

DEVELOPMENT NO.:	24026936
APPLICANT:	Aube Projects
ADDRESS:	21 VINCENT AV SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	Demolition of the existing warehouse and ancillary office and replacement of a new warehouse and ancillary office
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:	30 Aug 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.16 29/8/2024
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:	URPS Planning Report and Proposed Plans
ATTACHMENT 2:	Representations
ATTACHMENT 3:	Response to Representations

DETAILED DESCRIPTION OF PROPOSAL:

The subject site has been operating as Hartshome Landscaping since 1995. The site contains a large grey metal shed with red brick office building at the front, along with a concrete front yard which accommodates car parking and vehicle access.

The proposal seeks to demolish the existing buildings and construct a larger warehouse with ancillary office and associated car parking and landscaping. The warehouse building will be constructed of concrete walls with a gable roof and flat roof office building at the front with brick wall cladding.

The front yard will comprise a combination of concrete to facilitate car parking and vehicle access, along with soft landscaping.

The warehouse component is open, which accommodates the parking of 2 vehicles and general storage of goods associated with the landscaping business.

The office component comprises an open office space with associated amenities and kitchen.

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

Location reference: 21 VINCENT AV SOMERTON PARK SA 5044

Title ref.: CT 5925/52 **Plan Parcel:** F9994 AL593 **Council:** CITY OF HOLDFAST BAY

The subject site is an irregular shaped allotment with a frontage of 18.29 metres and site area of 587 square metres. The land is in the General Neighbourhood Zone with existing use rights as a warehouse and ancillary office in association with a landscaping business.



Aerial photography of existing site layout



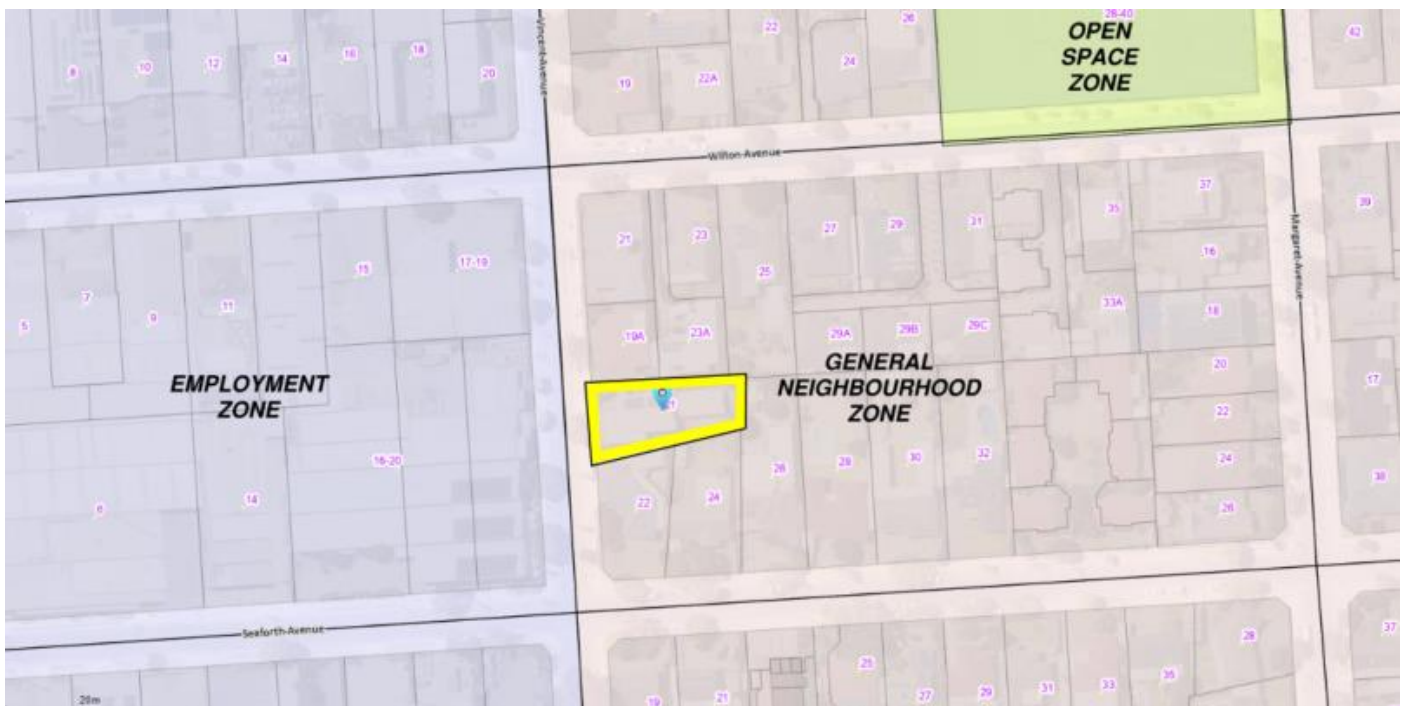
View of existing site

Locality

The locality is defined as an interface between Residential to the east and the warehousing and industrial to the west.

