

DEVELOPMENT NO.:	23019197
APPLICANT:	Jonathan Behrend – Stellard Meek Flightpath
ADDRESS:	21 Grundel St Whyalla Norrie SA 5608
NATURE OF DEVELOPMENT:	Relocation of the Whyalla City Council to the Edward John Eyre High School Building – Change of land use from Educational Facility to Office
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Community Facilities <p>Overlays:</p> <ul style="list-style-type: none"> • Building Near Airfields • Hazards (Flooding - Evidence Required) • Native Vegetation
LODGEMENT DATE:	10 Jul 2023
RELEVANT AUTHORITY:	Regional Assessment Panel/Assessment Manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	Version 2023.9 – 26/06/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Lucas Trevisan Planning Officer
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

Attachments:

- ATTACHMENT 1:** Certificate of Title
- ATTACHMENT 2:** Final Plans
- ATTACHMENT 3:** Representation
- ATTACHMENT 4:** Applicant address of representation
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1.0 DETAILED DESCRIPTION OF PROPOSAL:

The development proposes the change of land use of an Educational Facility to an Office, to facilitate the relocation of the Whyalla City Council offices to the building previously known as the Edward John Eyre High School.

An office is not a restricted form of development within the Community Facilities Zone and as such, is to be Code Assessed, Performance Assessed.

2.0 BACKGROUND:

2.1 Whyalla City Council relocation

Council has entered into a Lease Agreement with the Minister for Education for the former Edward John Eyre High School site commencing 28 June 2023. The term of the Lease is 2-years, with a right of extension for a further 2-year period.

The reason for the Lease is for Council to temporarily re-locate from its current dilapidated premises whilst long term accommodation options are pursued.

3.0 SUBJECT LAND & LOCALITY:

3.1 Land Description

The subject land is comprised of one allotment with a site area of 85,832 m², Certificate of Title 6282/983. The land is of a pentagonal shape with primary street frontage to Grundel Street (409m street frontage), and secondary street frontages to Hincks Avenue and Searle Street (220m and 159m frontages respectively).

The land features the vacant Edward John Eyre High School building, which is located centrally on the site. It is proposed that the Whyalla City Council occupy the existing building with no additional build proposed. Green public open space surrounds the building.

3.2 Locality

The locality is a blend of residential, public open space, educational, and commercial land uses. Residential land uses are predominantly to the north and east of the land, public open space and tennis courts are to the west and immediate south respectively, and a combination of educational, recreational, and commercial land uses to the south crossing Nicolson Avenue.

