

DEVELOPMENT NO.:	24032904
APPLICANT:	Platinum Homes (SA) Pty Ltd trading as Blag Homes
ADDRESS:	75 MARINE PDE SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Two level detached dwelling and swimming pool in rear yard
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • 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:	3 Oct 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.17 12/9/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning,

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APPENDIX 1:	Relevant P&D Code Policies
ATTACHMENT 1:	Deferred Plans
ATTACHMENT 2:	Representations
ATTACHMENT 3:	Response to Representations

CONSENT TYPE REQUIRED:

Planning Consent

Reasons for Deferral:

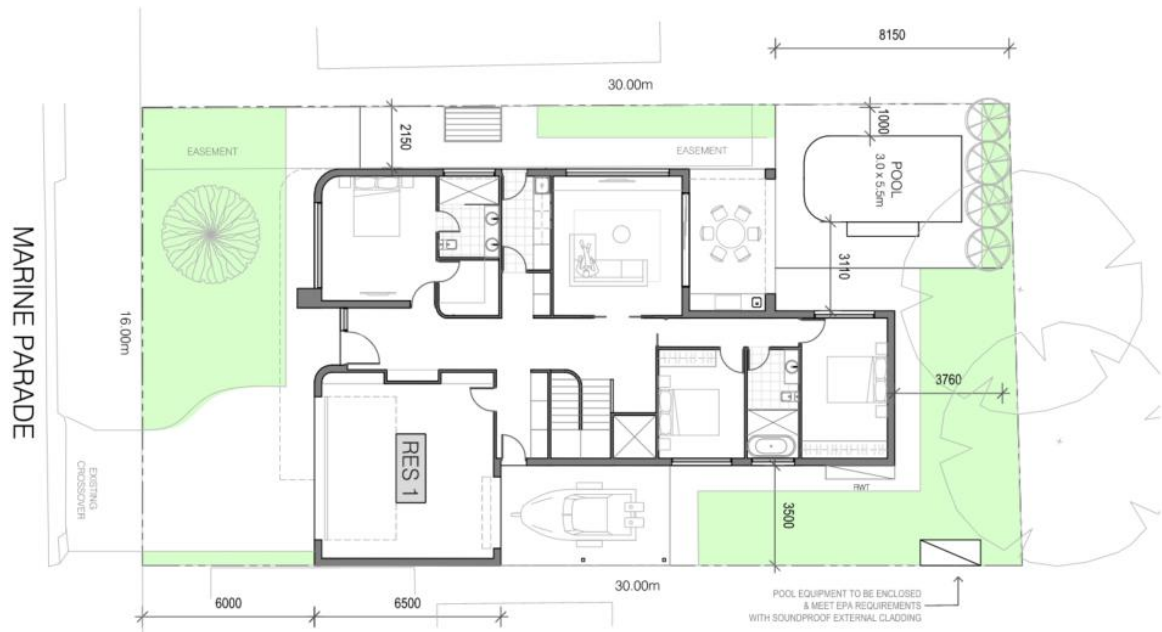
At the meeting held on 23 July 2025, the Council Assessment Panel resolved to defer the proposal for the following reasons:

- 1. The building does not contribute to the prevailing character of the neighbourhood with respect to the height of the nearby buildings (PO 4.1 ENZ). The second level component is large, dominating the streetscape. It is forward of the ground floor entry with its roof, verandah and Bedroom 1;*
- 2. The garaging is a feature of the dwelling and 'stands out' contrary to PO 10.1 ENZ, which requests garages and carports to be sited and designed discreetly and not to dominate the appearance of the dwelling;*
- 3. The proposal does not adequately address the Character Area overlay PO 1.1, PO 2.2 and PO 2.3 in terms of the form of the building, it is not consistent with the valued streetscape, building height and architectural detailing including roof form, is not low scale, does not contain fine grain elements and high solid to void ratios.*

Amended Plans:

In response to the deferral, the applicant has undertaken design changes and provided further justification to address the issues raised by the Panel. The amendments are:

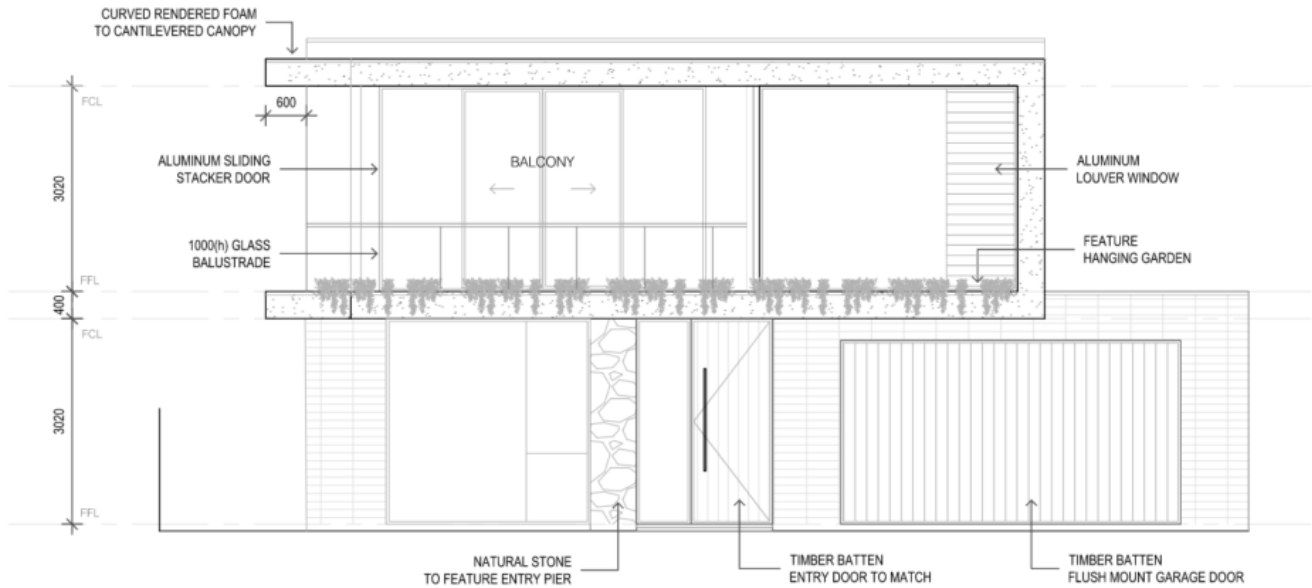
- The setback of the dwelling has been increased to 5.4 metres to the upper level and 6 metres to the ground level and garage. This is in lieu of the previous setbacks of 5.15 metres to the upper level and 5.75 metres to the ground level and garage. A Table has been provided in Attachment A, which provides a summary of front building setbacks along Marine Parade, to give context to the amended setback in comparison to the relevant street setback pattern.



- Concerns relating to garage dominance has been addressed by way of altering the timber wall cladding to brickwork. The garage door remains as a timber batten appearance to match the entry door.



- There has been an attempt to address solid to void ratio by way of adding aluminium louvres to the closest street facing window, aimed at visually reducing the extent of visual glazing. The greater void to solid ratio, particularly at the upper level, is considered to assist in reducing the visual bulk and scale of the upper level, particularly as glazing is typically used in architecture to assist in reducing building prominence and scale.



FRONT ELEVATION

Summary of Planning Assessment:

An assessment of the above amendments has determined that the changes add to the overall planning merits of the proposal, and as such are sufficient to warrant Planning Consent.

Regarding the dwelling setback, it is the view of planning administration that the original setback presented was sufficient and complementary to the existing and emerging street setback pattern, as sought by Zone PO 5.1. The increased primary setback is considered a positive improvement to the overall proposal. It slightly reduces the rear setback and private open space, but they are still considered to be acceptable.

Regarding the changes made to the garage by way of altering the timber panelling to brickwork, again, the original design was supported by planning administration. The materials associated with the garaging and what contributes to garage dominance is a subjective viewpoint. From the position of planning administration, the original timber cladding appeared visually to blend in with the extensive front landscaping. The timber (natural material), achieved a visual blend with the landscaping (natural elements), resulting in the dwelling component (with stonework and render) presenting visually as more prominent. Notwithstanding, the use of brickwork is satisfactory with respect to addressing the Panel's concerns and PO 10.1.

Regarding the introduction of aluminium louvres to address the solid to void ratio concerns, planning administration was supportive of the original glazed concept, particularly upstairs, as the use of glazing is typically used in architecture to soften visual bulk and scale. Notwithstanding, the introduction of the aluminium louvres is considered to achieve a good balance in addressing the solid to void ratio concern. The remaining glazing ensures the visual bulk and scale is sufficiently reduced overall.



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 24032904, by Platinum Homes (SA) Pty Ltd trading as Blag Homes is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

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

Condition 2

That all upstairs windows, other than facing the street, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscured, fixed shut and installed prior to occupation of the dwelling.

Condition 3

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.

Condition 4

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 5

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 6

The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site. All stormwater collected on the site must only be discharged to the street and not on to any adjacent properties

Condition 7

The pool filter pump must be enclosed in such a way that noise levels do not exceed 52 dB(A) between 7am and 10pm on the same day, and 45dB(A) between 10pm and 7am the next day measured at adjoining property boundaries.

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.