Council Assessment Panel
Agenda & Reports

18 November 2024

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials /cityofnpsp @cityofnpsp

City of Norwood Payneham & St Peters

13 November 2024

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Christel Mex
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Kester Moorhouse (Deputy Member)

NOTICE OF MEETING

I wish to advise that pursuant to Clause 1.5 of the Meeting Procedures, the next Ordinary Meeting of the Norwood Payneham & St Peters Council Assessment Panel, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Monday 18 November 2024, commencing at 7.00pm.

Please advise Tala Aslat on 8366 4530 or email taslat@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully

Geoff Parsons
ASSESSMENT MANAGER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of Norwood Payneham & St Peters

Page No.

VENUE Council Chambers, Norwood Town Hall

HOUR 7.00pm

PRESENT

Panel Members

Staff

APOLOGIES

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON MONDAY 21 OCTOBER 2024

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER 24016085 – JUDY BARNETT - 16 EDMUND STREET, NORWOOD

DEVELOPMENT NO.:	24016085
APPLICANT:	Judy Barnett
ADDRESS:	16 EDMUND ST NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Partial demolition at the rear of the existing dwelling and removal of the existing garage, construction of a two-storey dwelling addition and verandah, and relocation and repurposing of the existing verandah to become a garage
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Site Area (Minimum site area is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	7 Jun 2024
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.10 06/06/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary - Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Heritage Advisor (David Brown)

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves demolition at the rear of the existing building, including relocation of the existing verandah / alfresco to now function as a garage, and the construction of a two-storey dwelling addition. The addition has an irregular form, with a skillion roof, and would be constructed from a weatherboard material.

The addition includes walls on both the northern and southern boundaries, both of which exceed one storey in height. On the northern side, the height of the boundary wall follows the clearance required for a set of stairs, while on the southern side it is two-storeys (up to 6.92m), though this largely abuts the existing single-storey boundary wall.

BACKGROUND:

The applicant submitted the application on the 2nd of June, with the application being lodged on the 7th of June. This original proposal involved an addition above the garage area at the rear of the site, which would have included two-storey boundary walls on both sides, abutting existing garaging to the south, and private open space to the north.

Staff advised the Applicant that this original proposal was not supported, and an extensive negotiation process followed to attempt to achieve a workable outcome. This involved reducing the visual impact of the addition by bringing it closer to the existing dwelling (despite this having heritage implications which are outlined below).

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 16 EDMUND ST NORWOOD SA 5067
Title ref.: CT **Plan Parcel:** S7532 UN1 **Council:** THE CITY OF NORWOOD PAYNEHAM & ST PETERS 5953/601

Shape:	Rectangular
Frontage Width:	6.3m
Area:	212.6m^2
Topography:	Mostly flat
Existing structures:	Attached single-fronted cottage (which shares a verandah with the double-fronted cottage to the south) constructed circa 1900, lean-to addition, gable-ended verandah and garage.
Existing vegetation:	Limited to groundcovers in the front yard.

Locality

The locality (illustrated in **Attachment 3**) is considered to extend along the length of Edmund Street (some 170m), but only approximately 30m along King Street. King Street is a more mixed-use area with early-2000's infill development providing a transition between the lighter industrial / warehousing uses towards the east of King St, and the historic residential character of Edmund Street. As the site is part of this historic residential character, the locality does not extend far to the east.

The locality is characterised by relatively small dwellings, generally single or double fronted cottages, built prior to World War 1, with some more recent infill development interspersed throughout. There is also the former industrial premises of John Mitchell & Sons from 32-40 Edmund Street, which have been adaptively reused for residential purposes.

The eastern side of Edmund Street has a more intact historic character, while the western side has seen more recent infill development.

Building heights are mixed throughout the locality, with some outwardly two-storey development towards the south, and more single storey to the north. There are also examples of developments with more subtle upper floor areas such as at 22 Edmund Street, and 11A, 11B and 13 Edmund Street.

Vehicle access is generally obtained from rear lanes, and the lack of crossovers means that Edmund Street has a strong avenue of street trees (generally ornamental pears). Front setbacks are generally quite small (2-4m), and with the fairly narrow width of the street (with parking only on one side), the streetscape is well-framed.

It is a locality with a high degree of amenity, and a medium density of housing.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Demolition
  Dwelling addition: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Dwelling alteration or addition

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code; Dwelling addition includes a boundary wall over 3m tall
  Demolition is in a Historic Area (but is an excluded building)

PUBLIC NOTIFICATION

- **REASON**
  Boundary wall exceeds 3.2m in height

- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
Donna	Retallick	20 Edmund St, Norwood	Opposed	Yes
David	Retallick	20 Edmund St, Norwood	Opposed	Yes
Emily	Robertson	18 Edmund St, Norwood	Opposed	No

It is noted that the submissions by Mr and Ms Retallick were identical.

- **SUMMARY**

The representors raised a variety of issues, including:

- Visual impact;
- Impact on established trees / landscaping;
- Risks to structural integrity of common wall;
- Privacy;
- Overshadowing;

- Impacts during construction;
- Material (suggested brick not weatherboard);
- Site coverage; and
- Garage design.

It is noted that there are no policies in the Planning and Design Code which relate to structural integrity for neighbouring properties, impacts during construction, or anything relating to potential encroachments or the need to remove landscaping on neighbouring properties to access the site. Therefore, these elements are not addressed in this report, though the applicant has provided a response in their response to representations.

INTERNAL REFERRALS

- Heritage Advisor (David Brown)

Council's Heritage Advisor is opposed to the proposed development, on the basis of the extent of demolition, and the interaction between the proposed addition and the original form of the dwelling.

It is noted that the dwelling is not specifically identified as a Representative Building (no buildings in Norwood's Historic Area Overlays are identified as Representative), but it is considered to be a building which is representative of the historic characteristics outlined in the Historic Area Statement.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Land Use

The proposal is to construct an addition to an existing dwelling. Development of dwellings is envisaged by ENZ DPF 1.1, and it is a form consistent with the residential nature of the Established Neighbourhood Zone.

Building Height

Relevant policies in this instance include:

ENZ PO 4.1:
Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

ENZ PO 10.2:
The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.

HAO PO 2.2:
Development is consistent with the prevailing building and wall heights in the historic area.

The proposed dwelling addition is two storeys (6.92m), consistent with the two-storey Technical and Numeric Variation (TNV) for the area. It is noted that the Historic Area Statement identifies that dwellings in the Historic Area are generally, "Up to two storeys" in height.

While many of the outwardly two-storey dwellings in the locality are outside of the Historic Area Overlay, there are nonetheless several dwellings in the Area which are two-storey, namely the examples mentioned in the locality section of this report.

Considering Historic Area Overlay PO 2.2, while there is a predominantly single storey form to the street, there is not necessarily a predominantly single storey form overall, hence why the statement envisages two storey development.

This being the case, the fundamental nature of the building height is consistent with the policies of the Zone and the Historic Area Overlay.

Heritage

The Application was referred to Council's Heritage Advisor, who advised that he was not supportive of the proposed design.

The comments provided are as follows:

> *The revised design is set much further forward on the block than the earlier proposal. It eats into the back of the original dwelling, so is not a great outcome from a heritage perspective. It will be visible from Edmund Street, which is also not something common in this streetscape, with other two level structures behind old houses set further back.*
>
> *Overall, this is not a particularly good outcome for the streetscape or existing house. Moving the addition further back would give a better result, and leave the original form of the existing cottage untouched.*

The relevant policies regarding the extent of demolition are PO 7.1 and 7.2 of the Historic Area Overlay:

PO 7.1:

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

a) *the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*

or

b) *the structural integrity or safe condition of the original building is beyond reasonable repair.*

PO 7.2:

Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

These PO's seem to reflect slightly contradictory approaches to demolition. PO 7.1 could be interpreted as suggesting that buildings can only be demolished (whether partially or wholly), either if they are not representative, or if they are beyond all reasonable repair. However, PO 7.2 suggests that this historic value is only relevant to the streetscape.

While it may not necessarily represent best practice in heritage architecture, PO 7.2 suggests that the Code does support the extent of demolition proposed, since it only involves the demolition of elements which have no streetscape impact.

In terms of the visual impact on the Edmund Street streetscape, the following policies from the Historic Area Overlay are instructive:

PO 2.1:
The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.

PO 2.3:
Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

PO 2.5:
Materials are either consistent with or complement those within the historic area.

PO 3.1:
Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.

While the proposed addition will be visible from the street, its visibility will be limited. The photo below, taken by Council's Heritage Advisor, shows that the rear chimney is visible from the street, but only to a limited extent. The proposed addition, which would sit behind this chimney, and at roughly the same height, would therefore be slightly less visible than this chimney.

Considering the proposed materials, the relatively simple surfmist weatherboard complements the representative building because the contrast in colour, and consistent backdrop will mean that the chimney will be more visible, consistent with PO 2.5.

The simple form and relative lack of architectural detailing for the addition results in a visually recessive outcome, meaning that the addition does not compete for attention with the original dwelling. This is consistent with the intent of PO's 2.1, 2.3 and 3.1.

While the upper floor would to some extent be obscured by street trees, these are deciduous so this would only be relevant in summer.

Nonetheless, overall, the extent to which it will be visible from the street is considered to be quite limited. It therefore does not dominate the primary facade and is consistent with PO 3.1.

Note that the Heritage Advisor commented on the comparison to the previous proposal. While the previous proposal was preferred from a heritage perspective, as outlined above, it could not be supported in terms of its impact on neighbours.

Therefore, despite the Heritage Advisor's advice, it is considered to sufficiently comply with the Code.

Setbacks, Design & Appearance

Site Coverage
Concerns about site coverage were raised by representors, who noted the 50% Technical and Numeric Variation. The site already has an extremely high site coverage, given that the existing alfresco covers the entire rear yard area. As a result, any increase in site coverage would only be from the proposed staircase to the side of the addition, and the enlarged garage.

The plans provided show a pre-development site coverage of 156.5m^2 or 72.9%, compared to a post-development site coverage of 162.8m^2 or 75.8%.

High site coverages are common in the locality, and the TNV is not considered to reflect this reality.

Visual Impact (adjoining properties)
Relevant Performance Outcomes include:

Established Neighbourhood Zone PO 7.1:
Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Established Neighbourhood Zone PO 8.1:
Buildings are set back from side boundaries to provide:
a) separation between buildings in a way that complements the established character of the locality,
b) access to natural light and ventilation for neighbours.

It is noted that DPF 7.1 provides a guideline of boundary walls to be 8m long, up to 3.2m high, covering up to 45% of the length of a boundary, and not encroaching within 3m of another boundary wall on the subject site.

These Designated Performance Features are, of course, only guidelines, and they are applicable in vastly different contexts. For example, the same DPF applies in the St Peters Historic Area Overlay from First to Sixth Avenues, where allotments are generally much larger. It may be reasonable to expect greater side setbacks or less boundary walling in that lower-density context, but a greater extent of boundary development is reasonable in a more compact context such as this.

In considering PO 7.1, the question is one of impacts. The overshadowing part of this will be considered in the separate section below.

With regard to visual impact to the south (the direction of all representors), the proposed addition largely replaces an existing, single-storey boundary wall, though it would be 1.5m longer. This would about the neighbouring verandah area. The only view of the upper level from the south would be looking from the rear of the properties (the garages) back towards the houses (i.e. standing on the eastern side of the allotment and looking north and west). This tends to be a secondary view, while people are generally looking out from the rear of their dwelling, where the proposed development will be largely imperceptible compared to the existing single storey wall.

Part a) of PO 8.1 refers to the “established character of the locality”. Side setbacks are generally small to non-existent in the locality, with boundary walls commonplace. This includes much of the two-storey development in the locality, where the upper floors also have boundary walls.

Therefore, on balance and considering the compact nature of the locality, it is considered that, while finely balanced, the visual impact is overall acceptable.

Overshadowing
In order to provide more guidance than the generic policies of the Zone, the Interface between Land Uses module provides more guidance on what level of overshadowing may be reasonable. These are outlined in the table below.

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight, b) other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight, b) b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a) for ground level private open space, the smaller of the following: i) half the existing ground level open space or ii) 35m^2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b) for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: a) the form of development contemplated in the zone b) the orientation of the solar energy facilities c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.

It is noted that 18 Edmund Street has no north-facing windows due to the boundary wall along this side, so PO 3.1 is satisfied.

Regarding private open space, it appears that 18 Edmund Street has approximately 52m^2 of private open space not covered by the existing verandah, meaning that the relevant test would be whether at least half of this area, 26 m^2, would receive two hours of direct sunlight between 9am-3pm on the 21st of June.

I have sought to verify the shadow diagrams provided in the response to representations, and they appear to be broadly correct. The plan does note that they are not to scale, but by comparison to the scaled plans provided, they do appear to be of an irregular scale (roughly 1:245) They indicate the following areas as receiving direct sunlight:

- 9am- 33.5m^2
- 11am- 38.7m^2
- 1pm- 20.6m^2
- 3pm- 27.9m^2

Therefore, while the proposed development would increase the extent of overshadowing, they appear to still meet the guidelines outlined by DPF 3.2 (a) (i)

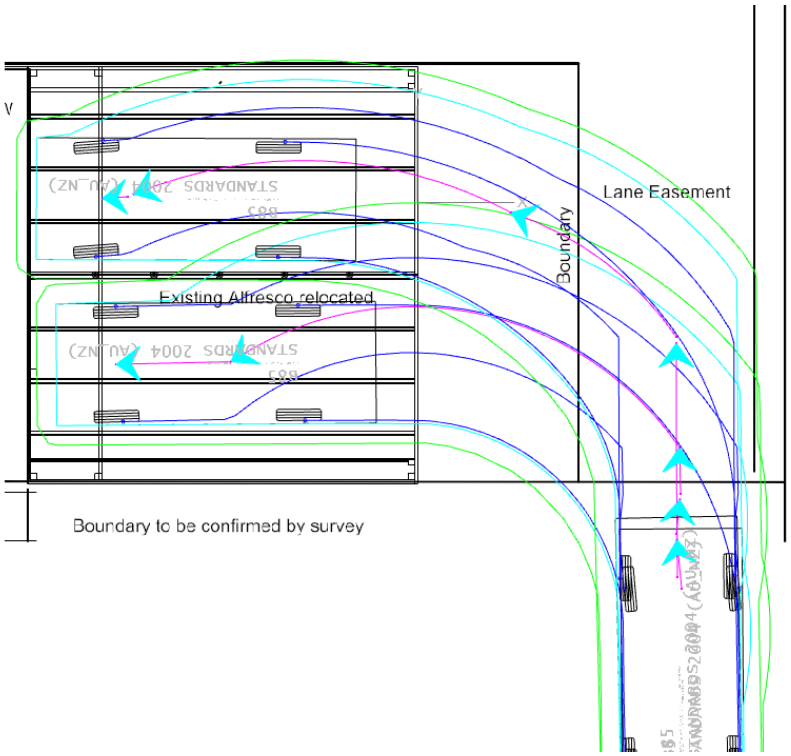
The representor from 20 Edmund St, Norwood raised concerns regarding solar panels. It is evident from the shadow diagrams provided that there will not be any tangible impact on the performance of these solar panels, in line with PO 3.3.

Visual Privacy
The applicant has clarified that the windows will have sill heights of 1.5m above the upper floor FFL, which will comply with Design in Urban Areas DPF 10.1, which is the relevant guideline in the Code.

