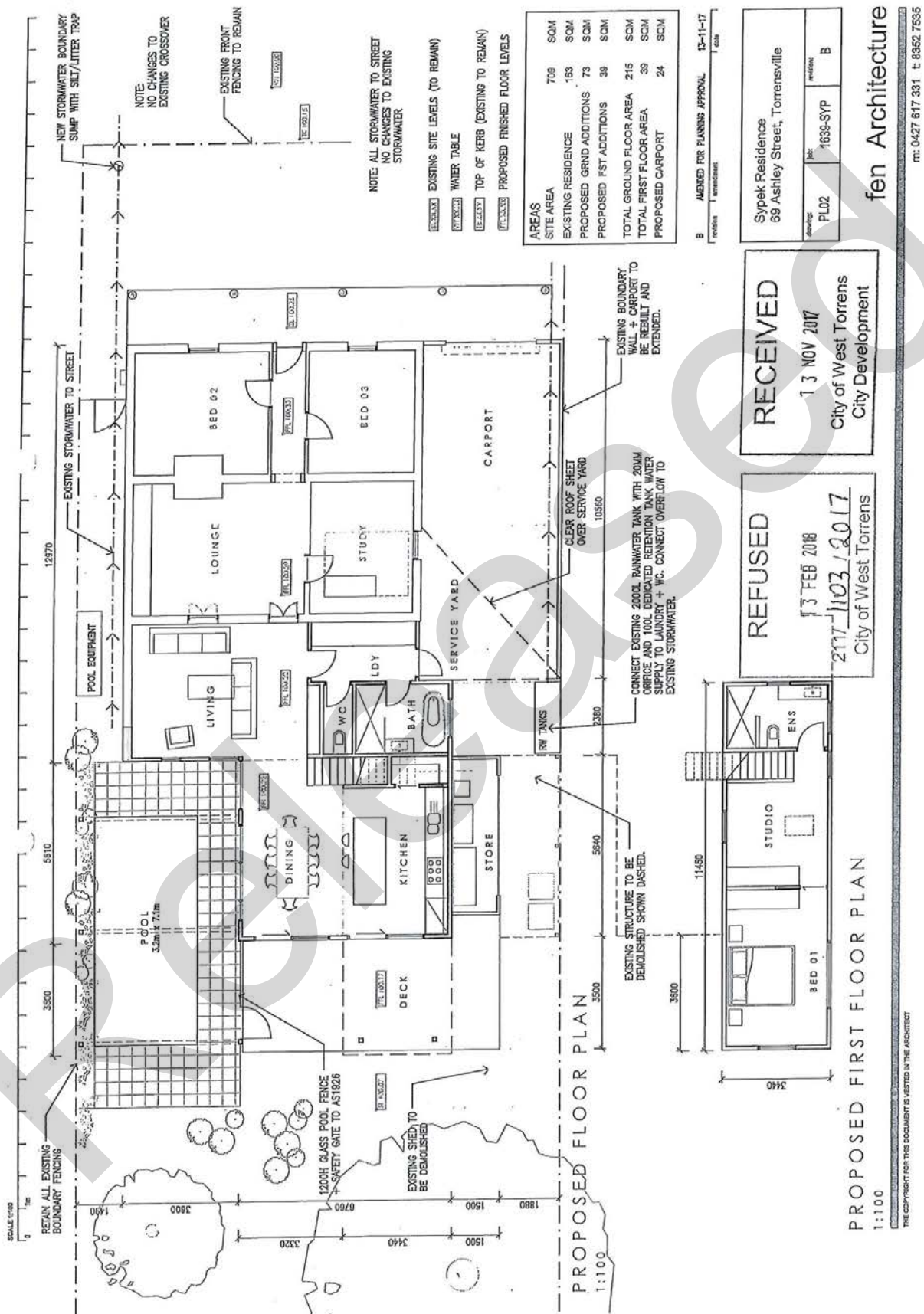
The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

