

DEVELOPMENT NO.:	25026457
APPLICANT:	Jed and Annabelle Redden
ADDRESS:	9 PORTLAND ST SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Alterations and 2 level addition to existing 1 level detached dwelling
ZONING INFORMATION:	Zones: • Established Neighbourhood Overlays: • Airport Building Heights (Regulated) • Affordable Housing • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): • Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m) • Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	29 Aug 2025
RELEVANT AUTHORITY:	Council Assessment Panel City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.16 28/08/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	Representations
ATTACHMENT 3:	Applicant Response to Representations

DETAILED DESCRIPTION OF PROPOSAL:

The proposal comprises a 2 level addition to an existing single level detached dwelling, with associated balcony and garage wall located on the southern side boundary.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 9 Portland Street, Seacliff SA 5049

Title reference: CT 5608/729

Plan Parcel: F24004AL144

Council: City of Holdfast Bay

The corner site has a modest area of 337 square metres containing a single level detached dwelling. It is located some 80 metres from the beach. A rear single garage is accessed from Marine Parade.

Locality

The locality is mostly within the Established Neighbourhood Zone, Seacliff Character Area, which contains a predominance of single storey detached dwellings from the 1880s to 1920s. Typical building forms vary but mostly comprise Bungalows and Spanish Mission.

There are several conventional 2 level detached dwellings nearby within this Zone and Character Area, so the overall built form character is not entirely single level character dwellings. This site is also near the edge of the Zone and Character Area, which changes one property further to the west. Those properties along and close to the Esplanade are within the Waterfront Neighbourhood Zone, which allows for 3 building levels.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 - Dwelling alteration or addition
 - Building Alterations: Accepted
 - Dwelling addition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
 - Code Assessed - Performance Assessed
- **REASON**
 - P&D Code

PUBLIC NOTIFICATION**REASON**

Zone Table 5 - maximum building height exceeds 1 level.

REPRESENTATIONS

1. Gary Treloar of 4 Elm Street, Brighton supports the proposal. He notes the design as being outstanding and worthy of Council support.
2. Brent Bunting of 10 Portland Street, Seacliff support the proposal and requested to be heard. He referenced the design keeping with the intent of the planning overlay and being of a high quality.
3. Kim Bunting of 10 Portland Street, Seacliff supports the proposal, she stated the addition supports a growing family in the neighbourhood, with a double garage that will ease street parking demand and reflect an overall improvement to the street.
4. Nicola Dibiase of 19 Marine Parade, Seacliff supports the development with some concerns. This relates to ensuring that car turning movements into the garage can be achieved without risking traffic safety or property damage.

RESPONSE TO REPRESENTATIONS

The applicant submitted a response to the representations (Attachment 3). This includes a vehicle swept path analysis from the consultant traffic engineer Phil Weaver (within Attachment 1). This demonstrates safe and convenient vehicle movements on Marine Parade to and from the new double garage.

