

DEVELOPMENT NO.:	22042095
APPLICANT:	Rick D'andrea
ADDRESS:	19 PARINGA AV SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	The construction of four warehouses to be used as stores
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Employment 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
LODGEMENT DATE:	20 Dec 2022
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2022.23
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Traffic and Transport

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 2:	Representations
ATTACHMENT 1:	Submitted plans	ATTACHMENT 3:	Response to representations

DETAILED DESCRIPTION OF PROPOSAL:

The application is for the construction of four warehouse buildings with associated car parking and landscaping. The buildings will be used for the storage of goods. The buildings contain 8m high precast walls located on the western and southern side boundaries. The facade of the buildings contain a variety of materials and finishes to compliment the articulated building elements. The majority of the internal floor space is dedicated to the storage area, which is complimented by a small amenities area. The site contains 4 parking spaces and a landscaped area that spans across the Vincent and Paringa Avenue frontages. Access into the buildings will be via Vincent Avenue.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 19 PARINGA AV SOMERTON PARK SA 5044

Title ref.: CT 5309/974 **Plan Parcel:** D43486 AL70 **Council:** CITY OF HOLDFAST BAY

The site is located on south-western corner of the Paringa and Vincent Avenue intersection. It contains a width of 43.2m and a depth of 18.27m resulting in a total site area of 843sqm. The site is not currently occupied however previously hosted a dwelling adjacent the intersection and a warehouse at the rear associated with a catering business. To the north, south and west of the site are large buildings which accommodate a variety of light industrial and commercial land uses. It is common to see buildings built to side and rear boundaries to maximise building floor areas. To the east are a series of dwellings located in the General Neighbourhood Zone.

The photos below are of the subject site.

