

## COUNCIL ASSESSMENT PANEL MEETING

9 June 2021

### AGENDA – 8.5

<b>Applicant:</b> Sasha & Gary Holland	<b>Landowner:</b> S J L & G L Holland
<b>Agent:</b> Philip Harnett (URPS)	<b>Originating Officer:</b> Damon Huntley
<b>Development Application:</b>	20/1198/473
<b>Application Description:</b> Two storey detached dwelling, deck (maximum height 4.12m), combined fence & retaining walls (maximum height 3.4m), swimming pool & associated barriers, masonry fence, associated earthworks & landscaping	
<b>Subject Land:</b> Lot:50 Sec: P2797 DP:111446 CT:6175/564	<b>General Location:</b> 9 Braemar Terrace Stirling  <b>Attachment – Locality Plan</b>
<b>Development Plan Consolidated:</b> 08 August 2019 <b>Map</b> AdHi/28 & AdHi/72	<b>Zone/Policy Area:</b> Country Living Zone - Country Living (Stirling And Aldgate) Policy Area
<b>Form of Development:</b> Merit	<b>Site Area:</b> 771 m <sup>2</sup>
<b>Public Notice Category:</b> Category 2 Merit	<b>Representations Received:</b> 6  <b>Representations to be Heard:</b> 4 (previously heard)

#### 1. EXECUTIVE SUMMARY

The purpose of this application is to construct a two-storey detached dwelling, deck (maximum height 4.12m), combined fence & retaining walls (maximum height 3.4m), swimming pool and associated barriers, masonry fence, associated earthworks & landscaping.

The application was deferred by CAP on 12 May 2021 to allow the Applicant to respond to the following design matters:

- (1) The scale of the front balcony and level of intrusion into the streetscape.
- (2) The building set-back to the western boundary.
- (3) To provide a revised Landscaping Plan that amends the plant species for the front garden to be of an evergreen nature and of a height and volume of canopy that provides increased screening to the streetscape.

Following the provision of revised drawings and an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

## 2. DISCUSSION OF REVISED DRAWINGS AND UPDATED LANDSCAPE PLAN

### (1) The scale of the front balcony and level of intrusion into the streetscape

During the Council Assessment Panel meeting of 12 May 2021, the Panel considered that the overall size and scale of the front balcony would form a highly prominent feature of the dwelling, and determined that the element would form an intrusive component of the building when viewed within the immediate streetscape.

In response to the matter raised by the Panel, the Applicant has amended the design of the balcony positioned at the front of the proposed dwelling. The table below provides an overview of the design alterations relating to the balcony (refer to the change of dimensions listed in the column labelled 'Drawing 04 of 07 Rev F'):

	Drawing 04 of 07 Rev E	Drawing 04 of 07 Rev F
<b>Depth</b>	4m (maximum) 3.5m (minimum) 3m (cantilevered canopy above)	3m (maximum) 2m (minimum) 2m (cantilevered canopy above)
<b>Width</b>	10.3m 5.8m (cantilevered canopy above)	10.3m 5.8m (cantilevered canopy above)
<b>Total Area</b>	39.03m <sup>2</sup>	26.6m <sup>2</sup>

As illustrated in the table above, the set-back distance of the primary balcony (from the living area) has reduced by a depth of 1 metre (i.e. 25%), and the set-back distance of the secondary balcony (from bedroom 1) has reduced by a depth of 1.5 metres (or 43%). The canopy projection cantilevered above the primary balcony has reduced from 3 metres to 2 metres. The change of dimensions to the total balcony area amounts to a reduction in the order of 32%.

It is noted that the main building line of the dwelling complies with the 8m minimum front setback requirement as desired by PDC 9 (Country Living Zone). However, it is acknowledged that the upper-level balcony does intrude within the 8m set-back area between the main face of the dwelling and the front boundary of the property. From the front boundary of the site, the balcony would be set-back a minimum distance of 6.5 metres, to a maximum of 7.5 metres.

Whilst the balcony is positioned within the 8 metre separation distance sought by PDC 9, the reduced set-back distance of the balcony is considered to be acceptable as the balcony forms an open profile, offering visual permeability to the principle elevation of the dwelling.

Furthermore, it is considered that the balcony integrates and enhances the overall aesthetic of the frontage of the dwelling. In addition, it is considered that the reduced size of the balcony integrates well with the overall size and scale of the dwelling,

providing both articulation and visual interest in a way that does not excessively exacerbate the overall bulk and scale of the building as viewed from Braemar Terrace.

**(2) The building set-back to the western boundary**

The Applicant has amended the design of the dwelling to incorporate a greater set-back distance from the western boundary. The table below outlines the design alterations relating to the minimum set-back distance to the side boundary (refer to the change of dimensions listed in the column labelled 'Drawing 02 of 07 Rev F'):

	<b>Drawing 02 of 07 Rev E</b>	<b>Drawing 02 of 07 Rev F</b>
<b>Minimum set-back distance</b>	1.005m	1.505m
<b>Length of subject wall</b>	4.3m	4.3m

As demonstrated in the table above, the minimum set-back distance of the western wall has been reconfigured from 1.005 metres to a set-back distance of 1.505 metres (i.e. a 50% increase).

It is noted that the western wall of the dwelling is a maximum height of 6.5 metres, measured from natural ground level below. It is noted that the western wall of the dwelling only exceeds 6 metres across 2.7 metres of wall length. The remaining 14.9 metres of the western wall ranges between a maximum height of 6 metres (measured above natural ground level), and a minimum of 3.3 metres (measured from finished ground levels).

In terms of side set-backs, a depth of 13.6 metres of the western wall does not meet the 3 metre set-back distance sought by PDC 9 (Country Living Zone), but does comply for 4.1 metres of the wall length.