PLANNING ASSESSMENT

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

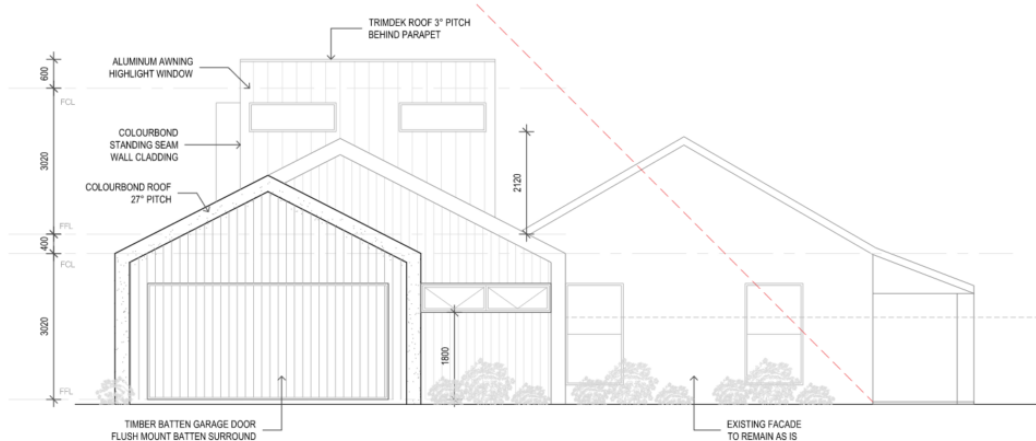
Question of Seriously at Variance

The proposed development comprises a 2 level addition to a single level detached dwelling. It is in the Established Neighbourhood Zone, Seacliff Character Area. Residential development of this nature is generally appropriate and envisaged in the Zone.

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*.

Built Form and Character

The Seacliff Character Area is characterised by buildings from the 1880s to 1920s, with varying architectural forms. Buildings are typically single level, have hipped and gable roof forms with pitches in the range of 25 to 30 degrees, a high degree of modulation and articulation, fine grain details, high solid to void ratios, and vertical proportions in windows and doors. Materials typically comprise bricks, stone, render, and corrugated iron or terracotta tiled roofing.

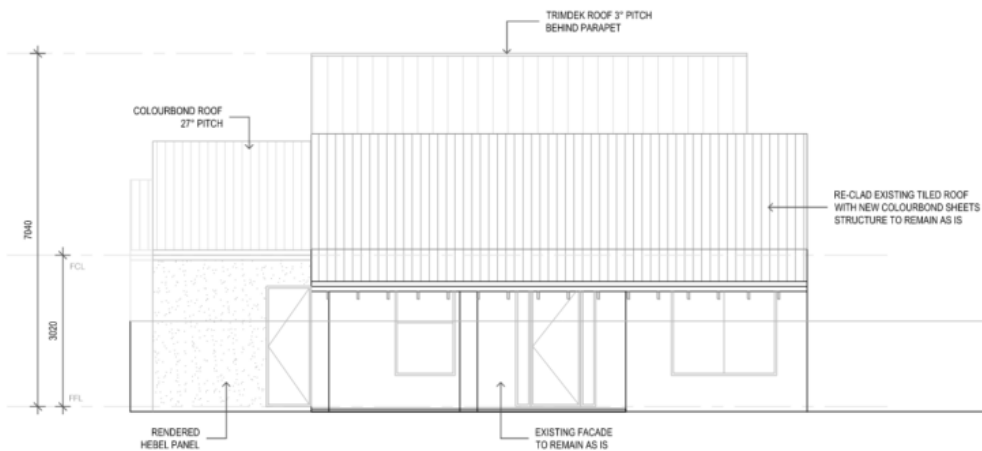


EASTERN ELEVATION

The proposed addition comprises a timber batten garage door facing the secondary street, Colorbond/ Trimdek roofing, rendered and Colorbond standing seam wall cladding.

Windows are not vertically proportioned, but are generally consistent with the existing dwelling.

The proposed addition is visually complementary to the existing dwelling, is well designed and the upper level, although 'boxy' in form, visually recedes behind the ground level components and pitched roofing.



