

COUNCIL ASSESSMENT PANEL MEETING
8 July 2020
AGENDA – 9.3

Applicant: Goodhouse Pty Ltd	Landowner: R D Routley
Agent: N/A	Originating Officer: Doug Samardzija
Development Application:	19/1054/473
Application Description: Two storey dwelling alterations & additions, deck (maximum height 3m)	
Subject Land: Lot:1 Sec: P88 DP:79759 CT:6031/117	General Location: 7 Beadnell Crescent Bridgewater Attachment – Locality Plan
Development Plan Consolidated : 8 August 2020 Map AdHi/1 , 30 & 74	Zone/Policy Area: Country Living Zone & Country Living (Bridgewater) Policy Area
Form of Development: Merit	Site Area: 3200m ²
Public Notice Category: Category 2 Merit -	Representations Received: 1 Representations to be Heard: Representor heard at previous CAP meeting- 10 June 2020

1. EXECUTIVE SUMMARY

The purpose of this application is to construct a two storey addition to an existing single storey dwelling. The proposal includes a two storey addition above the northern end of the dwelling. The addition will include alterations to the ground floor plan by changing one of the bedrooms into an entry point and a stairwell. The upper level will include a master bedroom, additional living area and a small balcony.

At the 10 June 2020 meeting, the Council Assessment Panel deferred consideration of this development application to enable the applicant to explore options for inclusion in the development proposal to ameliorate overlooking and impact on the privacy of the neighbouring property at 9 Beadnell Crescent, Bridgewater.

The minutes of the 10 June 2020 meeting are included in the attachments.

Following the above resolution, the applicant has responded with amended plans and a letter outlining the introduction of adjustable louver slats on the eastern facing window which would be 200mm wide and extend 2.4m in height above the finished floor level and would be limited to an opening angle of 200mm in width at a 65 degree angle.

In consideration of all the information presented, and following 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/ASSESSMENT OF THE APPLICANT'S RESPONSE

At the 10 June 2020 meeting, the Council Assessment Panel considered and deliberated on the two storey addition proposal at 7 Beadnell Crescent, Bridgewater. Concerns were raised about the potential overlooking into neighbouring property at 9 Beadnell Crescent and these concerns were also outlined by the representor in her presentation. The determination of the proposal was deferred to allow the Applicant to explore options to ameliorate overlooking and impact on the privacy of the neighbouring property. The minutes from the meeting are included in Attachment – Minutes from 10 June 2020 CAP Meeting.

The Applicant has now submitted amended plans as well as a letter outlining the proposed changes to the two storey addition to include operable slates to the eastern facing upper level window to alleviate overlooking concerns towards the neighbouring property at 9 Beadnell Crescent, Bridgewater.

The operable slates are proposed to be installed the entire width of the window and to a height of 2.4m from the finished floor level of the upper level addition. The Applicant has outlined that by limiting the opening angle of the 200mm wide slats to 65 degrees this would allow for effective control of unwanted eastern summer solar access but also prevent overlooking into the adjoining property. In view of the additional measures that have been incorporated into the design, it is considered that the proposal satisfies PDC 18 within the Design & Appearance section of Development Plan which seeks that development minimises direct overlooking of the main internal living areas and areas of private open space of neighbouring properties by offsetting the location of balconies and windows so that the views are oblique rather than direct, by setting the building away from boundaries and incorporating screening where appropriate. An additional condition has also been included requiring that the screening to be installed prior to occupation of the upper storey addition. (Refer to recommended condition 6).

The proposed plans are included as ***Attachment – Amended Proposal Plans***.

3. SUMMARY & CONCLUSION

The Applicant has provided revised drawings with adjustable louvre slats included to the upper level eastern facing window which demonstrates that it will provide effective screening and prevent overlooking into adjoining neighbouring property at 9 Beadnell Crescent, Bridgewater. The slats have also been designed in a way that will blend in and complement the rest of the building work.

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 19/1054/473 by Goodhouse Pty Ltd for Two storey dwelling alterations & additions, deck (maximum height 3m) & associated earthworks at 7 Beadnell Crescent Bridgewater 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 prepared by Goodhouse, drawing number A1.0, dated 12/06/2020
- Amended existing house floor plan prepared by Goodhouse, drawing number A1.1, dated 10/12/2019 and date stamped by Council 12/06/2020
- Amended proposed ground floor plan prepared by Goodhouse, drawing number A1.2, dated 10/12/2019 and date stamped by Council 12/06/2020
- Amended upper level floor plan prepared by Goodhouse, drawing number A1.2.1, dated 10/12/2019 and date stamped by Council 12/06/2020
- Amended roof plan prepared by Goodhouse, drawing number A1.3 dated 10/12/2019 and date stamped by Council 12/06/2020
- Amended north and east elevation drawings prepared by Goodhouse, drawing number A2.0, dated 10/12/2019 and date stamped by Council 12/06/2020
- Amended south and west elevation drawings prepared by Goodhouse, drawing number A2.1, dated 10/12/2019 and date stamped by Council 12/06/2020

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(2) Residential Lighting

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

(3) External Finishes

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

WALLS: Mixture of timber cladding and Hiland Tray cladding in Colorbond Monument or similar

ROOF: Hiland Tray cladding in Colorbond Monument or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

(4) 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.