Below: Site viewed from the Paringa and Vincent Avenue intersection



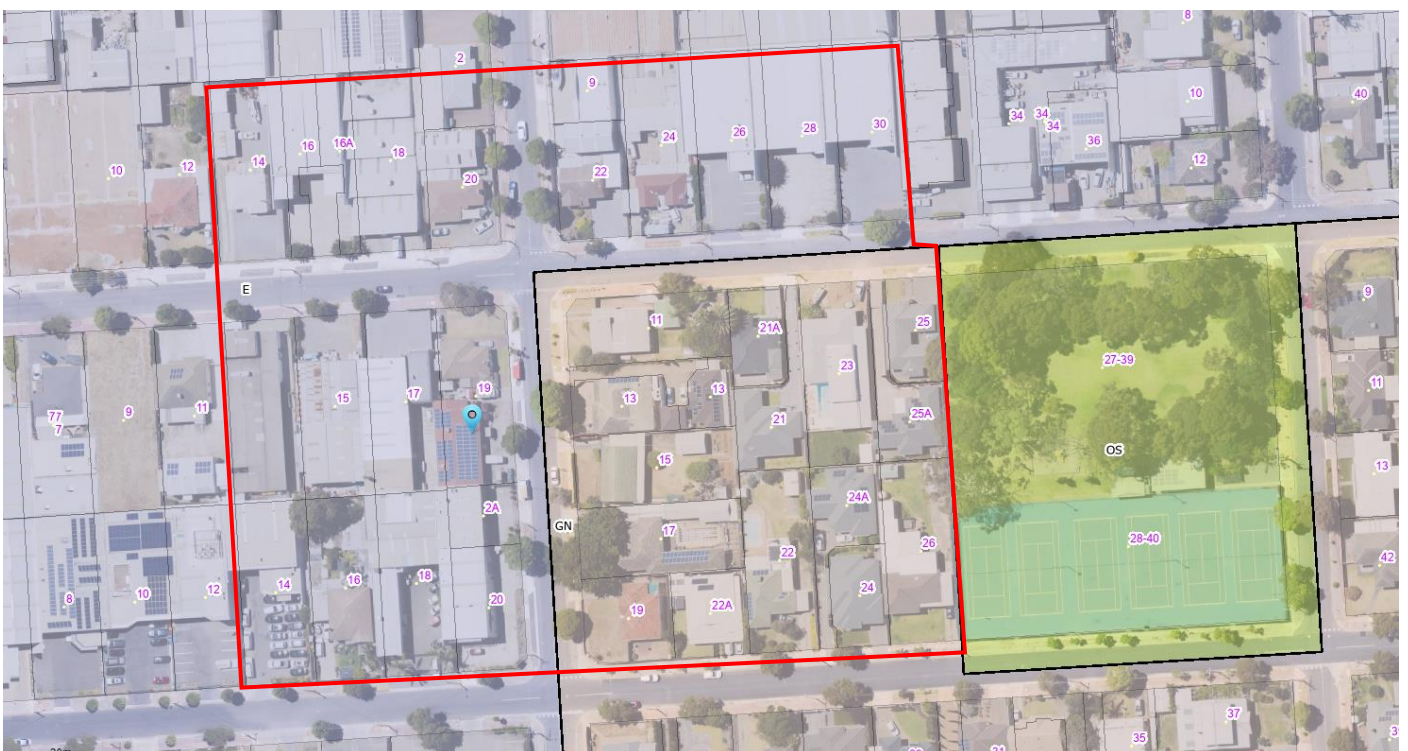


Above: Photo of the dwelling from Vincent Avenue

Below: Photo of the rear warehouse from Vincent Avenue



The aerial below highlights the locality in red. Shaded blue is the Employment Zone and shaded grey is the General Neighbourhood Zone.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Warehouse: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
The development is adjacent land to a site used for residential purposes in a neighbourhood-type zone.
- **LIST OF REPRESENTATIONS**

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
<i>Antonella Masia</i>	<i>Opposes the development</i>	<i>Yes</i>	<ul style="list-style-type: none"> - Inadequate onsite parking - Increase in traffic - Imposing building mass - No waste details provided - No plant equipment shown
<i>Jack Higgins</i>	<i>Opposes the development</i>	<i>No</i>	<ul style="list-style-type: none"> - Inadequate onsite parking
<i>Sareh, Darreh & Aminrez Bashourzadeh</i>	<i>Oppose the development</i>	<i>Yes</i>	<ul style="list-style-type: none"> - Increase in traffic, noise and street parking. - Employees on the site are not identified - The industrial nature of the application will affect house prices
<i>Rachel Snewin</i>	<i>Supports the development with some concerns</i>	<i>No</i>	<ul style="list-style-type: none"> - Inadequate onsite parking
<i>Chris Choi</i>	<i>Opposes the development</i>	<i>No</i>	<ul style="list-style-type: none"> - Inadequate onsite parking - Impacts of noise - Privacy issues

• **SUMMARY**

Future Urban Group have provided a response to the representation on behalf of the applicant. The response to the representations is shown in attachment 3. The relevant policies of the planning policy have been referenced

in the response that provide justification for the concerns raised. The response contains a heading with stating the concern raised followed by justification

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Traffic and Transport – No objections.

PLANNING ASSESSMENT

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

Quantitative Provisions

	Proposed	DPF Requirement	Achieved
Building Height	8m	9m	Yes
Front Setback	6m	Average of the adjoining building to the south (7m)	No - 1m shortfall
Side Setback	2.5m (secondary boundary)	2m from secondary boundary	Yes
	2.5m	3m from at least one side boundary	No
Soft Landscaping	10% of the site minimum dimension of 1.5m	10% of the site and 1.5m minimum dimension	Yes
On-site parking	4	2.6 spaces are provided at 0.5 spaces per 100sqm of total floor area	Yes

Land Use

The buildings will front Vincent Avenue along the suburban edges of the zone where a series of dwellings are adjacent to the east. Higher impacting development resulting in operational noise, light, dust, odour, emissions and other nuisances to residential land uses are better located towards the centre of the zone where no residential land uses are adjacent. As the zone anticipates high impacting land uses such as motor repair stations and light industry, the store is welcomed land use to the site. A store is considered to be a low impact land use and will not result in unreasonable interface issues to the eastern residential land uses.

Built Form

The buildings contain clearly delineated customer entry points and service entrances to ensure safety and convenience. The buildings are functional and industrial in form and take design cues from the character of the area. The façade's contain varied materials and finishes that break up the expanses of the concrete dominant construction material.

Below are a series of photos of buildings with near identical built forms to the development. These buildings are located on Paringa Avenue.

Below: 52 to 54 Paringa Avenue



Above: 30 Paringa Avenue

Below: 28 Paringa Avenue



Below: 26 Paringa Avenue



The proposed development contains an appropriate built form that is consistent with the established character of buildings in the Employment Zone and satisfies PO 2.1 and 2.2.