NORTHERN ELEVATION

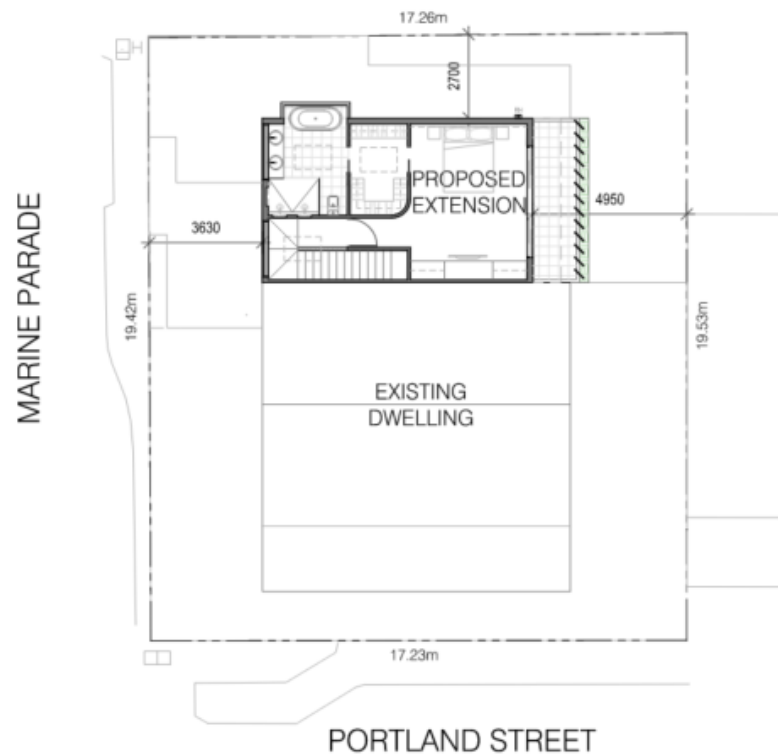
Established Neighbourhood Zone Performance Outcome 4.2 and Character Area Overlay 3.1 seek to ensure that additions and alterations do not adversely impact on the streetscape character. The proposed addition is a 'box' like building element which is not fully contained within the roof space however it is set in 7.8 metres from the ground level component of the building facade and does not project beyond a 45 degree angle measured from the ground level at the building line of the existing building. The associated Designated Performance Features speaks to upper level additions being contained within the roof space, hence it is anticipated that some 2 level built form will occur in the Zone where appropriately designed. Although not within the roof space, the upper level component is reasonable on balance with its setback relative to the façade, ensuring that the ground level component remains the visually dominant element on the streetscape.

The ground level addition is located 900mm from the secondary street boundary, as sought by the Planning & Design Code. The garage wall is located on the southern rear boundary, with a boundary wall height of 3 metres over a maximum length of 7.08 metres. The remaining addition at the ground level is setback 950mm from the rear boundary and 3.75 metres from the western side boundary.

The Code references a numeric rear boundary setback of 4 metres. However, given the site is on a street corner, and the Code also allows for outbuildings to be constructed on rear boundaries up to 3 metres high over a length of 8 metres, the siting of the addition is, on balance, considered to be acceptable. Furthermore, the addition is adjacent to a garage and verandah on the southern adjacent property, with the associated dwelling setback some 6 metres to the common boundary. Accordingly, visual and overshadowing impacts on that neighbour are negligible.

The upper level wall is setback 3.63 metres from the secondary street boundary, 2.7 metres from the southern rear boundary and 4.95 metres from the western side boundary. This achieves a building separation that complements the established character of the locality and ensures sufficient access to natural light and ventilation.

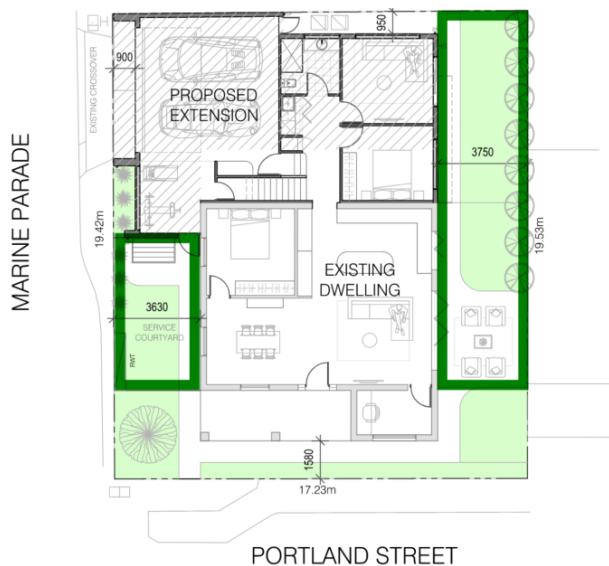
The upper level wall is up to 7 metres high to support the parapet, which is not considered excessive, particularly in the context with this policy area. Conversely, a hipped roof with a minimum of 25 degree roof pitch would result in an overall taller building. The upper level component is sufficiently set in to reduce its overall visual impact when viewed from the streets.