It is noted that 76% of the total western wall does not meet to the set-back requirements of PDC 9, and the area of wall breaching the desired set-back parameter forms a depth of 43% of the total side boundary length of the allotment. While an additional side set-back distance of 0.5m to 1m would bring the design closer to the desired side set-back parameters of PDC 9, regard has been given to the limited site area of the subject land, and the area of the site for which is suitable to accommodate the footprint of the dwelling.

It is noted that the adjoining site at 7A Braemar Terrace is currently a vacant allotment, and as a result, the maximum height of the wall will not give rise to any overshadowing. It is noted that the side set-back requirements are achieved on the eastern flank of the dwelling. When considered on balance, the design shortfall against the setback guidelines in PDC 9 does not warrant refusal of the application.

**(3) To provide a revised Landscaping Plan that amends the plant species for the front garden to be of an evergreen nature and of a height and volume of canopy that provides increased screening to the streetscape**

An amended Landscape Plan (Version 2) prepared by Stirling Garden Design Studio has been updated to incorporate a selection of additional tree species to soften the appearance of the front of the property, and further mitigate exchange of views between the dwelling

and Braemar Terrace. The following table prepared by Phil Harnett of URPS provides the list of additional tree species forming the amended Landscape Plan:

Identification Number on Landscape Plan	Common Species Name	Evergreen?	Mature Height	Mature Width
16	Hilli Flash	Yes	10 metres	3 metres
18	Smoke Bush	No	4 metres	2 metres
19	Crepe Myrtle	No	8 metres	4 metres

As outlined in the planning report prepared by Phil Harnett of URPS dated 18 May 2021, the trees (particularly the seven (7) ‘Hilli Flash’ trees) will be planted in incremental spaces to serve as a hedge, allowing minimal visibility into and out of the subject land. In seeking to establish an effective measure of screening between adjacent properties, the planning report states the following:

“The mature height and width of the trees ensures suitable screening to adjacent properties, particularly when considered against the separation distance and established trees already present on neighbouring properties.”

The two rows of Hilli Flash trees would cover a combined length of 17 metres across the front boundary of the property (approximately 70% of the front boundary length). The two rows of the Hilli Flash trees are separated to allow passage of the centrally positioned driveway from Braemar Terrace.

It is considered that the amended Landscape Plan prepared by Stirling Garden Design Studio dated 24 May 2021 will allow sufficient screening trees to be planted to both soften the appearance of the property boundaries, and further mitigate exchange of views between the dwelling and Braemar Terrace. Should the application be supported by the Council Assessment Panel, staff recommend a condition of consent relating to the proposed tree planting and planting timeframes (refer to Condition 8 below).

The revised plans and documentation is included as ***Attachment – Proposal Plans***.

### 3. SUMMARY & CONCLUSION

The development proposal to construct a two-storey detached dwelling and associated earthworks at 9 Braemar Terrace, Stirling demonstrates a reasonable consistency with the relevant provisions of the Development Plan.

Despite the opposition from neighbouring residents exhibited through the public notification process, the proposal is considered to adequately respond to and address the relevant concerns, in particular matters relating to character and amenity impacts.

Further, the proposal is considered to represent an appropriate form of development for the site that responds to the site conditions. The proposed dwelling is designed to respond to the topography of the site, the visual impact is anticipated based on the bulk and scale of nearby dwellings and will be landscaped to soften the proposal and to provide screening.

For the above reasons, the proposal is sufficiently consistent with the relevant provisions of the Development Plan, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

#### 4. RECOMMENDATION

**That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 20/1198/473 by Sasha & Gary Holland for Two storey detached dwelling, deck (maximum height 4.12m), combined fence & retaining walls (maximum height 3.4m), swimming pool & associated barriers, masonry fence, associated earthworks & landscaping at 9 Braemar Terrace Stirling subject to the following conditions:**

##### **(1) Development In Accordance With The Plans**

**The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:**

- **Amended Site Plan (Lower Floor) drawn by In Property Design Sheet 01 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Site Plan (Upper Floor) drawn by In Property Design Sheet 02 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Floor Plan (Lower Level) drawn by In Property Design Sheet 03 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Floor Plan (Upper Level) drawn by In Property Design Sheet 04 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Elevations (Front / Side / Pool) drawn by In Property Design Sheet 05 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Elevations (Rear / Side) drawn by In Property Design Sheet 06 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Streetscape Elevation drawn by In Property Design Sheet 05 of 07 Rev F (received by Council dated 20 May 2021)**
- **Amended Section Plan (Section Along Driveway Floor Levels) by In Property Design Drawing No. 626020 - C2 Issue A dated Oct 2020 (received by Council dated 24 March 2021)**
- **Amended Siteworks and Stormwater Drainage Plan by In Property Design Drawing No. 626020 - C1 Issue B dated Oct 2020 (received by Council dated 24 March 2021)**
- **Letter to Council by Phil Harnett of URPS Ref: 21ADL-0237 dated 18 May 2021 (received by Council dated 18 May 2021)**
- **Amended Landscape Plan drawn by RS of Stirling Garden Design Studio dated 24 May 2021 (received by Council dated 24 May 2021)**
- **Easement Identification Plan (received by Council dated 18 January 2021)**

- **Amended Site Stormwater Calculations by Nigel Hallett and Associates dated March 2021 (received by Council dated March 2021)**
- **Cover Letter written by Sasha and Gary Holland dated 06 November 2020 (received by Council dated 06 November 2020)**
- **Letter of Agreement (Consent to Build Over and Within Easement) written by Paul Collins dated 29 April 2021 (received by Council dated 04 May 2021)**

**(2) Residential Access Point – SD13**

The vehicle access point(s) and cross over shall be constructed in accordance with Adelaide Hills Council standard engineering detail SD13 - residential vehicular crossing paved for sealed road with kerb and SD16 – allowable crossover locations, within 3 months of occupation/use of the development

**(3) External Finishes**

The external finishes to the building herein approved shall be as follows:

**WALLS:** Scyon Wall Cladding - Hayes Colour Expressions, Pale Mushroom 4 or similar

**ROOF:** Windspray or similar

**(4) Soil Erosion Control**

Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

**(5) Firefighting Water Supply - Mains Water Supply Available**

A supply of water independent of reticulated mains supply shall be available at all times for fire fighting purposes:

- A minimum supply of 2,000 (two thousand) litres of water shall be available for fighting purposes at all times; and
- The water supply shall be located such that it provides the required water; and
- The water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and
- The water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and
- A water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and
- Where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.