Traffic Impact, Access and Parking

The proposal includes the relocation of the existing alfresco area to now be in the location of the existing garage and will indeed be the new garage / carport. The laneway is very narrow, which could lead to manoeuvring issues. The existing garage is set 3m back from the lane to provide that manoeuvring room, but the proposed new garage would be only 2.4m back, meaning a total width for turning of 5.14m - well below the 6.2m outlined in the Australian Standard.

Nonetheless, the proposed roller door is wider than normal, at 5.7m, and the overall width of the garage is considered to account for the reduced swing room in the lane. Simulations using swept path turning diagrams confirm that it is possible as below.



As a result, the proposed access arrangement is considered to be no less safe and convenient than the existing arrangement.

Landscaping & Private Open Space

Regarding soft landscaping, the site is already entirely paved except for some landscaping beds in the front yard. These would be retained, so the development would not result in a decrease in the area of soft landscaping.

A representor raised concerns about potential impacts on landscaping on the neighbouring property. There is no relevant code policy that would suggest that this is inappropriate, and this is a civil matter that can be resolved between the neighbours outside of the Development Application process.

The proposal would also retain 19.6m^2 of private open space. This is a reduction from the existing 36.5m^2, and the 24m^2 sought by Design in Urban Areas Table 1. The relevant Performance Outcome is Design in Urban Areas PO 21.1:

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.

It is noted that the development is for an owner-occupier. Therefore, they clearly consider that the area does meet their needs. On balance, the four-square metre variance from the Designated Performance Feature is unlikely to make a substantial difference in the usability of the area.

Question of Seriously at Variance
Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.10 dated 6/6/2024), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The residential land use remains unchanged and is anticipated in the Established Neighbourhood Zone;
- The development does not exceed the maximum building height TNV for this part of the Established Neighbourhood Zone; and,
- The development does not propose the demolition of any elements of the representative building which are visible from the streetscape.

CONCLUSION

The development proposes the construction of a two-storey dwelling addition on a compact site in the Historic Area Overlay and Established Neighbourhood Zone, along with the removal of the existing garage, moving the existing verandah / alfresco to now be a new garage, and a new verandah in the rear yard. The construction of this addition would also necessitate some partial demolition to the rear of the “representative” building.

Despite not being supported by the Heritage Advisor, it is considered that the proposed addition does limit the impact on the historic streetscape. The proposed boundary walls, despite their height, are sited to ensure that their impact on neighbouring land is minimised.

As a result, while finely balanced and not directly in accordance with the Code guidelines, the proposed development sufficiently complies with the Planning and Design Code to warrant consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 24016085, by Judy Barnett is granted Planning Consent subject to the following conditions:

CONDITIONS

PLANNING CONSENT

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
The upper floor windows to side and rear elevations of the proposed addition shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level,

prior to occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

Condition 3
All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Please note that disposal of the stormwater to the adjacent laneway is not permitted and compliance with this condition will only be achieved with all stormwater being directed to the primary street kerb and water table or associated underground pipe drainage system.

ADVISORY NOTES

PLANNING CONSENT

Advisory Note 1
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 3
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 4
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing.

Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 6
The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 7
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 8
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 9
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

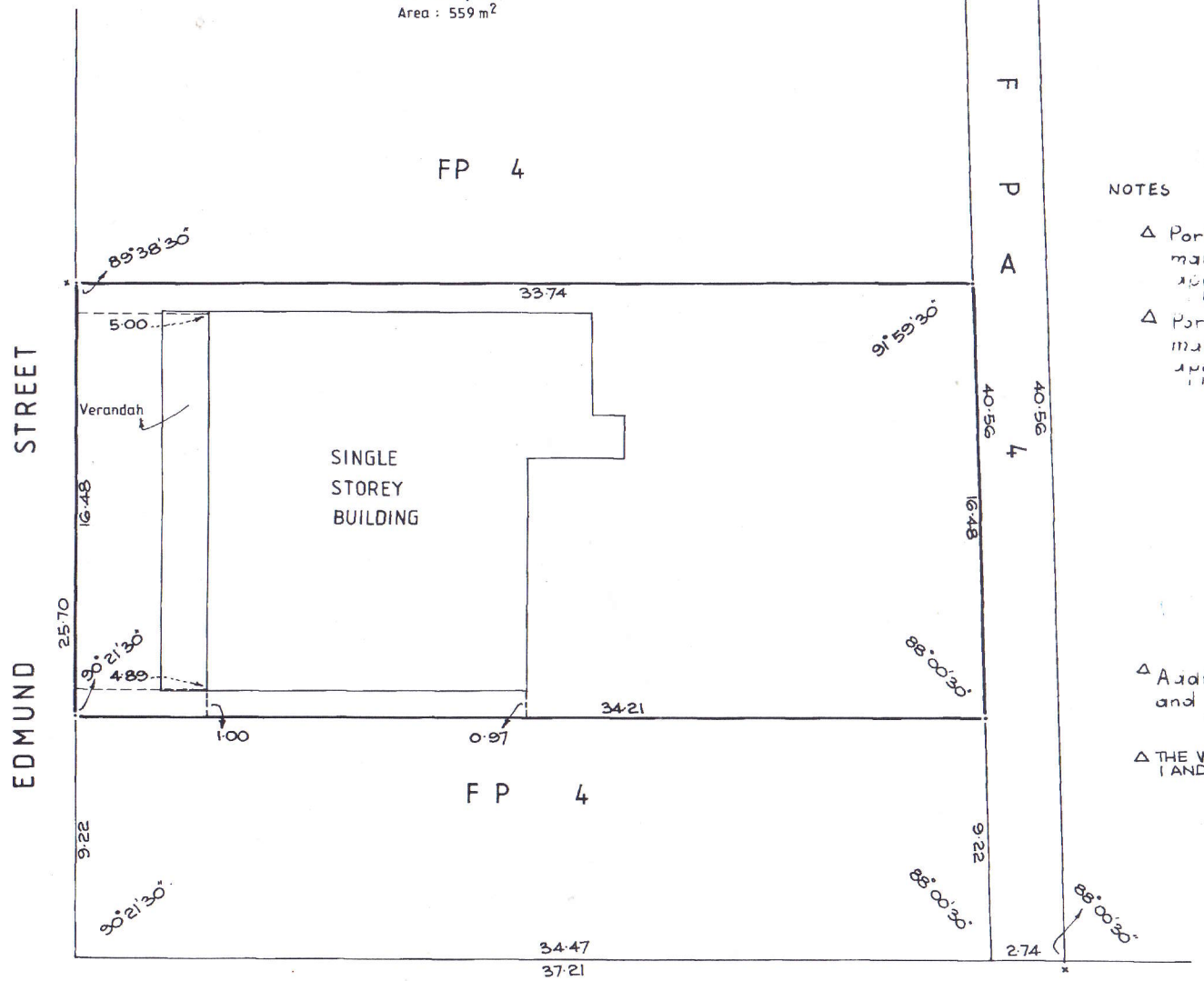
Attachment 1

SITE PLAN

LOT 8 IN F.P.4
PT. SEC. 260
HUNDRED OF ADELAIDE IN THE AREA NAMED NORWOOD

SCALE
0 3 6 9 12 15 Metres

C.T. 2703/80
Area : 559 m²



STRATA PLAN NUMBER
SP 7532

ACCEPTED FOR DEPOSIT
pro Registrar-General
1 / 5 / 1987

Reference Map No.

COUNCIL
CITY OF KENSINGTON & NORWOOD

THIS IS SHEET 1 OF 3 SHEETS

NOTES

△ Portion of Yara Unit Subsidiary 1 marked B is subject to a right of way appurtenant to Unit 2 vide TG.6364148.

△ Portion of Yara Unit Subsidiary 2 marked C is subject to a right of way appurtenant to Unit 1 vide TG.6364148.

△ Addition of rights of way vide TG 6364146 and TG.6364148.
pro R.G. 4/10/90.

△ THE WITHIN RIGHTS OF WAY B AND C IN UNITS 1 AND 2 RESPECTIVELY HAVE BEEN EXTINGUISHED VIDE VE 10297230
PRO RG. 07/10/2005

I, David Graham Phillips
a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify

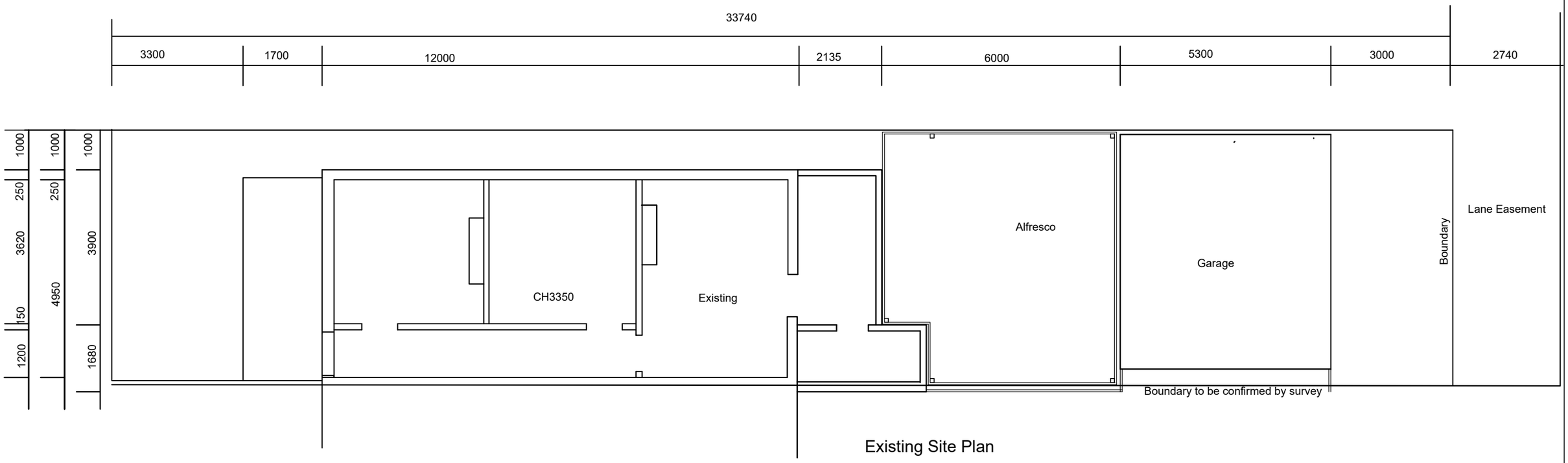
1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan.
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel;
3. that this strata plan complies with the requirements of regulation 19 of the Real Property Act (Strata Titles) Regulations, 1969

Dated this 25th day of September 1985

David Phillips Licensed Surveyor

David Phillips
Licensed Surveyor
8 Woodhurst Ave
Hyde Park. 5061.
Tel. 271 1601
Ref. P. 657-85