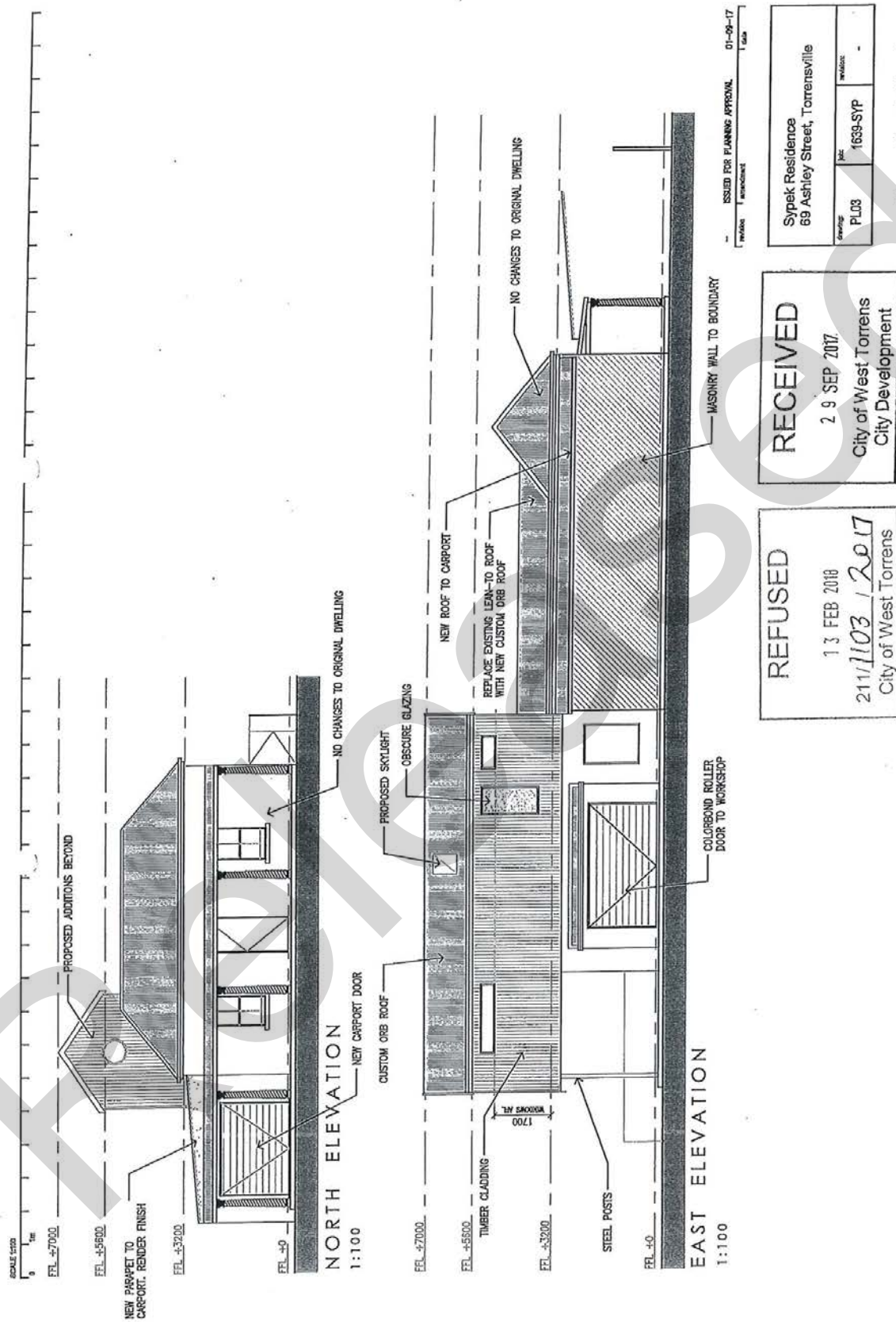
Document Issue Date 20 February 2018

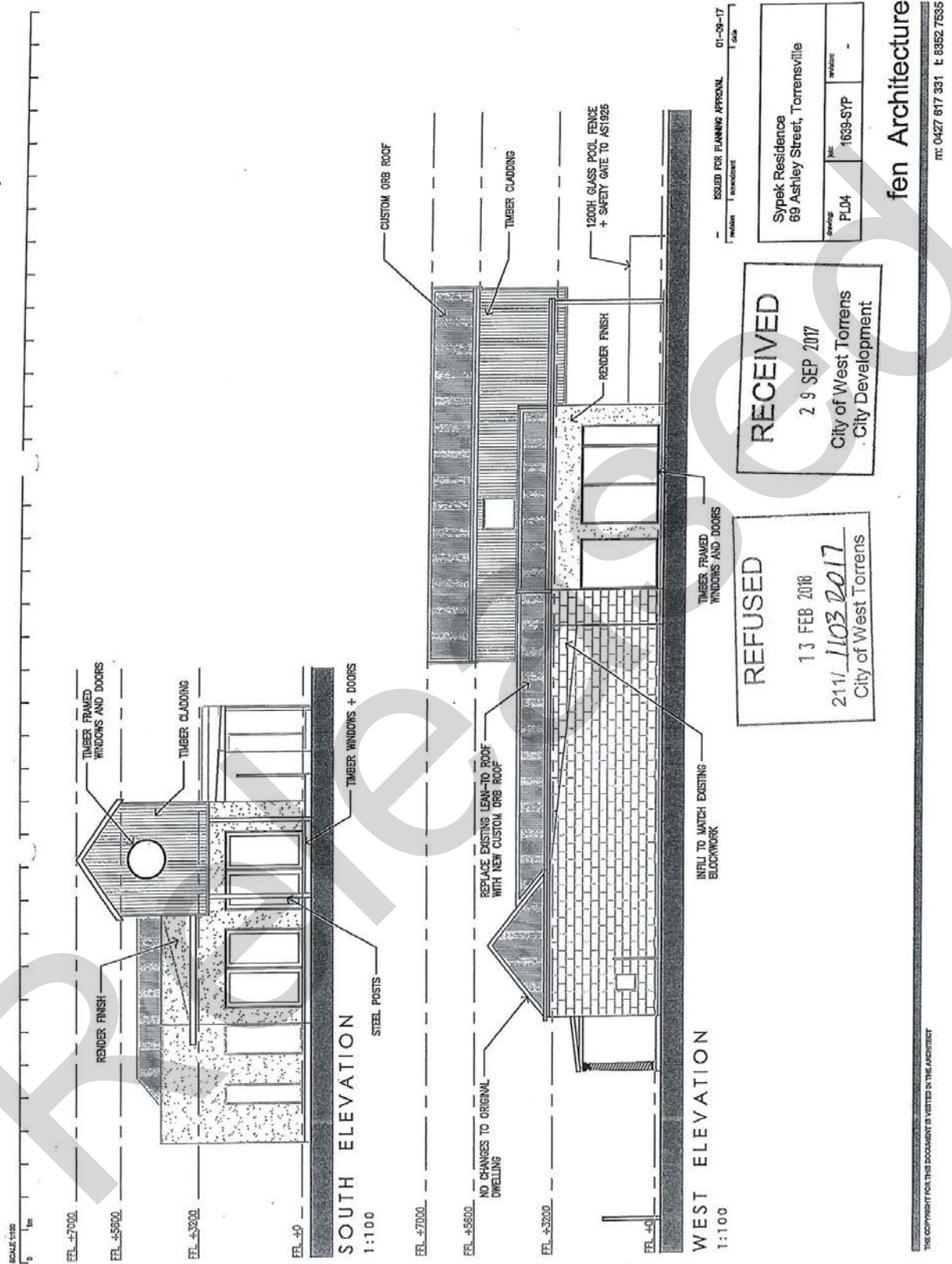


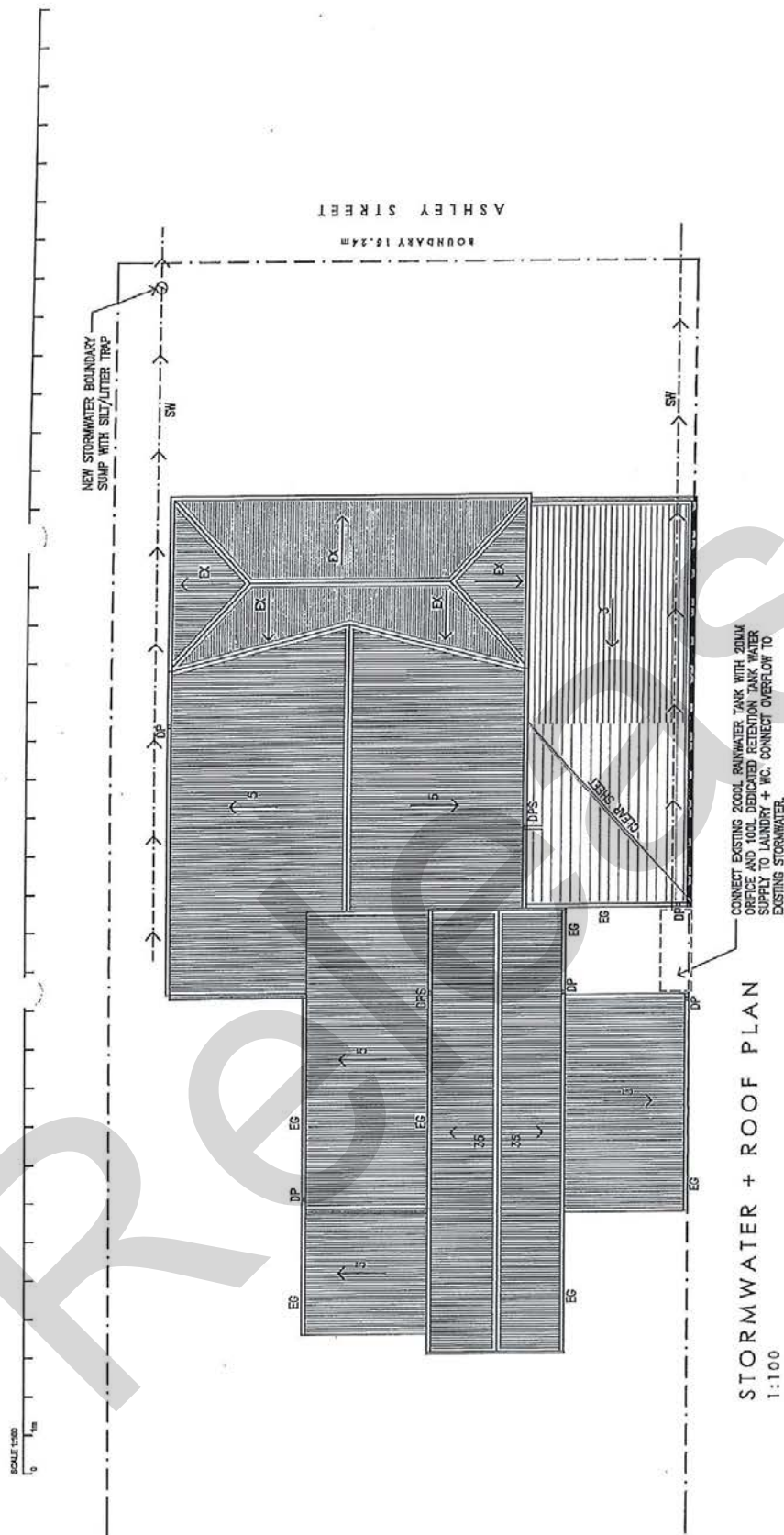
Sonia Gallarello
Authorised Officer
City Development
City of West Torrens











RECEIVED 29 SEP 2017 City of West Torrens City Development		ISSUED FOR PLANNING APPROVAL 01-09-17 Date	
PROJECT Synek Residence 69 Ashley Street, Torrensville		DRAWING PL05	
CLIENT 1639-SYP		DESIGNER fen Architecture m: 0427 617 331 t: 8352 7535	

STORMWATER SCHEDULE SW - 900 UPVC STORMWATER --> -- DIRECTION OF FLOW	ROOF SCHEDULE - CUSTOM ORB ROOFING COLORBOND - TRAUDEK ROOFING COLORBOND - CLEAR POLYCARBONATE TO MATCH TRAUDEK ROOFING
--	--

ROOF SCHEDULE DP - 900 DOWNPIPE DFS - 900 COLORBOND DOWNPIPE WITH SPREADER PIPE EG - COLORBOND EAVES GUTTER EX - EXISTING DOWNPIPE B61 - 850X100 COLORBOND BOX GUTTER - PARAPET WALL COLORBOND CAPPING - PARAPET BRICK WALL COLORBOND CAPPING	NOTES 13 FEB 2018 21/11/2017 City of West Torrens
---	---

THE COPYRIGHT FOR THIS DOCUMENT IS VESTED IN THE ARCHITECT

Sonia Gallarello

From: Ben Feijen
Sent: Monday, 13 November 2017 3:19 PM
To: Development
Cc: Amber Wynn
Subject: DA 211/1103/2017 - 69 Ashley St, Torrensville
Attachments: SYP-PL02-B-13.11.17.pdf; SYP_STREET PERSPECTIVES 01_with street trees.pdf

Attention Sonia

Hi Sonia

Please find attached the updated PL02 floor plan showing the relabelled store room.
We have also produced a series of screenshots to demonstrate the extent to which the second storey addition is visible from the streetscape. Glimpses of the second storey are fleeting at best from Ashley St.
The sparse back yard of the dwelling on the corner of Clifford and Ashley streets does open up views across the property to the back yard of 69 Ashley St. The two storey addition is set back 20m from the Clifford Street fence line and will be further obscured by any future single storey development of the corner property.

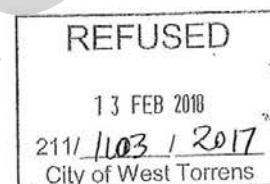
Please feel free to contact Amber or I should you require any further information on the project.