The residential housing stock is of varying periods, ranging from the 1940s through to the 1990s. Dwellings in the immediate vicinity of the subject site are typical single storey, comprising pitched roofs and brick walls.

The buildings on the western side of Vincent Street within the Employment Zone comprise warehousing as well as the Council Depot building directly west of the subject site. These buildings are clad with metal roof and wall sheeting or besser block wall construction and up to 6 metres in height.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Replacement building: Code Assessed - Performance Assessed

Warehouse: Code Assessed - Performance Assessed

Other - Commercial/Industrial - ancillary office: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

P&D Code

PUBLIC NOTIFICATION**REASON**

Is not considered minor as per:

General Neighbourhood Zone

Table 5 - Procedural Matters (PM) - Notification

1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.

Summary of Representors			
Address of Representor	Position	Wish to be heard	Comments
21 Seaforth Avenue, Somerton Park	Support	Yes	Land use should not be anything other than residential
Apt 1202/102 Waymouth Street, Adelaide	Support with concerns	No	Concerns with boundary fencing (since addressed between applicant and neighbour)

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 the construction of a warehouse building with ancillary office with associated car parking and landscaping in association with an existing land use. It is in the General Neighbourhood Zone. Development of this nature is appropriate within the site, locality or in the subject General Neighbourhood Zone for the following reasons.

The proposed development represents a continuation of an existing authorised land use (warehouse and office) associated with a landscape business which has been in operation since 1995.

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 Table

PARAMETER	DESIGN CODE DESIGNATED PERFORMANCE FEATURE	PROPOSED	CRITERIA MET
Site coverage	60 percent	59 percent	Yes
Soft Landscaping	25 percent of the site area 30 percent of the front yard	20 percent (120 square metres) 13 percent of the front yard	No No
Maximum building height	2 levels and 9 metres	1 level and 5.6 metres	Yes
Maximum wall height	7 metres	4.73 metres	Yes
Street setback	No more than 1 metre in front of the average setback of neighbouring buildings	4.57 metres	Yes
Boundary walls	Not more than 3 metres in height above the footing and 11.5 metres in length	3.08 metres wall height and 8.12 metres in length, predominately abutting a boundary wall of southern adjacent property	Yes
Side setbacks	900mm + 1/3 of the height above 3 metres or 1.9 metres + 1/3 of height above 3 metres for south facing walls	900mm 1.13 metres to the southern side boundary	No No 2.47 metres required 1.3 metre shortfall
Rear setback	4 metres	2.24 metres	No 1.76 metre shortfall

Land Use

The land use, comprising a warehouse with ancillary office is a continuation of the existing land use and therefore does not result in any impacts on surrounding land with respect to the activities undertaken on site.

The General Neighbourhood Zone, Land Use and Intensity Performance Outcome 1.1 expresses a zone where the land use is predominately residential development with complementary non-residential uses that support and active, convenient and walkable neighbourhood. Although *warehouse* is not listed as an anticipated use, it is noted that an *office* is, when referring to Designated Performance Feature 1.1.

It is acknowledged that the land is on the direct interface with the Employment Zone, located on the western side of Vincent Avenue, which accommodates warehousing and industrial land uses. Hence the general level of amenity for the adjacent residences is such that the level of amenity would not match that of properties deeper within the residential zone.

With consideration to the fact the existing warehouse and office have been operating from the subject land since 1995, it is determined that the continuation of the existing land use does not present any adverse planning impacts relative to the historic use of the land.