LTO G



Existing Site Plan

Project

16 Edmund St
Norwood

Drawing

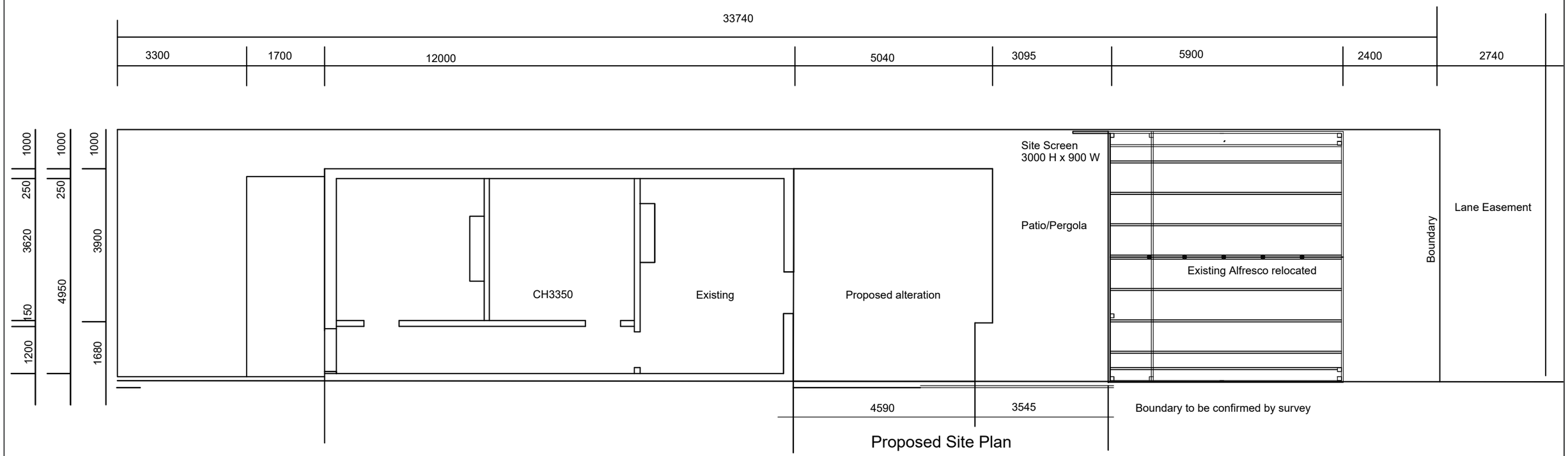
Existing Site Plan

Date 10 Sept 2024

Scale 1:100

Drawing No. DA-002

Contact



Proposed Site Plan

Project

16 Edmund St
Norwood

Drawing

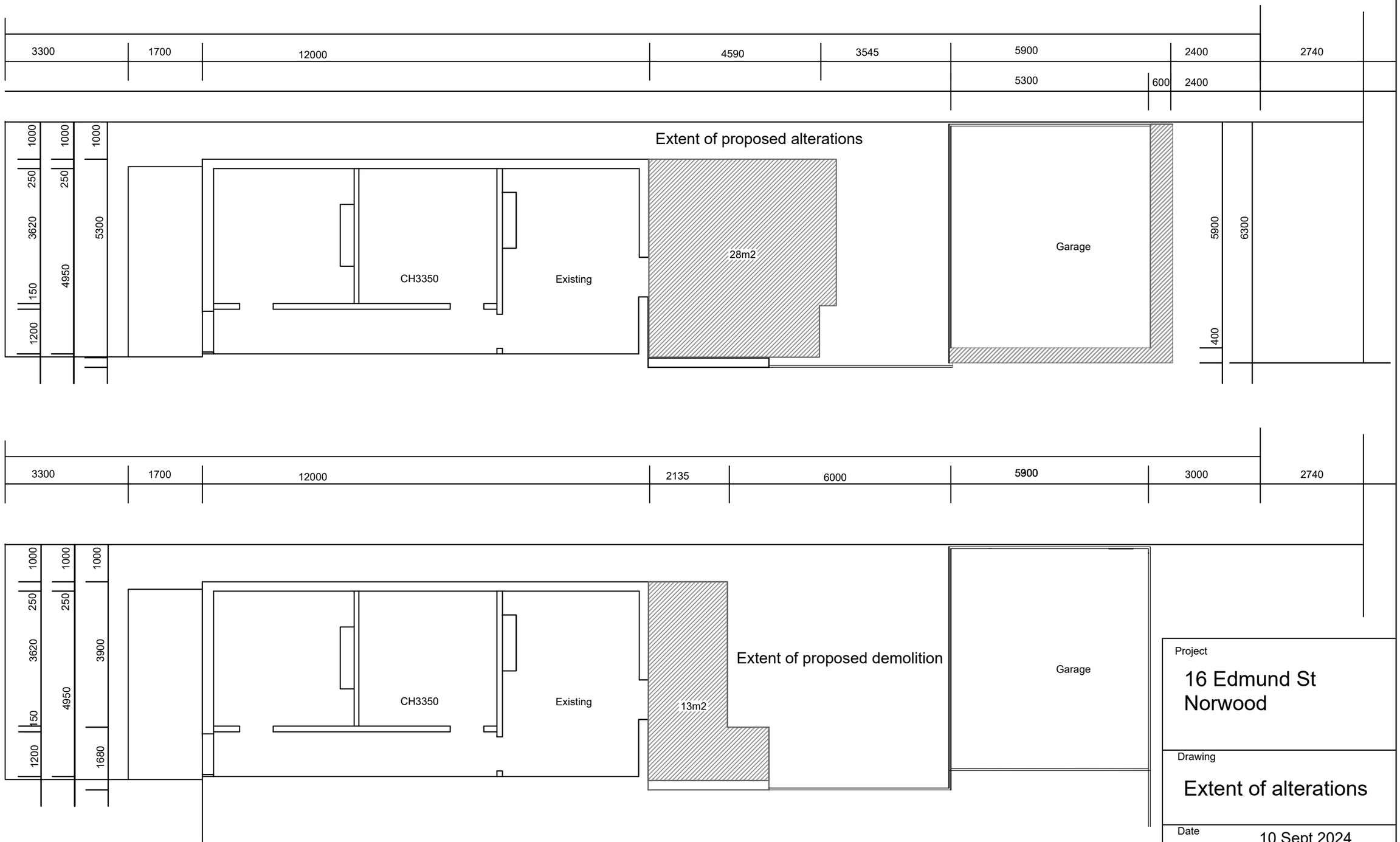
Proposed Site Plan

Date 10 Sept 2024

Scale 1:100

Drawing No. DA-003

Contact



Project

16 Edmund St
Norwood

Drawing

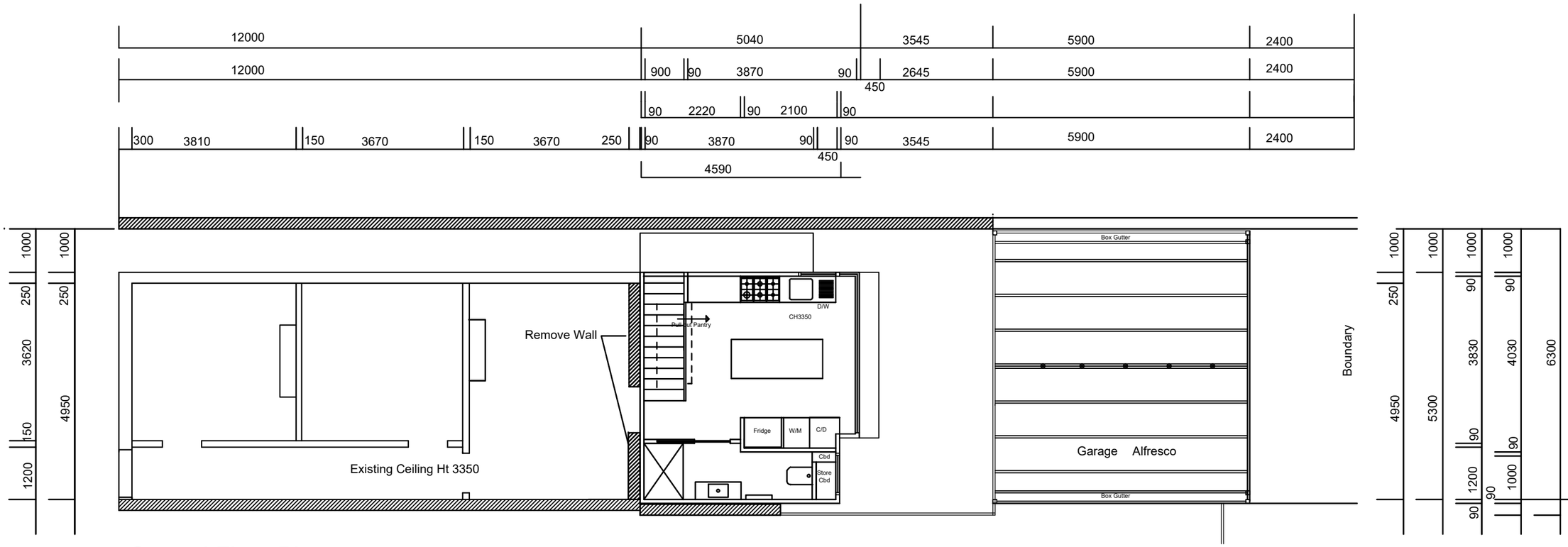
Extent of alterations

Date 10 Sept 2024

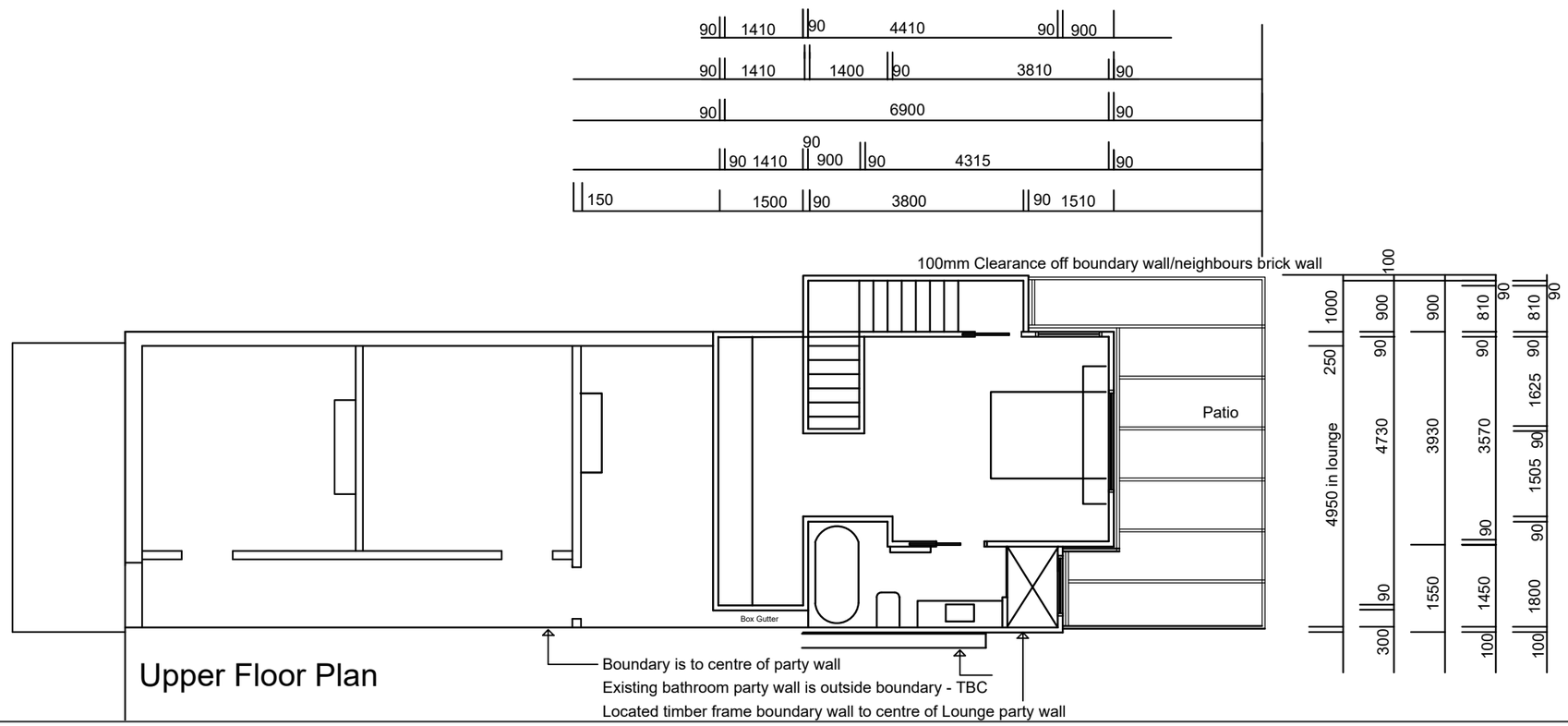
Scale 1:100

Drawing No. DA-004

Contact



Ground Floor Plan



Upper Floor Plan

Project

16 Edmund St
Norwood

Drawing

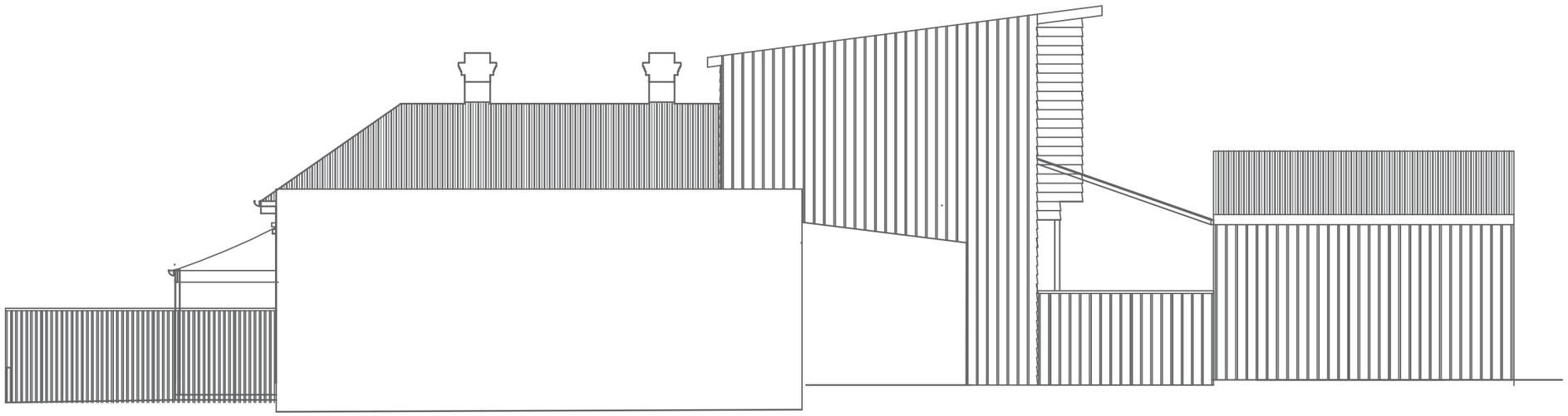
Proposed
Floor Plans

Date 10 Sept 2024

Scale 1:100

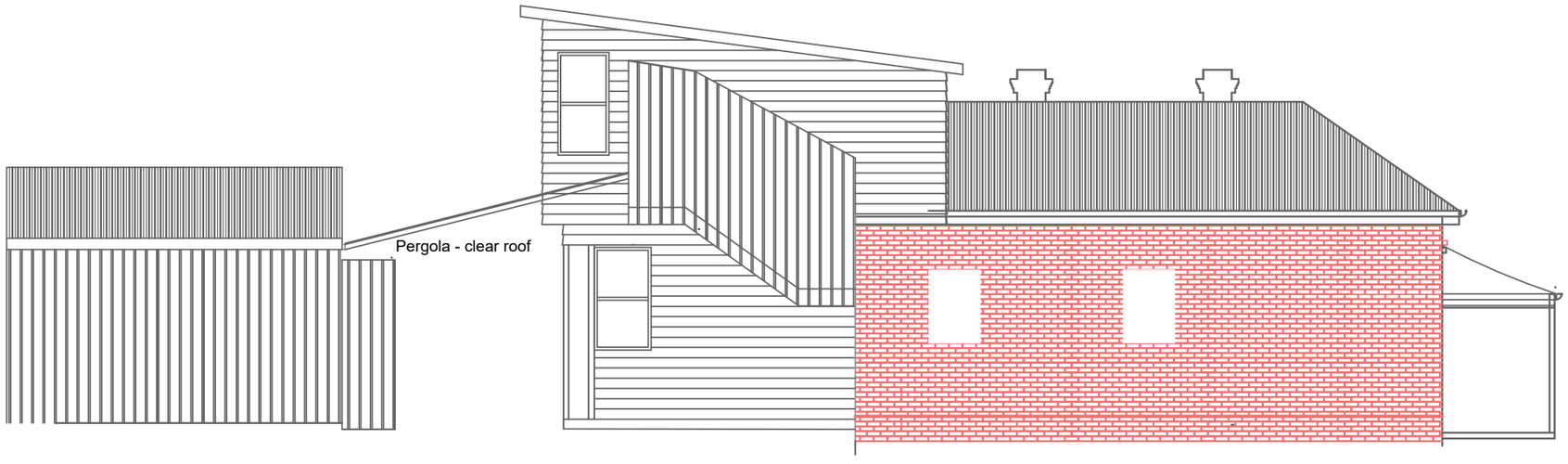
Drawing No. DA-005

Contact



South Elevation

Hardies Weatherboards - Surf mist
Stramit Sharpline cladding - TBC Woodlands Grey/White/Black
Gutters and Downpipes - Woodland Grey
Alfresco structure - White frame
Roof CGI - Galv to match existing