Kind regards

Ben Feijen
director

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031

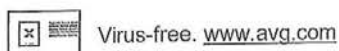


From: Amber Wynn
Sent: Monday, November 13, 2017 11:36 AM
To: 'Ben Feijen'
Subject: Sypek

Amber Wynn
B.Arch Stud - GDipPM - M.Arch

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031
www.fenarchitecture.com.au



Sonia Gallarello

From: Ben Feijen
Sent: Wednesday, 24 January 2018 11:05 AM
To: Sonia Gallarello
Subject: RE: 211/1103/2017 69 Ashley Street, Torrensville

Hi Sonia

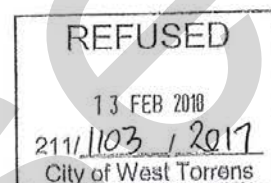
The pool is 600mm off the boundary and the pool filtration system will be housed in a solid enclosure (labelled as 'pool equipment' on the drawings).

regards

Ben Feijen
director

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031



From: Sonia Gallarello
Sent: Tuesday, January 23, 2018 2:23 PM
To: 'Ben Feijen'
Cc: Development; 'Megan Sypek'; 'Scott Sypek'
Subject: RE: 211/1103/2017 69 Ashley Street, Torrensville

Thanks Ben,

I am in the midst of the assessment and just need clarification that the pool is 0.6 metres from the boundary and whether the 'pool equipment' label includes a filtration system within a solid structure?

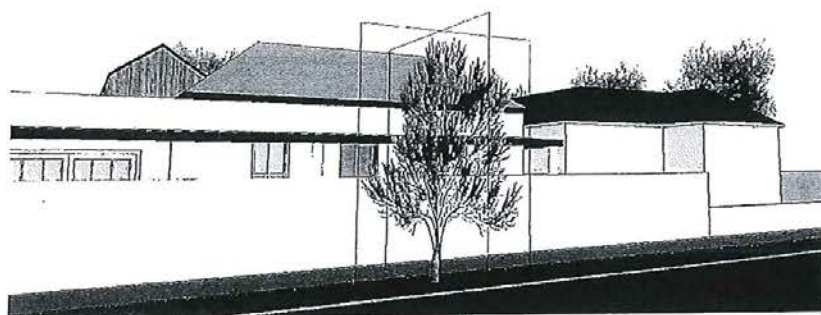
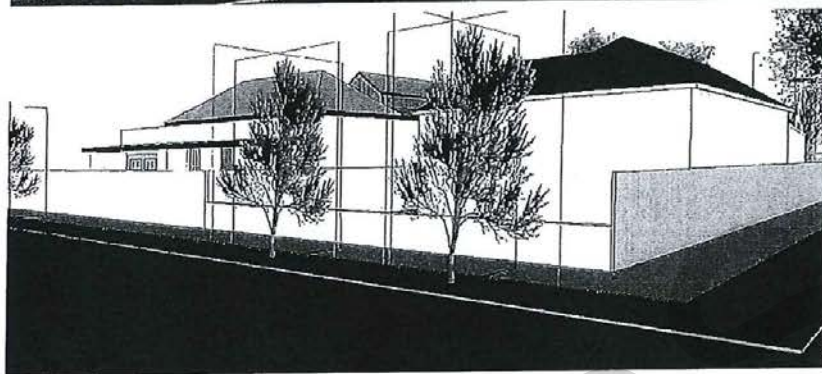
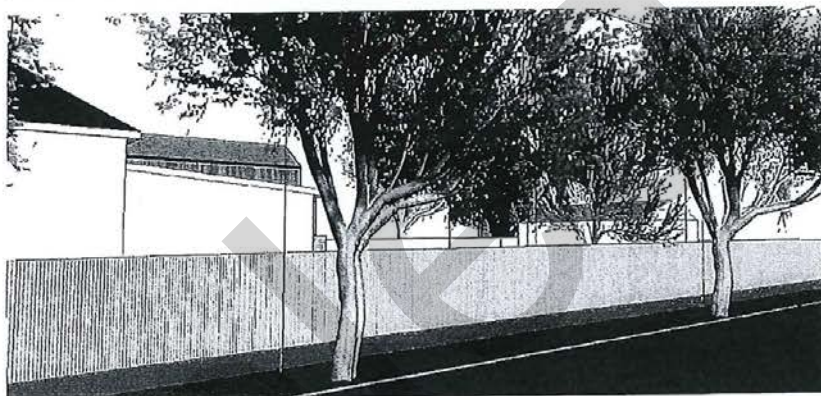
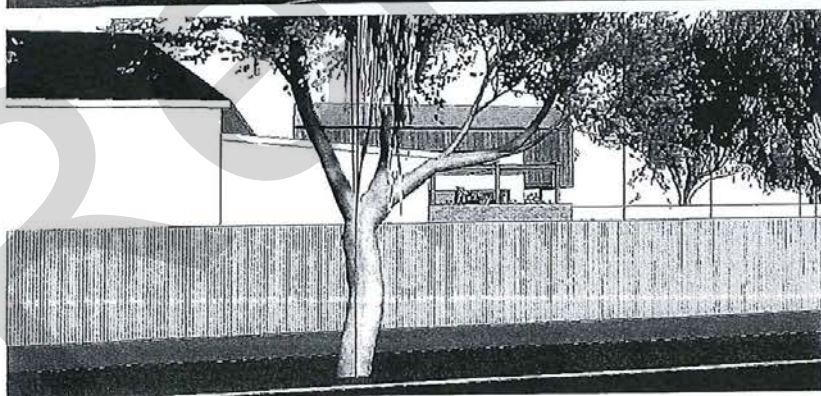
Sonia Gallarello
Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

From: Ben Feijen
Sent: Tuesday, 23 January 2018 12:37 PM
To: Sonia Gallarello
Cc: Development <Development@wtcc.sa.gov.au>; 'Megan Sypek'

