

<b>DEVELOPMENT NO.:</b>	24025414
<b>APPLICANT:</b>	Ullya Drozdoff
<b>ADDRESS:</b>	62 PARINGA AV SOMERTON PARK SA 5044
<b>NATURE OF DEVELOPMENT:</b>	Change of use from a store to light industry (motor trimmer)
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Employment</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Traffic Generating Development</li> </ul>
<b>LODGEMENT DATE:</b>	5 Sept 2024
<b>RELEVANT AUTHORITY:</b>	Assessment panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2024.16 29/8/2024
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Alexander Stamatopoulos Development Officer - Planning
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Traffic

**CONTENTS:**

**APPENDIX 1:        Relevant P&D Code Policies**

**ATTACHMENT 1:    Application Documents**

**DETAILED DESCRIPTION OF PROPOSAL:**

The applicant proposes to change the land use from a warehouse and self-storage facility to a form of light industry. The business that will operate from the site is Winner Products. Winner Products Pty Ltd specializes in providing premium automotive trimming services, including interior components, repairs, and full restorations for both modern and classic cars.

The proposed use will be contained entirely within existing buildings, which are of a scale and bulk consistent with low-impact warehousing and light industrial uses in the area. On-site manufacturing involves cutting and sewing textiles and vehicle interior fitting using human-operated commercial sewing machines and handheld power tools. The use will not generate dangerous or congested traffic conditions, as the business is small-scale with deliveries by small rigid vehicles sized vehicles occurring approximately three times per week during business hours.

Operationally, the business, Winner Products, will operate from 7 am to 6 pm Monday to Friday, 7 am to 3 pm on Saturdays, and remain closed on Sundays and public holidays. The maximum number of staff on-site will be eight, with six on-site parking spaces available along Paringa Avenue. All commercial waste will be stored inside the building and collected by a private contractor once per fortnight during business hours.

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

**Location reference:** 62 PARINGA AV SOMERTON PARK SA 5044

**Title ref.:** CT 5210/42 **Plan Parcel:** D3339 AL134 **Council:** CITY OF HOLDFAST BAY

The subject site is in the Employment Zone and comprises a property which previously operated as a store (Glenelg Self Storage). The subject site is part of a larger industrial complex, where a total of 6 tenancies are located on the site. The subject building is labelled “warehouse 6” and marked green on the site plan. It has ample floor area, 1050sqm, comprising a large warehouse area where works will occur, amenities, offices, a meeting room and a reception area. The site is located along Paringa Avenue, where parking spaces are existing in front of the larger warehouse building on the western side. There is also a disabled park proposed in front of the reception building.



**Above:** Streetscape image of subject land



**Above:** Subject land highlighted red

The streetscape appearance of the existing buildings comprises a large, industrial-style warehouse with a simple, utilitarian façade. The structure is constructed primarily of metal, and the overall building bulk is consistent with the light industrial nature of the surrounding area. The building is set back from the street, providing a clear frontage. There is a minimal landscaping area visible at the front of what will be the reception building. To the right, a secure gate allows access to the site.