**(6) Stormwater Overflow Directed To Street**

All roof run-off generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.

**Overflow from rainwater tanks is to be directed to the street (via a pump if necessary) or managed on-site to the satisfaction of Council using design techniques to the satisfaction of Council.**

**(7) Swimming Pool Backwash Water**

**Backwash water from swimming pool filter(s) shall be directed to the sewer.**

**(8) Timeframe For Landscaping To Be Planted**

**Landscaping as detailed on Amended Landscape Plan prepared by Stirling Garden Design Studio dated 24 May 2021 shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.**

**NOTES**

**(1) Development Plan Consent Expiry**

**This Development Plan Consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision or, if an appeal has been commenced, the date on which it is determined, whichever is later.**

**Building Consent must be applied for prior to the expiry of the DPC and lodged through the PLANSA portal unless a private certifier was engaged prior to 19 March 2021. The time period may be further extended by Council agreement following written request and payment of the relevant fee.**

**(2) Public Utility Services**

**Public utility services including light poles and conduits may be present in the road reserve area and it is the property owner's responsibility to ensure these services are not damaged as a result of the development. It is the property owner's responsibility to negotiate the alteration of services in the road reserve. All services within the road reserve should be located prior to any excavation.**

**(3) Works On Boundary**

**The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.**

**(4) Sewer Connection**

**The dwelling shall be connected to SA Water mains sewer supply in accordance with the approval granted by SA Water. All work shall be to the satisfaction of SA Water.**

**(5) EPA Environmental Duty**

**The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.**

**(6) Erosion Control During Construction**

**Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.**

**(7) Surveyed Boundaries**

**The onus of ensuring that any wall or fence is located in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when the wall is complete.**

**9. ATTACHMENTS**

Amended Proposal Plans

Respectfully submitted

Concurrence

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**Damon Huntley**  
**Statutory Planner**

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**Deryn Atkinson**  
**Assessment Manager**



**SITE NOTES**

BUILDER TO CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ANY DISCREPANCIES IN DOCUMENTATION AND / OR ON SITE ARE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT LOCAL AUTHORITY REQUIREMENTS

FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT, ETC. TO BE INSPECTED AND APPROVED BY ENGINEER OR BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT

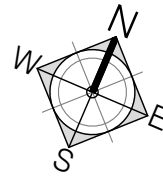
GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

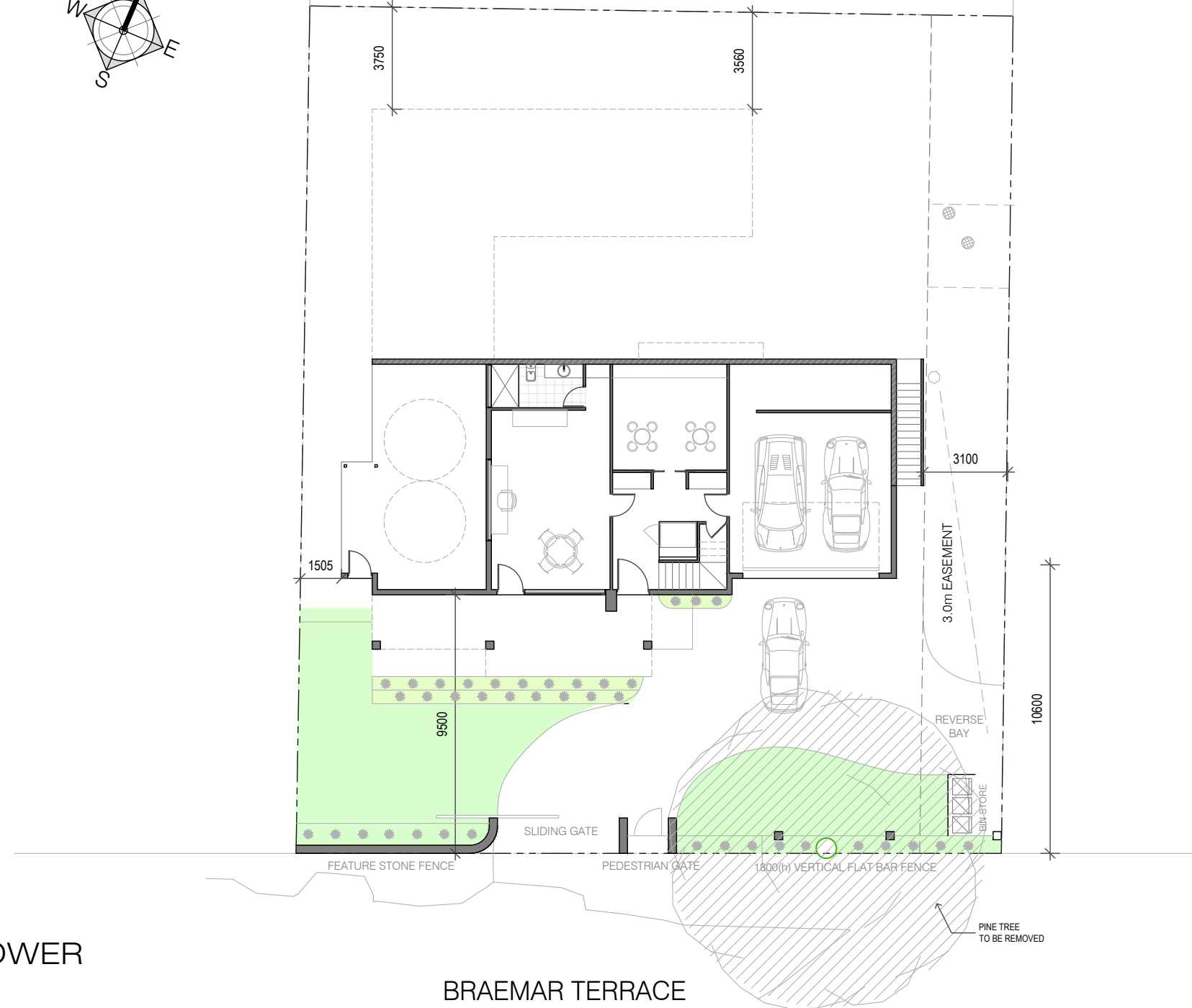
STORMWATER TO BE DISCHARGED TO STREET WATERTABLE OR RAINWATER TANK IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND/OR DIRECTION