; 'Scott Sypek'

Subject: RE: 211/1103/2017 69 Ashley Street, Torrensville

Hi Sonia

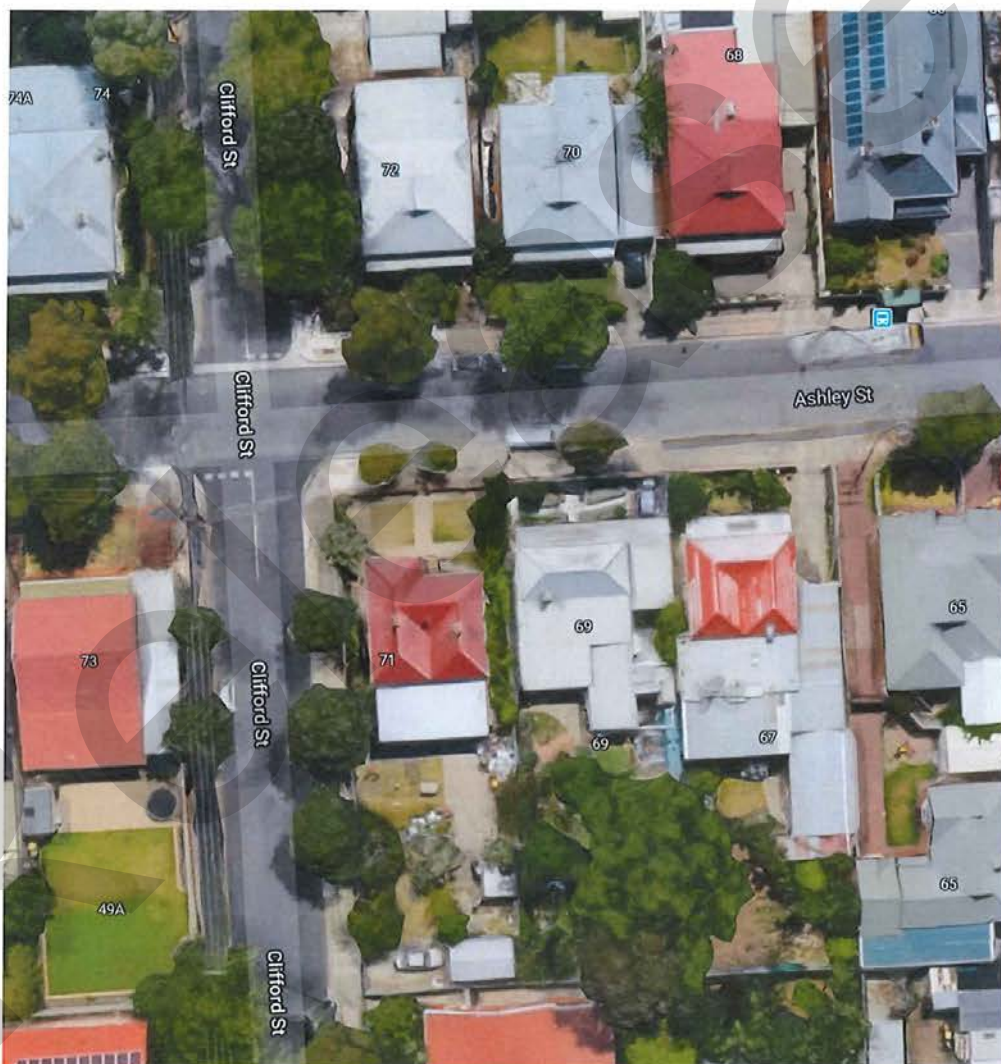
VIEW FROM ASHLEY
STREET 01VIEW FROM ASHLEY
STREET 02VIEW FROM CLIFFORD
STREET 01VIEW FROM CLIFFORD
STREET 02

STREET IMPACT PERSPECTIVES
SYPEK RESIDENCE
1639-SYP

fen Architecture

City of West Torrens Heritage Advisor Comment

Planning Application No.: 211/1103/2017
Applicant: A Wynn
Location: 69 Ashley Street Torrensville
Zone: Residential
Policy Area: Torrensville Character Policy Area 28
Proposal: Alterations and additions to existing dwelling including construction of swimming pool, pool safety fencing and carport.
To: Sonia Gallerello
Date: 17 March 2018



Page 1 of 5

City of West Torrens Heritage Advisor Comment

Description:

The proposed development that was refused consists of:

- Additions and alterations to an existing dwelling;
- Reconfiguration of a carport roof, frontage and boundary wall;
- Pool adjacent existing west boundary fencing, separated by approximately 600mm of landscape with pool equipment on west boundary in space between cottage and boundary.

The addition comprises of living areas and wet areas, with a two-storey portion sitting above the kitchen and wet areas and continuing out over an outdoor dining space.

The single storey portion of the addition will have an increased ceiling height, possibly to the same height as the existing front two rooms of the cottage, which has a traditional hipped cottage roof. The increased ceiling height will set the floor level of the upper floor.

The single storey addition will have an increased ceiling height achieved by:

- Building up the existing lean-to pitch walls;
- Altering the roof of the rear section from a tucked under lean-to that falls away from the main roof, to a five degree roof that intersects with the rear plane of the main roof about a central new ridge, that is lower than the main roof ridge height;
- Constructing a parapet wall to the south walls with a height of approximately 900mm higher than the walls of the cottage.

The two-storey addition is offset from the existing dwelling, having a lesser set back from the side boundary than the existing cottage side wall. This was initially presented as a gabled front with a circular window to the street.

The two-storey portion is proposed as a narrow element that approximately resembles the proportions of the two front rooms and main roof proportions of the cottage.

The carport will be reconfigured with a sloping lean-to pitch roof reclad in corrugated profile and a street facing parapet with a horizontal top replaced by a sloping rendered wall. The side boundary wall will also be increased in height.

Notably the existing street facing wall is in line with the front wall of the cottage and this alignment will not change; the front verandah has been previously extended in front of the carport walls and the carport pillars are non-original and decorative pilasters.

