

DEVELOPMENT NO.:	22031350
APPLICANT:	Quartz Building Design
ADDRESS:	71 BROADWAY GLENELG SOUTH SA 5045
NATURE OF DEVELOPMENT:	Two storey mixed use building comprising a personal services establishment on the lower level and two accommodation rooms on the upper level to be used in association with the existing Norfolk Motor Inn Motel
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Local Activity Centre Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	13 Sep 2022
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2021.13
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

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

DETAILED DESCRIPTION OF PROPOSAL:

The application seeks the construction of a two-storey building. The bottom level will be comprised of a personal services establishment and the upper level will contain rooms that will be associated with the existing motor inn tourist accommodation business. The upper level is cantilevered to the rear and will provide 3 covered parking spaces. It contains a rear balcony that will be obscured to 1.7m from the finished floor level. The building presents as single-storey to the Partridge Street frontage with the second-level well setback to the rear of the building.

The personal services establishment will be operated as a Thai style massage business that will include beautician facilities and a wellness centre. The motive of the business is to provide a service to the existing guests of the hotel however it will also be open to the public. The business will operate between the hours of 9:30am and 8:30pm with 4 staff on site at any given time. A sign is located on the lower level façade of the building which will reference the business name. With the inclusion of the proposed building the site will contain 22 parking spaces.

SUBJECT LAND & LOCALITY:**Site Description:**

Location reference: 71 BROADWAY GLENELG SOUTH SA 5045

Title ref.: CT 6129/666 **Plan Parcel:** F15386 AL21 **Council:** CITY OF HOLDFAST BAY

The subject land is an “L” shaped allotment that gains access from the Broadway and returns to Partridge Street. It currently hosts the Norfolk Motor Inn a 20 room short term accommodation business that is located in the Local Activity Centre Zone. The buildings on the property are single storey to the Broadway frontage and two storey to the northern rear. The north-eastern corner of the site where the building is proposed is currently an underutilised BBQ/amenity area.



Above: Site viewed from the Broadway

Below: Internal photo of the two-storey component of the motor inn



Below: Area on the site (North-eastern corner) where the building is proposed



The site is located on the fringe of the Local Activity Centre Zone, which adjoins the Established Neighbourhood Zone to the north. There are no local heritage places in close proximity to the site. The locality contains a mixture of small scale commercial land uses to the south and west and residential land uses to the north and east. The Local Activity Centre Zone captures the site and also the properties to the west of the site along the Broadway. The scale of buildings in the immediate locality are low with the majority being single storey. There are few examples of two-storey dwellings that present to the streetscape.

Below is an aerial of the locality with the zone overlays imposed. The Local Activity Zone is highlighted in blue and the Established Neighbourhood Zone surrounds.

PUBLIC NOTIFICATION

• REASON

The development that exceeds the maximum building height specified in Local Activity Centre Zone DTS/DPF 3.1.

• LIST OF REPRESENTATIONS

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
<i>Samantha and Adam Harbour of 71 Partridge Street Glenelg South</i>	<i>I oppose the development</i>	<i>Yes</i>	<ul style="list-style-type: none"> • <i>Inappropriate land use</i> • <i>Hours of operation</i> • <i>Location of the building</i> • <i>Loss of light and outlook</i> • <i>Overlooking from the rear balcony and stairs</i> • <i>Lack of parking</i> • <i>Loss of vegetation</i> • <i>Loss of property values</i>

SUMMARY

The applicant engaged Adelaide Planning and Development Solutions to provide a response to the representations. The response is shown in attachments 3 to 3.8. The applicant amended the plans to include gates to either side of the building to appease a concern raised by the representor. The remainder of the scheme remains unchanged.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

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 lower level of the building will provide services that fall within the definition of a personal service establishment. A Personal services establishment is defined as:

Means premises used for the provision of services catering to the personal or domestic needs of customers. Examples- The following are examples of services that may be available at personal and domestic services establishments:

- (a) *clothing repair and alterations;*
- (b) *cutting, trimming and styling hair;*

- (c) domestic pet grooming;
- (d) manicures and pedicures;**
- (e) non-surgical cosmetic procedures;
- (f) personal care procedures;**
- (g) self-service clothes laundering;
- (h) shoe repair;
- (i) watch repair.

PO and DPF 1.1 of the zone relating to land use is shown below:

PO 1.1

Retail, office, health and community facilities, services and other businesses provide a range of goods and services to the local community.