North Elevation

Project
16 Edmund St
Norwood

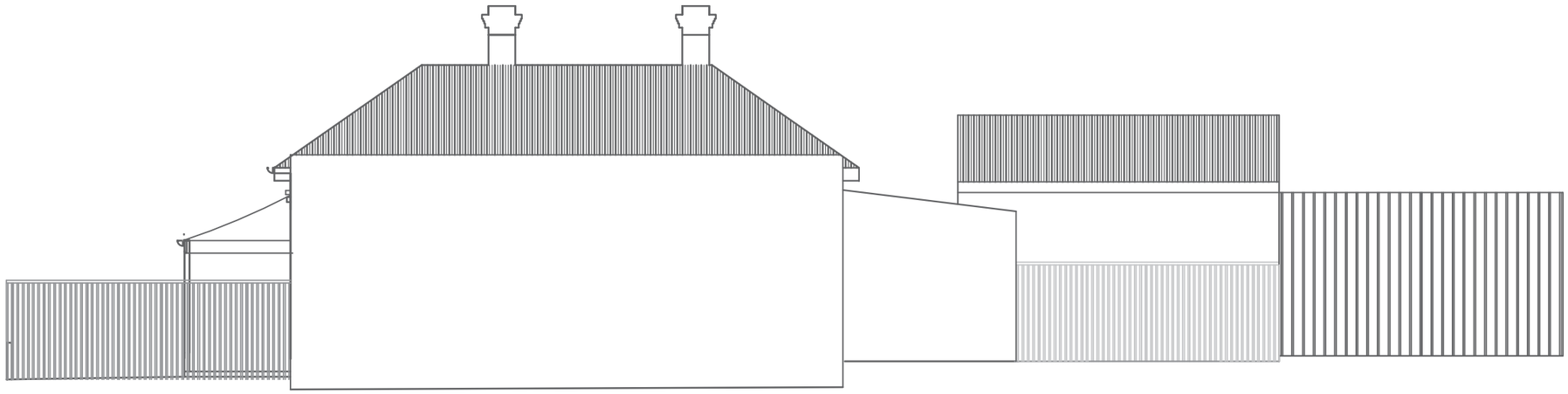
Drawing
Proposed
Side Elevations

Date 10 Sept 2024

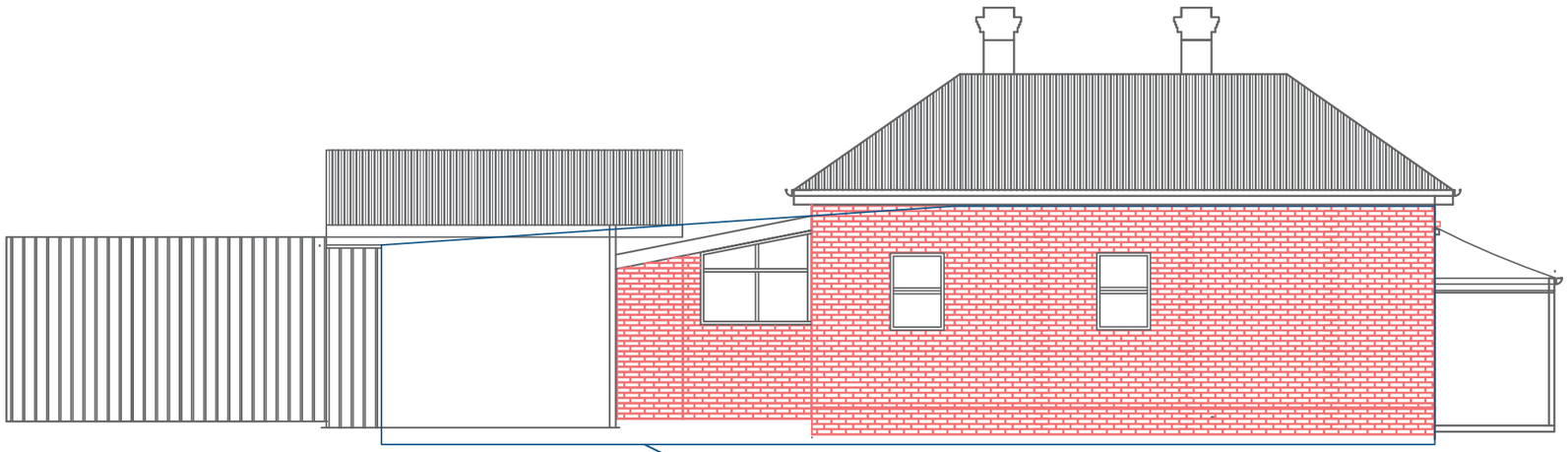
Scale 1:100

Drawing No. DA-006

Contact



Existing South Elevation



Existing North Elevation

Project
16 Edmund St
Norwood

Drawing
Existing
Side Elevations

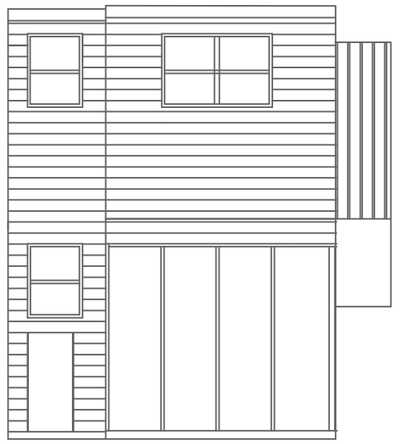
Date 10 Sept 2024

Scale 1:100

Drawing No. DA-007

Contact

Proposed Rear Elevation



Rear Elevation in Courtyard

Hardies Weatherboards - Surf mist
Stramit Sharpline cladding - TBC Woodlands Grey/White/Black
Gutters and Downpipes - Woodland Grey
Alfresco structure - White frame
Roof CGI - Galv to match existing

Existing Front Elevation

Proposed Front Elevation

Project
16 Edmund St
Norwood

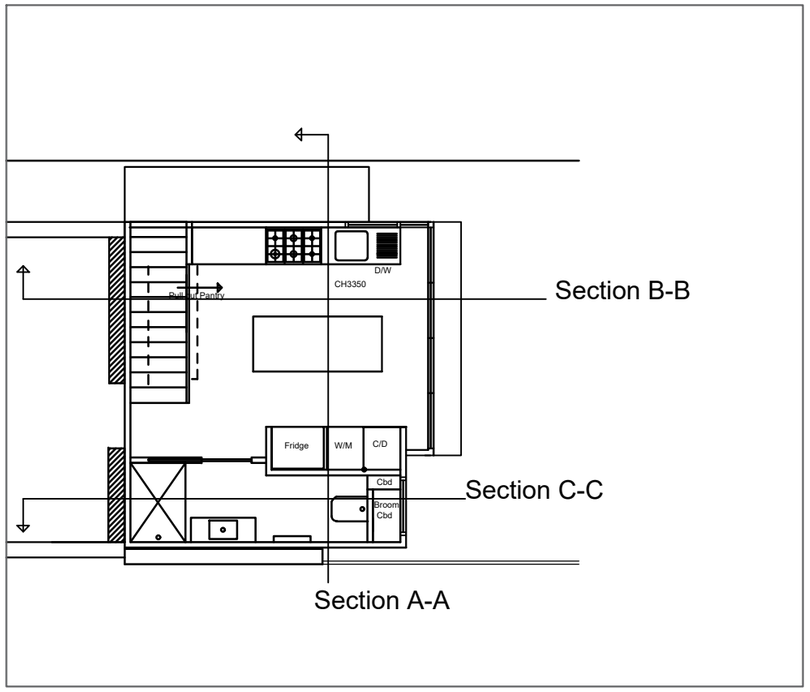
Drawing
Elevations East-West

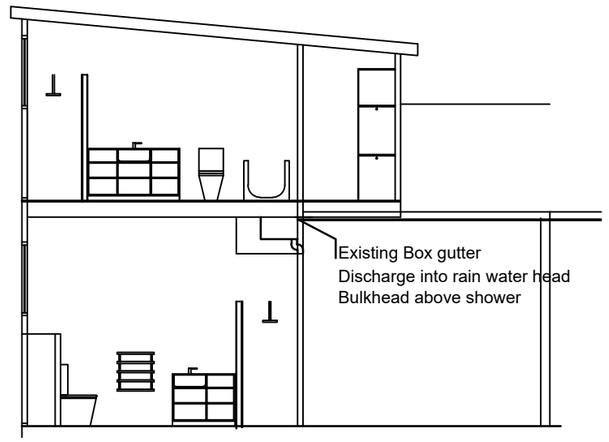
Date 10 Sept 2024

Scale 1:100

Drawing No. DA-008

Contact

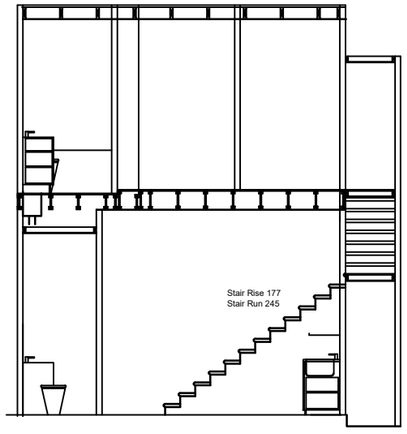




Section C-C

Hardies Weatherboards - Surf mist
Stramit Sharpline cladding - TBC Woodlands Grey/White/Black
Gutters and Downpipes - Woodland Grey
Alfresco structure - White frame
Roof CGI - Galv to match existing

Section B-B



Section A-A

Project
16 Edmund St
Norwood

Drawing
Section Details

Date 10 Sept 2024

Scale 1:100

Drawing No. DA-009

Contact

14 Edmund St

16 Edmund St

Existing

Alfresco

Garage

Boundary

Boundary

18 Edmund St

Project

16 Edmund St
Norwood

Drawing

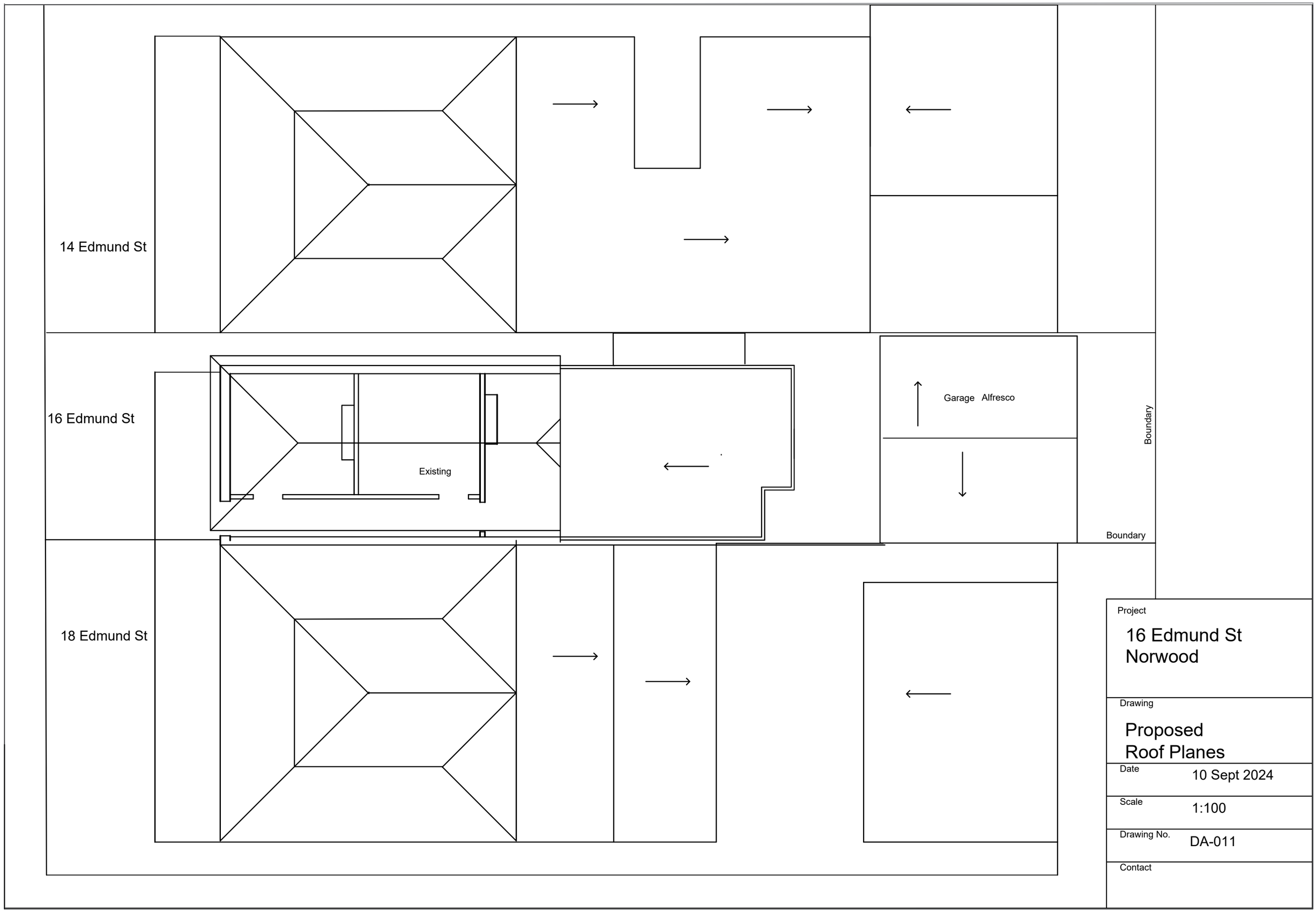
Existing Roof Planes

Date 10 Sept 2024

Scale 1:100

Drawing No. DA-010

Contact



Project
16 Edmund St
Norwood

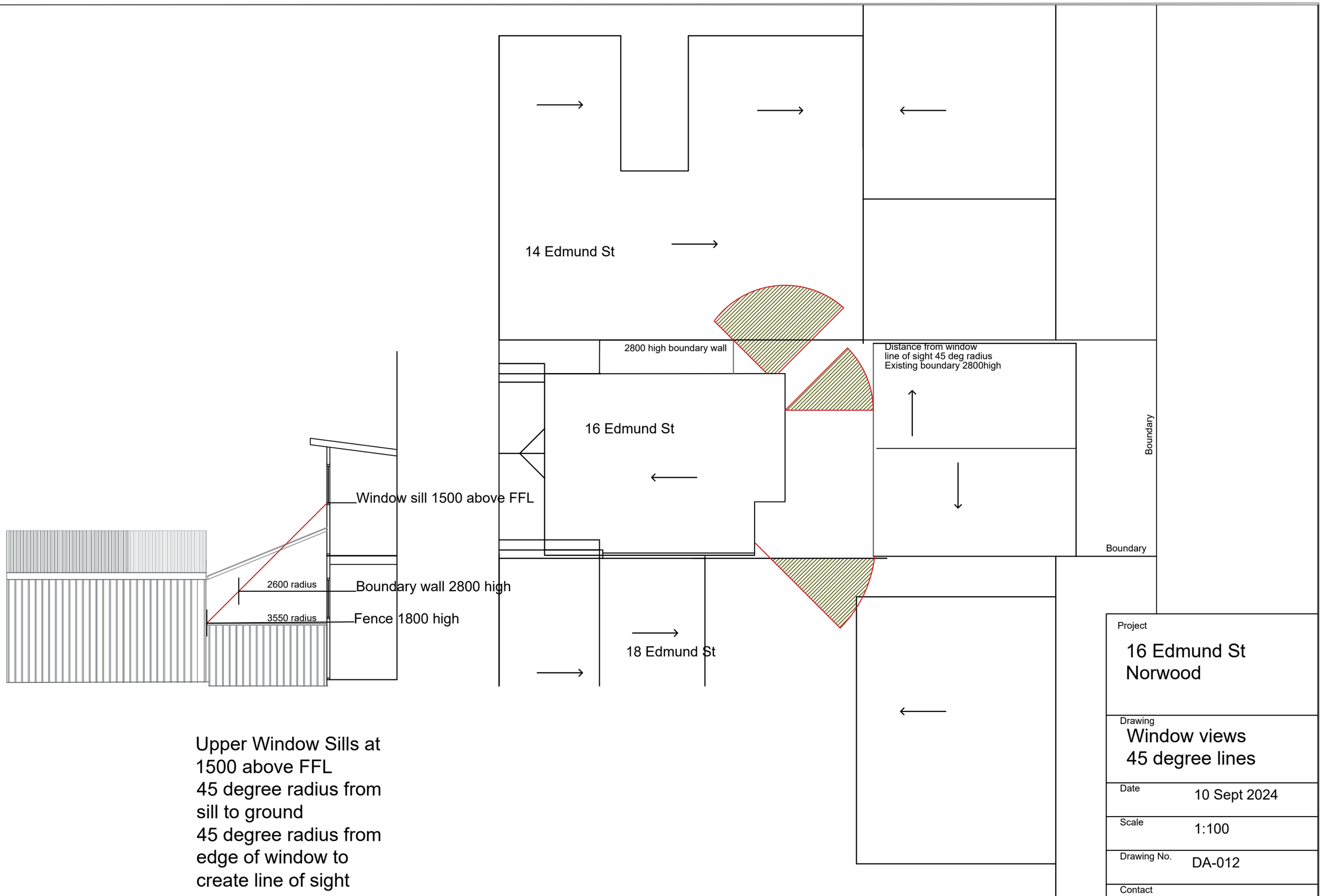
Drawing
Proposed
Roof Planes

Date 10 Sept 2024

Scale 1:100

Drawing No. DA-011

Contact



Upper Window Sills at
1500 above FFL
45 degree radius from
sill to ground
45 degree radius from
edge of window to
create line of sight