The initial development application was refused due to the development being contrary to the following objectives and principles of development control:

Torrensville Character Policy Area 28:
Objective 1, Principle of Development Control 2.

Residential Zone
Character Areas
Principle of Development Control 17 a) b) c)

General Section
Design and Appearance
Objective 1, Principle of Development Control 1.
Residential Development
Principle of Development Control 4 a) f)

City of West Torrens Heritage Advisor Comment

A compromise has been proposed with the following detail amended:

- Street facing gable to become a hipped roof;
- Street facing circular window deleted;
- Timber cladding omitted from the street facing elevation (may be in error).

I have been asked to comment upon the compromise and therefore considered the following Development Plan Provisions:

Torrensville Character Policy Area 28

OBJECTIVES: 1

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1,2

Residential Zone

OBJECTIVES: 1,2,3,4

DESIRED CHARACTER

PRINCIPLES OF DEVELOPMENT CONTROL: 1,5,6,7,10,11,12,13,17

General Section

Design and Appearance

OBJECTIVES: 1

PRINCIPLES OF DEVELOPMENT CONTROL: 1

Residential Development

PRINCIPLES OF DEVELOPMENT CONTROL: 4

The CAP determined that the development was to be refused for the following reasons:

Torrensville Character Policy Area 28:

Objective 1.

The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

Principle of Development Control 2.

The development would not create a two storey building that is designed in a manner that is complementary to the single storey character of nearby buildings including the subject dwelling.

Residential Zone

Character Areas

Principle of Development Control 17 a) b) c)

The development does not offer a sympathetic two-storey addition that uses the roof space to the rear of the existing dwelling.

General Section

Design and Appearance

Objective 1.

Development not considered to be of a high design appearance that responds to and reinforces aspects of the local environment and built form.

Principle of Development Control 1.

The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to: a) building proportion and d) façade articulation and detailing.

Residential Development

Principle of Development Control 4 a) f)

The development is inconsistent with the Desired Character Statement of Torrensville Character Policy Area 28 in particular as the second storey addition is not considered to be complementary to the existing dwelling with regard to a) building proportion; and f) façade articulation and detailing and window and door proportions.

City of West Torrens Heritage Advisor Comment

ASSESSMENT

The existing cottage consists of a steeply pitched hipped roof form with a low pitched lean-to section to the rear. The carport and verandah to the carport are non-original elements.

The concern with the proposal has been identified as the two-storey addition. Representations were also concerned with the pool proximity to the boundary and the pool.

Two storey additions cannot always be achieved using the guidelines offered by PDC 17 of the Policy Area 28. The roof form of the original cottage dwelling is quite small, spanning the two original front rooms. This does not, as readily as other older dwellings in the area, lend itself to a two-storey addition within an extended roof space.

Two storey additions, while set back considerably from street boundaries, when looked at in elevation, can appear more dominant than would be the case.

Desired Character does contemplate two storey buildings amongst a predominantly single storey character where the two storey elements are designed "in a manner that is complementary to the single storey character of nearby buildings".

The proposed proportions and composition of the addition, being long and narrow, with a roof pitch that matches the existing, is cleverly reflective of the proportions and composition of the existing front two rooms of the cottage. The orientation of the two-storey portion will result in the narrow portion facing the street, orthogonal to the main cottage form, which will reduce impact achieved through minimal width of frontage and the screening offered by the original cottage.

Two storey outbuildings of this proportion and form are not uncommon in historic areas as outbuildings.

The problem with the proposal could be resolved if, in addition to the proposed compromise introduction of the hipped roof and the removal of the circular window, there was a preparedness to:

1. hipped roof
2. remove circular window
3. Reduce the ceiling height over the kitchen and bathroom, immediately below the upper floor to allow the upper floor to be lowered. This would still allow the dining and living areas to maintain the desired ceiling height; and of lesser importance;
4. Cladding the street facing wall of the upper storey in a material such as corrugated cladding, that matched the roof cladding, a technique used to disguise upper additions.

Lowering the floor level of the upper floor addition, affecting only the ceiling height of the kitchen and bathroom areas, would considerably reduce the visual impact of the proposal and in a manner that could be considered to be a relatively small two storey addition that is complementary in terms of proportions, form, juxtaposition, set back and materials to the single storey cottage, satisfying Objective 1 and PDC 2 of Torrensville Character Policy Area 28.

Satisfaction of PDC 17 would be difficult to achieve, without creating a much larger roof form to the rear, to accommodate the upper floor. In my opinion the rigorous application of PDC 17 would result in a form that dominated and detracted from the small-scale cottage.

I also do not share the view that the development is not of a high design appearance. While I feel that the raising of the rear single storey wall heights to 900mm above that of the cottage could be softened and the design of this roof area simplified, the two storey portion is cleverly proportioned and juxtaposed to the cottage. I believe Objective 1 of Design and Appearance could be better satisfied by lowering the height of the upper floor level in addition to the other suggestions.

City of West Torrens Heritage Advisor Comment

Therefore, provided the amendments are made willingly, I do not agree that the compromise proposal falls short in satisfying PDC 1 or PDC 4 of Residential Development.

5. I suggest that aligning the west edge of the pool with the west wall of the cottage would also remove neighbour concerns about the pool and improve the access to the pool for cleaning.

I would also state that the reconstruction of the carport as a continuation of the front verandah of the dwelling is not in keeping with the intent of the desired character statement for the policy area which seeks no garages or carports forward of the dwelling, especially in raising the boundary wall to create a long garage wall of 12 metres.

6. Consideration could be given to carport and verandah amendments summarised below.

Conclusion:

The roof form of the original cottage does not, as readily as other older dwellings in the area, lend itself to a two-storey addition within an extended roof space.

The design offers a narrow addition facing the street, which in itself minimises impact and maintains the legibility of the original form. The roof form reflects the cottage scale. The design is conceptually of a high standard but requires amendments that will reduce the height of the proposal and allow the cleverly designed upper floor to sit more comfortably with the existing dwelling.