SURFACE WATER RUN-OFF FROM NOT LESS THAN 50sqm OF ROOF CATCHMENT AREA TO BE STORED IN 1000L RAIN WATER TANK AND PLUMBED TO EITHER A TOILET, WATER HEATER OR LAUNDRY COLD WATER AND, INLET/OVERFLOW ON RAIN WATER TANK MUST BE FITTED WITH INSPECT PROOF AND NON DEGRADABLE SCREENS



**PROPOSED RESIDENCE**

TOTAL SITE AREA:	771m <sup>2</sup>
POS: (REAR + BALC)	283m <sup>2</sup> (35%)
SITE COVERAGE:	335m <sup>2</sup> (43%)



**SITE PLAN - LOWER**

SCALE 1:200

BRAEMAR TERRACE

**AMENDED 20/05/2021**

**SITE NOTES**

BUILDER TO CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

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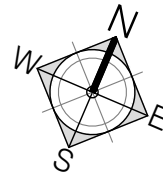
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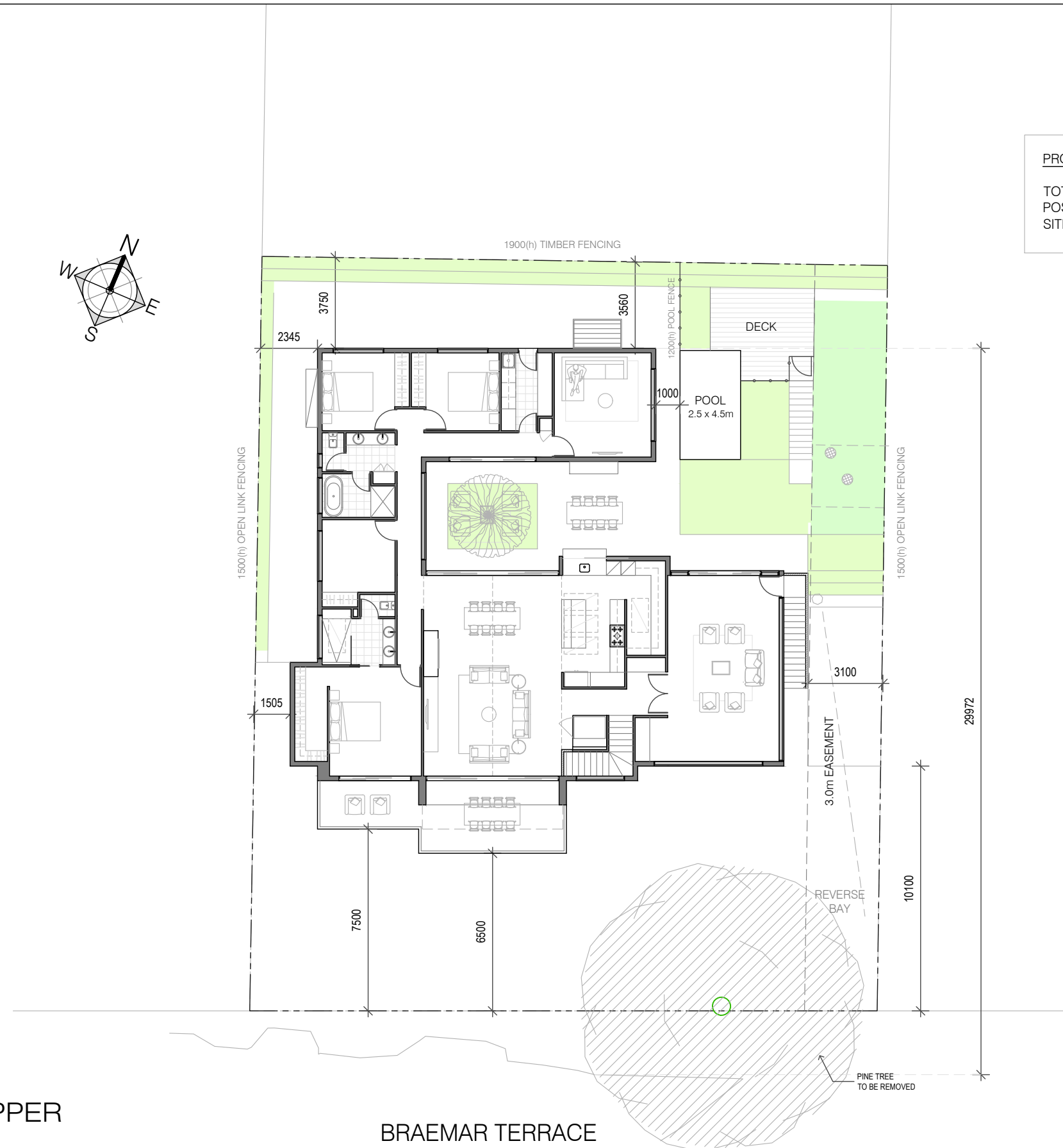
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**SITE PLAN - UPPER**  
SCALE 1:200