Visual Appearance

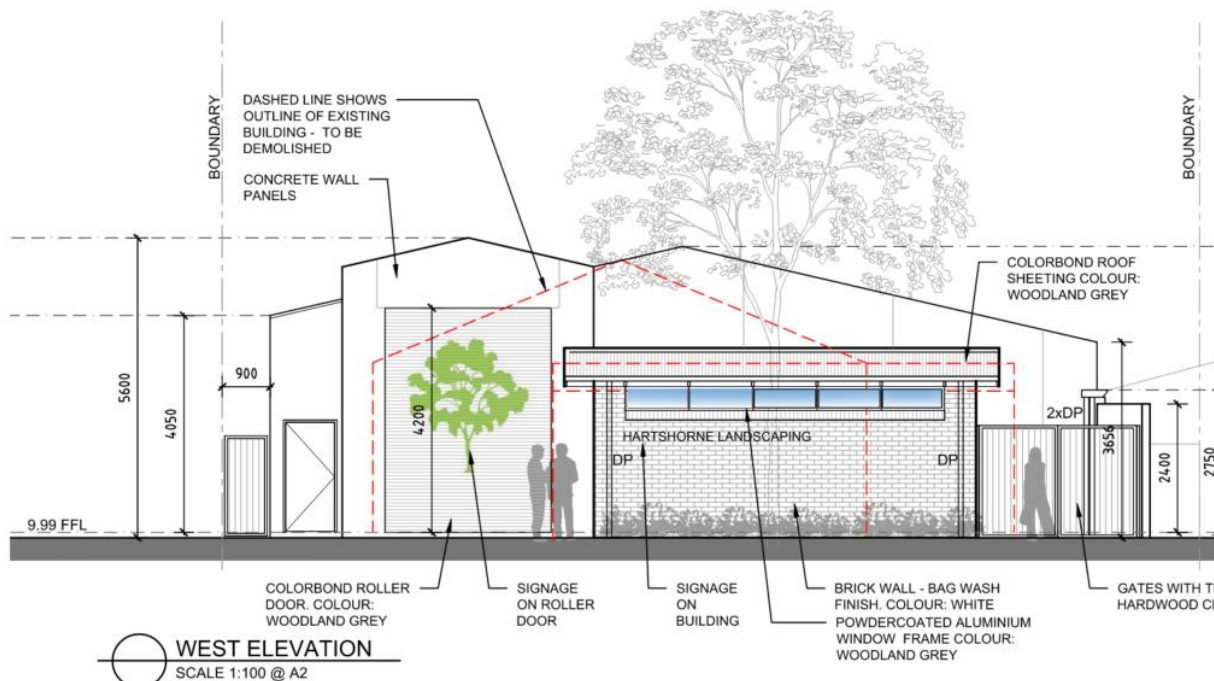
The proposed building is 1 level with a total height of 5.6 metres, therefore a scale well below the maximum height of 2 levels or 9 metres. The proposed scale therefore comfortably fits in with the scale of existing and anticipated built form within the zone.

The building materials comprise brickwork and concrete tilt up walls on the building facade, concrete tilt up walls to the side and rear elevations and colorbond roofing at a 13 degree pitch.

The building is articulated by the office component protruding forward, with warehousing set behind.

The external appearance of the proposed building satisfies the Design Code in that the General Neighbourhood Zone: Residential Development – Low Rise, Performance Outcome 20.2 seeks dwelling (building) elevations facing the public streets that make a positive contribution to the streetscape and appearance. The design of the proposed building satisfies this Performance Outcome.

When considering Designated Performance Feature 20.2, the proposal satisfies this by achieving a design whereby a minimum of 30 percent of the building wall is setback an additional 300mm from the building line and a minimum of two different materials or finishes are incorporated on the walls of the front building elevation.



Boundary Setbacks

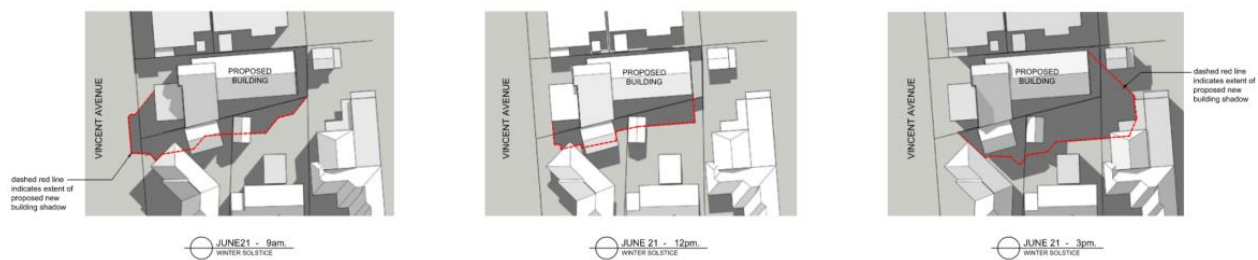
The building is setback 4.57 metres from the primary street boundary, which satisfies the zone Primary Street Setback, Performance Outcome 5.1 in that the building is setback from the primary street boundary to contribute to the existing/emerging pattern of the street setbacks in the streetscape.

