

DEVELOPMENT NO.:	21018530
APPLICANT:	Mark McKay
ADDRESS:	23 PARTRIDGE ST GLENELG SA 5045
NATURE OF DEVELOPMENT:	Four light towers over existing bowling green
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • General Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy
LODGEMENT DATE:	20 Oct 2021
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	1 July 2021 2021.8
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 2: Statements of Representations
ATTACHMENT 1:	Application Documents	ATTACHMENT 3: Applicants Reply to Representations

DETAILED DESCRIPTION OF PROPOSAL:

The proposal comprises the construction of 4 light poles, each 8.3 metres in height, in association with the eastern-most bowling green. The pink dots demonstrate the location of each light pole:



The lights will replace existing lights which are currently suspended to tension wire over the bowling green, as demonstrated in the photo below:



SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 23 PARTRIDGE ST GLENELG SA 5045

Title ref.: CT 5804/735 **Plan Parcel:** F7181 AL122 **Council:** CITY OF HOLDFAST BAY

The subject site is a longstanding lawn bowls green, which is located on the corner of Partridge Street and High Street in Glenelg. The site contains two bowling greens, as well as a single storey club building adjacent to the

southern boundary. The majority of the site comprises the bowling greens, some 2700 square metres of green space.

Locality

The surrounding properties comprise residences in the form of primarily detached dwellings, however, there are a range of dwelling types including residential flat buildings, row, group and semi-detached dwellings.

The Jetty Road, Glenelg precinct is located 150 metres north of the subject site.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Other - Infrastructure - Light towers: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code; development is adjacent to residential properties and not minor

PUBLIC NOTIFICATION

- **REASON**
 - not minor and adjacent to residential properties
- **LIST OF REPRESENTATIONS**
 - Henry Treloar of 7,6 Olive Street Glenelg, who supports the proposal subject to the development not causing a noise and lighting nuisance.
 - Mary Turner of 1/31 High Street, Glenelg, who opposes the development due to the following reasons:
 - The height of proposed towers and the area they will cover (*light spill and height demonstrated on proposed plans*); and
 - Operating hours?
- **SUMMARY**
The applicant has submitted a reply to the above Representations, summarised as follows:
 - The proposal comprises the replacement of lighting on the site. There are no plans to alter the way the site is used;
 - Typically, the lights are switched off at 9.30pm;
 - The Club operates on a policy based on being good neighbours with volunteers rostered to monitor behaviour;
 - The lights are designed in such a way that avoids light spill beyond the greens and with compliance with relevant Australian Standards;

- The proposed lights are completely different to the kind used at other facilities, such as Glenelg Oval, (as raised by Representor Mary Turner); and
- The existing lights are old, inefficient, outdated and in need of replacement

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 land use is a longstanding bowling green, in which recreational areas are envisaged within the Zone.

Building Height

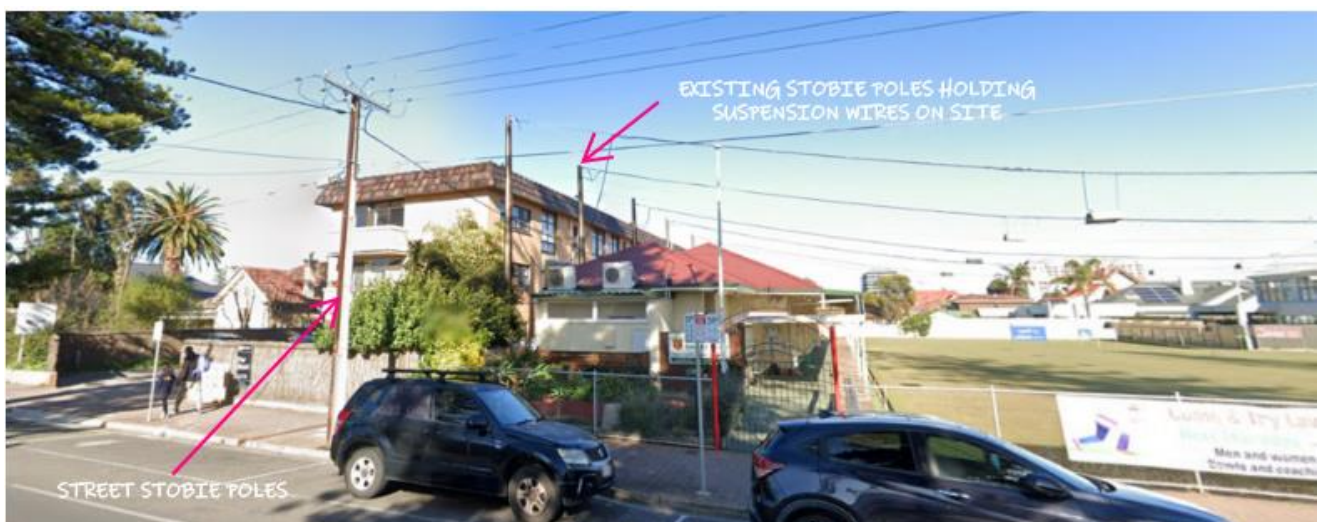
The Design Code allows for building heights of up to 9 metres. The proposed light poles are 8.3 metres in height, therefore within the maximum building height envisaged in the locality.

Setbacks, Design & Appearance

The Design Code does not offer any specific design guidance with respect to the visual appearance and boundary setbacks, however when considering the merits of the light poles, consideration is given to how they visually present in context with the predominant residential setting.

The light poles are simply, 8.3 metre high vertical poles with lighting attached at the top. The poles are considered not to be visually intrusive in the residential setting, particularly when considering the presence of other similar structures commonly found in the locality, such as powerlines with light and electrical cables, and existing series of stobie poles that hold the suspended tension wire, which this proposal seeks to replace.

The poles are setback 2 metres or more from allotment boundaries, and critically, designed in a way that ensures that light spill does not occur on neighbouring residential properties. In terms of visual amenity from neighbouring residences, the bowling green is a longstanding facility, which has existing overhead lighting. It is reasonable to expect that the site would incorporate light poles in the form proposed, particularly as this is the most common form of recreational lighting, with the added benefit of product design that is capable of avoiding light nuisance into neighbouring properties. The nature of the light poles, that being 4 poles in lieu of the existing 12 cable support poles, which have a similar height, and far greater visual impact given the amount of poles and cables used.



The lighting has been designed in a way that meets the relevant Australian Standards with respect to light spill, which will avoid nuisance to neighbouring properties. As per the plans and information submitted, the light spill is limited to the bowling green itself, with the compliance report prepared by Maximum Energy, demonstrating 'passing' test results for avoiding obtrusive light, based on a maximum allowable value of 10 Lux, which is the equivalent to standing approximately 30cm from a candle. As per the test report, the maximum measured adjacent to a residential property boundary was 8.7 Lux, which is no more than the light generated by a candle.

CONCLUSION

The proposed light poles are considered to satisfy the Design Code in that it facilitates the use of a recreational facility within a residential locality, it replaces existing lighting which is more visually intrusive, and is designed in such a way as to avoid light spill into neighbouring properties.

RECOMMENDATION

Planning Consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21018530, by Mark McKay 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 (if any).

Condition 2

The lights approved as part of the application must operate in accordance with AS/NZS 4282:2019.

Condition 3

The lights must be switched off no later than 9:30pm any day and must remain off until sunrise the following morning.

ADVISORY NOTES

General Notes

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.
2. 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.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—

- a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
- b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent
To be determined

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning,

Date: 15/12/2021