The two-storey element of the addition is notably set well back from and screened by the steeply pitched cottage form. Being offset also means that the addition will be further visually disconnected from the cottage roof.

The main reason for the perceived prominence of the addition is the height of the upper floor itself. Improvement in the form of reduced visibility could be better achieved by lowering the ceiling to the kitchen and toilet areas, immediately below the upper floor.

7. The hipped roof proposal, while offered as a compromise, may allay fears of visual dominance. The removal of the circular window is noted and supported, but a narrow vertical slit window is probably warranted. However, I am less inclined to suggest the corrugated cladding and would prefer instead that the timber cladding be reinstated for consistency.

I have made suggestions regarding the pool proximity to the boundary and also the location of pool equipment. Slight adjustments may allay neighbour concerns.

Further suggestions including some that are not part of the application include:

- Reduce the height or length of the garage wall on boundary; this should be articulated in some way;
- Consider setting back the street facing garage wall by 500mm;
- Consider removing the verandah in front of the garage;
- Consider making the street facing garage wall horizontal, rather than raking;
- Consider reducing the south walls of the addition as 900mm higher than the existing seems excessive.

The aim is to improve the legibility, integrity and prominence of the original dwelling and the reduce the floor level of the upper floor by reducing the ceiling height to the kitchen areas.

Douglas Alexander

Page 5 of 5

Sonia Gallarello

From: Sonia Gallarello
Sent: Thursday, 5 April 2018 1:59 PM
To: 'Ben Feijen'
Cc: 'Megan Sypek'
Subject: 211/1103/2017 ERD 18-42 69 Ashley Street, Torrensville

Hi Megan and Ben,

As discussed Council have engaged Flightpath Architects to provide a review and compromise options in respect to the development as follows. I will summarise the report and a post discussion with Flightpath, with the following:

- The preferred front elevation is the gable end vs the hip;
- Removal of the circular window to the front and consider replacement with a narrow vertical slit window;
- Reduce the ceiling height over the kitchen and bathroom, immediately below the upper floor to allow the upper floor to be lowered. 600mm is suggested;
- Consider reducing the south walls of the addition by 900mm as it sits above the original dwelling wall height;
- Timber cladding is supported;
- Align the western edge of the pool with the west edge wall of the cottage;
- Reduce the height or length of the garage wall / carport on boundary; this should be articulated in some way;
- Consider setting back the street facing garage wall / carport by 500mm;
- Consider removing the verandah in front of the garage / carport;
- Consider making the roof of the garage / carport flat rather than raked or pitched;

Additionally to the above, the pool pump needs to be carefully considered in respect to the adjoining neighbour boundary and located within a cover and located as far away from the western neighbours as far as possible.

I note that we have an ERD Court conference dated 9 April, 2018 but am happy to discuss the above should you wish.

Kind regards,

Sonia Gallarello
Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

FITCORE - Living the Values

Sonia Gallarello

From: Ben Feijen
Sent: Monday, 9 April 2018 6:22 PM
To: Sonia Gallarello
Cc: 'Megan Sypek'; 'Scott Sypek'; Amber Wynn; Rachel Knuckey
Subject: RE: 211/1103/2017 ERD 18-42 69 Ashley Street, Torrensville
Attachments: SYP-PLALL_09.04.18.pdf

Hi Sonia

Please find attached a pdf copy of the amended planning drawings as discussed prior to the ERD Court Conference today.

With reference to the dot points provided by you last Thursday, we offer the following responding comments in blue:

- The preferred front elevation is the gable end vs the hip;
We have retained the gable end as per the original application
- Removal of the circular window to the front and consider replacement with a narrow vertical slit window;
We have amended the front window of the two storey addition to be a vertical narrow window as suggested
- Reduce the ceiling height over the kitchen and bathroom, immediately below the upper floor to allow the upper floor to be lowered. 600mm is suggested;
We have reduced the ceiling height over the kitchen by 350mm. Reducing the ceiling height below 2400 would be non-compliant with the BCA.
- Consider reducing the south walls of the addition by 900mm as it sits above the original dwelling wall height;
We have removed the parapet walls to the ground floor addition to reduce the height. We are keen to match the ceiling height of the existing dwelling to the Dining and Lounge addition
- Timber cladding is supported;
We have retained the timber cladding as per the original application.
- Align the western edge of the pool with the west edge wall of the cottage;
We have relocated the swimming pool to 1m from the western boundary. Aligning the pool to the western wall of the existing dwelling would bring the pool too close to the addition.
- Reduce the height or length of the garage wall / carport on boundary; this should be articulated in some way;
We have reduced the extent of wall along the boundary to 8m.
- Consider setting back the street facing garage wall / carport by 500mm;
There is no intention to alter the existing north façade of the carport as part of the project. Shifting the existing wall would also require a new verandah to be constructed.
- Consider removing the verandah in front of the garage / carport;
There is no intention to alter the existing verandah as part of the project.
- Consider making the roof of the garage / carport flat rather than raked or pitched;
We have altered the proposed carport roof to a 2 degree pitch falling south from the existing north façade.

We have also relocated the swimming pool enclosure to the southern end of the swimming pool, and off the boundary, away from the western neighbour's residence.

We are keen to receive a copy of the Flightpath Architects review of the project. It remains unclear as to whether the points raised in the planning report recommending refusal of the project are supported or refuted by the heritage architect's report.

Our understanding from the meeting today is as follows:

- You will review the amended drawings and provide an internal report by the 18th of April that will be put to the following Cap meeting on the 8th of May.
- Being court listed, the CAP panel will discuss the application in private.
- Following the CAP meeting we will be notified by council of the outcome, with a reconciliation conference booked at the ERD court for Tuesday 15th May at 2:15pm.

We are keen to be given the opportunity to further address any points or issues to ensure a favourable recommendation from the council.