Image 1 – Subject Land and Locality



Metromaps – November 2022

Image 2 – Subject Land looking from Grundel Street



Google Streetview – February 2010

Image 3 – Subject Land looking from Hincks Avenue



Google Streetview – February 2010

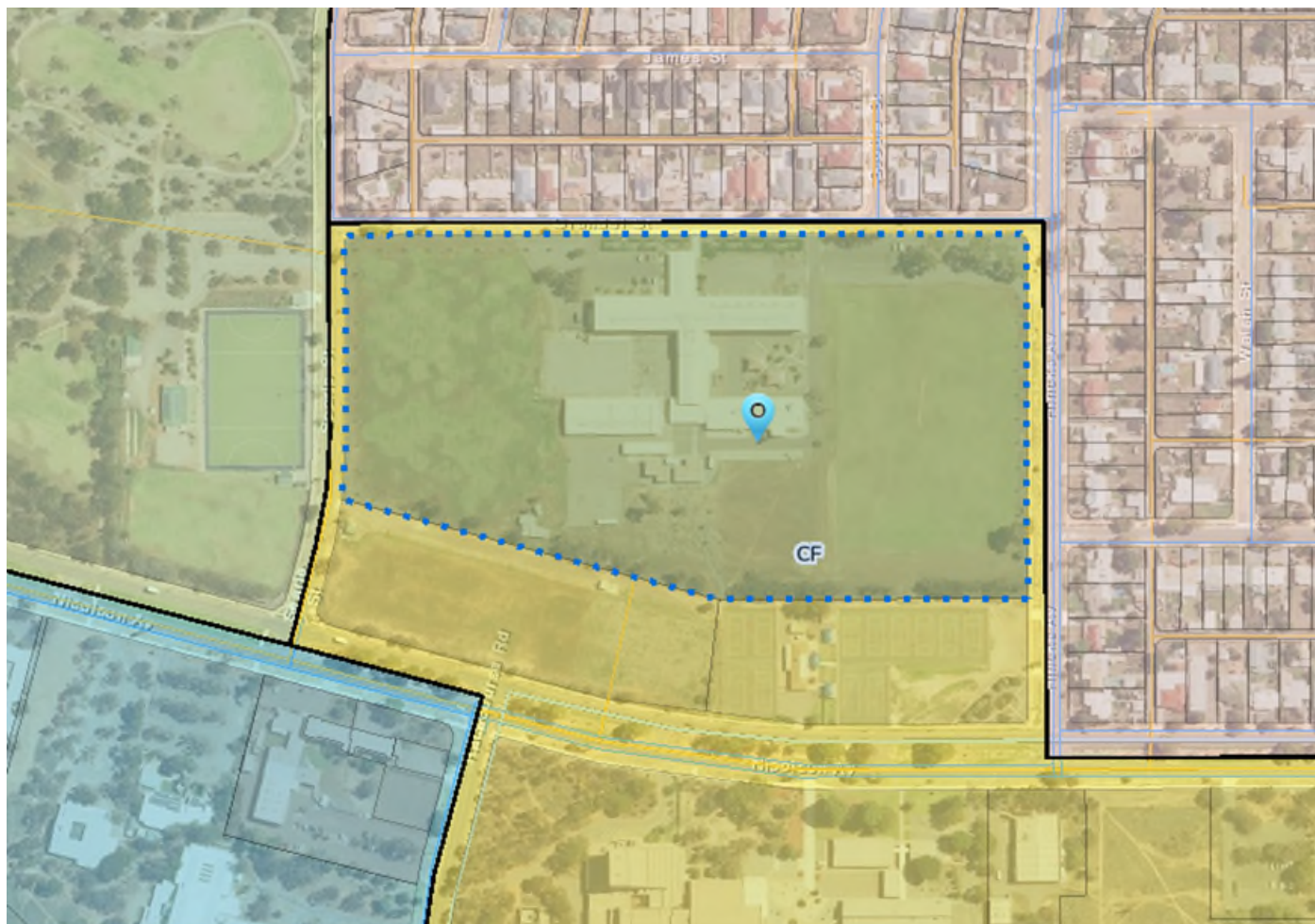
Image 4 – Subject Land looking from Searle Street



Google Streetview – February 2010

3.3 Zoning

The subject land is located within the Community Facilities Zone. The Community Facilities Zone continues south of the land, connecting on the southern side of Nicolson Avenue. General Neighbourhood zoning is present to the north and east of the land and recreation zoning to the west.



South Australian Property and Planning Atlas

4.0 PROCEDURAL MATTERS

4.1 Relevant Authority

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the *Planning, Development, and Infrastructure Act 2016*. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification being undertaken and representation having been received.

4.2 Consent required

Planning Consent

4.3 Category of development

- **PER ELEMENT:**
Change of use to Office: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code; Pursuant to Section 107 of the PDI Act 2016.

5.0 PUBLIC NOTIFICATION

5.1 Reason for notification

The notification criteria found within table 5 of the Suburban Neighbourhood Zone excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

For the purposes of this application, the Office element required notification as it fell within the corresponding B Column. The Office gross leasable floor area exceeds 250m² and therefore the development does not satisfy DTS/DPF 1.3 for the purposes of notification.

5.2 Representations

Two (2) representations were received during the notification period. One (1) of which has been deemed invalid due to the failure to provide name, address. As the representation was incomplete it was deemed invalid in accordance with regulation 50, 1, a and b of the *Planning, Development, and Infrastructure (General) Regulations 2017* and Section 107, 5 of the *Planning, development, and Infrastructure Act 2016*.

It should be noted that while one of the two received representations were deemed invalid, both representations addressed similar points of concern.

Supports with concerns

No. of representation	Name	Address	Matters raised	Request to be heard
1	A. Dimer	C/- 99 Hincks Avenue, WHYALLA NORRIE	<ul style="list-style-type: none">• Inadequate carparking• Will Council occupy the entirety of the building• Will soccer continue on site• Acoustic impact during soccer• Will other sports be hosted on site	No

Complete representation can be found within the Attachments.

5.3 Applicant's response

Applicant has acknowledged the received representation and has provided a letter addressing the concerns raised, written by Kathy Jarrett of Council. Letter from Kathy Jarrett is contained within the attachments.

