

DEVELOPMENT NO.:	24013040
APPLICANT:	Lisa Faraci
ADDRESS:	583 ANZAC HWY GLENELG NORTH SA 5045
NATURE OF DEVELOPMENT:	Installation of 6 light posts
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Housing Diversity Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Future Road Widening • Hazards (Flooding - General) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m) • Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	14 May 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.8 09/05/2024
CATEGORY OF DEVELOPMENT:	Essential Infrastructure
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

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 proposed development seeks to upgrade the existing lighting infrastructure over the south-western bowling green, located adjacent to the Tapleys Hill Road and Anzac Highway intersection. Existing lighting is made up of 14 poles at 15 metres high, supporting some 28 hanging lights. Engineers have recently identified existing light pole structures as being at the end of their safe lifespan and need to be replaced in the interests of safety.

The proposed light poles comprise a total of 6 poles located on the corner of each of the 2 bowling greens that make up the subject space. The poles are 15 metres tall and therefore consistent with the existing poles, however each pole has a light mounted at the top, resulting in the reduction of 8 posts and some 22 lights.

The proposed lighting infrastructure is reflective of current technology, which has advanced to a level whereby LED lighting can be specifically directed onto the playing field, with negligible light spill outside of the boundary of the playing field, hence improving the general lighting amenity for both users of the facility, as well as adjacent residents.

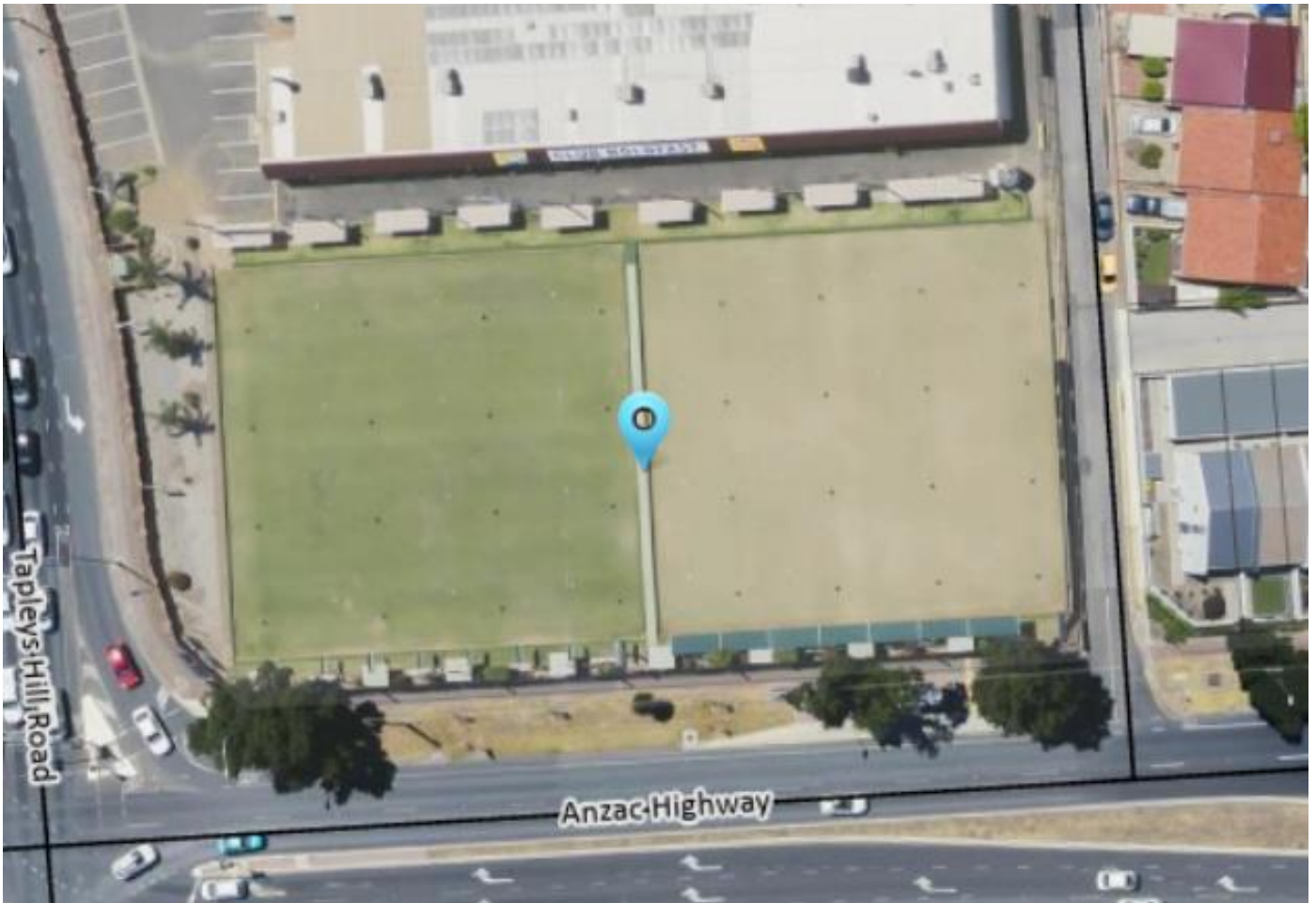
SUBJECT LAND & LOCALITY:**Site Description:**