REASON: To minimise the threat and impact of fire on life and property as your property is located in a MEDIUM Bushfire Prone Area.

(5) Stormwater Overflow Directed To Water Course

All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow directed via a sealed system to the watercourse at the rear of the property to the satisfaction of Council within one month of the roof cladding being installed. Erosion protection shall be provided at the stormwater discharge point. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

(6) Upper Level Window Screening

The eastern facing upper level window of the dwelling shall be fitted with adjustable louvre screening slates to a height of 2.4m from the finished floor level of the upper level addition and shall be limiting to an opening angle of 65 degrees. The screening shall be installed prior to occupation of the upper storey addition and maintained in good condition at all times.

REASON: Buildings should be designed to not cause potential for overlooking of adjoining properties.

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 Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

Please refer to page two (2) of this form (Notes for Applicant blue box) for information on changes to the planning system and potential changes to extensions of time requests.

(2) 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.

(3) 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.

9. ATTACHMENTS

Locality Plan
Minutes – 10 June 2020 CAP Meeting
Applicant's Response and Amended Plans



Respectfully submitted

Concurrence

Doug Samardzija
Statutory Planner

Deryn Atkinson
Manager Development Services



- Annotations**
-  Representor
 -  Subject land

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Scale = 1:1508.220
50 m

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 10 JUNE 2020
63 MOUNT BARKER ROAD, STIRLING**

[Please Note: These minutes are unconfirmed until 8 July 2020]

9.3 Development Application 19/1054/473 by Goodhouse Pty Ltd for two storey dwelling alterations & additions and deck (maximum height 3m) at 7 Beadnell Crescent, Bridgewater

9.3.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Helen Thompson	9 Beadnell Crescent Bridgewater	Via Audio/Visual Link

The applicant's representative, Mark Thomas, addressed the Panel via audio/visual link.

9.3.2 Decision of Panel

Moved John Kemp Carried
S/- Ross Bateup (11)

The Council Assessment Panel DEFERS consideration of Development Application 19/1054/473 by Goodhouse Pty Ltd for two storey dwelling alterations & additions, deck (maximum height 3m) at 7 Beadnell Crescent Bridgewater to enable the applicant to explore options for inclusion in the development proposal to ameliorate overlooking and impact on the privacy of the neighbouring property at 9 Beadnell Crescent, Bridgewater.

Moved David Brown Carried unanimously
S/- Ross Bateup (12)

That the late submission received for Item 9.4 from the applicant, Derek Grove, be accepted to inform the decision making process of the Panel.

Friday, 12 June 2020

Adelaide Hills Council Advice - 19/1054 7 Beadnell Crescent – email from Doug Samardzija

Friday 12th June 11:23

*I advise that the Council Assessment Panel at the meeting on 10 June 2020, resolved to defer the application relating to Two storey dwelling alterations & additions, deck (maximum height 3m) & associated earthworks, to enable the applicant to **explore options for inclusion in the development proposal to ameliorate overlooking and impact on the privacy of the neighbouring property at 9 Beadnell Crescent, Bridgewater.***

Response to Council

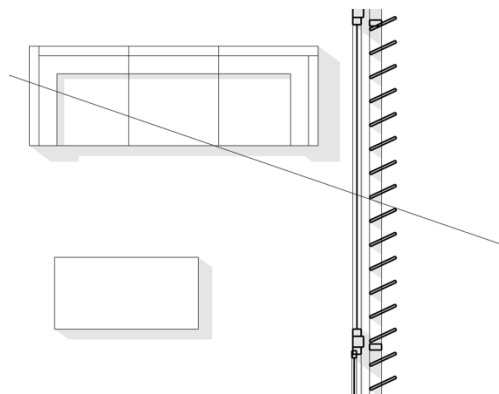
Dear Doug,

Please find below our response to the above advice from the Council Assessment Panel.

We propose to formalise the solar management slats that we suggested in our response to the representation.

These operable slats would be 200mm wide with 200mm spacing and run from 0 FFL to 2400 AFL. If we limit the opening angle of the 200mm wide slats to 65°, this effectively allows us to control the unwanted Eastern Summer solar access AND prevents people from being able to view towards 9 Beadnell Crescent.

This should hopefully satisfy the representor's perception of being overlooked.