Project
16 Edmund St
Norwood

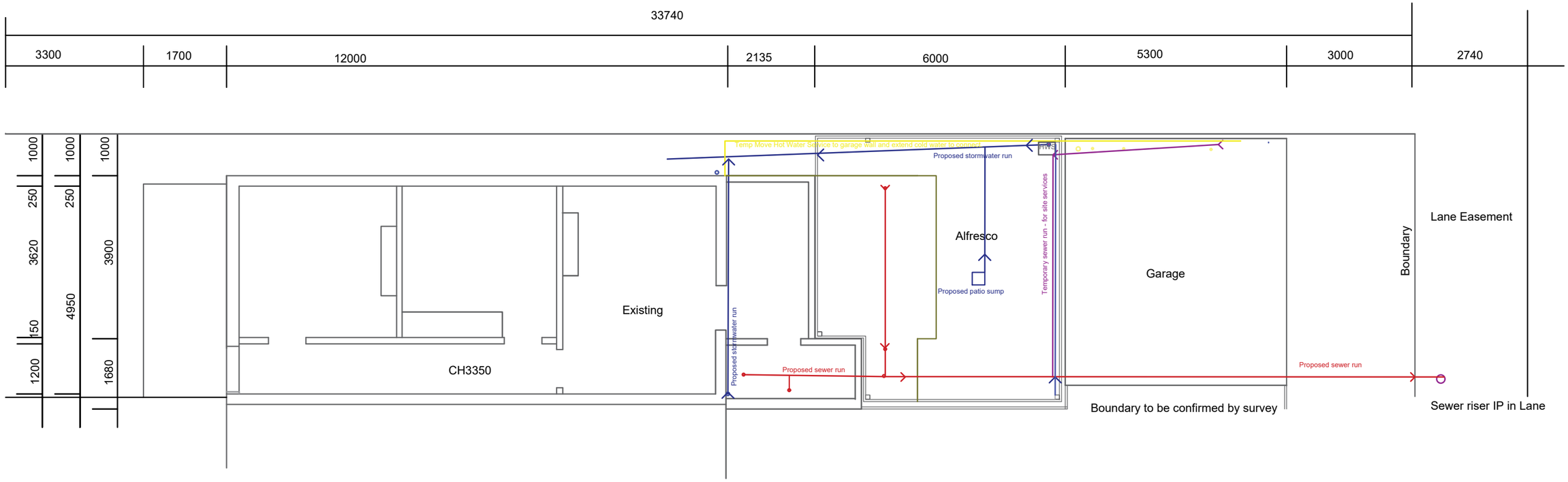
Drawing
Window views
45 degree lines

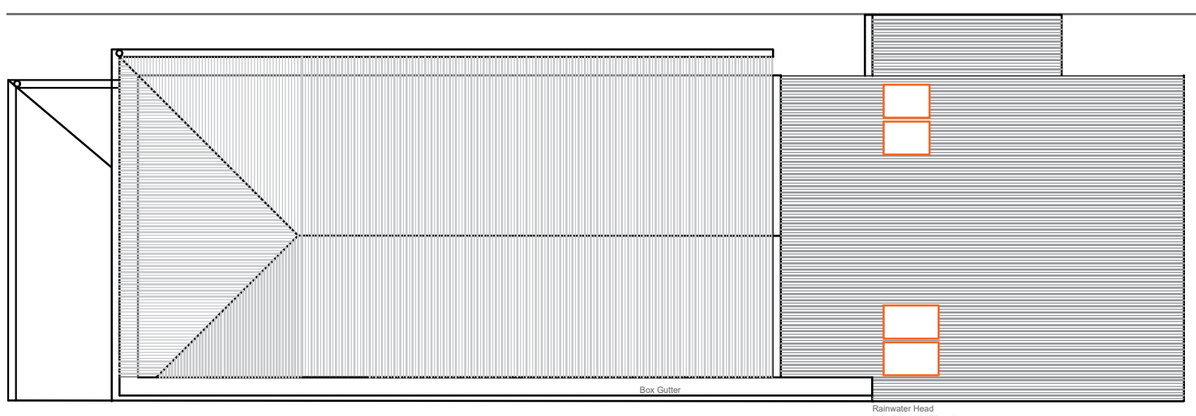
Date 10 Sept 2024

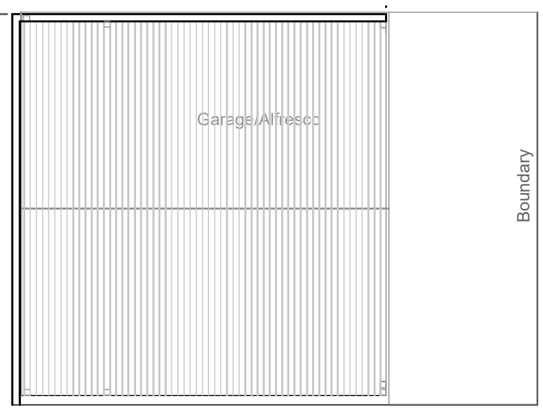
Scale 1:100

Drawing No. DA-012

Contact







Project

16 Edmund St
Norwood

Drawing

Proposed
Plumbing and roof

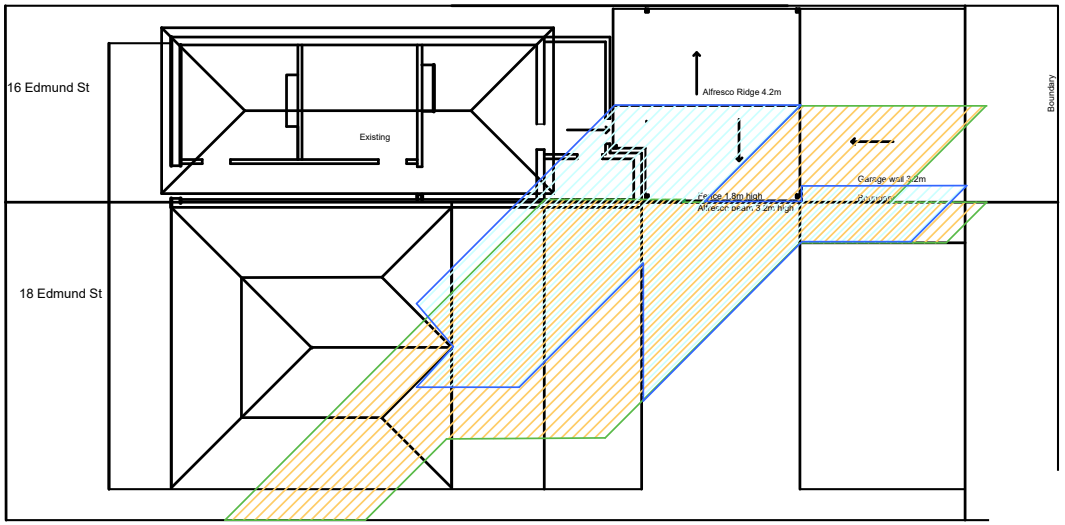
Date 10 Sept 2024

Scale 1:100

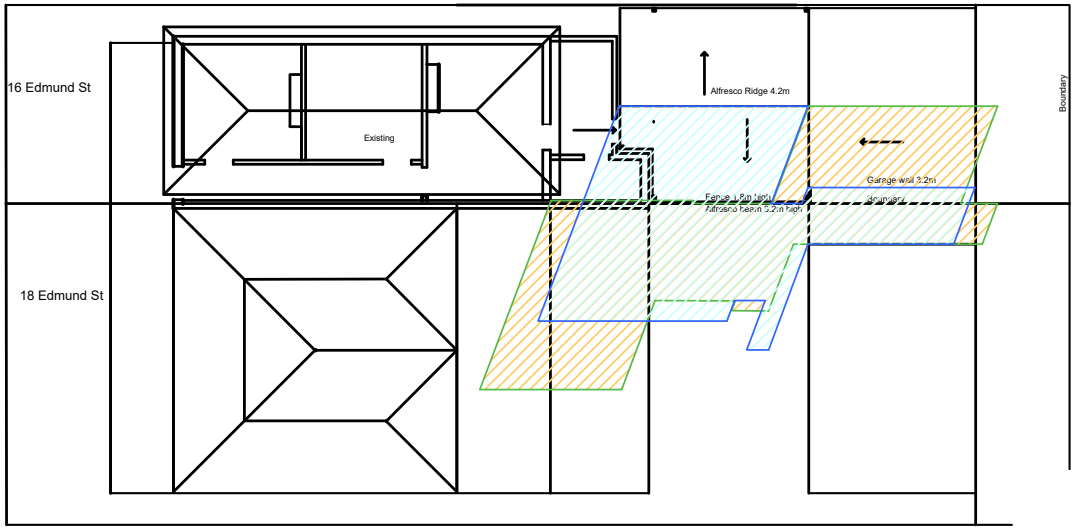
Drawing No. DA-015

Contact

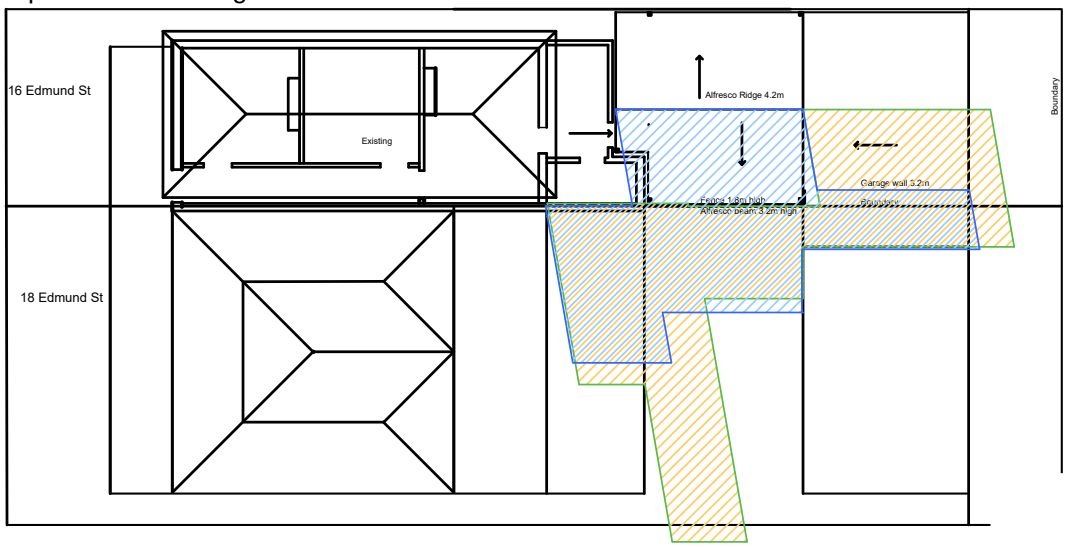
9am - Shadow Diagram



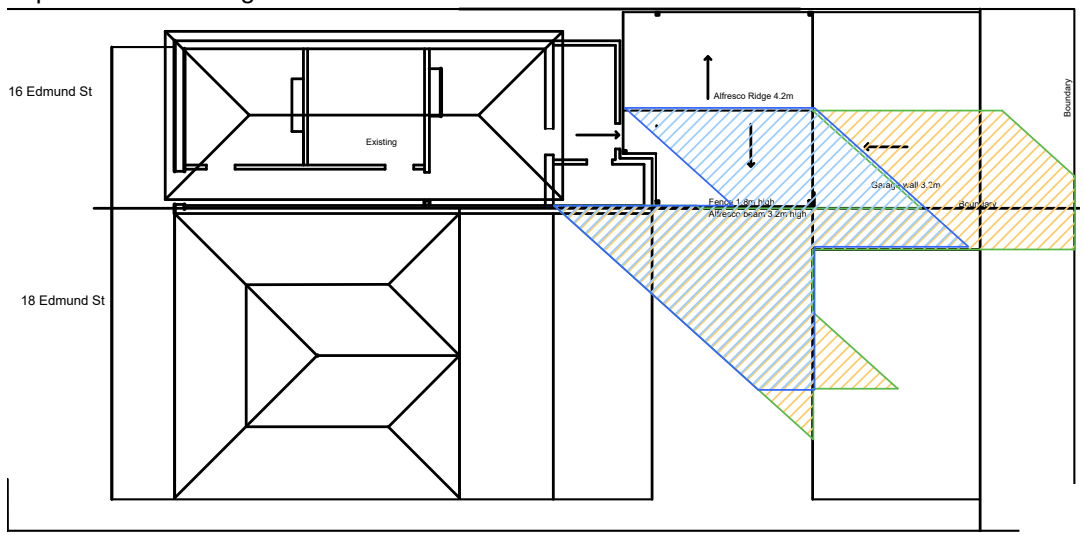
11am - Shadow Diagram



1pm - Shadow Diagram



3pm - Shadow Diagram



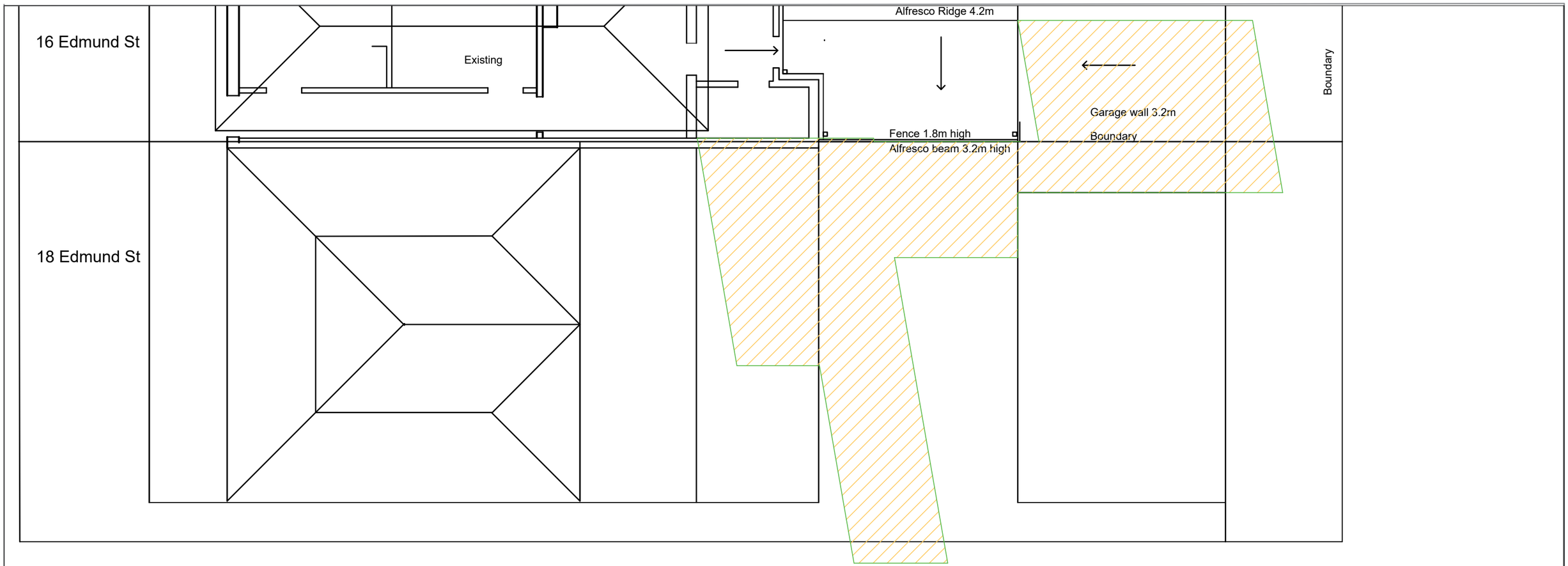
Legend:

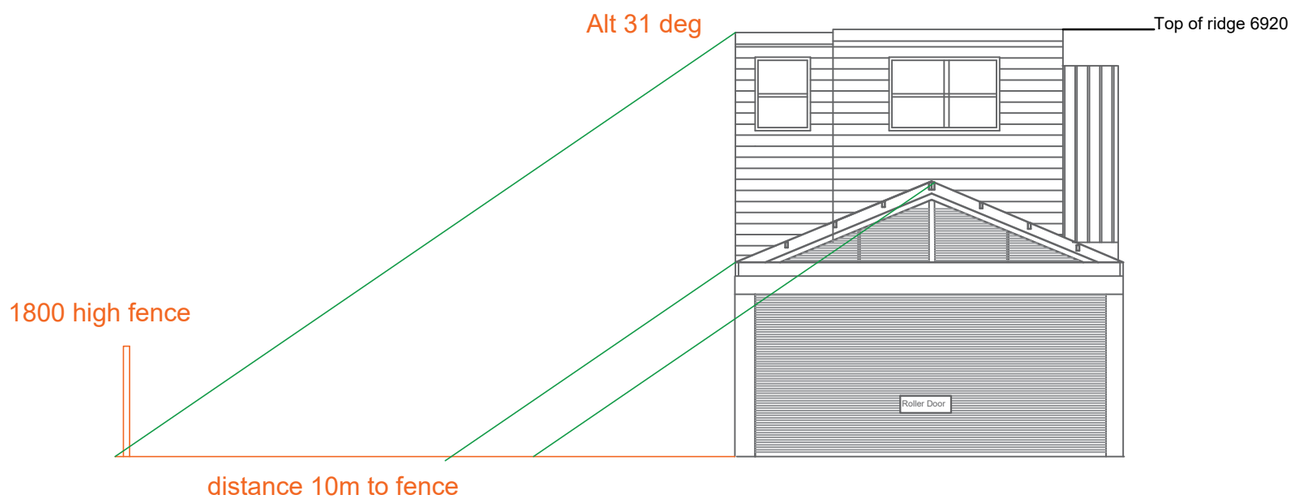
Existing Structure Shadowing

Proposed Structure Shadowing

Notes:
1. Shadow projections drawn on ground and as if interrupted by existing structures
2. 18 Edmund existing structure shadows not shown
3. All shadow diagrams are indicated on the original floorplan

Project	16 Edmund St Norwood
Drawing	SHADOW DIAGRAMS ON JUNE 21st
Date	10 Sept 2024
Scale	NTS
Drawing No.	DA-010c
Contact	





at 1pm the shadow extends in the direction of #20 rear yard
extending 11740mm from the top of the proposed new wall.
the shadow hits the bottom of the fence

Project
16 Edmund St
Norwood

Drawing
Shadow projection
onto #20 rear yard

Date 02 Nov 2024

Scale 1:100

Drawing No. DA-010i

Contact Judy Barnett
0432 839 676

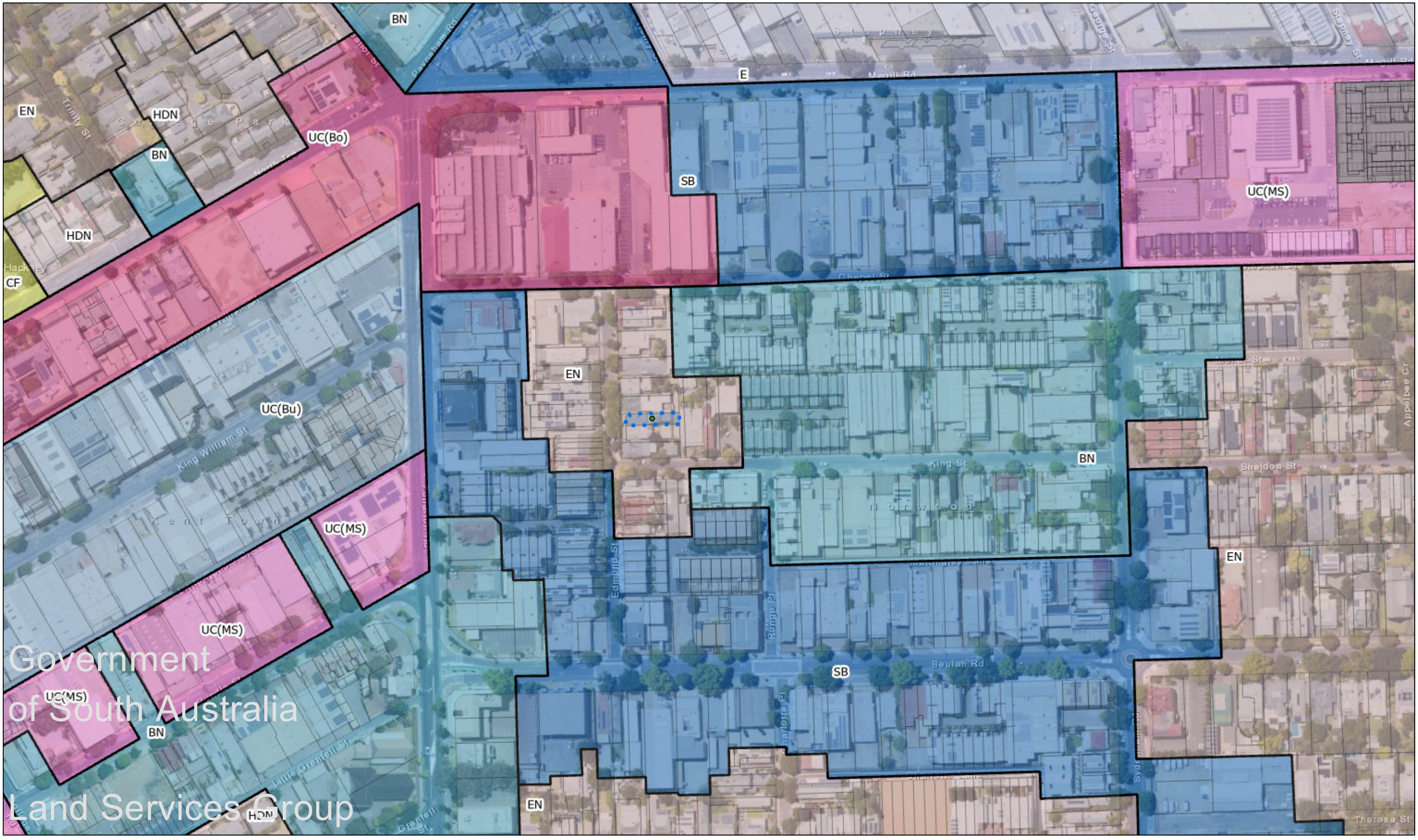
SAPPA Report

Attachment 2

Date created:
November 8, 2024

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Subject Land and Zoning Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

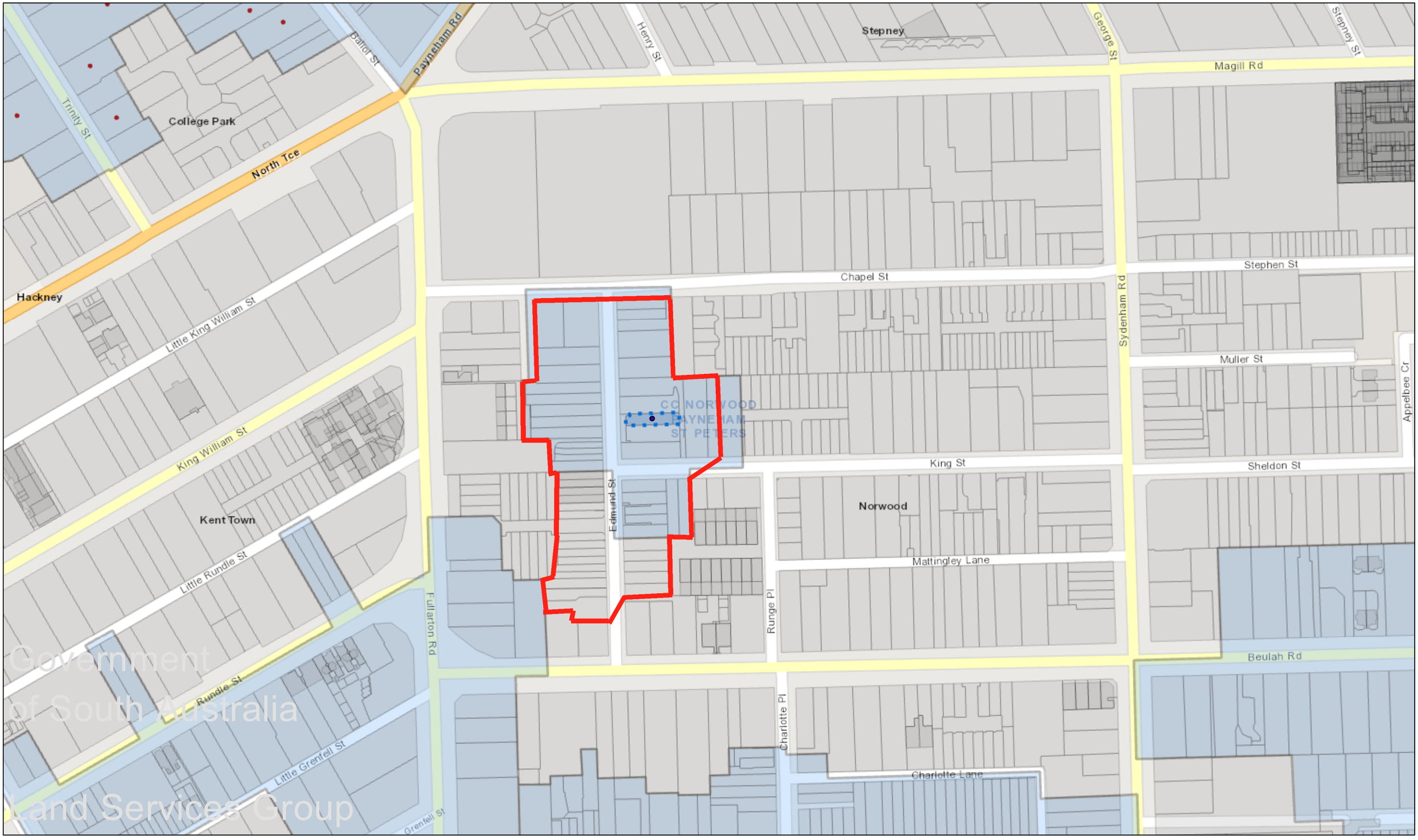
SAPPA Report

Attachment 3

Date created:
November 8, 2024

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Locality and Historic Area Overlay Map



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SAPPA Report

Attachment 4

Date created:
November 8, 2024

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Representation Map

Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Attachment 5

Application Summary

Application ID	24016085
Proposal	Demolition of existing alfresco and garage, and construction of a two storey dwelling addition
Location	16 EDMUND ST NORWOOD SA 5067

Representations

Representor 1 - Emily Robertson

Name	Emily Robertson
Address	18 Edmund Street NORWOOD SA, 5067 Australia
Submission Date	16/10/2024 01:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

16-Edmund-Street-development-reply-16102024-1417213.pdf

Wednesday 16th October 2024

ATTN:

Elected members for Kensington and East Norwood Ward
John Callisto & Christel Mex

City of Norwood, Payneham & St Peters
P.O. Box 204, Kent Town SA 5071

CC: Assessment Panel

RE: REPRESENTATION AGAINST DEVELOPMENT APPLICATION 24016085 DEMOLITION OF EXISTING ALFRESCO AND GARAGE, CONSTRUCTION OF A TWO STOREY DWELLING ADDITION AT 16 EDMUND ST, NORWOOD

Dear John, Christel and the assessment panel,

I write in response to the Notice received and proposed Development Application **24016085** relating to 16 Edmund Street, Norwood and herein express our representation **against** the development.

James, my husband and I own the neighbouring southern property at 18 Edmund Street, Norwood. We share a strata plan with number 16 and have an adjoining wall which stretches the full length of the properties and a shared water supply. Both properties are Bluestone workers cottages of the 1900's. James and I have reviewed the proposal and have compiled a summary of our concerns below.

The development of 16 Edmund St, Norwood stands, if approved, to have significant detrimental short and long-term consequences and effects on our existing dwelling, environmental effects, lifestyle and living conditions.

It is our view that the proposed development will have a significant visual impact on our existing use of land and is not considered appropriate, especially in a desired character conservation zone.

The proposed development does not fit within the established character of the area and is considered out of context for the suburb. This development proposal is not in keeping with the Build Heritage Strategy of the City of Norwood, Payneham & St Peters, which states that it aims to maintain character homes in the area. Our view is that the proposal is in contravention of the Councils City plan 2023 Objective 2.4 "*Pleasant, well designed, and sustainable neighbourhoods"*. We have concerns around the proposed works and how they create risk to the mature and established trees at the front of our property and in our backyard (garden beds etc). The current proposal does not adequately address or mitigate the risks associated with potential environmental impacts and damage, which we strongly oppose.

Of significant concern to us is the current shared boundary wall between the two homes. Based on the current level of information that has been shared, there are obvious risks to the

foundations of our home and walls, which we absolutely do not accept. We are concerned that should it go ahead, the proposed demolition and build will move and damage the foundations of our home and walls, resulting in cracking and other issues.

The proposed development results in a substantial impact to both the privacy and natural sunlight of our home. We specifically oppose the addition of a second storey and the negative impact to our property and the street. Firstly, this includes overshadowing and significant loss of natural light to our home and land. With the boundary line increasing in height to two-storey, there are view impacts (feeling boxed in) and may result in a loss of value to our property. Additionally, adding 2.5m in length to the boundary wall will damage our garden hedges and decrease the natural light of our home significantly. The street is filled predominately with character homes of the same era in a single storey style which we believe should be maintained.

The security, privacy, and impact on our property during the building process is of concern. In the short term, the proposed development would result in significant inconvenience to us with a shared rear access lane that becomes the access point for trades and labour during demolition and build phases.

We have a dog on the property that is frequently outdoors and as such, with the proposed works, it would not be safe for the dog to be outside for the majority of the time due to workers, security issues, noise and protection of their grounds.

We appreciate and respect our neighbours' desire to redevelop their property, however as outlined above the current proposed development and plans will have significant complications and impact on our lifestyle, privacy, security, liveability and enjoyment, and future use of our land. We would welcome a discussion or revised plans that are reasonable, with reduced impact to our property.