BRAEMAR TERRACE

PINE TREE TO BE REMOVED

**AMENDED 20/05/2021**

## GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

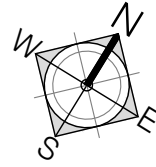
ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2014

ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014

ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)



### PROPOSED RESIDENCE

LWR LIVING:	76.55m <sup>2</sup>
GARAGE:	50.21m <sup>2</sup>
SUNROOM:	37.88m <sup>2</sup>
UPR LIVING:	220.54m <sup>2</sup>
BALCONY:	26.66m <sup>2</sup>

TOTAL: 411.84m<sup>2</sup>

## FLOOR PLAN - LOWER

SCALE 1:100



## GENERAL NOTES

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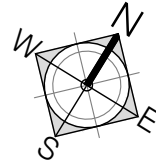
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SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)



### PROPOSED RESIDENCE

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BALCONY:	26.66m <sup>2</sup>

TOTAL: 411.84m<sup>2</sup>

## FLOOR PLAN - UPPER

SCALE 1:100

**AMENDED 20/05/2021**

04 OF 07  
scale at A3

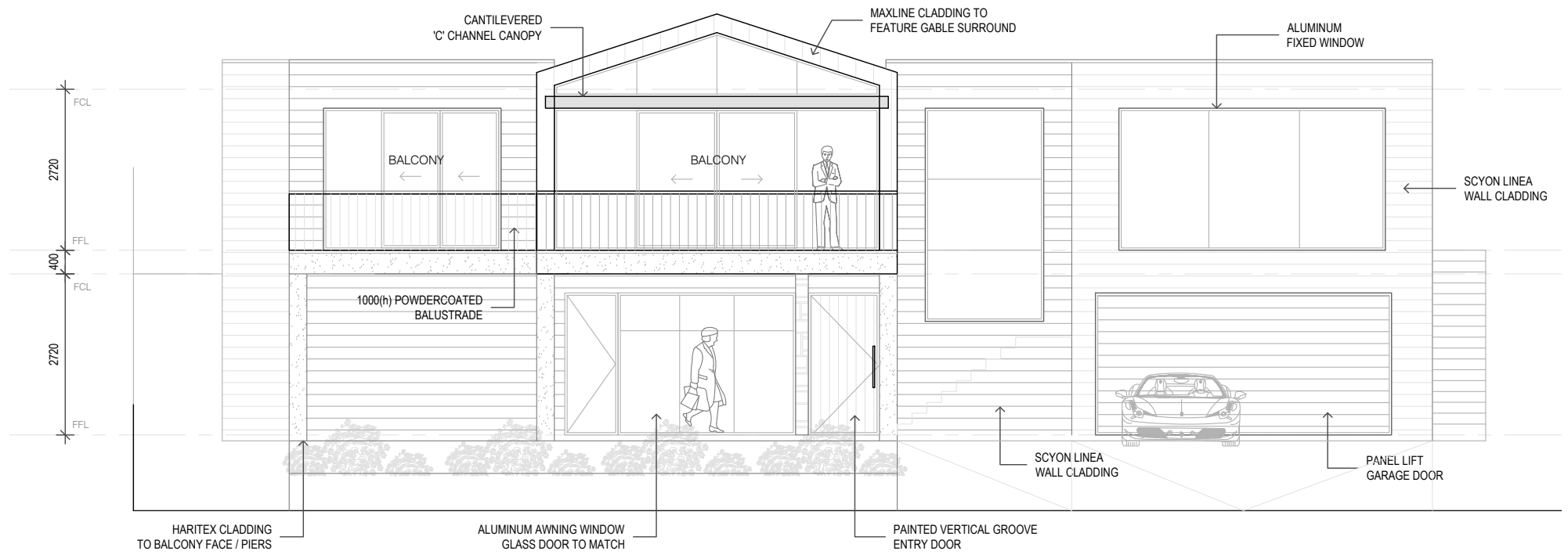
Client: Gary & Sasha Holand  
Address: 9 Braemar tce Stirling

**in** property  
Design

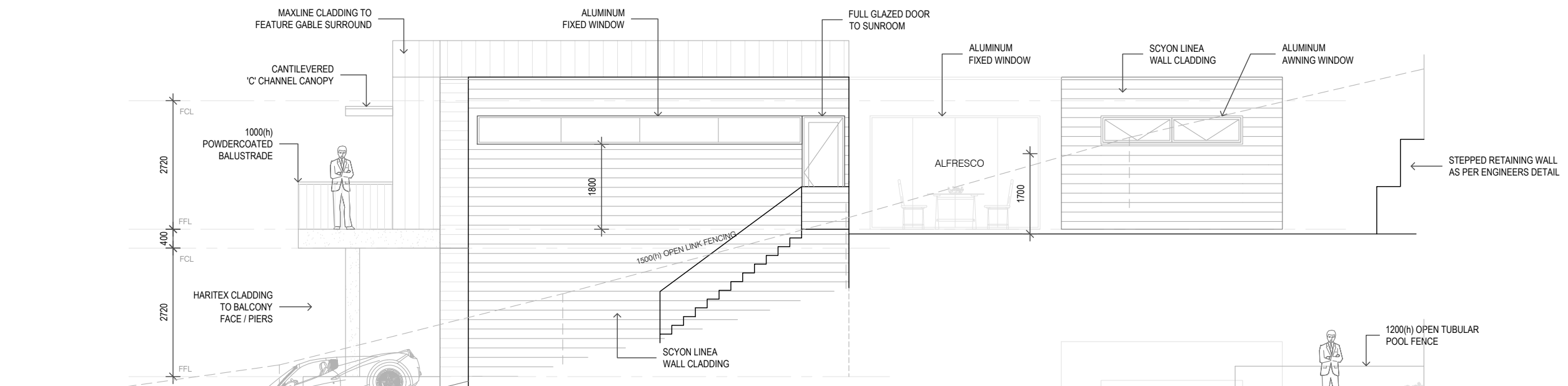
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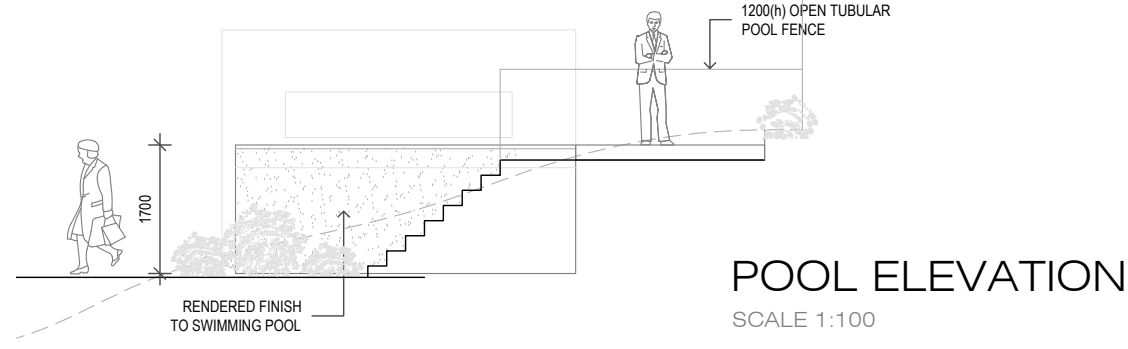
david@inpropertydesign.com.au | 0407 398 437 | www.inpropertydesign.com.au