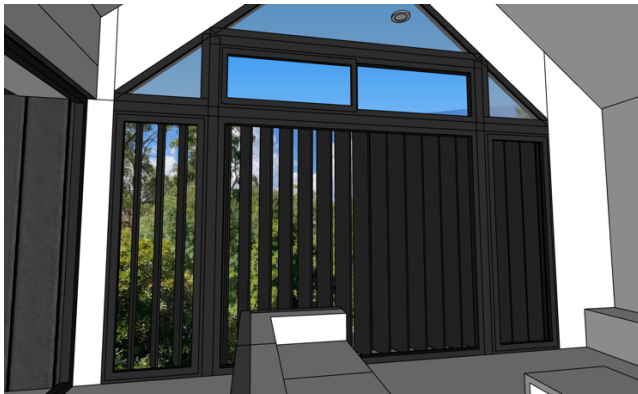


Window showing slats maximum opening angle (65°). Line through window shows angle of view to 9 Beadnell Crescent Eastern outdoor area.

**ADELAIDE HILLS COUNCIL
RECEIVED 12/06/2020**



View from the SE.



View from inside with slats at 65°.

As the limiting of the slats to 65° significantly limits the view to the East, we feel that our clients compromise represents a very generous attempt to placate the Representor's concerns. Our actions are by no means an admission that unreasonable overlooking is an issue in this compliant Planning Application.

Sincerely,

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

Mark Thomas

GOODHOUSE

Director/Architect

ROUTLEY
7 BEADNELL CRES,
BRIDGEWATER
SA 5155

DEVELOPMENT PLAN CONSENT

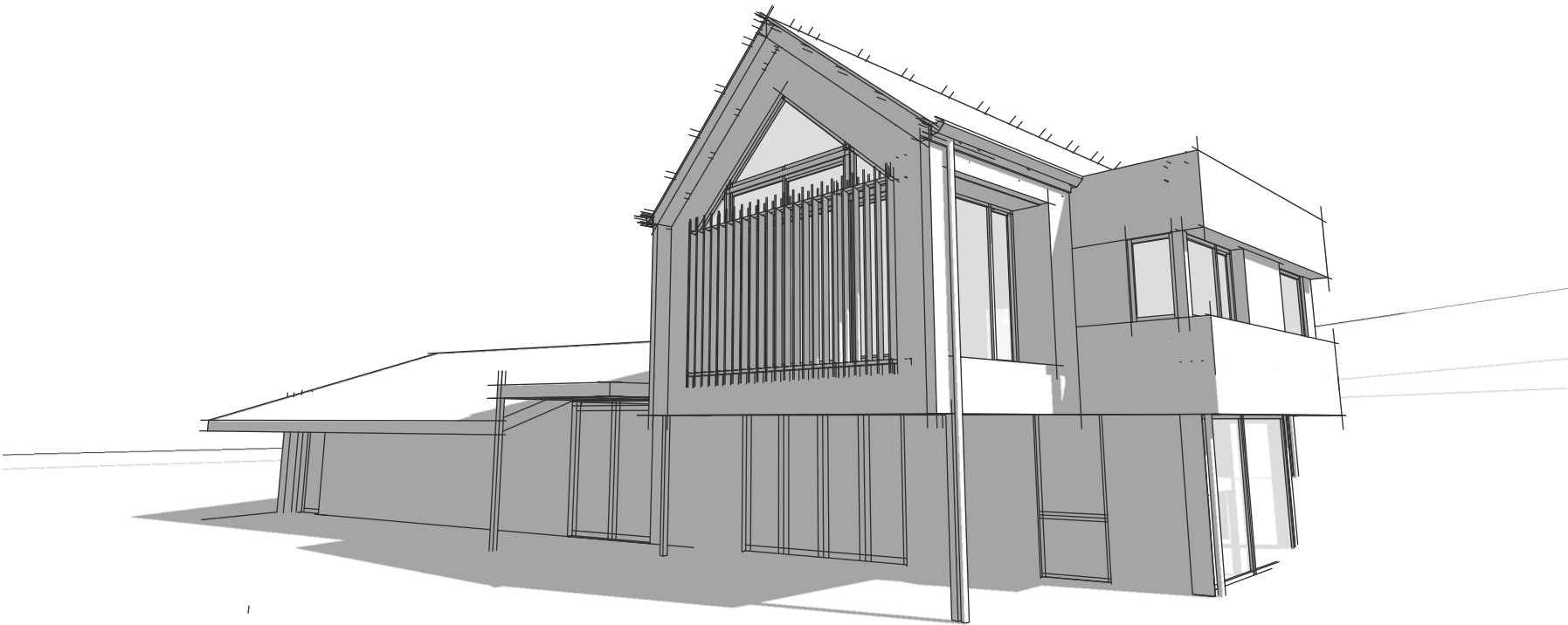
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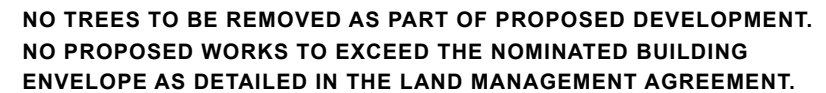
ALL CONSTRUCTION TO COMPLY WITH AS3959 AND TO BE IN ACCORDANCE WITH MINISTER'S SPEC SA78.