Kind regards

Ben Feijen
director

fen Architecture

University of Adelaide - Thebarton Campus
5, 35-37 Stirling St, Thebarton 5031

From: Sonia Gallarello
Sent: Thursday, April 05, 2018 1:59 PM
To: 'Ben Feijen'
Cc: 'Megan Sypek'
Subject: 211/1103/2017 ERD 18-42 69 Ashley Street, Torrensville

Hi Megan and Ben,

As discussed Council have engaged Flightpath Architects to provide a review and compromise options in respect to the development as follows. I will summarise the report and a post discussion with Flightpath, with the following:

- The preferred front elevation is the gable end vs the hip;
- Removal of the circular window to the front and consider replacement with a narrow vertical slit window;
- Reduce the ceiling height over the kitchen and bathroom, immediately below the upper floor to allow the upper floor to be lowered. 600mm is suggested;
- Consider reducing the south walls of the addition by 900mm as it sits above the original dwelling wall height;
- Timber cladding is supported;
- Align the western edge of the pool with the west edge wall of the cottage;
- Reduce the height or length of the garage wall / carport on boundary; this should be articulated in some way;
- Consider setting back the street facing garage wall / carport by 500mm;
- Consider removing the verandah in front of the garage / carport;
- Consider making the roof of the garage / carport flat rather than raked or pitched;

Additionally to the above, the pool pump needs to be carefully considered in respect to the adjoining neighbour boundary and located within a cover and located as far away from the western neighbours as far as possible.

I note that we have an ERD Court conference dated 9 April, 2018 but am happy to discuss the above should you wish.

Kind regards,

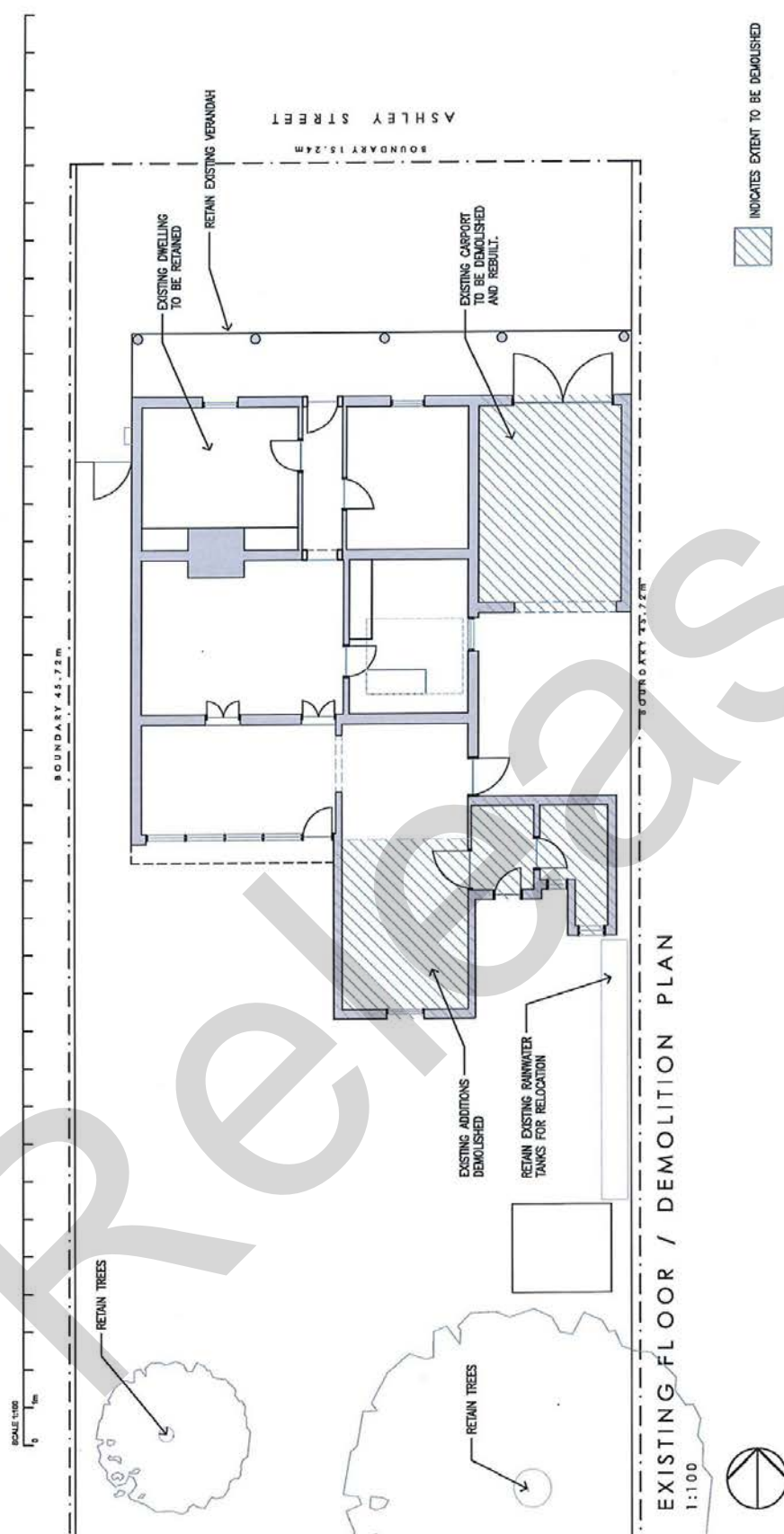
Sonia Gallarelo
Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

FITCORE - *Living the Values*

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.



Virus-free. www.avg.com



RE-ISSUED FOR PLANNING APPROVAL DE-04-18

revision amendment

Sypek Residence 69 Ashley Street, Torrensville			
drawing	PL01	job	1639-SYP
revision		number	8

RECEIVED
- 9 APR 2018
City of West Torrens
City Development

fen Architecture

m: 0427 617 331 t: 8352 7535

THE COPYRIGHT FOR THIS DOCUMENT IS VESTED IN THE ARCHITECT