Location reference: 583 ANZAC HWY GLENELG NORTH SA 5045

Title ref.: CT 5582/871 **Plan Parcel:** F39453 AL201 **Council:** CITY OF HOLDFAST BAY

The site is an 'L' shaped allotment of some 20,200 square metres, bordered by Tapleys Hill Road, Anzac Highway, Darwin Street, Alison Street, Caroline Street and the residences along Carey Close.

The site is generally flat and contains 4 bowling greens, ample car parking, a community building that supports the bowling club and a large reserve containing lawn, a playground and vegetation.



Locality

The locality is defined as a strong interface between residential, recreational facilities, the Glenelg commercial precinct and the Glenelg Jetty Road precinct. Two arterial roads (Tapleys Hill and Anzac) meet at a prominent intersection.

The locality is therefore best described as a mix in a variety of land uses and activities, resulting in an active use of both the private and public realm.

The bowling club has been a part of this landscape for a long period of time, to which residents would be accustomed to the visual characteristics of the land (including lighting) and associated activities undertaken on site.

**CONSENT TYPE REQUIRED:**

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Other - Community - Installation of 6 light towers: Essential Infrastructure
- **OVERALL APPLICATION CATEGORY:**
Essential Infrastructure
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Not minor
- **LIST OF REPRESENTATIONS**



Summary of Representors			
Address of Representor	Position	Wish to be heard	Comments
St Leonards, VIC	Support	No	1. the specified LED lights do not seem to listed on the Phillips web site. Therefore an assessment


			<p>of glare for traffic and others is difficult.</p> <p>2. The listed method of Assessment of focus is by laser pointer post installation, is it possible to list light fitting maximum vertical angle of focus to prevent glare. This could be listed within the lighting study.</p> <p>3. Would like to see a Pre and Post installation illuminance measurement of street boundary and options to angle the focus down if deemed necessary.</p>
<p>4 Alison Street, Glenelg North, SA</p>	<p>Oppose</p>	<p>No</p>	<p>At this stage I do not support the application as insufficient details are provided within the application. The proposed development states that six (6) light posts are to be installed; however, I am unable to determine where these light posts will be erected and whether their location will create any light pollution to those properties within their vicinity. Request that more details be provided with regards to:</p> <p>a. the location of these light posts;</p> <p>b. the assessed impact to wildlife and human well-being;</p>

			<p>c. what shielded and cut-off fixtures (if any) will be installed;</p> <p>d. whether an alternative (solar) or emergency power source such as a back-up generator has been considered; and e. what colour temperature will be applied throughout this lighting plan. Once this has been provided I will reassess my position.</p>
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Following the applicant’s reply to representations, the representor from 4 Alison Street, Glenelg North opted to withdraw their representation as follows:

Re: 24013040: 583 Anzac Hwy Glenelg North SA 5045

 Alby Weatherill <albyweatherill@hotmail.com>
To:  Dean Spasic

 This sender albyweatherill@hotmail.com is from outside your organization.

 Reply
  Reply All
  Forward
 


Fri 12/07/2024 10:54 AM

Caution: This Email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender or know the content is safe.

Hi Dean,
Apologies for not responding sooner.
Thank you for your feedback, it now clearly sets out the development application.
As a consequence, please accept this email as my withdrawal of my objection.
Thank you, have a great weekend.
Kind Regards,
Justin

● **SUMMARY**

Council’s Recreation and Sport Planning Lead has reviewed the representations received and provided the following reply:

- The specific fitting and luminance will be in accordance with the Obtrusive Light-Compliance Report, as developed by an independent engineer;
- A post night audit will be completed once the works are completed to ensure satisfactory light installation;
- Wildlife will not be impacted;
- Shielded and cut off fixtures will be determined by the manufacturer in accordance with the engineers report;
- Council’s budget does not include any provision for emergency power source; and
- The lighting design is being finalised but colour temperature will be in accordance with Australian Standards (anticipated to be 5700k, daylight white).