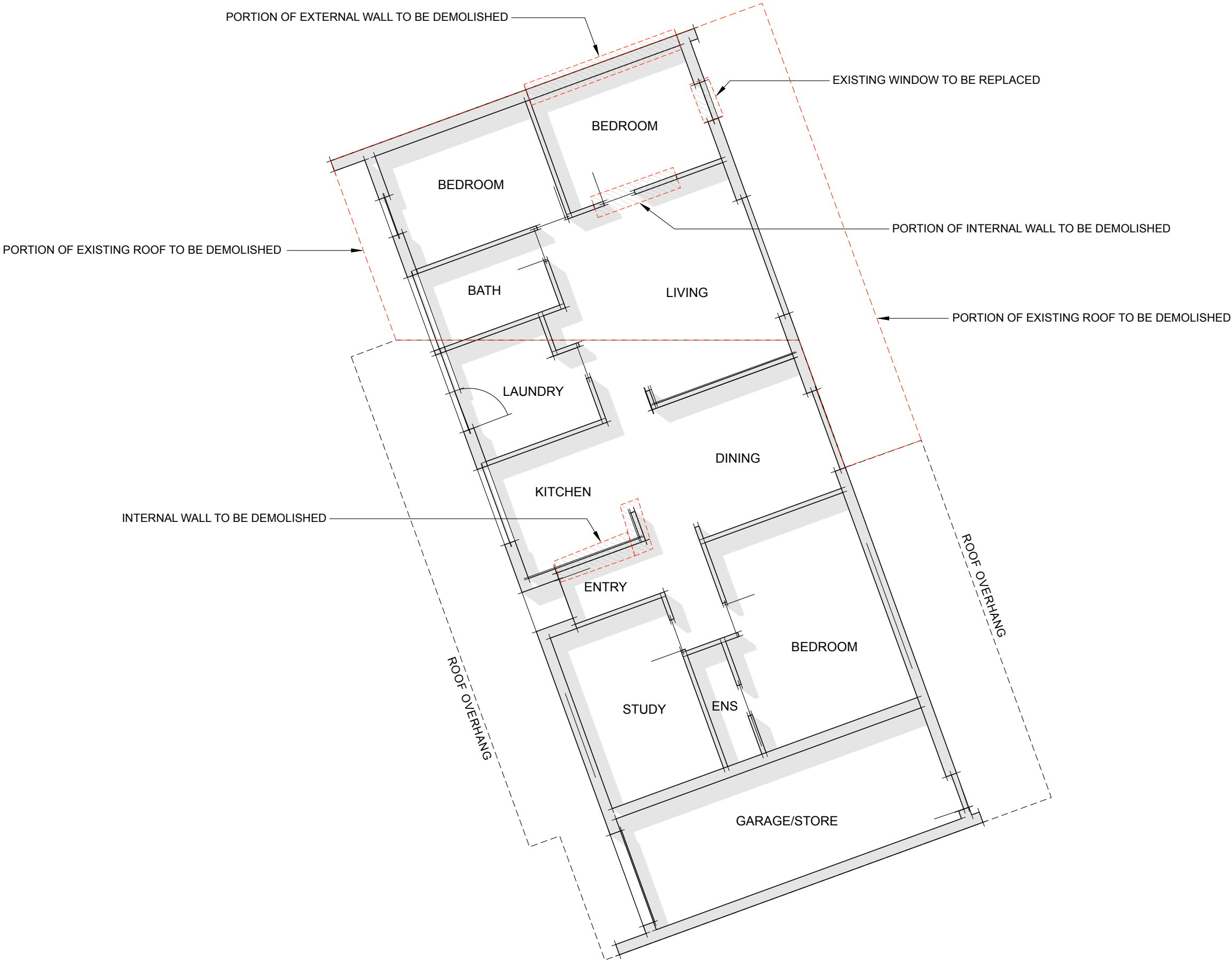
THE PROPOSED DEVELOPMENT ON THIS PROPERTY IS DESIGNED WITH CAREFUL CONSIDERATION TO THE SITE LIMITATIONS, ACCESS AND THE NEIGHBOURING HOUSES. 3D MODELLING HAS BEEN USED TO ASSESS OVERLOOKING AND PRIVACY ISSUES; WINDOWS AND SCREENING ARE POSITIONED ACCORDINGLY.