Landscaping and Private Open Space

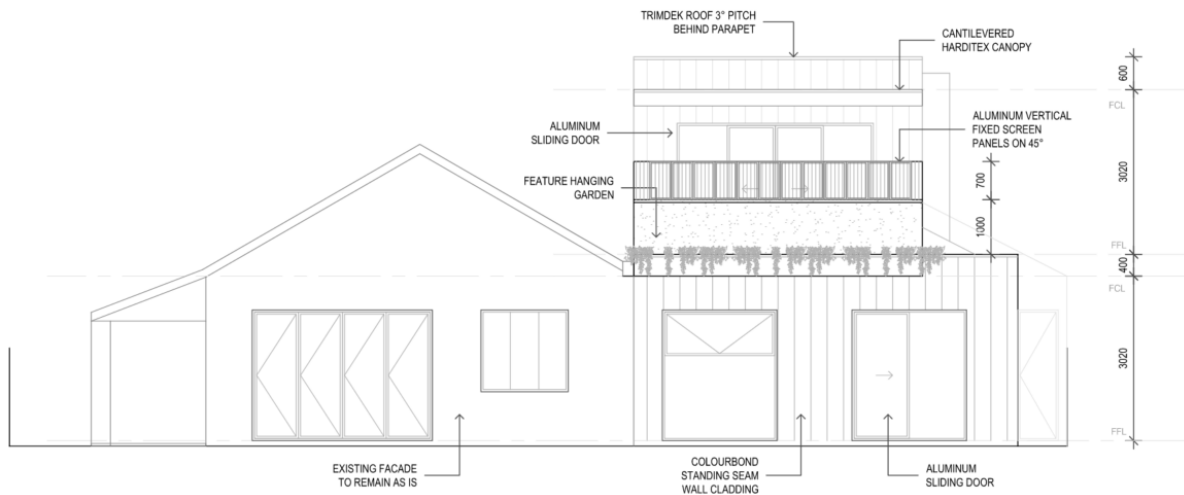
Soft landscaping equates to 22 percent of the site area, which exceeds the desired minimum 20 percent. The landscaping includes the planting of a tree, and is in spaces that assist with stormwater infiltration and the enhancement of the visual amenity of the site.

The proposal accommodates 82 square metres on private open space to each side of the dwelling, which exceeds the desired minimum 60 square metres. Private open space is directly accessible from a living room.



Visual Privacy

Upstairs windows and the west facing balcony are screened up to at least 1.7 metres in height (with some windows screened above 2.1 metres). Therefore, the proposed development will not compromise the visual privacy of neighbouring residents.