6.0 REFERRALS

6.1 Agency referrals

Agency referrals not required.

6.2 Internal referrals

Internal referrals not required.

7.0 PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

7.1 Overlays

Overlay	Desired Outcome	Performance Outcomes	Assessment
Building Near Airfields	1 Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	N/A	Not applicable Development does not propose any new or modified built form. Development poses no risk to Whyalla Airport.
Hazards (Flooding – Evidence Required)	1 Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	N/A	Not applicable. Development does not propose any new or modified built form. No hazardous chemicals will be stored on premises.

Native Vegetation	1 Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	N/A	Not applicable. Development does not propose any new or modified built form. No native vegetation will be impacted as a result of this development.
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The overlays specific to the land are not applicable to this application and the development therefore meets the Performance Outcomes of the overlays.

7.2 Land Use

The desired outcome of the Community Facilities zone seeks that there is a “Provision of a range of community, educational, recreational and health care facilities.”

The intent of the zone is to support a range of land uses and mixed-use sites which predominantly hold a community focus.

Applicable Performance Outcomes of the Community Facilities zone are as follows:

PO 1.1

Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.

PO 1.3

Offices are of a scale that is subordinate to the principal community use of land.

The proposal is considered acceptable from a land use perspective as the proposed office land use is to facilitate the relocation of the Council office-based operations, as a form of community Service. DTS/DPF 1.1 lists an ‘Office associated with a community service’ as an envisaged land use for the zone.

The relocation of the Council will not restrict the community access to the green public open space which surround the existing building, retaining the beneficial community use of the land.

7.3 Interface between land uses

The Community Facilities zone is silent on discussions relating to conflicting land uses, however, the General Development Policies address through the ‘Interface between land uses’ sub-heading.

The desired outcome of ‘Interface between land uses’ seeks that “development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.”

Applicable Performance Outcomes of the Interface between land used General Development Policies are as follows:

PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

PO 2.1

Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- a) the nature of the development*
- b) measures to mitigate off-site impacts*
- c) the extent to which the development is desired in the zone*

- d) *measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

Sensitive receivers are to the immediate north and east of the development (residential dwellings). Due to the nature of the development, all activities associated with the proposed use will occur within the building and will not operate outside of typical business hours. The proposed land use will generate significantly less noise than that of the previous educational facility land use.

The application meets the applicable policies of the Planning and Design Code.

7.4 Traffic

Vehicle parking modules are existing along the Grundel Street frontage where access and egress are also gained. No modification is proposed to occur to these parking modules.

The Desired Outcome of the Transport, Access and Parking General Development Policies seeks development achieves “A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.”

Applicable Performance Outcomes of the Transport, Access and Parking General Development Policies are as follows:

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.*

DTS/DPF 5.1 seeks that parking rates comply with Table 1 of the Transport, Access and Parking General Development Policies within the Planning and Design Code. Table 1 specifies that 4 spaces per 100m² of gross leasable floor area is appropriate. An approximate 14 parking spaces are required for the proposed use. Three vehicle parking modules providing, 38, 25, and 30 parking spaces are present. This far exceeds the parking rate sought by the Planning and Design Code.

The application meets the applicable policies of the Planning and Design Code.

7.5 Signage

It is indicated throughout the provided set of plans that existing external signage is to be demolished and made good for new signage board. The subject signage is located approximately 25m from Grundel Street frontage and is positioned behind the existing building line.

The signage is only now discussed for completeness and has been excluded from the assessment as it meets the criteria to be an excluded form of development in accordance with Schedule 4, 1, c of the *Planning, Development, and Infrastructure (General) Regulations 2017*.

8.0 CONCLUSION

The development proposes the relocation of the Whyalla City Council office-based operations to the building previously known as the Edward John Eyre High School. As the Council exists as a form of community service the proposed development is appropriate within the zone as an 'office associated with community service', as expressed within DTS/DPS 1.1 of the Zone provisions.

The development proposes no new or modified external built form and as such the built form does not form part of the assessment.

Concerns were raised through submission of representation during the public notification period, which relate to the car parking and soccer use. These concerns were primarily around the continuing use of the site and were sufficiently addressed by Kathy Jarrett through letter to the representor. At the close of the 2023 Soccer season, soccer will no longer be played on the subject, therefore removing noise and traffic impacts felt by adjacent sensitive receivers during the weekends.