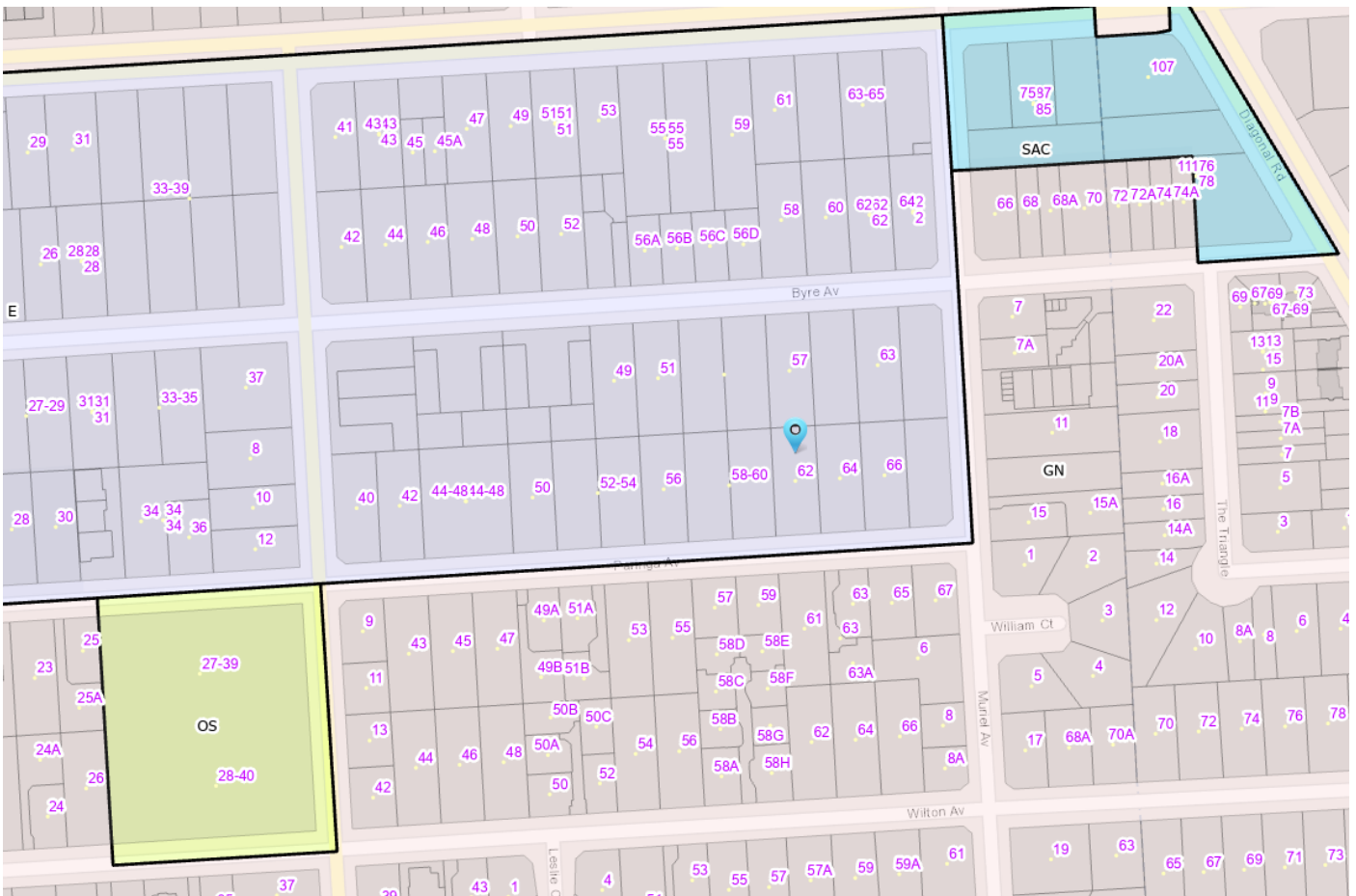
The subject site is located in a predominantly industrial area along Paringa Avenue, with a mix of light industrial and commercial uses north, west and east of the site. The immediate surrounding area, particularly along Paringa Avenue and the adjacent side streets, consists primarily of large industrial and commercial buildings. These sites accommodate a range of light industrial uses, warehouses, storage facilities, and other similar businesses. This reinforces the character of the area as a well-established industrial precinct, suitable for the type of light industry proposed.

To the south and southeast of the subject site, there is a clear transition into the General Neighbourhood Zone. The Employment and Neighbourhood Zone are separated by streets, creating a spatial barrier that somewhat minimises

any direct conflict between the two land uses. Additionally, the low-impact nature of the land uses in the area helps to ensure that residential amenity is preserved.

The locality benefits from access to key roads, including Oaklands Road to the north, a main thoroughfare providing connectivity to wider metropolitan Adelaide. The layout of the streets, such as Paringa Avenue and Byre Avenue, suggests that these roads are capable of accommodating industrial traffic, including delivery vehicles and staff parking. However, it is established that these roads contain on-street car parks that are generally at maximum capacity during conventional work hours.

The diverse land uses anticipated by the Employment Zone provides a range of services and employment opportunities within a short distance of the residential areas, contributing to the economic and functional viability of the locality.



