

DEVELOPMENT NO.:	25001043
APPLICANT:	Beiler Constructions
ADDRESS:	20 PARINGA AV SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	Change in land use to and construction of a warehouse building
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:	3 Feb 2025
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.2 30/01/2025
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 1:	Application Documents

DETAILED DESCRIPTION OF PROPOSAL:

The application is for the construction of a warehouse building comprising 3 tenancies with associated car parking and landscaping. The building contains 7m high precast walls located on the western and northern boundaries. The building is simple in form, with white painted concrete tilt up walls, flat roof form, low and high set windows, tall roller doors and flat entry canopies.

Most of the internal floor space is dedicated to the storage area, complimented by small amenities areas. The site contains 5 on-site parking spaces and landscaped areas that span across the Vincent and Paringa Avenue frontages. Access into the buildings will be via Vincent Avenue and Paringa Avenue.

SUBJECT LAND & LOCALITY:**Site Description:****Location reference:** 20 PARINGA AV SOMERTON PARK SA 5044**Title ref.:** CT 5325/978**Plan Parcel:** F9505 AL548**Council:** CITY OF HOLDFAST BAY

The site is located on the north-western corner of the Paringa and Vincent Avenue intersection, with a site area of 562 square metres. The site currently contains a building which was previously a house and storage shed at the rear. The buildings are older and cover most of the site. Any land not covered by buildings has either paved, concrete or gravel surfacing with no landscaping. Dwellings are not envisaged in the Employment Zone, therefore a change in land use comprising the removal of a dwelling fits with the Zone objectives.

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, with a longstanding interface to this non-residential zone.

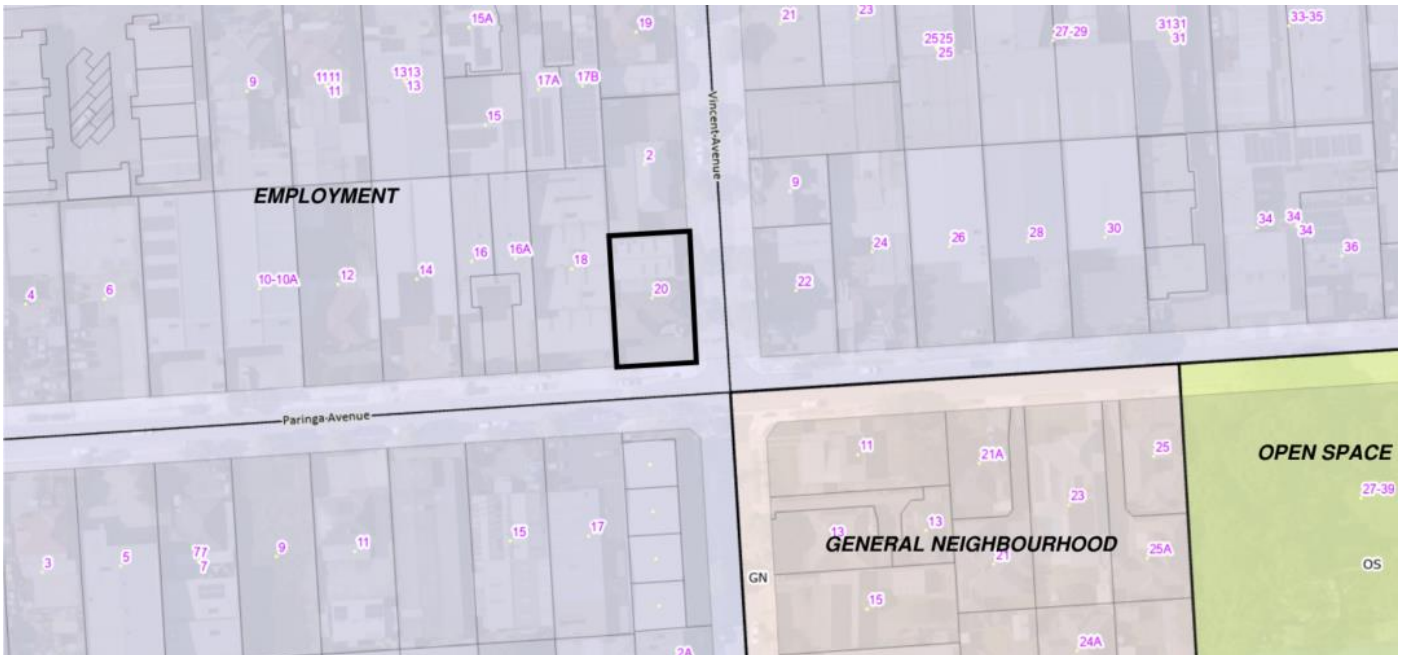




Locality

The locality is described as a mix of light industry (such as warehousing, storage, motor repair stations, offices and light manufacturing), with an interface to residential dwellings in the General Neighbourhood Zone that commences on the eastern side of Vincent Avenue and southern side of Paringa Avenue.