The southern boundary wall has a height of 3.08 metres over a length of 8.12 metres, which fits within the zones Performance Outcome 7.1 which accommodates walls on boundaries that are limited in height and length to manage visual and overshadowing impacts on adjoining properties. The boundary wall predominately abuts the wall of the southern adjacent property.

The building has a wall height of 4.7 metres, which is setback 900mm from the northern side boundary and between 1.1 and 4.2 metres from the southern side boundary. The proposed side walls are adjacent to the rear yards of adjacent residential properties. The walls are setback a sufficient distance to satisfy the Zone Performance Outcome 8.1 which seeks building walls that are setback from side boundaries to provide separation between buildings in a way that contributes to a suburban character and access to natural light and ventilation for neighbours. The proposed setbacks satisfy this in the case of each neighbouring property.

The building is setback 2.2 metres from the rear boundary, which satisfies Zone Performance Outcome 9.1 in that the setback provides separation between buildings in a way that contributes to a suburban character, access to natural light and ventilation for neighbours and space for landscaping and vegetation.

It is important to note that the Designated Performance Features as highlighted by the Assessment Data Table (above) provide an example of how the relevant Performance Outcome may be achieved but does not reflect a means of determining the outcome of a proposed development.



Car Parking and Traffic

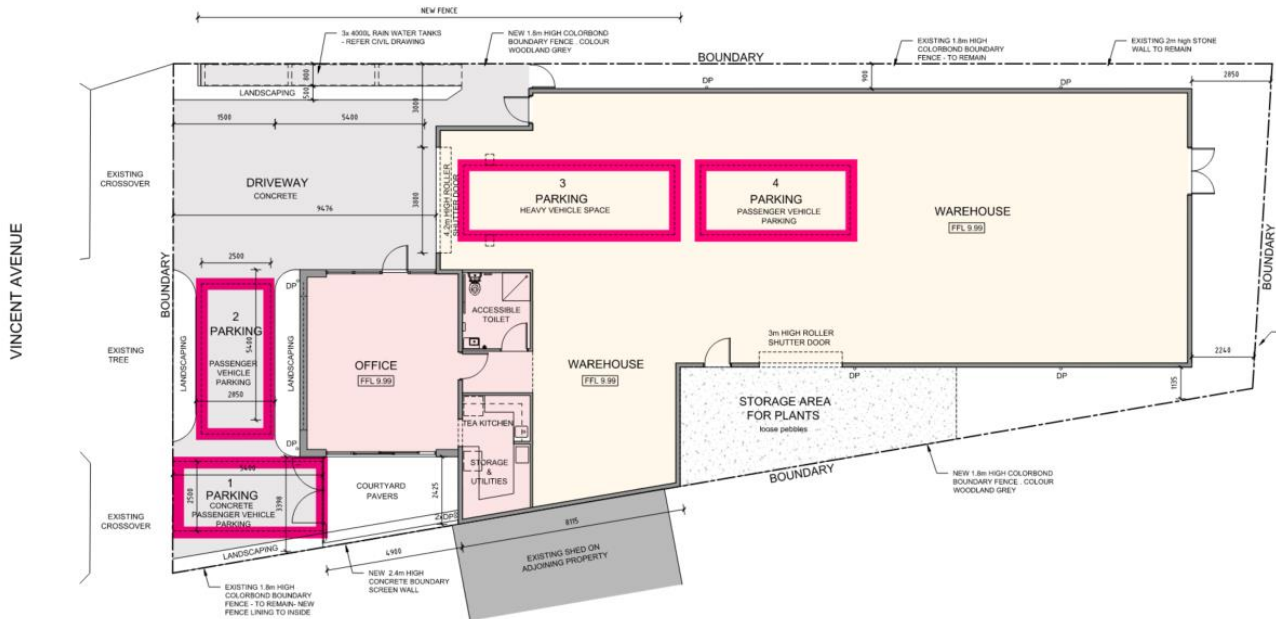
The proposed development incorporates a warehouse and ancillary office. The Design Code includes Table 1- General Off-Street Car Parking Requirements, which guides the minimum number of car parking spaces required to support a land use.

In the case of the proposal, an office generates a car parking requirement of 4 spaces per 100 square metres of gross leasable floor area and a warehouse generates a car parking requirement of 0.5 spaces per 100 square metres of total floor area.

The office component comprises a floor area of 34 square metres and the warehouse comprises an area of 180 square metres.

The proposal therefore requires 2 on-site car parking spaces. The proposal includes on-site parking provision for 3 passenger vehicles and 1 heavy vehicle, hence exceeding the minimum requirement.

All vehicle movements are designed to accommodate the movement of heavy vehicles which support the transportation of landscaped goods. The movement of vehicles will remain consistent with the existing land use, which has operated since 1995.