**Above:** Zoning map

**E** = Employment Zone

**OS** = Open Space Zone

**SAC** = Suburban Activity Centre

**GN** = General Neighbourhood Zone

**CONSENT TYPE REQUIRED:**

Planning Consent

**CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**  
 Other - Commercial/Industrial - Light industry: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
 Code Assessed - Performance Assessed
- **REASON**  
 P&D Code

**PUBLIC NOTIFICATION**

- **REASON**  
 The site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone
- **LIST OF REPRESENTATIONS**  
 Nil

**AGENCY REFERRALS**

Nil

**INTERNAL REFERRALS**

Traffic – Assessed manoeuvring capabilities to the proposed accessible parking space. No objections were raised.

**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 change of use to a light industry which is located in the Employment Zone. The application is not seriously at variance with the provisions of the Planning and Design Code as the Desired Outcomes and Performance Outcomes of the Employment Zone anticipate light industry as an appropriate land use.

**Land Use**

The proposed land use falls within the definition of “Light Industry” as defined in the Land Use Definition Table of the Planning and Design Code.

*Light Industry*

*Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:*

- (a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes,*

*smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever;*

*or*

*(b) directly or indirectly cause dangerous or congested traffic conditions in any nearby road.*

The proposed land use for Winner Products Pty Ltd meets the definition of "Light Industry" as it satisfies both criteria (a) and (b) of the definition.

The proposed land use aligns with Desired Outcome (DO) 1 and Performance Outcome (PO) 1.1 of the Employment Zone by contributing to the diversity of low-impact, employment-generating businesses that are well-suited to the character and function of the area.

*DO 1*

*A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*

*PO 1.1*

*A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.*

Winner Products is a specialised automotive trimming and restoration service, a form of light industry that supports the local economy while maintaining a low-impact profile. The business offers skilled manufacturing of interior automotive components and vehicle interior restoration, providing valuable services to the local community and beyond. The operations are contained entirely within the existing industrial building, requiring no structural alterations or changes to the bulk or scale of the facility. This ensures the business complements the other light industrial activities in the area, supporting the zone's intended mix of low-impact commercial and industrial uses without introducing disruptive environmental factors.

Moreover, the business contributes to local employment by maintaining a team of up to 11 staff members, reinforcing the Employment Zone's goal of encouraging a diverse range of light industrial and business activities. By operating as a small-scale, specialized service, Winner Products adds to the economic diversity of the area, fulfilling the zone's objective to support a range of compatible activities satisfying DO 1.

The proposal satisfies PO 1.1, as its operations do not generate emissions or impacts that could detrimentally affect the surrounding locality. The nature of the activities comprising fabric cutting, sewing, and vehicle interior fitting are conducted using commercial-grade, human-operated equipment that does not produce significant noise, fumes, or other emissions. Waste is managed effectively, with all materials stored indoors and collected by a private contractor, ensuring that no pollutants affect the external environment.

In conclusion, the proposed use aligns with DO 1 by supporting a low-impact, diverse industrial activity and meets the requirements of PO 1.1 by operating without producing harmful emissions or disrupting local traffic conditions. This ensures the proposed land use is appropriate for the Employment Zone and will integrate well with the surrounding land uses.

## Interface Between Land Uses

The proposed development satisfies DO 1 and PO 4.1 of the Interface Between Land Uses by ensuring that any noise generated by the operations does not unreasonably impact the amenity of sensitive receivers, particularly the nearby residential properties located to the south and east of the Employment Zone.

### *DO 1*

*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*

### *PO 4.1*

*Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*

The activities conducted are inherently low-impact in terms of noise generation. The business focuses on automotive trimming and restoration, utilizing commercial sewing machines and handheld tools for tasks such as fabric cutting and vehicle interior fitting. These tools produce minimal noise compared to more intensive industrial processes.

The use of the existing building as the operational space further mitigates potential noise impacts. The structure is built to industrial standards, which provides a natural buffer against noise escaping to the surrounding area. By conducting all manufacturing and restoration work inside the enclosed facility, the development minimizes the risk of noise affecting the amenity of nearby sensitive receivers.

The operating hours of 7 am to 6 pm Monday to Friday and 7 am to 3 pm on Saturdays are aligned with normal business hours, minimizing any potential noise disturbances during sensitive times, particularly in the evenings and early mornings. The business is closed on Sundays and public holidays, ensuring no noise impact during traditionally quieter periods in residential areas. This operating schedule helps maintain residential amenity and ensures that noise generated by the business does not unreasonably affect sensitive receivers.