The interface between the industry and residential land uses is long standing, hence there is a reasonable expectation from nearby residents that non-residential development will occur, including the redevelopment of older sites.



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**
A warehouse is exempt from notification in Table 5 of the Employment Zone, except where the site of the development is adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone.
- **No representations were received.**

PLANNING ASSESSMENT

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

Question of Seriously at Variance

The proposed development comprises a change in use to and construction of a warehouse. Development of this nature is appropriate within the site, locality and the Employment Zone for the following reason:

- Warehouses are specifically envisaged by the Zone.

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*.

ASSESSMENT DATA

	Proposed	DPF Requirement	Achieved
Building Height	7m	9m	Yes
Front Setback	5.5m	Setback of the existing building to the north (2.6m)	Yes
Side Setback	2m (secondary frontage)	2m from secondary frontage	Yes
	0m	3m from at least one side boundary	No
Soft Landscaping	11.57% of the site area	10% of the site area	Yes
On-site parking	2 for a total floor area of 365.52sqm	0.5 spaces per 100sqm of total floor area = 1.83 spaces	Yes

Land Use

The buildings will front Paringa and Vincent Avenues, at the southeastern edge of the zone with dwellings opposite these roads to the southeast. 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 higher impacting land uses such as motor repair stations and light industry, the warehouse is an ideal land use in that it offers an interface use with a minimal impact on residences.

Warehouse has the following definition in the Code:

Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail.

The proposal satisfies the first Desired Outcome for the Zone, which is accommodating a diverse range of low-impact light industrial, commercial and business activities that complement the role of the other zones, accommodating significant industrial, shopping and business activities.

Built Form

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

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



Setbacks

The adjoining building to the north has a setback of 2.6m to Vincent Avenue. The proposed building has a primary street setback of 5.5m, which satisfies the Zone PO & DPF 3.1. It is considered to be acceptable in the context of this part of the streetscape, which does not contain any residential properties immediately adjacent (i.e. the western side of Vincent Street contains non-residential land uses).

The primary street setback also includes a 3m fire wall extending along the northern boundary, resulting in a 2.5m setback for that element. This is required for Building Consent reasons and is considered to be acceptable and reasonably consistent with the neighbouring setback.

The building is setback 2 metres from the Paringa Avenue (secondary street) boundary, which is consistent with the Zone setback requirements, as well as the setback of a new warehouse building constructed on the opposite street corner to the southern side of Paringa Avenue, directly across the street.

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 provision 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 the built form. This type of construction is consistent with other examples throughout the zone, including to the south at 19 Paringa Avenue. The side setback anticipated in DPF 3.4 is not imperative for access and the current arrangement is a better outcome for the site.



The landscaping will be a welcome addition to the site and locality, where some businesses have minimal or no landscaping, in favour of car parking spaces. Warehouses have a low parking demand in comparison to some other businesses.

The site provides 2 formal parking spaces, shared between the tenancies. The gross leasable floor area of the building is 365.52 square metres.

Table 1 in the General Development Policies for Transport, Access and Parking seeks 0.5 spaces per 100m² of total floor area. This equates to a requirement of 1.83 spaces, rounded up to 2.

The 5.5m setback allows for additional informal parking by staff or deliveries within the Warehouse 2 and 3 driveways, and all three units have internal access via the roller doors. Additional on-street parking is also available.

Accordingly, can parking provision satisfies the Code requirements for a warehouse and is considered to be satisfactory.

A 'store' use has the same car parking rate if a future change of use is proposed from a warehouse. A store is defined in the Code as follows:

Means a building or enclosed land used for the storage of goods and within or upon which no trade (whether wholesale or retail) or industry is carried on.

Vehicle access is achieved by way of one crossover on Paringa Avenue (servicing Warehouse 1) and two crossovers on Vincent Avenue (servicing Warehouses 2 and 3). The crossovers are sufficiently clear of any street trees, stobie poles or side entry pits.

CONCLUSION

The application seeks to construct buildings that are typical of the recent built form in the locality, which reflects the kind of development envisaged by the Employment Zone. The development is a welcome improvement to the site, which currently contains aged buildings that detract from the streetscape amenity. The warehouse use will be low impact and appropriate given the site is adjacent to a neighbourhood zone. On-site parking and landscaping are sufficient, and the overall scheme is considered to be an improvement to the site and locality.

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 25001043, by Beiler Constructions 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 Sundays inclusive, unless written approval to vary the times is given by Council.

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 05/05/2025