Yours faithfully,

Emily Robertson
On behalf of Emily and James Roberton
Property Owners
18 Edmund Street, Norwood

Representations

Attachment 5

Representor 2 - Donna Retallick

Name	Donna Retallick
Address	20 Edmund Street NORWOOD SA, 5067 Australia
Submission Date	16/10/2024 10:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The specific reasons I believe that consent should be refused are: The height & look of the new buildings, and the tight rear lane access behind our property. Please take note of the Plan SA Property & Development Policies (PSAP&DP) clauses mentioned in the text. The planned extension will be highly visible to us from our back garden all the way along. We spend a lot of time in our backyard as that area catches the most sunlight. To fit in with the character of our home and the surrounding homes along Edmund Street, we would prefer the extension to be brick not weatherboard as aesthetically it will not look pleasant from the rear due to the height. Again, it will be completely visible from our back garden and not desired as we are only approximately 10 metres from their Southern boundary. We are also not happy with the gabled garage roof, as it is not in keeping the rest of the row of garages, which all have flat roofs. The actual building plans provided are not detailed enough, and very minimal. Overall, the height of the extension is of concern to us. The height of the extension is over 3 metres. For the Southern facing boundary (which is on our side) should this be 1.9 metres offset plus a third again of the height of the building from the boundary. The public notification documents show this is not correct for the extension proposed. (PSAP&DP – PO 8.1-DTS/DPF 8.1 clause ((b) iii) We are concerned about shadowing from the new development as we have solar panels on our rear roof, so we would like more detail on the development plans with regards to shadowing throughout the day and if this does affect the panels with regards to lack of sunlight, we would like a guarantee that a resolution can be made to fix the issue without any loss or cost to us, such that we have to ask the question why the proposed extension wasn't against their northern fence line. The extension is taking up 90% of the block space. We understand that in Norwood the planning order stipulates 50% coverage is to be taken up. (PSAP&DP – PO 3.1-DTS/DPF 3.1) Access through the rear laneway is minimal. Our garage and a section of fencing border this laneway. Access will be restricted for lager vehicles. We have concerns about trades vehicles & equipment damaging said garage & fencing, whilst construction is going on. Also, adhering to working within the time limits set for weekdays and weekends as will be extremely noisy As per working within the council's noise restrictions. Is there a building time limit set for this proposal? We do have concerns with this development, but we want it to be clear, fair and reasonable for all parties before it goes ahead. Regards, Donna Retallick

Attached Documents

20241007_130434_resized-1417705.jpg
20241007_130436_resized-1417706.jpg
20241009_191209_resized-1417707.jpg
20241009_191216_resized-1417708.jpg
20241009_191221_resized-1417709.jpg

Attachment 5

Attachment 5

Attachment 5

Attachment 5

Representations

Attachment 5

Representor 3 - David Retallick

Name	David Retallick
Address	20 Edmund Street NORWOOD SA, 5067 Australia
Submission Date	16/10/2024 10:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The specific reasons I believe that consent should be refused are: The height & look of the new buildings, and the tight rear lane access behind our property. Please take note of the Plan SA Property & Development Policies (PSAP&DP) clauses mentioned in the text. The planned extension will be highly visible to us from our back garden all the way along. We spend a lot of time in our backyard as that area catches the most sunlight. To fit in with the character of our home and the surrounding homes along Edmund Street, we would prefer the extension to be brick not weatherboard as aesthetically it will not look pleasant from the rear due to the height. Again, it will be completely visible from our back garden and not desired as we are only approximately 10 metres from their Southern boundary. We are also not happy with the gabled garage roof, as it is not in keeping the rest of the row of garages, which all have flat roofs. The actual building plans provided are not detailed enough, and very minimal. Overall, the height of the extension is of concern to us. The height of the extension is over 3 metres. For the Southern facing boundary (which is on our side) should this be 1.9 metres offset plus a third again of the height of the building from the boundary. The public notification documents show this is not correct for the extension proposed. (PSAP&DP – PO 8.1-DTS/DPF 8.1 clause ((b) iii) We are concerned about shadowing from the new development as we have solar panels on our rear roof, so we would like more detail on the development plans with regards to shadowing throughout the day and if this does affect the panels with regards to lack of sunlight, we would like a guarantee that a resolution can be made to fix the issue without any loss or cost to us, such that we have to ask the question why the proposed extension wasn't against their northern fence line. The extension is taking up 90% of the block space. We understand that in Norwood the planning order stipulates 50% coverage is to be taken up. (PSAP&DP – PO 3.1-DTS/DPF 3.1) Access through the rear laneway is minimal. Our garage and a section of fencing border this laneway. Access will be restricted for lager vehicles. We have concerns about trades vehicles & equipment damaging said garage & fencing, whilst construction is going on. Also, adhering to working within the time limits set for weekdays and weekends as will be extremely noisy As per working within the council's noise restrictions. Is there a building time limit set for this proposal? We do have concerns with this development, but we want it to be clear, fair and reasonable for all parties before it goes ahead. Regards, David Retallick

Attached Documents

20241007_130434_resized2-1417712.jpg
20241007_130436_resized2-1417713.jpg
20241009_191209_resized2-1417714.jpg
20241009_191216_resized2-1417715.jpg
20241009_191221_resized2-1417716.jpg

Attachment 5

Attachment 5

Attachment 5

Attachment 5

Attachment 6

Response to Representation Document - 24016085: 16 Edmund St Norwood SA 5067

Applicants Statement:

We have submitted a development application for our home on 16 Edmund Street in order to add a master bedroom and extend the kitchen. These improvements will vastly improve the liveability of this home for me and my partner and allow this house to accommodate a potential future family. We love this area and the character of the home and would like to future-proof it to live here for the indefinite future.

The plans have been through several iterations to find a solution that works for us whilst aiming to minimise impact to the existing cottage and surrounding neighbourhood. As such, we believe the amenity of the neighbourhood will not be lessened by the approval of our planning application and will provide us with a home with it's functionality improved to suit inner city living.

Please refer below for the applicant's response (in green) to the three representations made opposing the development for 16 Edmund St Norwood.

Extract from Respondent 1:

I write in response to the Notice received and proposed Development Application 24016085 relating to 16 Edmund Street, Norwood and herein express our representation against the development.

James, my husband and I own the neighbouring southern property at 18 Edmund Street, Norwood. We share a strata plan with number 16 and have an adjoining wall which stretches the full length of the properties and a shared water supply. Buildings share a party wall which spans 15.2m (12m cottage + 3.2m lean-to) on the 33.7m long property boundary.
Each allotment has separate water supplies and separate stormwater outlets. However, the properties share a sewer line. *Both properties are Bluestone workers cottages of the 1900's. James and I have reviewed the proposal and have compiled a summary of our concerns below.*

The development of 16 Edmund St, Norwood stands, if approved, to have significant detrimental short and long-term consequences and effects on our existing dwelling, environmental effects, lifestyle and living conditions.

It is our view that the proposed development will have a significant visual impact on our existing use of land and is not considered appropriate, especially in a desired character conservation zone.

The proposed development does not fit within the established character of the area and is considered out of context for the suburb. This development proposal is not in keeping with the Build Heritage Strategy of the City of Norwood, Payneham & St Peters, which states that it aims to maintain character homes in the area. There is no street amenity impacted by this development. The property is not listed as a heritage property and the cottage portion of the dwelling is not being renovated – we intend to demolish and replace the lean-too kitchen/bathroom structure which was an addition to the cottage. *Our view is that the proposal is in contravention of the Councils City plan 2023 Objective 2.4 "Pleasant, well designed, and sustainable neighbourhoods".* Regarding NPSP City Plan 2030 - we believe objective 2.4 is being met by our development proposal. Note we will be looking to landscape the front yard, to include small trees which will maximise greening (improvement from existing) on 16 Edmund. *We have concerns around the proposed works and how they create risk to the mature and established trees at the front of our property and in our backyard (garden beds etc).*

There are no trees, significant or otherwise on #18 or #16 property at the front. Council street trees are on nature strip. All building work will be carried out via rear lane access – to the rear of the property of number 16.

To be clear there will be NO Impact to the vegetation at the front of the property.

Works will not impact the neighbouring allotment other than the sewer relocation and the proposed garage wall extension. These works will rectify the fence line, by moving it to the correct property boundary location in accordance with the 1987 strata boundary survey (i.e. sewer and garage works will still be within 16 Edmund). These works propose to remove a selection of small trees which have been planted on the 16/18 property boundary line. Refer image which shows the trees and the indicative location of the property boundary.

The current proposal does not adequately address or mitigate the risks associated with

potential environmental impacts and damage, which we strongly oppose. We disagree that there is a risk of environmental impacts or damage with our proposal.

Of significant concern to us is the current shared boundary wall between the two homes. Based on the current level of information that has been shared, there are obvious risks to the foundations of our home and walls, which we absolutely do not accept. The new extension is being built against the pergola on 18 Edmund not the residence. The pergola is abutting our existing bathroom party wall. The shared party wall of the original cottage is not part of the proposed additions.
No additional loading will be placed on existing house foundations. The shared boundary wall to the original cottage is not being built against. The new structure will be supported on a concrete slab with new footings starting at the back of the old house. Refer to the attached letter for a statement on the structural assessment from a registered structural engineer. *We are concerned that should it go ahead, the proposed demolition and build will move and damage the foundations of our home and walls, resulting in cracking and other issues.*

The proposed development results in a substantial impact to both the privacy and natural sunlight of our home. The development does not have windows facing or overlooking the adjacent properties, there will be no impact on privacy or security. *We specifically oppose the addition of a second storey and the negative impact to our property and the street. Firstly, this includes overshadowing and significant loss of natural light to our home and land. With the boundary line increasing in height to two-storey, there are view impacts (feeling boxed in) and may result in a loss of value to our property.* Shadow diagrams prepared to determine the impact of the proposed alterations and additions onto our neighbour's rear amenity – refer attached. Shadow diagrams indicate the current shadows and proposed shadows.
The existing rear facing kitchen window of 18 Edmund is in shade from the existing party wall and pergola roof.

Additionally, adding 2.5m in length to the boundary wall will damage our garden hedges and decrease the natural light of our home significantly. The building is extending 1.4m on the boundary, past the existing pergola/bathroom party wall not 2.5m as written. *The street is filled predominately with character homes of the same era in a single storey style which we believe should be maintained.* Our side of Edmund Street, between King and Charles, has a row of similar style character cottages, the rest of the street on both sides has no pattern and a mixture of commercial, residential, single and double storey, modern and dilapidated dwellings.
As the second story from the proposed development will not be seen clearly from the street, we believe we maintain visual cohesivity to neighbouring properties. This has been a key objective for us in preparing the design of the proposed development. *The security, privacy, and impact on our property during the building process is of concern.*

Construction activities will be undertaken by hired, licenced professional contractors. *In the short term, the proposed development would result in significant inconvenience to us with a shared rear access lane that becomes the access point for trades and labour during demolition and build phases*. As there are only 3 other properties infrequently using the lane, it is not a very busy thoroughfare. In the past, our trades have parallel parked in the lane behind our garage and allowed easy vehicle access past for numbers 12 & 14. During construction the double garage on our property will provide additional space for the trades. Noting also the construction works will be temporary.

We have a dog on the property that is frequently outdoors and as such, with the proposed works, it would not be safe for the dog to be outside for the majority of the time due to workers, security issues, noise and protection of their grounds. A secure fence between the garages during the shed alteration will ensure the current occupant and their pets' security is not changed.

We appreciate and respect our neighbours' desire to redevelop their property, however as outlined above the current proposed development and plans will have significant complications and impact on our lifestyle, privacy, security, liveability and enjoyment, and future use of our land. We would welcome a discussion or revised plans that are reasonable, with reduced impact to our property.

Extract from Respondent 2 and 3:

The specific reasons I believe that consent should be refused are: The height & look of the new buildings, and the tight rear lane access behind our property. Please take note of the Plan SA Property & Development Policies (PSAP&DP) clauses mentioned in the text. The planned extension will be highly visible to us from our back garden all the way along.

Unfortunately, the respondents' photos are taken from their roof and not taken from the back garden to determine if the proposal would be highly visible.
Refer to the NearMaps image, as it appears the fence, tall hedge trees and shed are blocking the view from the ground.
Also note 20 Edmund is separated by 18 Edmund and offset by approx. 10m from 16 Edmund (fence-to-fence).

We spend a lot of time in our backyard as that area catches the most sunlight. To fit in with the character of our home and the surrounding homes along Edmund Street, we would prefer the extension to be brick not weatherboard as aesthetically it will not look

pleasant from the rear due to the height. Again, it will be completely visible from our back garden and not desired as we are only approximately 10 metres from their Southern boundary. The proposed boundary wall facing South will be metal clad – Weatherboard is indicated on non-boundary walls for future painting access. Lightweight construction has been proposed due to site limitations, for ease of construction. Extensions to older style buildings usually require a contrast of structural materials to delineate between the eras of construction. *We are also not happy with the gabled garage roof, as it is not in keeping the rest of the row of garages, which all have flat roofs.* Both garages (12 and 20) facing the lane entry are gables. Supplied pictures of the lane show #12 gable, #14 is flat roof but obscured by brick pier and parapet, #18 colorbond flat roof, and #20 gable roof. As such we don't believe there is any noticeable consistency that requires us to maintain a flat roof garage. *The actual building plans provided are not detailed enough, and very minimal. Overall, the height of the extension is of concern to us. The height of the extension is over 3 metres. For the Southern facing boundary (which is on our side)* Note 20 Edmund is not a direct neighbour and offset approx. 10 m minimum. *should this be 1.9 metres offset plus a third again of the height of the building from the boundary. The public notification documents show this is not correct for the extension proposed. (PSAP&DP – PO 8.1-DTS/DPF 8.1 clause ((b) iii)* There is limited opportunity to setback the proposed works due to the narrow allotment width.

We are concerned about shadowing from the new development as we have solar panels on our rear roof, so we would like more detail on the development plans with regards to shadowing throughout the day and if this does affect the panels with regards to lack of sunlight, we would like a guarantee that a resolution can be made to fix the issue without any loss or cost to us, such that we have to ask the question why the proposed extension wasn't against their northern fence line. Additional shadow diagrams to determine the shadow length and height against the fence between 18 & 20 have been included, which shows on June 21st the shadow does not clear 20's fence.

The extension is taking up 90% of the block space. We understand that in Norwood the planning order stipulates 50% coverage is to be taken up. (PSAP&DP – PO 3.1-DTS/DPF 3.1).
We believe this is consistent with the pattern and character of the neighbourhood and therefore we do not believe the percentage requirements are applicable. Refer to the Google Maps excerpt to the right which shows the significant building coverage in the surrounding area. Note, the proposed

footprint increase is 15m2 on a 219m2 site. Current built area is 107m2 not including the alfresco.

Access through the rear laneway is minimal. Our garage and a section of fencing border this laneway. Access will be restricted for lager vehicles. We have concerns about trades vehicles & equipment damaging said garage & fencing, whilst construction is going on. Trades and suppliers are/will be made aware of the restricted width access lane when quoting the project. The lane is 2740 wide. Note the lane entry east side fence has extensive existing damage. Dilapidation pictures will be taken prior to works commencing. *Also, adhering to working within the time limits set for weekdays and weekends as will be extremely noisy As per working within the council's noise restrictions. Is there a building time limit set for this proposal?* Construction activities would be undertaken in accordance EPA SA "Construction noise that causes an adverse impact on amenity is only permitted between 7 am and 7 pm, Monday to Saturday." and additionally comply with any other council regulations. *We do have concerns with this development, but we want it to be clear, fair and reasonable for all parties before it goes ahead.*

Structural Assessment Letter for Council Consideration

Detailed consideration was given to the design of the proposed addition (16 Edmund) to not impact additional loading on the 230 mm thick masonry party wall.

The existing party wall supports the two pitched roof dwellings.

A registered structural engineer has reviewed the proposed wall and roof structural framing plans.

No additional load will be acting on the party wall thus no footing alterations to the party wall are required.