**FRONT ELEVATION**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:100



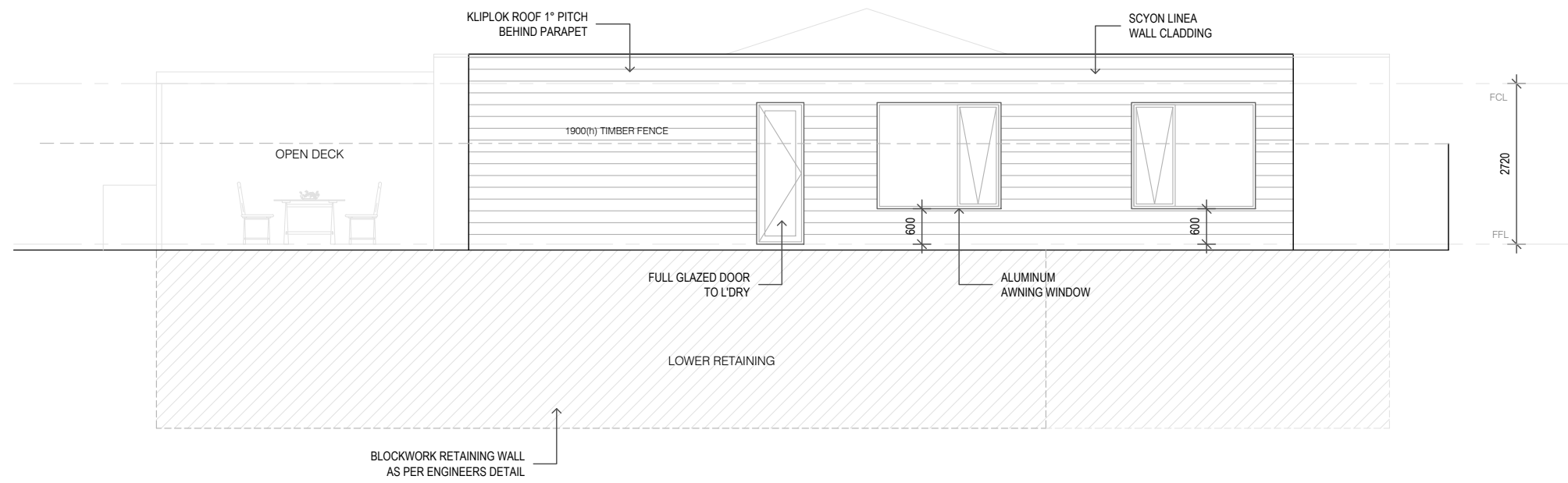
**POOL ELEVATION**  
SCALE 1:100

**AMENDED 20/05/2021**

Client: Gary & Sasha Holand  
Address: 9 Braemar tce Stirling  
05 OF 07  
scale at A3

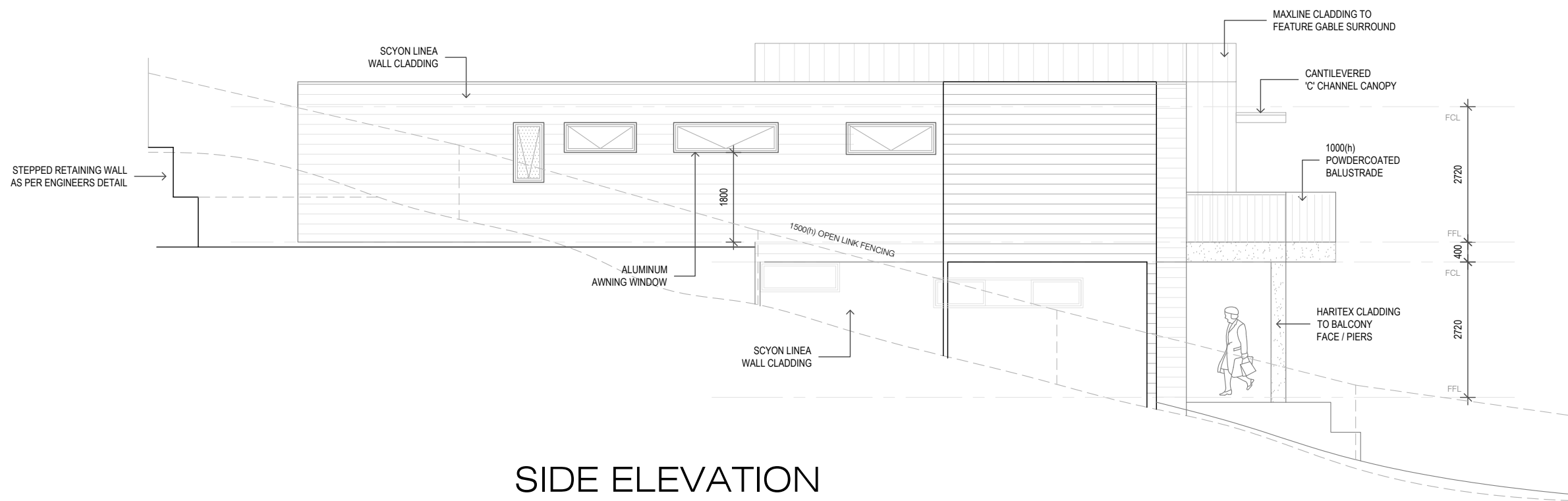
in property Design  
REVISION F  
JOB# 643