THE PROPOSED DEVELOPMENT ADDRESSES ISSUES OF SUSTAINABILITY. PASSIVE NORTHERN SOLAR ACCESS IS MAXIMISED WHERE POSSIBLE. DOUBLE GLAZING AND HIGH LEVELS OF INSULATION WILL ASSIST IN HEAT RETENTION IN WINTER AND HEAT EXCLUSION IN SUMMER. EXTENSIVE SHADING AND SOLAR SCREENING IS UTILISED AROUND THE BUILDING.

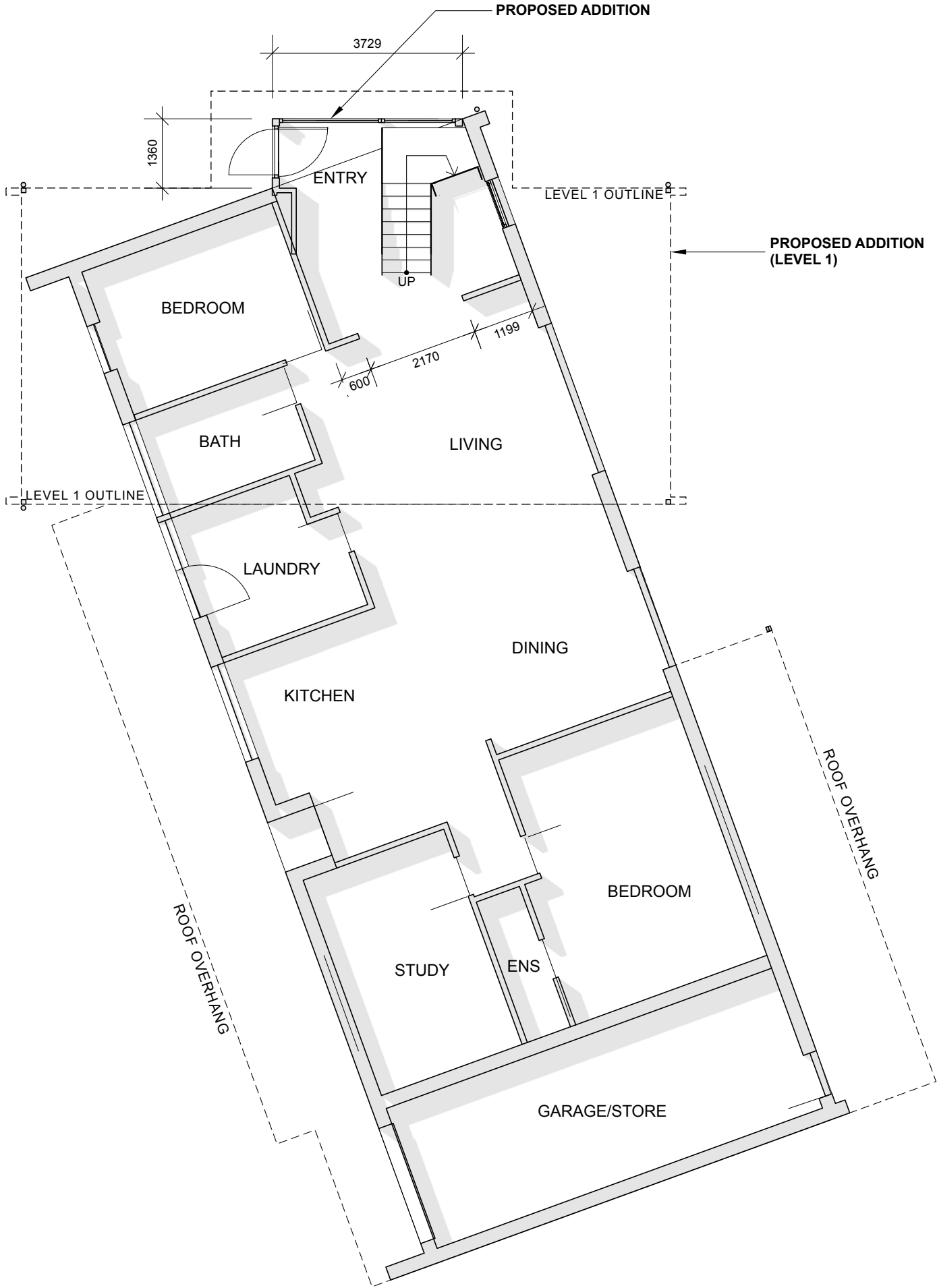
PAGE	NO.	ISSUE	REV	DATE
COVER	A0.0	DPC	3	12/06/2020
SITE PLAN	A1.0	DPC	2	18/05/2020
FLOOR PLAN - DEMO	A1.1	DPC	0	10/12/2019
FLOOR PLAN	A1.2	DPC	0	10/12/2019
FLOOR PLAN - LEVEL 1	A1.2	DPC	0	10/12/2019
ROOF PLAN	A1.3	DPC	0	10/12/2019
ELEVATIONS 1	A2.0	DPC	1	12/06/2020
ELEVATIONS 2	A2.1	DPC	0	10/12/2019
PERSPECTIVES	A7.0	DPC	0	10/12/2019