All of Council operations will occur between the typical business hours of 9-5 Monday – Friday, with the exception of Council Meetings. Noise and traffic generated by the proposed land use will be of an acceptable volume and significantly lesser volume than that of the previous educational facility use.

Overall, the development satisfies the Performance Outcomes of the Planning and Design Code. As such, it is in my professional opinion that this proposal warrants the granting of Planning Consent, subject to the recommended conditions and advisory notes, below.

9.0 RECOMMENDATION

It is recommended that the Upper Spencer Gulf Assessment Panel resolves 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 23019197, by Jonathan Behrend of Stellard Meek Flightpath is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

ADVISORY NOTES

Planning Consent

Advisory Note 1

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

OFFICER MAKING RECOMMENDATION

Name: Lucas Trevisan
Title: Planning Officer
Date: 30 August 2023

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6282 Folio 983

Parent Title(s) CT 6183/146

Creating Dealing(s) RT 13986134

Title Issued 15/03/2023 Edition 1 Edition Issued 15/03/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR EDUCATION, TRAINING AND SKILLS
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 3170 TOWN OF WHYALLA
IN THE AREA NAMED WHYALLA NORRIE
HUNDRED OF RANDELL

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON F56499 (TG 12615413)

Schedule of Dealings

Dealing Number	Description
13997628	CROWN CONDITIONS AGREEMENT PURSUANT TO SECTION 26 OF CROWN LAND MANAGEMENT ACT 2009

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference: CT 6282/983
Status: CURRENT
Parent Title(s): CT 6183/146
Dealing(s) Creating Title: RT 13986134
Title Issued: 15/03/2023
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
17/03/2023	31/03/2023	13997628	CROWN CONDITIONS	REGISTERED	

Drawing List:

A100	SITE PLAN & DRAWING LIST
A200	GROUND DEMOLITION PLAN
A201	FIRST FLOOR DEMOLITION PLAN
A202	GROUND FLOOR PLAN
A203	FIRST FLOOR PLAN
A600	DOOR SCHEDULE