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# REAR ELEVATION

SCALE 1:100



# SIDE ELEVATION

SCALE 1:100

AMENDED 20/05/2021



**STREETSCAPE - BRAEMAR TCE**  
SCALE 1:100

COLOUR SCHEDULE	
SCYON LINEA PANEL:	DULUX 'BLEACHES'
MAXLINE CLADDING:	COLOURBOND 'SURFMIST'
ROOF / CAPPING:	COLOURBOND 'SHALE GREY'
WINDOWS:	STANDARD ALUMINUM 'WHITE'
BALUSTRADE:	POWDERCOATED 'SURFMIST'
ENTRY DOOR:	CORINTHIAN 'SHIPLAP TIMBER' CLEAR NATURAL STAIN
GARAGE DOOR:	GLIDEROL SECTIONAL OVERHEAD TUSCAN PROFILE - 'SURFMIST'
FRONT FENCE:	RENDER - DULUX 'BLEACHES' FLAT BAR - 'SURFMIST' FEATURE STONE - TBA

**AMENDED 20/05/2021**

18 May 2021

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Dear Damon

## **Development Application 20/1198/473 – 9 Braemar Terrace, Stirling.**

### **Introduction**

At its meeting dated 12 May 2021, the Adelaide Hills Council Assessment Panel deferred consideration of Development Application 20/1198/473 so that a response could be provided to the following matters:

1. The scale of the front balcony and level of intrusion into the streetscape.
2. The building set-back to the western boundary.
3. To provide a revised Landscaping Plan that amends the plant species for the front garden to be of an evergreen nature and of a height and volume of canopy that provides increased screening to the streetscape.

A response to each of these matters is explained below in corresponding order with the following updated plans attached.

- Amended architectural plans by In-Property Design – Revision F.
- Amended Landscape Plan by Stirling Garden Design Studio - Version 2.



## Matter 1

The applicant has made the following amendments to reduce the intrusion of the front balcony into the streetscape:

- Increased the setback of the primary balcony (from the living room) by 1 metre.
- Reduced the canopy projection over the primary balcony by 1 metre.
- Increased the setback of the secondary balcony (from bedroom 1) by 1.5 metres.

This has meant that the scale of the balcony has also reduced substantially, particularly that which extends from bedroom 1.

It is relevant to note the following design features which aim to reduce the prominence of the balconies within the façade, yet at the same time ensure positive articulation and proportionate design features:

- The setback difference between the primary and secondary balcony has increased to reduce the perception of width and ensure the secondary balcony as subservient in terms of use.
- All components of the balcony, and terrace below, are open sided to enable visual permeability to the façade of the dwelling.
- Balustrades have been designed to reduce solid features, and again, allow visual permeability.

Further, the following planning considerations are important to acknowledge:

- The proposed street facing balconies are intended to be secondary to the primary outdoor spaces of the dwelling. These primary outdoor spaces are situated to the side and rear of the dwelling for privacy, are larger, feature a servery direct from the kitchen area and overlook the proposed swimming pool.
- The balconies provide shelter and emphasise the pedestrian entry to the dwelling, as encouraged by the Council Wide, Design and Appearance provisions of the Development Plan.
- The balconies are proportionate to the host dwelling and provide complementary design features that enhance the dwellings façade and street presentation.
- The staggered balcony approach supplements the staggered setbacks in the dwelling's facade.
- The Council Wide, Crime Prevention provisions within the Development Plan specifically encourage that buildings should overlook public spaces (Braemar Terrace) to allow casual surveillance.

- The proposed balcony does not unreasonably diminish space for front garden landscaping or on-site car parking. Landscaping will be discussed further below in Matter 3.
- The proposed balconies to not unreasonably impact neighbouring privacy in a manner that is contrary to the Development Plan, particularly when considering distance, established and proposed the trees.

### Matter 2

The applicant has amended the walk-in-robe extending from bedroom 1 to increase the setback from the western boundary by 500 millimetres, to be 1.5 metres.

The remainder of the dwelling is setback at least 2.3 metres from the western boundary and largely has a single storey height as the natural ground level ascends.

The 1.5 metre setback now proposed has a total length of 4 metres which is insignificant given the total length of the western boundary is 31.1 metres and substantial space features around all other elevations of the dwelling.

### Matter 3

The applicant further engaged with Stirling Garden Design Studio, a qualified landscape architect, to address the matter of landscaping in the front garden.

The amended Landscape Plan now features the following trees that will visually screen the proposed dwelling and enhance visual separation from adjacent properties.

Identification Number on Landscape Plan	Common Species Name	Evergreen?	Mature Height	Mature Width
16	Hilli Flash	Yes	10 metres	3 metres
18	Smoke Bush	No	4 metres	2 metres
19	Crepe Myrtle	No	8 metres	4 metres

These trees are additional to various other plants and shrubs that will complement the front garden area.