Setbacks

The adjoining building to the south contains a primary setback of 7m to Vincent Avenue. The proposed buildings contain a primary setback of 6m which result in a shortfall of 1m which is considered to be minor from a quantitative perspective. The primary setback of the building does not satisfy the quantitative requirement of DPF 3.1 (a). Notwithstanding, PO 3.1 is considered to be satisfied.

It must be noted that the streetscape amenity of the locality is low given the commercial and light industrial land uses that are established. In such areas it is not unreasonable for there to be leniencies given to setback variances. It is worth noting that there is no consistent streetscape adjoining the site as there are only 3 allotments on the

western side of Vincent Avenue between Paringa Avenue and Wilton Avenue, therefore there is less importance to retain setback consistency.

While a quantitative shortfall is noted, the current state of the site should be taken into consideration and compared to what is proposed. Currently, the site is comprised of an aged building and dwelling which add little value to the streetscape. This will be replaced with four new buildings with established landscaping that complies with the policies of the zone. The overall appearance of the site will be drastically improved which should take precedence over a numerical shortfall.

Regard should also be given to the buildings located to the south of Wilton Avenue on the western side of Vincent Avenue. These are large scale industrial type buildings that contain on boundary development and setbacks of 3m from Vincent Avenue which are less than the proposal.

A shortfall was noted with respect to the side setback anticipated by the zone.

DPF 3.4 states:

Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

The site does not contain an alternative means for access to the rear of the site, therefore DPF 3.4 is applicable. When assessing the circumstances of the land and the existing built form in the locality, the addition of a 3m side setback to one side for rear vehicular access is not a pragmatic outcome for the site. There is no fundamental reason as to why rear access should be encouraged. There is ample space for access to be established from Vincent Avenue allowing the front of the site to be dedicated for parking and landscaping with the remainder of the space behind that dedicated to built form. This type of construction has proven popular throughout the zone and has been replicated on numerous occasions. The side setback anticipated in DPF 3.4 is not imperative for access and the current arrangement is considered to be a better outcome for the site.

Landscaping

The site contains a total landscaping area of 117sqm or 13.89% of the site. This satisfies the 10% quantitative policy anticipated by DPF 5.2 of the zone and therefore satisfies PO 5.2. The landscaping will comprise of the following plantings.

1. Japanese box hedge (*buxus japonica*) - Mature height 0.9h x 0.9w
2. Screen master (*pittosporum tenuifolium*) - mature height 1.8m x 1.8m w
3. Manchurian pear (*pyrus ussuriensis*) - Mature height 3-4h x 3-4w

The landscaping will be a welcome addition to the site where examples of new development struggle to meet their onsite quota requirements due to the need to accommodate parking spaces. As the warehouses will accommodate "stores" there is less on-site demand in comparison to businesses that have day to day operations and have a precedence to provide on-site parking as opposed to landscaping.

Traffic and Parking

The site contains a total of 4 spaces. One space is dedicated to each building. The gross leasable floor area of the buildings lower level is vary from 129sqm to 130sqm. See parking calculations shown in the table below:

Building	Parking Rate – 0.5 spaces per 100sqm of total floor area	Onsite space provided	Achieved
1	0.64	1	Yes
2	0.65	1	Yes
3	0.65	1	Yes
4	0.64	1	Yes
Total	2.58	4	Yes

The amount of on-site spaces provided exceed the quantitative requirement anticipated by the policy. Notwithstanding, the nature of the land use must also be considered as it is low impacting. The buildings will be used for the storage of large vehicles and items. No businesses will operate from the site contrary to the majority of the Employment Zone. As this is the case there will not be regular traffic movements to and from the site on a daily basis.

CONCLUSION

The application seeks to construct buildings that are typical of the recent built form in the locality. The development is welcomed to the site which is currently vacant and contains aged buildings which detract from the streetscape amenity. The land use of the buildings will be low impacting and is ideal given the site is adjacent to a neighbourhood zone. On-site parking and landscaping are satisfied and the overall scheme will be a drastic improvement to the site and locality.

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 22042095, by Rick D'andrea 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 (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 the development herein approved shall operate between the hours of 7am to 7pm Monday to Saturday and 9am to 5pm Sunday's inclusive unless written approval to vary the times is given by Council.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 1 February 2023