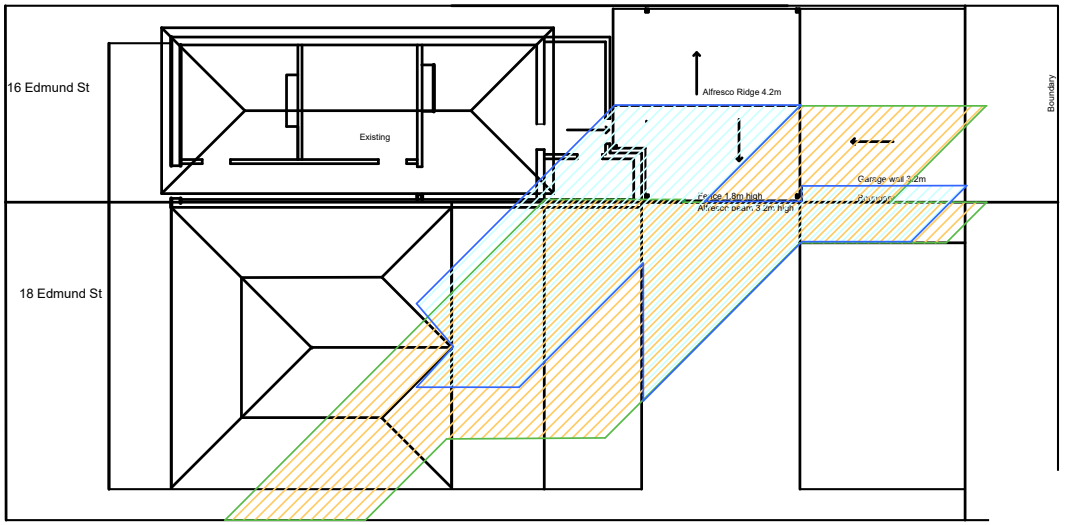
Regardless of the above proposed addition, owners of 1880's slate stone footing dwellings will always experience footing movement initiated by seasonal and environmental variations in soil moisture causing cracking and distortion like damage. Both historical and current damage is evident.

Ian Barnett

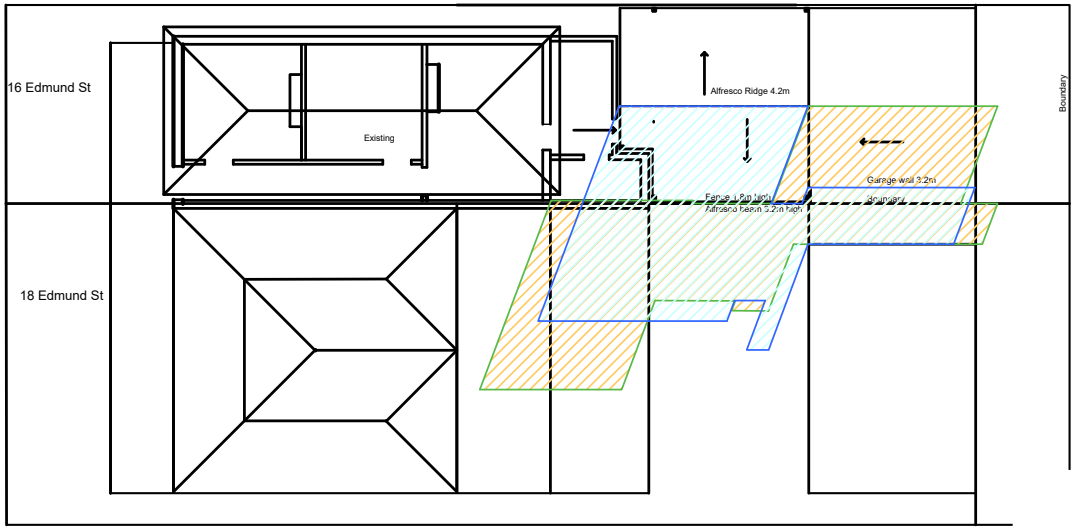
BE(Hons), MIEAust, CPEng, NER

Senior Diagnostic Engineer

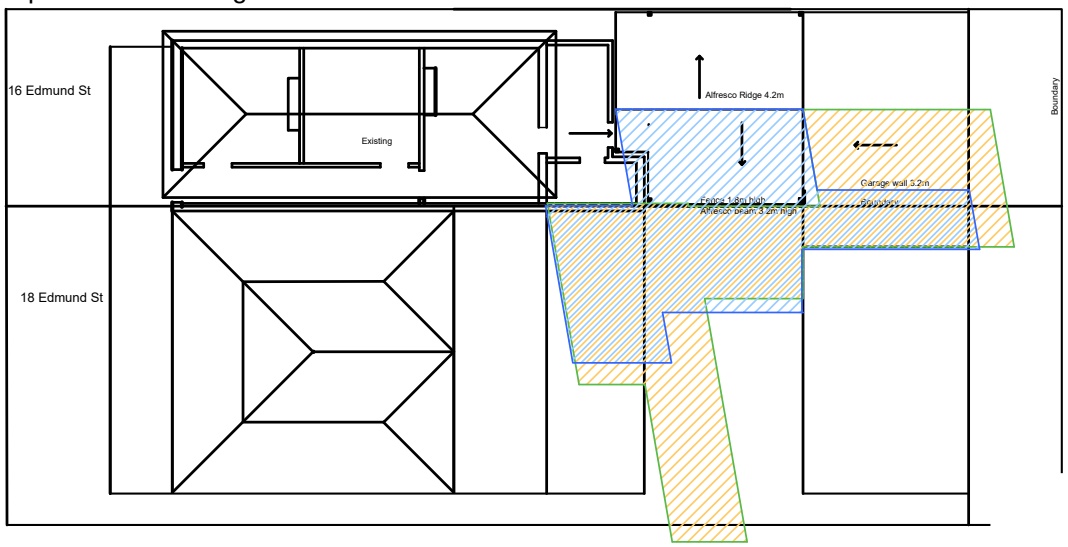
9am - Shadow Diagram



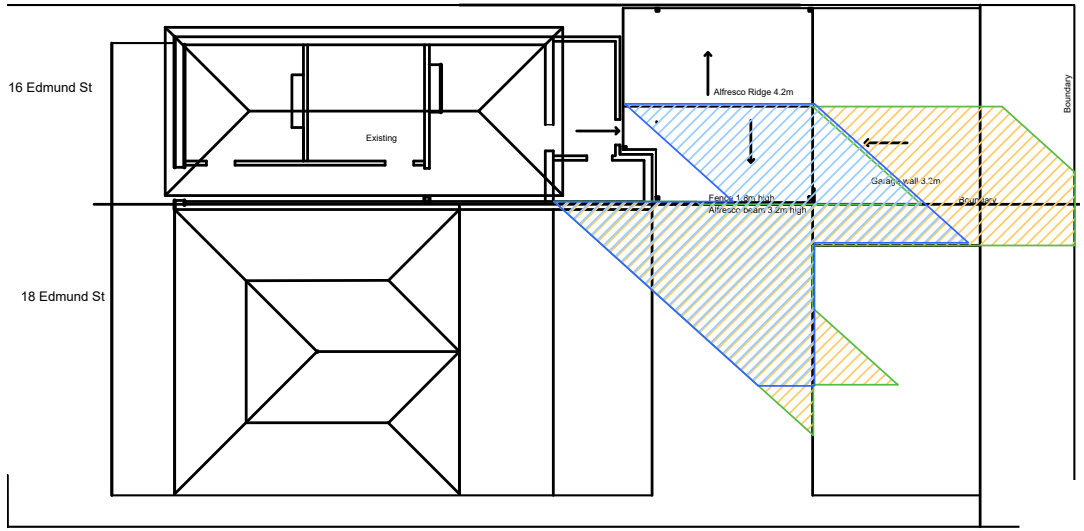
11am - Shadow Diagram



1pm - Shadow Diagram



3pm - Shadow Diagram



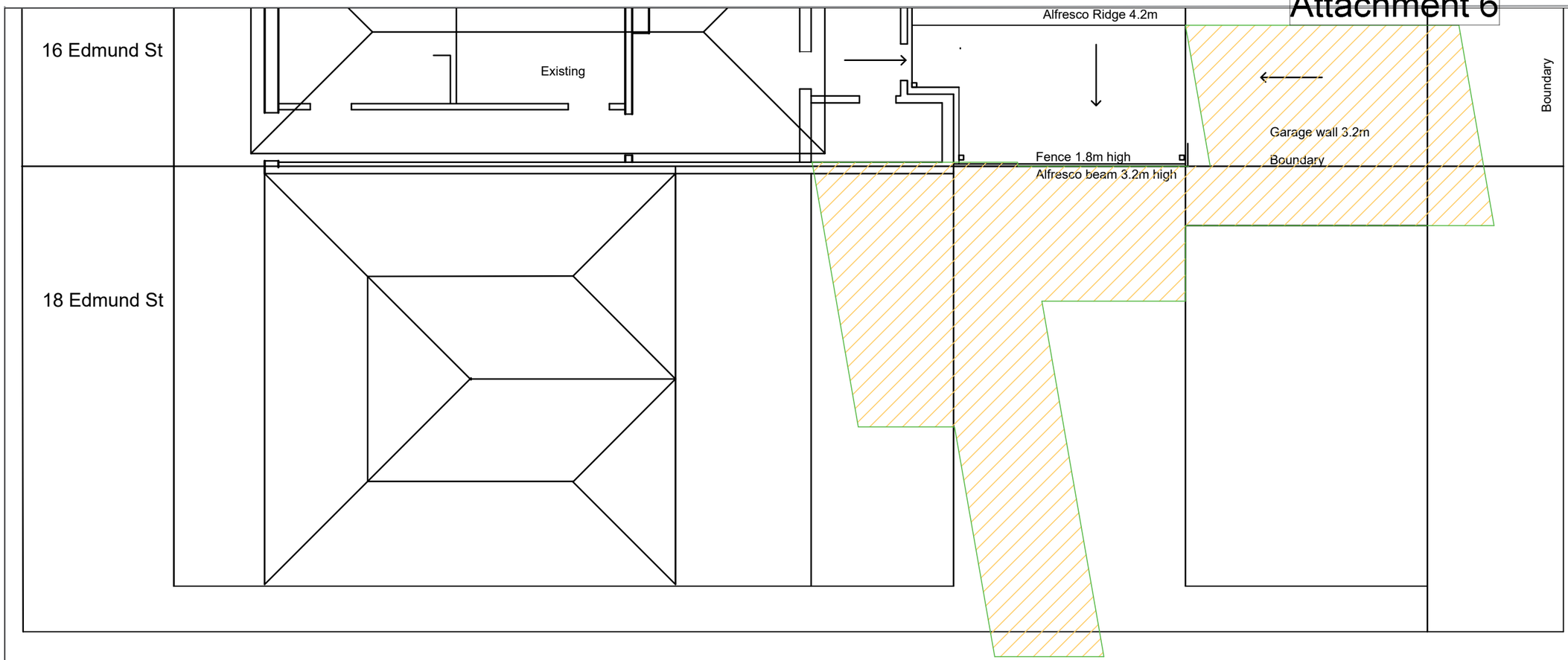
Legend:

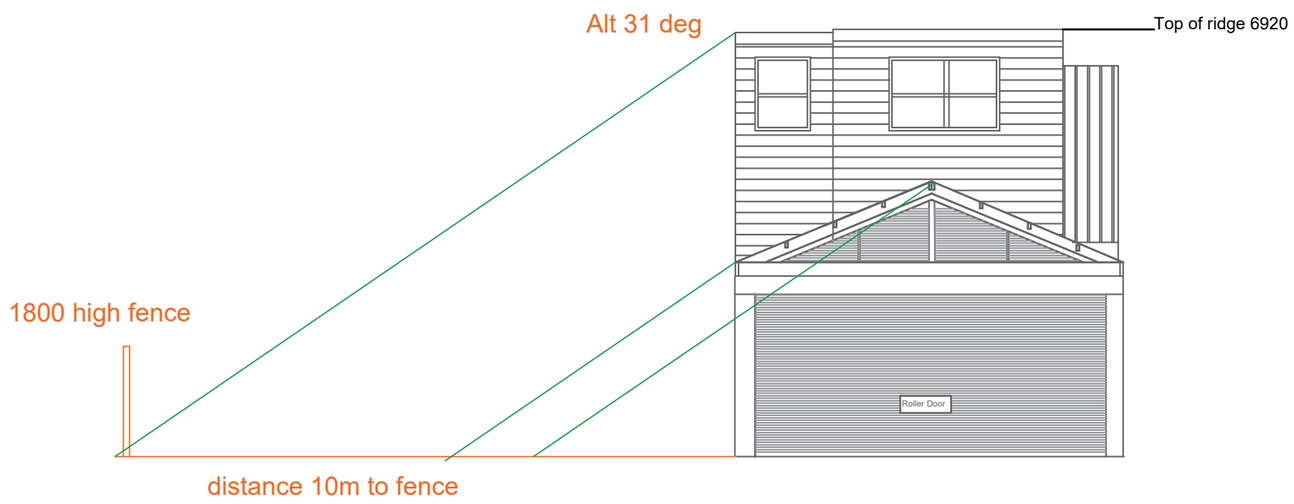
- Existing Structure Shadowing
- Proposed Structure Shadowing

Notes:

1. Shadow projections drawn on ground and as if interrupted by existing structures
2. 18 Edmund existing structure shadows not shown
3. All shadow diagrams are indicated on the original floorplan

Project	16 Edmund St Norwood
Drawing	SHADOW DIAGRAMS ON JUNE 21st
Date	10 Sept 2024
Scale	NTS
Drawing No.	DA-010c
Contact	





at 1pm the shadow extends in the direction of #20 rear yard
extending 11740mm from the top of the proposed new wall.
the shadow hits the bottom of the fence

Project
16 Edmund St
Norwood

Drawing
Shadow projection
onto #20 rear yard

Date 02 Nov 2024

Scale 1:100

Drawing No. DA-010i

Contact Judy Barnett
0432 839 676

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:	**16 Edmund Street Norwood**
APPLICATION NUMBER:	**24016085**
DATE:	5 November 2024
PROPOSAL:	Two level rear addition
HERITAGE STATUS:	NORWOOD 2 HISTORIC AREA OVERLAY
HERITAGE ADVISOR:	David Brown, BB Architects
PLANNER:	Edmund Feary

City of Norwood Payneham & St Peters

ADVICE SOUGHT

No Pre DA advice was sought by the applicant. This is the second report I have prepared for this application.

DESCRIPTION

The house is an attached single fronted cottage in the Established Neighbourhood Zone within the Norwood 2 Historic Area Overlay. It is unusual in that it shares the verandah with the double fronted cottage next door.

PROPOSAL

The revised proposal is for two level addition that removes the original rear wall and part of the original roof form of the cottage. The addition is a simple skillion roofed form clad in a combination of off white weatherboards and dark grey metal cladding.

COMMENTS

The revised design is set much further forward on the block than the earlier proposal. It eats into the back of the original dwelling, so is not a great outcome from a heritage perspective. It will be visible from Edmund Street, which is also not something common in this streetscape, with other two level structures behind old houses set further back.

Overall, this is not a particularly good outcome for the streetscape or existing house. Moving the addition further back would give a better result, and leave the original form of the existing cottage untouched.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS
(Of an urgent nature only)

10. CONFIDENTIAL REPORTS

11. CLOSURE