

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 23 July 2025 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – Y Svensson
S Reachill
T Pride
R Bateup
J Fleming

STAFF IN ATTENDANCE

Assessment Manager - B Victory
Manager Development Services – A Marroncelli
Development Officer Planning - D Spasic

1. Opening

The Presiding Member, Y Svensson declared the meeting open at 7.00pm.

2. Kurna Acknowledgement

We acknowledge Kurna people as the traditional owners and custodians of this land.

We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kurna People today.

3. Apologies

Apologies received - Nil

Absent - Nil

4. Declaration Of Interest

If a Panel Member has an interest (within the terms of the Local Government Act 1999 and Planning, Development and Infrastructure Act 2016) in a matter before the Panel they are asked to disclose the interest to the Panel and provide full and accurate details of the relevant interest. Panel Members are reminded to declare their interest before each item.

5. Confirmation of Minutes

Motion

That the minutes of the Council Assessment Panel held on 25 June 2025 be taken as read and confirmed.

Moved S Reachill, Seconded T Pride

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Platinum Homes (SA) Pty Ltd trading as Blag Homes, 75 Marine Pde Seacliff (Report No 234/25)

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

Speakers: Peter Hartman, Mark Horwood, Ben Pummeroy, Peter Hartman for Chris Mason, Gabor Szekernyes and Paul Home, Jayne LeCornu, and Doug Samardzija for the applicant

Motion

230725/00028

That the Council Assessment Panel resolve that 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*.

Moved J Fleming, Seconded R Bateup

Carried

Motion

230725/00029

Development application number 24032904 by Platinum Homes Pty Ltd trading as Blag Homes is DEFERRED Planning Consent for the applicant to consider and respond to the following issues:

1. The building does not contribute to the prevailing character of the neighbourhood with respect to height of 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 2.1, PO 2.2 and PO 2.3 in terms of form of building, 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.

Delegation is provided to the Assessment Manager to refuse Planning Consent for Development Number 24032904 for the above reasons if agreement is not reached to place the application on hold for amended plans to be considered.

Moved Y Svensson, Seconded J Fleming

Carried

Leave of Meeting

Presiding Member sought leave of the meeting to allow the gallery to depart at 8.35pm.

Leave of the meeting was granted.

Meeting resumed at 8.41pm

7. APPEAL ITEMS

7.1 Joel Callander, 15 Sturt Street Glenelg North (Report No 235/25)

DEVELOPMENT NO.:	24035929
APPLICANT:	Joel Callander
ADDRESS:	15 STURT ST GLENELG NORTH SA 5045
NATURE OF DEVELOPMENT:	Two level residential flat building comprising 2 dwellings
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none">• Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none">• Aircraft Noise Exposure• Airport Building Heights (Regulated)• Affordable Housing• Building Near Airfields• Character Area• Prescribed Wells Area• Regulated and Significant Tree• Stormwater Management• Traffic Generating Development• Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none">• Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m)• Minimum Site Area (Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm)• Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	25 Nov 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.21 21/11/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

T Pride declared a conflict of interest and departed the meeting at 8.42pm

Speaker: Greg Vincent, Masterplan

Motion

230725/00030

That the Council Assessment Panel advise the Environment, Resources and Development Court in the matter of Case Number ERD 25/63 in the matter of Joel Callender v. Assessment Panel at the City of Holdfast Bay, that it now supports Application ID 24035929 as amended and 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 (if any).
2. That all upstairs windows shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut and be installed prior to occupation of the dwelling.
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.
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.
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).
7. 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.

Delegation is also provided to the Assessment Manager to agree on approved colours in a lighter shade for the gable infill.

Moved Y Svensson, Seconded R Bateup

Carried

T Pride returned to the meeting at 9.11pm

7.2 Mr John and Elisha Tsoutsikos, 53 Marine Parade Seacliff (Report No 236/25)

APPLICANT:	Mr John and Elisha Tsoutsikos
ADDRESS:	53 MARINE PDE SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Appeal Report - Variation to Application ID 23037611 for the construction of a pair of two level detached dwellings, fences and retaining walls comprising the addition of a third level to both detached dwellings
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 • Local Heritage Place • 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:	14 Oct 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.18 10/10/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

Speaker: Mr John Tsoutsikos

Motion

230725/00031

R Bateup be permitted to participate in consideration of this matter for 53 Marine Parade, Seacliff.

Moved T Pride, Seconded S Reachill

Carried

Motion

230725/00032

That the Council Assessment Panel advise the Environment, Resources and Development Court in the matter of Case Number ERD 25-000025 John Tsoutsikos and Elisha Tsoutsikos v. Assessment Panel at the City of Holdfast Bay, that it supports Application ID 24034779 as amended, subject to the conditions below:

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 (if any).
2. All previous stamped plans and documentation, including conditions previously granted approval for Development Application ID No. 23037611 are still applicable, except where varied by this application and conditions.

Moved S Reachill, Seconded T Pride

Carried

8. URGENT BUSINESS – Subject to the Leave of the Meeting: Nil

9. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 17 September 2025 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

10. CLOSURE

The meeting closed at 9.51pm.

PRESIDING MEMBER