DTS/DPF 1.1

Development comprises one or more of the following:

- a) Advertisement
- b) Community Facility
- c) Consulting room
- d) Dwelling
- e) Office
- f) Pre-school
- g) Shop**

A shop is an anticipated land use in the zone. A personal services establishment is included in the definition of a shop. Below is a definition of a shop.

A Shop means:

- (j) *premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials;*
- or
- (k) *a personal or domestic services establishment.*

The upper-level component of the application will be an extension of the existing tourist accommodation land use. Both land uses are anticipated by the zone.

Building Height, Design and Appearance

The height of the building presents as single-storey to the street with a recessed upper level to the rear. PO and DPF 3.1 of the zone relating to building height is shown below:

PO 3.1

Building height is consistent with the form expressed in any relevant Maximum Building Height Levels Technical and Numeric Variation and Maximum Building Height Metres Technical and Numeric Variation, and otherwise generally of a low rise that complements the established streetscape and local character.

DTS/DPF 3.1

Building height is not greater than:

a) the following:

Maximum Building Height (Levels)
Maximum building height is 1 level

PO 2.1 relating to built form and character is shown below:

PO 2.1

Development complements adjacent development within the zone, and mitigates interface impacts on adjoining residential uses in a neighbourhood type zone, through appropriate building siting, scale and design.

DPF 3.1 states that building height should be limited to 1 storey in the zone. While the building is two storeys, it satisfies the performance outcome that anticipates buildings to be *generally of a low rise that complements the established streetscape and local character*.

The building and its presentation to the Partridge Streetscape is not considered out of character with the established built form in the locality. The building presents as single-storey to the street with the upper-level well setback into the site. The upper level is setback 7.5m from the front verandah of the building which is located on the primary boundary.

This is consistent with the existing built form located on the property, where a two-level section of the motor inn is located to the northern rear of the property. The scale of the building from the street will be consistent with the row of shops that adjoin the property to the south. Notwithstanding the above, it is noted that there are prominent two-storey buildings in the locality. An example is 88 Partridge Street shown below:



Impacts to the northern residential properties are considered to be minor given the extent of established built form on the southern side of the adjoining dwelling. The northern adjoining residential dwelling contains a series of ancillary structures built along the separating boundary which will restrict views of the proposed building. The images below show a visual representation of the existing built form .



Above: Aerial image shown the development along the southern boundary of 71 Partridge Street

Below: Photos taken of the northern dwelling from the site



Further, the building is located to the south of the adjoining residential property where overshadowing will not occur. Overall, the scale of the built form is considered to be appropriate for the locality as the two-storey element will not be visually prominent.

The lower level walls are setback 1m and upper level 2.5m from each respective side boundary. There are no quantitative policies regarding setbacks in the zone. Regardless, the separation provided by the setbacks provide adequate separation from the adjoining allotments.

Parking

The site contains a total of 20 existing rooms and with the inclusion of the new building will take the total to 22 rooms. The gross leasable floor area of the buildings lower level is 64sqm. See parking calculations shown in the table below:

Land Use	Parking Rate	Parking Demand
Tourist Accommodation	1 car parking space per accommodation unit / guest room.	22
Personal Services Establishment (Shop)	5 spaces per 100m ² of gross leasable floor area	3

The inclusion of the additional rooms and the personal services establishment will bring the total parking demand of the site to 25 parking spaces. 22 spaces are provided resulting in a numerical shortfall of 3 spaces. The shortfall is considered to be minor and will not result in an unreasonable impact to on-street parking in the locality.

Local Activity Centre Zones are generally located within suburbia being walkable neighbourhoods. The Broadway shopping district is known for its village feel and walkability where it can be anticipated that not every potential client will travel by vehicle. It is also worth noting that existing hotel guests will frequent the business resulting in limited additional vehicles entering the property.

CONCLUSION

The proposal contains built form and land uses that are well suited to the locality and are anticipated by the Local Activity Centre Zone. The inclusion of the personal services establishment will provide services to the local community and also the patrons of the Norfolk Motor Inn. The scale of the building is acceptable and given the substantial setback of the upper-level impacts to the locality are considered to be negligible. The proposal will add value to a portion of the site which is currently underutilised.

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 22031350, by Quartz Building Design is granted Planning Consent subject to the following conditions:
 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. 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.
 3. That a fixed glass obscured screen shall be erected on the western end of the first-floor balcony to a minimum height of 1.7 metres above finished floor level.
 4. 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 obscure and fixed shut and be installed prior to occupation of the building.

OFFICER MAKING RECOMMENDATION**Name:** Alexander Stamatopoulos**Title:** Development Planner**Date:** 03/01/2023