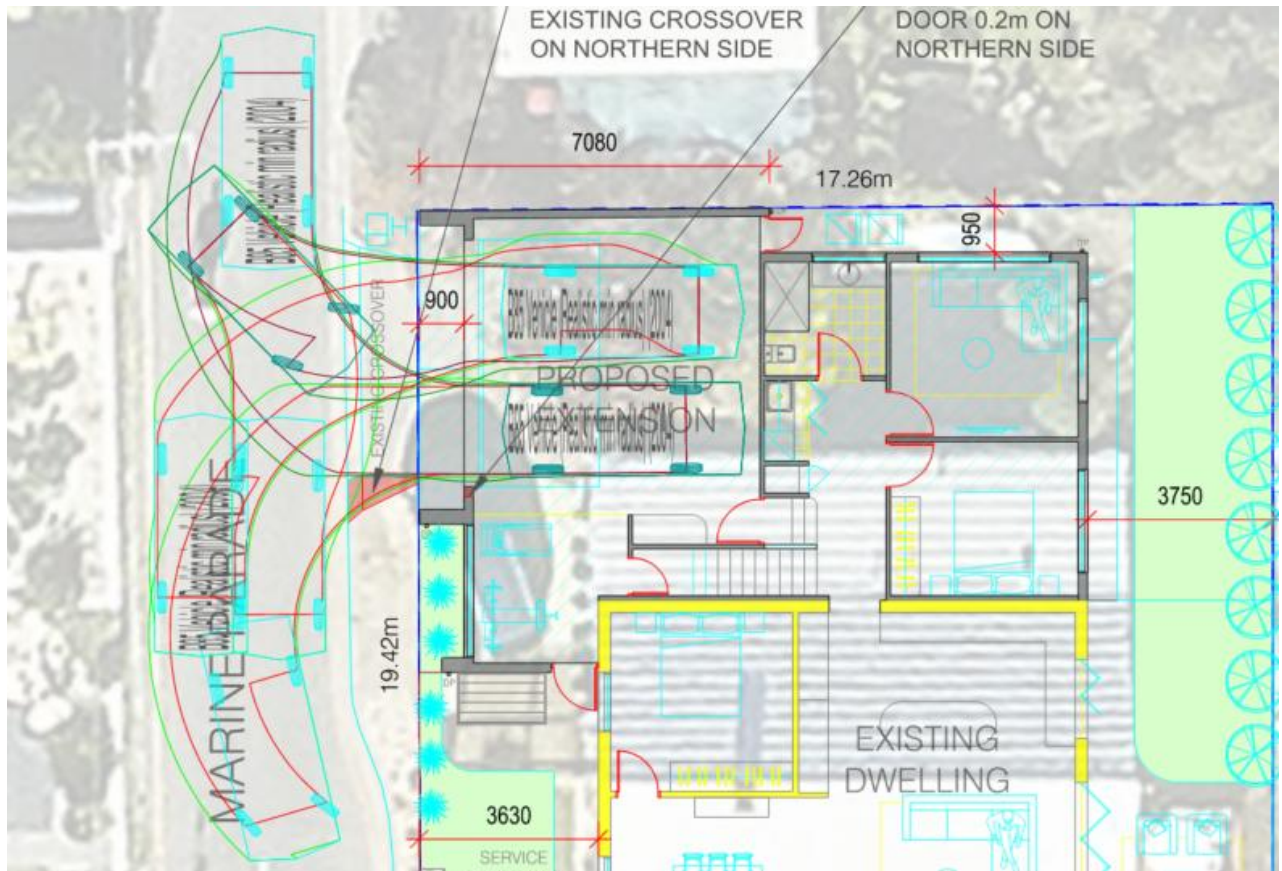


WESTERN ELEVATION

Vehicle Parking and Access

The addition includes the provision of a double garage, which accommodates 2 undercover car parking spaces. This satisfies the minimum 2 on-site car parking spaces required for a dwelling with 2 or more bedrooms.

The swept path diagram supplied by the consultant traffic engineer Phil Weaver demonstrates safe and convenient vehicle access to and from the garage.



CONCLUSION

The proposed addition is well balanced in its design and is complementary to the associated dwelling and surrounding locality. The upper level component is not within the roof space. However, it is modest in overall size and scale, and far less visually intrusive than the nearby examples of conventional two level dwellings in the same Zone and Character Area.

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 25026457 is granted Planning Consent, subject to the following conditions:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

2. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
3. The balcony shall be screened up to a minimum height of 1.7 metres above the balcony floor level in accordance with the approved plans, so as to minimise direct overlooking into neighbouring properties.

ADVISORY NOTES**Planning Consent****Advisory Note 1**

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 2

The owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connection to the street watertable.

Advisory Note 3

If you are a developer or owner-builder, there are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind

Advisory Note 4

The owner/applicant is advised that consent from any relevant easement or encumbrance owner may be required prior to any construction. Easements may include, but are not limited to: drainage, Council easements (i.e. stormwater, encroachments, access etc), power transmission (SA Power Networks), telecommunications, or other forms of access (such as vehicle) rights of way.

Easements and encumbrances would be registered on the relevant Certificate of Title. The location of easements on the land would be shown on the Deposited Plan. A copy of the Certificate of Title and Deposited Plan can be obtained from the South Australian Integrated Land Information System (SAILIS) at:
<https://sailis.lssa.com.au/home/auth/login>

Advisory Note 5

If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic
Title: Development Officer - Planning
Date: 28/10/25