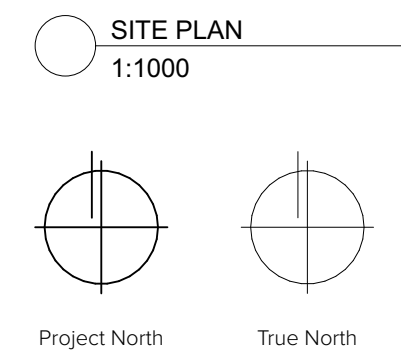
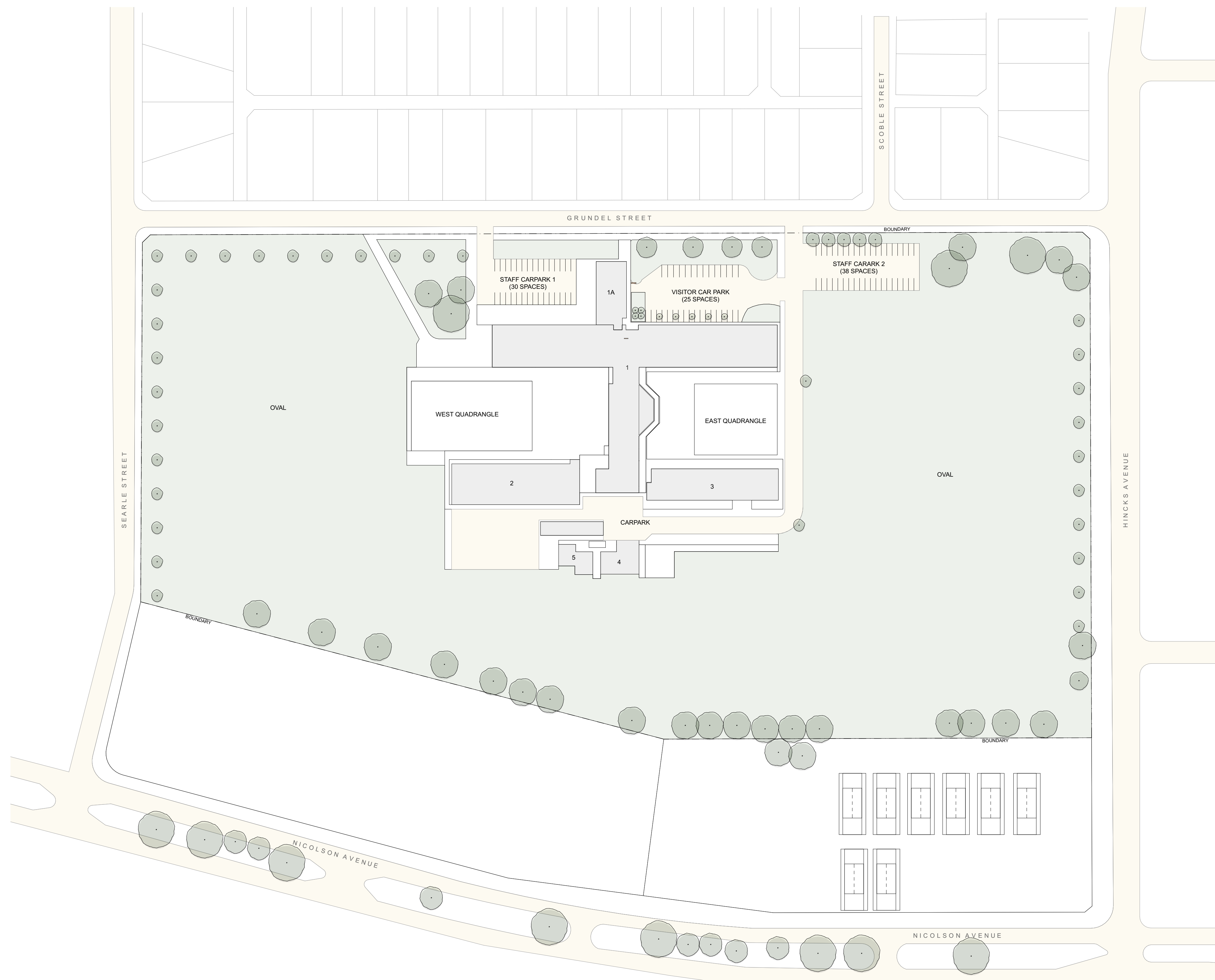
- General Notes:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, ARCHITECTURAL SPECIFICATION AND MATERIALS AND FINISHES SCHEDULE AND ALL OTHER INFORMATION PROVIDED BY THE ARCHITECT.
 - DO NOT SCALE OFF DRAWINGS. CONSULT WITH THE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.
 - ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE STARTING OF WORKS. COMMENCEMENT OF SHOP DRAWINGS AND MANUFACTURE OF COMPONENTS.
 - SITE AND BUILDING SET-OUT TO BE TAKEN FROM KNOWN AND APPROVED ALLOTMENT BOUNDARIES AND NOT EXISTING FENCE LINES.
 - THE CONTRACTOR IS TO CHECK ALL LEVELS ON SITE PRIOR TO COMMENCING WORKS.
 - SETTING OUT OF THE WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE WORKS SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL REGULATIONS, CODES AND STANDARDS AND COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS AND STATE CODES.
 - ALL MATERIALS AND SELECTIONS ARE TO BE HANDLED, STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND RELEVANT AUSTRALIAN STANDARD.
 - AT FIRST FIX STAGE CONTRACTOR IS TO VERIFY ON-SITE WITH THE ARCHITECT THE SET-OUT OF ALL PLUMBING LINES, FIXTURES, FITTINGS AND JOINERY AND RESOLVE ANY CONFLICTS BETWEEN SERVICES AND JOINERY, FIXTURES AND FITTINGS.
 - LOCATION OF ALL LIGHT FITTINGS, WALL SWITCHES AND SENSORS TO BE VERIFIED ON-SITE WITH THE ARCHITECT.
 - CONTRACTOR TO PROVIDE ADDITIONAL NOGGINGS WITHIN PARTITIONS WHERE SUPPORT IS REQUIRED FOR JOINERY, FITTINGS AND FIXTURES.
 - CONSTRUCTION MATERIALS AND FIXTURES OF WET AREAS TO COMPLY WITH NCC AND AS3746.
 - SET-OUT OF WALL AND FLOOR TILES TO BE APPROVED BY ARCHITECT ON SITE. ALL FLOOR TILES TO FALL TO FLOOR WASTES.