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One. The proposal is considered to not be seriously at variance with the Design Code.

Background

The Holdfast Bay Bowls and Croquet Club lighting upgrade encompasses the removal of existing lighting and associated infrastructure that service the southern green bowls courts at the site. The two southern greens are currently used for training, recreational and club competition play in accordance with the Club's lease provisions.

An independent structural engineer has assessed the existing 16 post supporting lights. This independent assessment raised issues regarding the structural integrity of the posts, which did not meet Australian Standards.

The findings of the structural report recommended that the existing posts and footings be replaced with new, purpose built pots in the immediate future.

This is a priority project for Council that will address an identified risk to public safety. The project will also improve lighting to facility users whilst alleviating current light spill to neighbouring residents due to aged lighting and globe infrastructure.

Zone and Land Use

The site is in the Housing Diversity Neighbourhood Zone, whereby the Desired Outcome seeks medium density housing within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

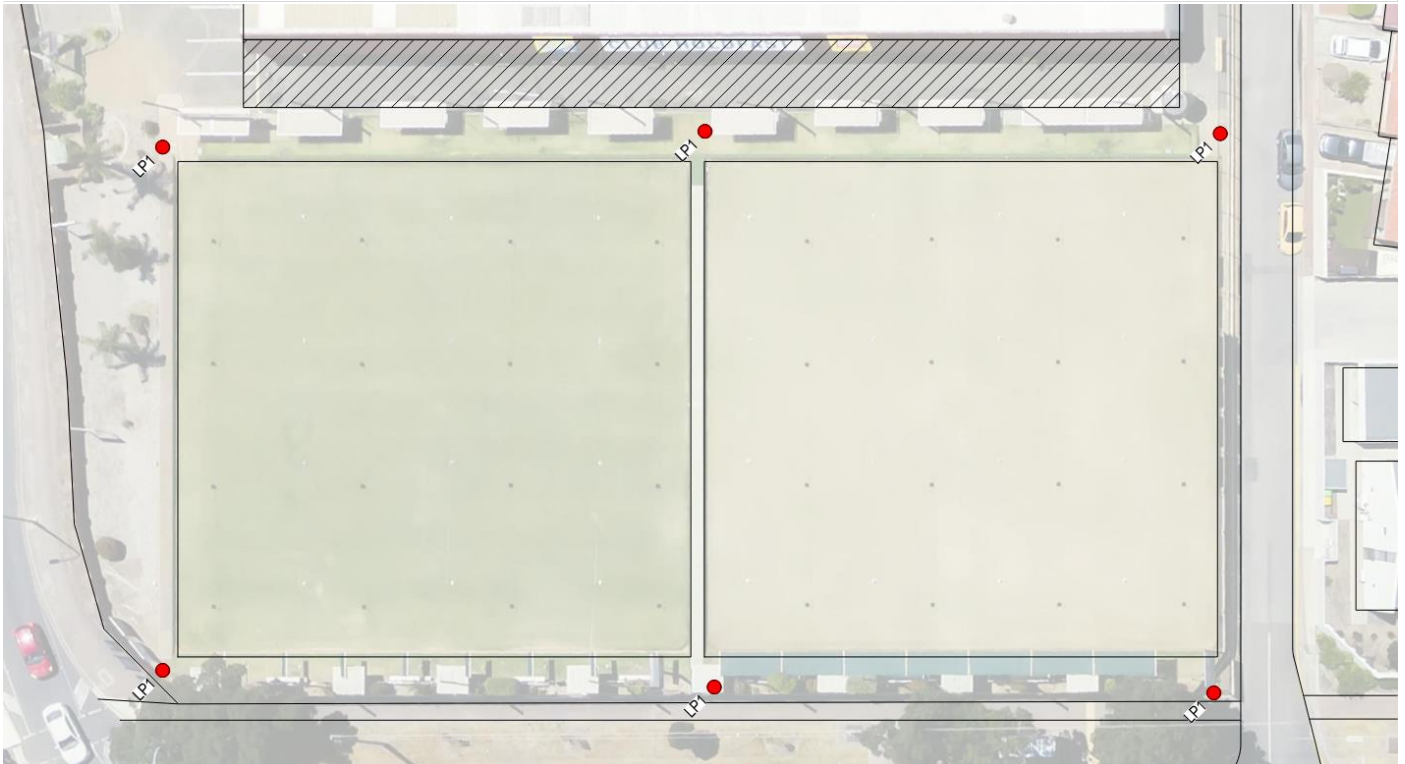
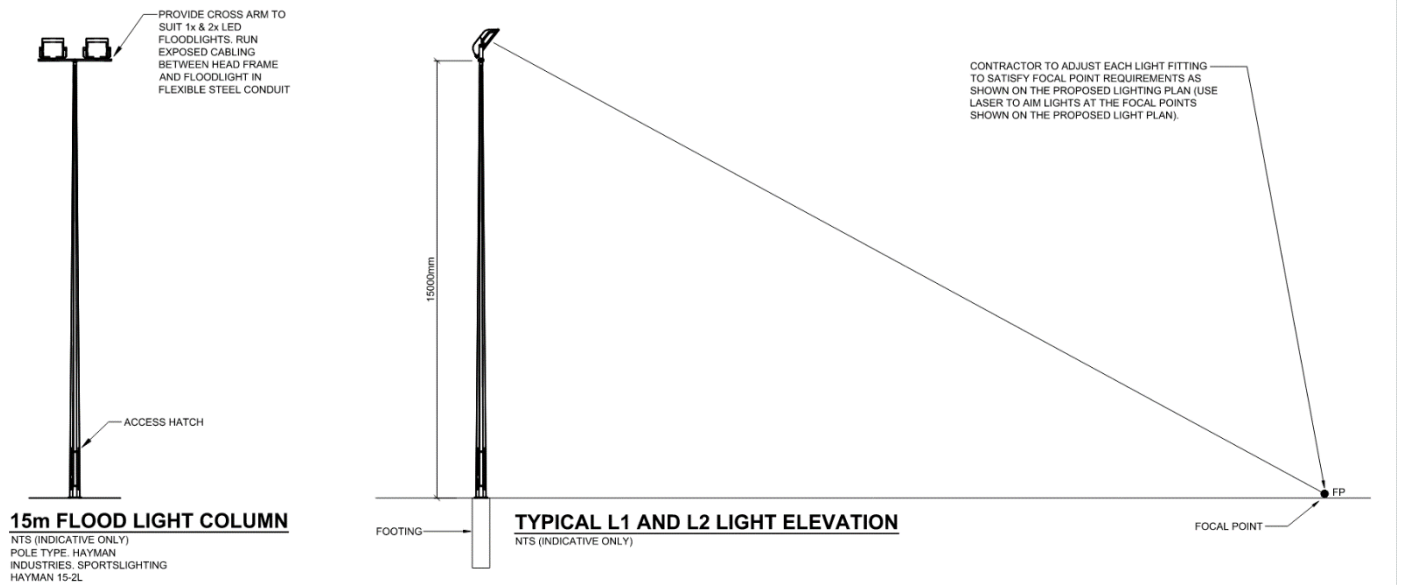
The zone identifies recreation area as a kind of land use envisaged, with the lawn bowls being a longstanding outdoor recreation facility. Notwithstanding, the use of land does not change as part of this application, simply the infrastructure ancillary to the land use.

Light poles are not specifically referred to in the Housing Diversity Neighbourhood Zone

Visual Appearance and Height

Performance Outcome 9.1 (Infrastructure) seeks that masts are sited and designed in a way that minimises their visual impacts.