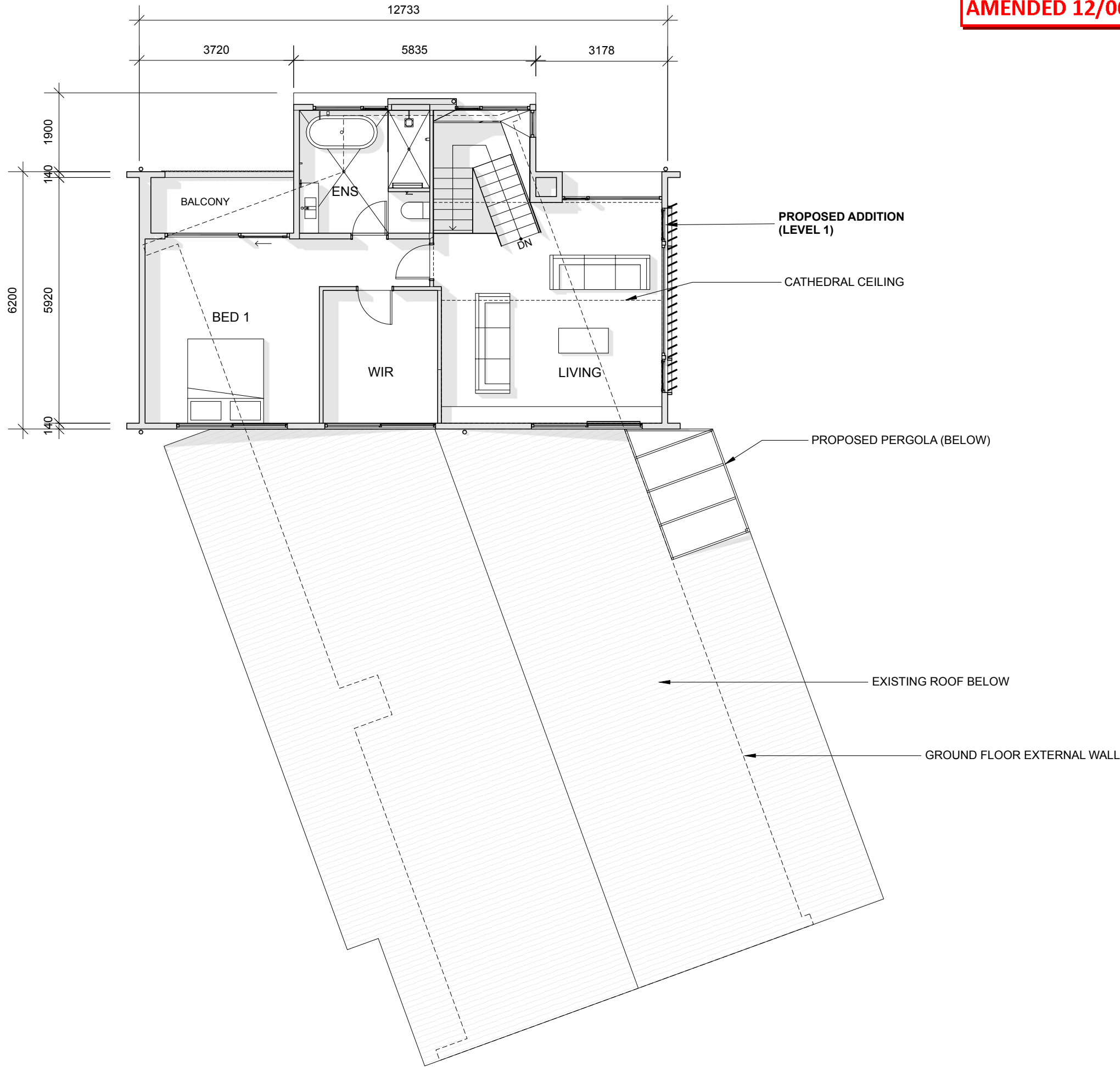
AMENDED 12/06/2020



TOTAL GROUND FLOOR AREA: 166.5 M2

<div>GOODHOUSE</div> <div>GH_ROUTLEY_DPC.layout12/06/2020</div>	<div>GOODHOUSE PTY. LTD.</div> <div>35 Kensington Road, Norwood 5067</div> <div>mark@goodhouse.co</div> <div>0447 753 469</div>	<div>CLIENT</div> <div>ASHLEE & RICHARD</div> <div>ROUTLEY</div>	<div>ADDRESS</div> <div>7 BEADNELL CRES,</div> <div>BRIDGEWATER SA 5155</div>	<div>PROJECT</div> <div>GH ROUTLEY</div>	<div>PAPER SIZE</div> <div>A3</div>	<div>ORIGINAL ISSUE