The trees identified above, particularly the 'Hilli Flash', will be planted at a density that will act as a hedge allowing very little visibility into or out of the subject land.

The plants identified in the table above have been selected for the following reasons:

- The mature height and width of the trees ensures suitable screening to adjacent properties, particularly when considered against the separation distance and established trees already present on neighbouring properties.
- The trees have a reasonable foliage density when leafed.
- The 'Hilli Flash' is an evergreen tree meaning it will not lose its leaves.
- The trees are fast growing and suited to the Stirling environment.
- The trees suit the character of Stirling and the Adelaide Hills. Other evergreen varieties have a lower foliage volume and did not reflect the visual character of Stirling.

Some images of the identified screening trees are below:

**Hilli Flash**



Smoke Bush



Crepe Myrtle - Tuscarora



## Conclusion

I would like to reiterate the following:

- The proposal satisfies the applicable components of the Policy Area's Desired Character.
- The proposed land use is residential as expected in the Zone and Policy Area.
- The proposal is for a single detached dwelling on a single allotment. The proposal does not increase expected densities in the Zone or Policy Area.
- The architectural style, with the amended balcony and western setback, is appropriate and satisfies the Desired Character of the Policy Area which encourages a variety of dwellings, including large dwellings.
- The proposed building height satisfies the Zone and Policy Area.
- Proposed boundary setbacks are appropriate with respect to the presentation of the locality and surrounding amenity.
- The proposal is provided with private open space, landscaping and on-site car parking in accordance with the Development Plan.
- The proposed site coverage satisfies the Development Plan, when including the street facing balconies.
- The proposal will not impose unreasonable levels of noise upon the locality.
- The proposal will not unreasonably impact neighbouring privacy in a manner that is contrary to the Development Plan.
- Stormwater runoff from the proposal will be managed in accordance with Council requirements.

I trust that I have addressed the matters raised by the Council Assessment Panel.

Please feel free to contact me on (08) 8333 7999 or at [pharnett@urps.com.au](mailto:pharnett@urps.com.au) should you wish to discuss any particular matter.

Yours sincerely,



**Phil Harnett**  
Senior Consultant



**Plant List**

Botanical name	Common Name
1 Lagerstroemia indica 'Natchez'	Crepe Myrtle 'Natchez'
2 Trachelospermum asiaticum	Flat Mat' Japanese Star Jasmine
3 Liriope mascari 'Evergreen plant'	Liriope 'Evergreen plant'
4 Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn 'Oriental Pearl'
5 Buxus microphylla 'Faulkner'	Dwarf Japanese Box (clipped into ball)
6 Liriope mascari 'Emerald Cascade'	Liriope 'Emerald Cascade'
7 Aspidistra elatior	Cast Iron Plant
8 Euonymus japonicus microphyllus 'Ezy Hedge' or	Japanese Spindle Bush 'Ezy Hedge' or
8 Abelia grandiflora nana	Dwarf glossy abelia
9 Tecurium fruticosum	Bush Germander (Clipped into ball)
10 Westringia fruticosa	Westringia 'Jervis Gem' (clipped into ball)
11 Dichondra argentea	Dichondra 'Silver falls'
12 Dichondra repens	Kidney Weed
13 Acanthus mollis	Oyster Plant
14 Nepeta x faassenii 'Walkers Low'	Catmint 'Walkers Low'
15 Helleborus hybridus	Hellebore
16 Ficus microcarpa hillii 'Flash'	Hilli 'Flash'
17 Escallonia ivyifolia	Escallonia Hedge or
17 Viburnum tinus 'Laurustinus' or	Viburnum tinus Hedge or
17 Acmena smithii 'Sublime' Clipped to hedge or	Sublime Lilly Pilly or
17 Photinia robusta	Photinia robusta
18 Cotinus coggygria 'Grace'	Smokebush 'Grace'
19 Lagerstroemia indica 'Tuscarora'	Crepe Myrtle 'Tuscarora'
20 Betula utilis Jacquemontii or	White Himalayan Birch or
20 Malus yunnanensis 'Wychwood Ruby' or	Wychwood Ruby Crab Apple or
20 Malus tshonoskii or	Japanese Crab Apple or
20 Pyrus calleryana 'Capital'	Capital Ornamental Pear
21 Anemone x hybrida 'Honorine Jobert'	White Japanese Windflower
22 Echium candicans 'Heronwood Blue'	Echium 'Heronwood Blue'
23 Viburnum opulus	Snowball Tree or Guelder Rose
24 Parthenocissus quinquefolia or	Virginia Creeper
24 Vitis colnietiae	Crimson Glory Vine
25 Arthropodium cirratum	NZ Rock Lily
26 Stachys byzantina 'Big Ears'	Lamb's Ears 'Big Ears'
27 Hylotelephium spectabile	Sedum 'Autumn Joy' or 'Matrona'
28 Salvia nemorosa 'Kate Glenn'	Meadow Sage 'Kate Glenn'
29 Westringia fruticosa 'Mundi'	Westringia 'Mundi'
30 Thymus serpyllum alba	White carpet thyme
31 Ajuga reptans	Bugle Flower
32 Chaenomeles speciosa	Flowering Quince or Flowering Japonica
33 Parthenocissus tricuspidata or	Boston Ivy or
33 Ficus pumila	Creeping fig (kept trimmed to small leaves only)
34 Salvia officinalis 'Berggarten' and 'Purpurea'	Culinary Sage
35 Magnolia grandiflora 'Teddy Bear'	Evergreen Magnolia 'Teddy Bear'
36 Ficus lyrata	Fiddle Leaf Fig
37 Correa calycina	Hindmarsh Correa
38 Juniperus horizontalis 'Glaucia' or 'Douglasii' or	Horizontal Juniper or
38 Juniperus conferta	Shore Juniper
39 Doryanthes palmeri	Spear Lily



16. Ficus microcarpa hillii 'Flash'  
10m height x 3m width