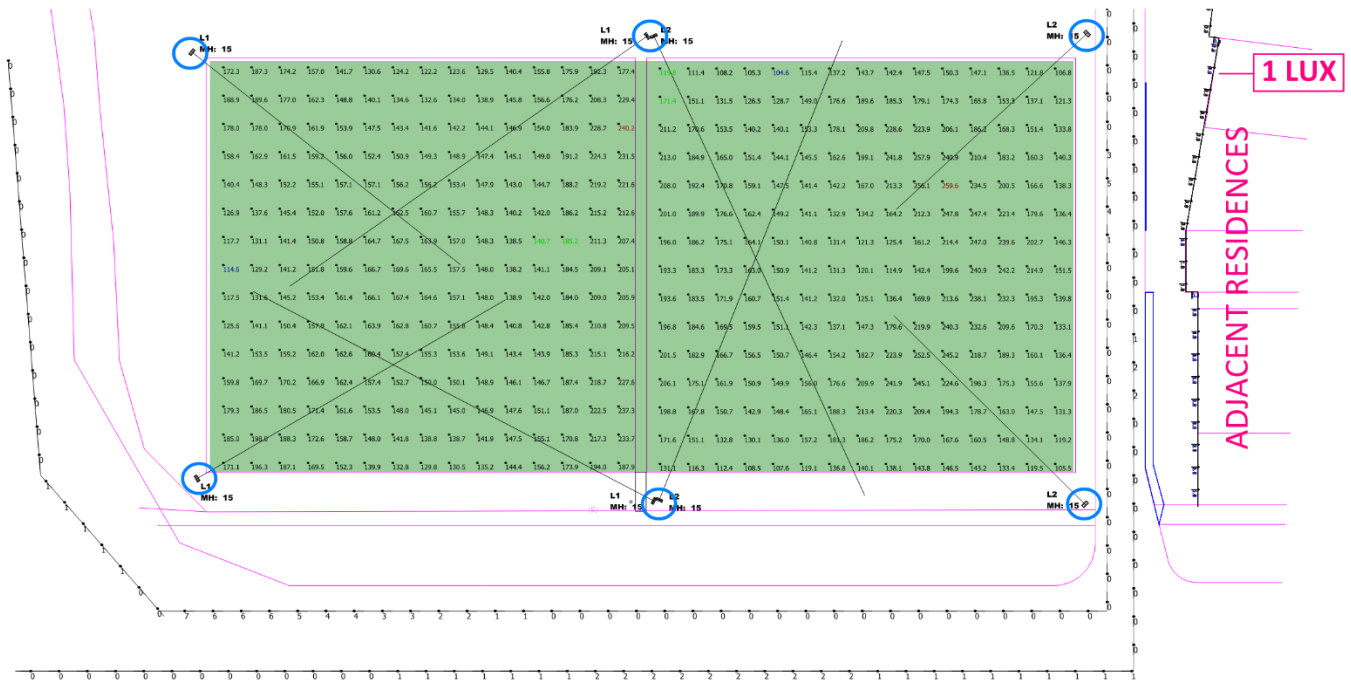
The 6 light poles are effectively the same height as the existing 14 light poles. Visually, the site will appear clearer, as the development results in 8 less 15 metres high poles on the land. In addition, the wires and 28 existing lights will also be removed. The poles are located on each corner of the bowling greens, and therefore typical of the kind of lighting envisaged on modern sporting facilities.



Light Spill

The Light Calculation Points plan submitted as part of the planning documentation clearly demonstrates that lighting is designed and positioned in such a way that all light emitted from the structure is directed specifically toward the playing field.

The luminance levels shown on the outside of the playing field ranges between 0 and 4 Lux, which is still within the boundary of the subject site. A maximum of 1 is measured on the wall of the eastern adjacent residences. In simple terms, 1 Lux is *the illumination of a 1 metre square surface that is 1 metre away from a single candle*, hence in effect, the illumination caused by this level of spill is barely measurable, and therefore negligible to the extent that it does not raise any planning concerns. The proposal is in accordance with AS 4282 in that it projects less than 10 Lux when measured at the property boundary.



HOLDFAST BAY BOWLS & CROQUET CLUB LIGHTING CALCULATION POINTS

CONCLUSION

The proposed light poles result in a positive upgrade to the longstanding land bowls facility, particularly as there would be less lights, less poles and the removal of wiring, hence a neater appearance. The quality of lighting is vastly improved whereby modern technology results in nil light spill, hence ensuring the amenity of nearby residents is not compromised.

RECOMMENDATION

The proposed development is a positive upgrade to an aging longstanding lighting infrastructure in association with the Glenelg lawn bowling facility. The plans clearly demonstrate that the proposed lighting has technology capable of ensuring lighting is directed toward the playing field, thus alleviating any concerns with loss of amenity to nearby residents through light nuisance.

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 24013040, by Lisa Faraci (City of Holdfast Bay) 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. Light spill shall be in accordance with Australian Standard 4282.
3. Lighting is switched off, and remains off, between 9:30pm and sunrise the following day.

OFFICER MAKING RECOMMENDATION**Name:** Dean Spasic**Title:** Development Officer - Planning**Date:** 08/07/2024