DATE</div> <div>10/12/2019</div>		<div>NORTH</div> <div></div>	<div>SCALE</div> <div>1:100</div>	<div>DRAWING DESCRIPTION</div> <div>FLOOR PLAN</div>	<div>A1.2</div>
						<div>CURRENT ISSUE</div> <div>DPC</div>	<div>REV.</div> <div>0</div>	<div>DATE</div> <div>10/12/2019</div>			

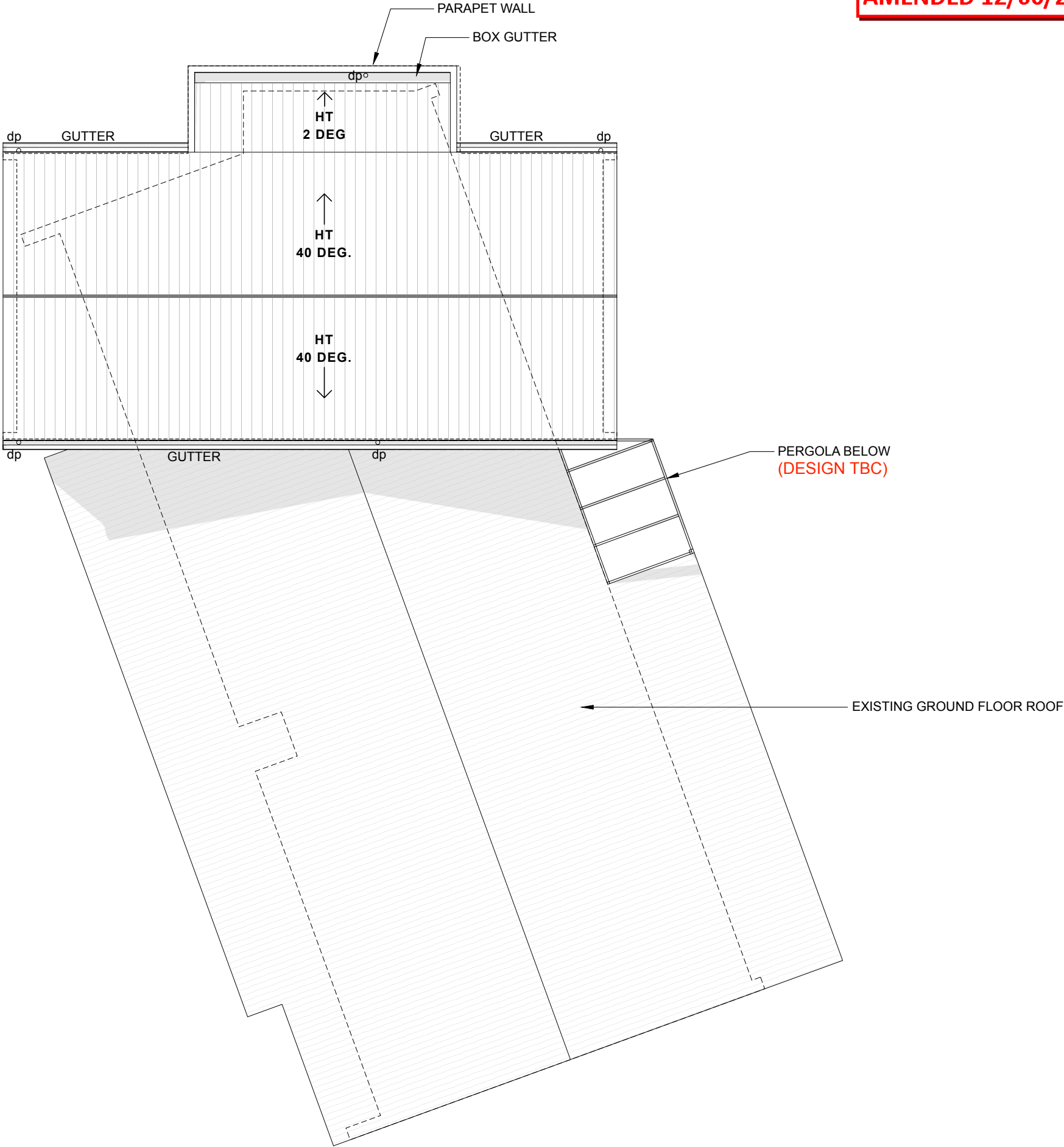
AMENDED 12/06/2020



TOTAL FLOOR AREA: 84 M2

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						<div>CURRENT ISSUE</div> <div>DPC</div>	<div>REV.</div> <div>0</div>	<div>DATE</div> <div>10/12/2019</div>				