It is important to note that the development does not involve the playing of music or other amplified sounds that could contribute to unreasonable noise levels. The tools and machinery used in the operations are small-scale and manually operated, further reducing the likelihood of noise disturbance. No external lighting is proposed either.

The low-impact nature of proposal ensures that the business is compatible with the residential areas surrounding Paringa Avenue. Intensive industrial uses are typically located towards the center of the zone, while light industrial operations are ideally suited for the suburban edges. By limiting noise, light, dust, odour, and emissions, the business maintains the required balance between the industrial and residential interface, contributing to a harmonious coexistence of land uses.

The proposed development meets the intent of DO 1 and PO 4.1 by ensuring that any noise generated is contained within the building, limited in intensity, and restricted to normal business hours. These factors prevent any unreasonable impact on the amenity of nearby sensitive receivers, particularly the residential properties adjacent to the Employment Zone. Therefore, the proposal ensures a harmonious interface between industrial and residential land uses.

## Transport, Access and Parking

The proposed development satisfies PO 5.1 regarding sufficient on-site parking, even with a numerical shortfall, due to the nature of the business operations and its specific parking demands.

### *PO 5.1*

*Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:*

- a) availability of on-street car parking*
- b) shared use of other parking areas*
- c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
- d) the adaptive reuse of a State or Local Heritage Place*

While 17 parking spaces are typically required for a 1,050sqm light industrial development based on the demand of Table 1 – General Off-Street Car Parking Requirements of 1.5 spaces per 100sqm total floor area, the site provides six designated spaces (labelled 11, 12, 13, 14, 15 and 20). Despite the shortfall, the unique operational characteristics of the land use justify that this shortfall is not fundamental to the merits of the application.

Winner Products is a small, specialized business employing 11 staff members, with a maximum of eight on-site at any given time. This limits the demand for staff parking to well below the numerical maximum. Furthermore, customer turnover is low, with only 2 to 3 customer visits per day. Customers typically bring their vehicles directly into the building for inspections, reducing the need for prolonged parking. Additionally, should overflow parking be required, there is sufficient space within the building to accommodate extra vehicles, further mitigating any potential impact.

The business's operational scale and low customer visitation ensure that the six on-site spaces are adequate to meet the daily parking needs without placing pressure on surrounding streets or public infrastructure. This meets the intent of PO 5.1, which requires that sufficient on-site parking is provided to accommodate the development's functional needs.

In addition, PO 3.1 is satisfied as the on-site parking spaces adjacent to Paringa Avenue are pre-existing. An accessible parking space is proposed that has been reviewed by the Council's traffic team, where no issues were identified regarding manoeuvrability or its proposed location. This confirms that the development offers safe and convenient access, minimizing any impact or interruption to public roads.

### *PO 3.1*

*Safe and convenient access minimises impact or interruption on the operation of public roads.*

In conclusion, the provided on-site parking, combined with the business's specific operational demands, ensures that the numerical shortfall is not a significant concern. The proposal meets both PO 5.1 and PO 3.1 by ensuring that the development's parking needs are accommodated effectively without adverse effects on local traffic or amenity.



**CONCLUSION**

The proposed development to change the use of 62 Paringa Avenue from a store to a light industrial use is highly suitable for the subject land. Winner Products Pty Ltd, a specialized automotive trimming and restoration business, aligns with the low-impact light industrial character of the Employment Zone.

The operations are entirely contained within the existing building, ensuring no adverse visual, noise, or environmental impacts on the surrounding locality, particularly the adjacent residential areas. The nature of the business, focusing on hand-operated tools and commercial sewing machines, produces minimal noise and no harmful emissions. Adequate on-site parking is provided to meet the business's specific operational needs, and any shortfall is mitigated by low customer turnover and the availability of overflow parking within the building.

Overall, the development will not only complement the industrial and commercial character of the area but will also provide valuable services to the local community without detrimentally affecting the local amenity.

**RECOMMENDATION**

Planning 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 24025414, by Ulyya Drozdoff 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 the development herein approved shall operate between the hours of 7am to 6pm Monday to Friday and 7am to 3pm Saturdays, inclusive unless written approval to vary the times is given by the Council.

**OFFICER MAKING RECOMMENDATION**

**Name:** Alexander Stamatopoulos  
**Title:** Development Officer - Planning  
**Date:** 30/09/2024