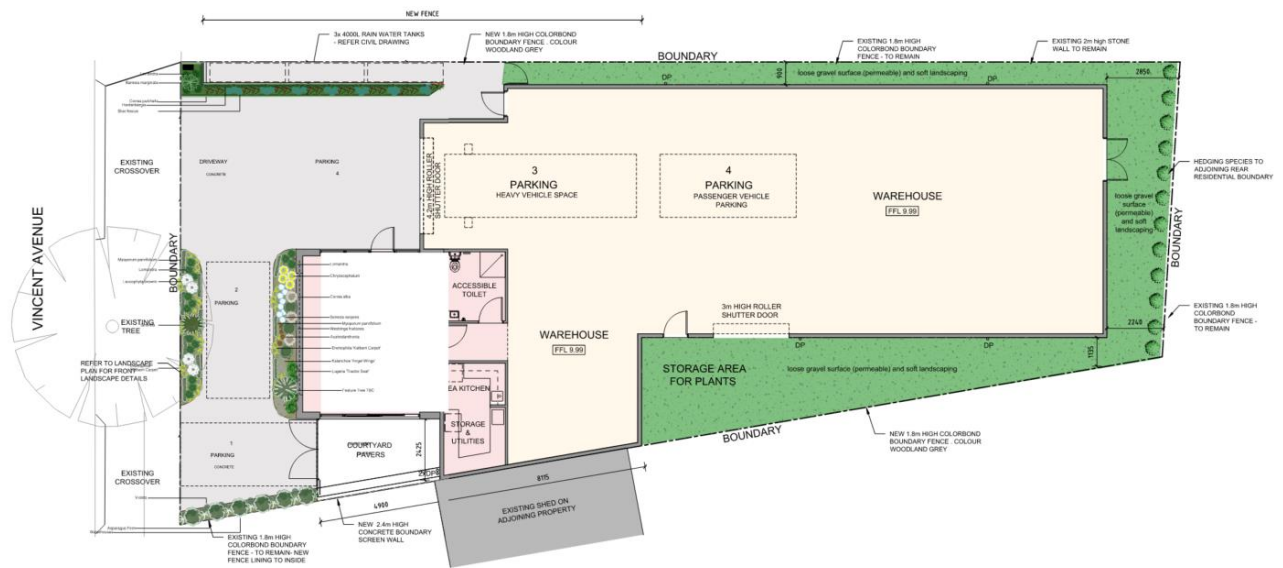
Landscaping

The proposal incorporates 120 square metres of soft landscaping which equates to 20 percent of the site area. The area between the front of the building and front property boundary is landscaped up to 13 percent of the site area.

Residential Development, Low Rise, External Appearance Performance Outcome 22.1 seeks soft landscaping that is incorporated in the development to minimise heat absorption and reflection, contribute to shade and shelter, provide for stormwater infiltration and biodiversity, and enhance the appearance of land and streetscapes.

The proposed landscaping is numerically less than the relevant Designated Performance Feature 22.1 (ie a minimum of 25 percent total landscaping and a minimum of 30 percent landscaping to the front yard) however the assessment must focus on the objective of the Performance Outcome in weighing the suitability of a proposed landscape.

With consideration to the level of landscaping provided, it is considered to reasonable satisfy Performance Outcome 22.1 in that the landscaping does minimise heat absorption and reflection, the proposed trees demonstrated on the landscape plan will contribute to shade and shelter, the provision of soft landscaped areas will provide for stormwater infiltration and biodiversity and the overall plantings will enhance the appearance of land and the streetscape.



CONCLUSION

The proposed development reflects a positive upgrade to an existing landscaping business via an existing warehouse and ancillary office land use. The proposed building, although larger than the existing older building, comprises an overall scale and built form that is compatible with the adjacent residential buildings in the locality. The Design Code is limited in its expression of specific architectural building types and materials sought within the locality, therefore realistically, one could construct a residential dwelling which looks exactly like the proposed building.

The site is well landscaped, an increase on existing landscaping, which is limited in comparison. The front yard will present well visually, with the provision of landscaping beds throughout, reflecting a visual enhancement and contribution to the local biodiversity.



RECOMMENDATION

Consent

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 24026936, by Aube Projects 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. 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.
3. That each car parking space shall conform to the applicable Australian Standard. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial conditions at all times to the reasonable satisfaction of the Council.
4. 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
5. That the development herein approved shall operate between the hours of 6am to 5pm Monday to Friday inclusive unless written approval to vary the times is given by council.

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 20/01/2025