AMENDED 12/06/2020



LEGEND (REFER TO SPEC. SCHEDULE)	
HT	STRATCO HILAND TRAY ROOFING, COLORBOND MONUMENT

ADJUSTABLE SHADING DEVICE TO ALL PERGOLAS (BY OWNER)
UNLESS NOTED OTHERWISE

ALL GUTTERS, DOWNPIPE SYSTEMS AND SURFACE STORMWATER
TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3500

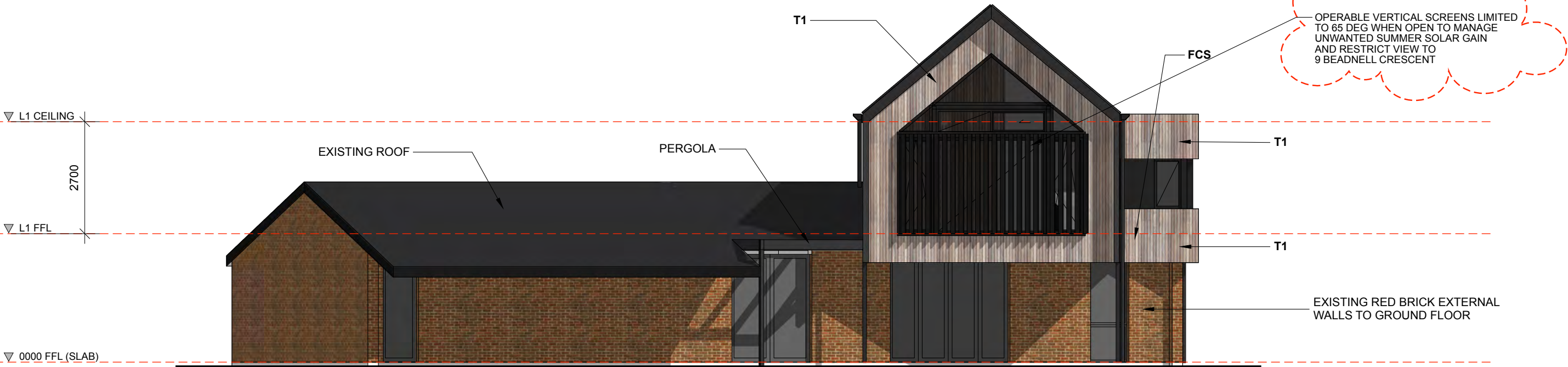
TOTAL ROOF AREA: 298 M2

LEGEND (REFER TO SPECIFICATION SCHEDULES)	
HT	HILAND TRAY CLADDING (VERTICAL), COLORBOND MONUMENT
T1	TIMBER CLADDING (VERTICAL)
FCS	FIBRE CEMENT SHEET CLADDING, COLORBOND MONUMENT

AMENDED 12/06/2020



North Elevation
1:100



East Elevation
1:100

GOODHOUSE

GH_ROUTLEY_DPC.layout

12/06/2020

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mark@goodhouse.co
0447 753 469

CLIENT
ASHLEE & RICHARD
ROUTLEY

ADDRESS
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BRIDGEWATER SA 5155

PROJECT
GH ROUTLEY

PAPER SIZE
A3

ORIGINAL ISSUE DATE 10/12/2019
CURRENT ISSUE DPC
REV. 1
DATE 12/06/2020

SCALE
AS INDICATED

DRAWING DESCRIPTION
ELEVATIONS 1

A2.0



LEGEND (REFER TO SPECIFICATION SCHEDULES)	
HT	HILAND TRAY CLADDING (VERTICAL), COLORBOND MONUMENT
T1	TIMBER CLADDING (VERTICAL)
FCS	FIBRE CEMENT SHEET CLADDING, COLORBOND MONUMENT

South Elevation
1:100

AMENDED 12/06/2020



West Elevation
1:100

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12/06/2020

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PAPER SIZE
A3

ORIGINAL ISSUE DATE	10/12/2019	
CURRENT ISSUE	REV.	DATE
DPC	0	10/12/2019

SCALE
AS INDICATED

DRAWING DESCRIPTION
ELEVATIONS 2

A2.1

AMENDED 12/06/2020



PERSPECTIVE VIEW FROM SOUTH-WEST



PERSPECTIVE VIEW FROM NORTH-WEST



PERSPECTIVE VIEW FROM EAST

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12/06/2020

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PAPER SIZE
A3

ORIGINAL ISSUE DATE	10/12/2019
CURRENT ISSUE	REV. DATE
DPC	0 10/12/2019

SCALE
NOT TO SCALE

DRAWING DESCRIPTION
PERSPECTIVES

A7.0