- Construction Notes:
- THE BUILDINGS ON THE NOMINATED SITE ARE TO BE DESIGNED AND CONSTRUCTED TO THE FOLLOWING PARAMETERS:
 - BCA BUILDING CLASSIFICATION: CLASS 5
 - BCA CLIMATE ZONE CATEGORY: ZONE 5
 - DESIGN RAINFALL INTENSITY (mm/h): 190
 - REFER TO STRUCTURAL AND CIVIL ENGINEER'S WORKING DRAWINGS, SPECIFICATIONS AND NOTES FOR ALL WORKS, MATERIALS, FABRICATION, FINISHES AND INSTALLATION OF CONCRETE COMPONENTS. CONFIRM REQUIRED FINISH TO CONCRETE SURFACES WITH ARCHITECT PRIOR TO INSTALLATION.
 - REFER TO STRUCTURAL ENGINEER'S WORKING DRAWINGS, SPECIFICATIONS AND NOTES FOR ALL WORKS, MATERIALS, FABRICATION, FINISHES AND INSTALLATION OF STEEL COMPONENTS. SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONFIRM REQUIRED FINISH TO STEEL COMPONENTS WITH ARCHITECT PRIOR TO MANUFACTURE.
 - DAMP PROOF MEMBRANES TO BE INSTALLED UNDER ALL ON-GROUND STUD FRAMING AND TO RETAINING WALLS TO CREATE A COMPLETE PROTECTIVE MOISTURE BARRIER.
 - TERMITE PROTECTION TO BE INSTALLED AROUND PERIMETER OF BUILDING WORK OR TO EXTERNAL PERIMETER OF BUILDING IN STRICT ACCORDANCE WITH AS360. ALL PENETRATIONS TO BUILDING SLAB TO BE PROTECTED AGAINST EGRESS OF TERMITES IN ACCORDANCE WITH AS360.
 - ROOF ACCESS WALKWAYS ARE SHOWN INDICATIVELY. INSTALLATION TO SUIT FINAL LOCATION OF ALL ROOF MOUNTED PLANT. CONTRACTOR TO INSTALL A COMPLETE ROOF ACCESS SAFETY SYSTEM IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
 - LIGHT SWITCHES TO BE LOCATED AT 1050mm ABOVE FFL TO CENTRE AND POWER UNITS TO BE LOCATED AT 300mm ABOVE FFL TO CENTRE UNLESS NOTED OTHERWISE.
 - ALL INTERNAL FLOOR FINISHES, WALL AND CEILING FINISHES AND OTHER INTERNAL MATERIALS TO COMPLY WITH THE FIRE HAZARD PROPERTIES IN BCA CLAUSE C1.10, SPECIFICATION C1.10a AND SPECIFICATION C1.10.2.
 - THE CONTRACTOR IS TO CONFIRM THE LEAD TIME OF ALL MATERIALS AND SELECTIONS. ALTERNATIVE SELECTIONS WILL NOT BE CONSIDERED DUE TO LATE ORDERING.

- Door and Window Construction Notes:
- ALL SCHEDULED WINDOWS ARE VIEWED FROM OUTSIDE AND ALL SCHEDULED DOORS ARE VIEWED FROM THE HINGED SIDE.
 - WINDOWS & GLAZED DOORS TO COMPLY WITH AS2047.
 - ALL GLASS COMPONENTS TO COMPLY WITH AS1288.
 - SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE.
 - ALL DOOR AND WINDOW HARDWARE AND KEYING TO BE CO-ORDINATED AND CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION.
 - DOOR LEVER AND PULL HANDLES TO BE MOUNTED AT 1050 AFFL TO CENTRE POINT.
 - FIBROUS OR RUBBER WEATHER SEALS TO BE PROVIDED TO EACH EDGE OF ALL EXTERNAL DOORS.
 - INTERNAL ALUMINIUM DIMINISHING STRIPS TO BE INSTALLED DIRECTLY UNDER DOOR LEAFS WHERE TWO FLOOR FINISHES JOIN. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.
 - ALUMINIUM THRESHOLD PLATES TO BE INSTALLED UNDER ALL EXTERNAL DOORS. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.
 - ALL FULL HEIGHT GLAZED DOORS TO HAVE VINYL SAFETY DECAL INSTALLED TO COMPLY WITH AS1428.1
- ENSURE SWING DIRECTIONS AND QUANTITIES CORRELATE WITH ARCHITETURAL DRAWINGS.**

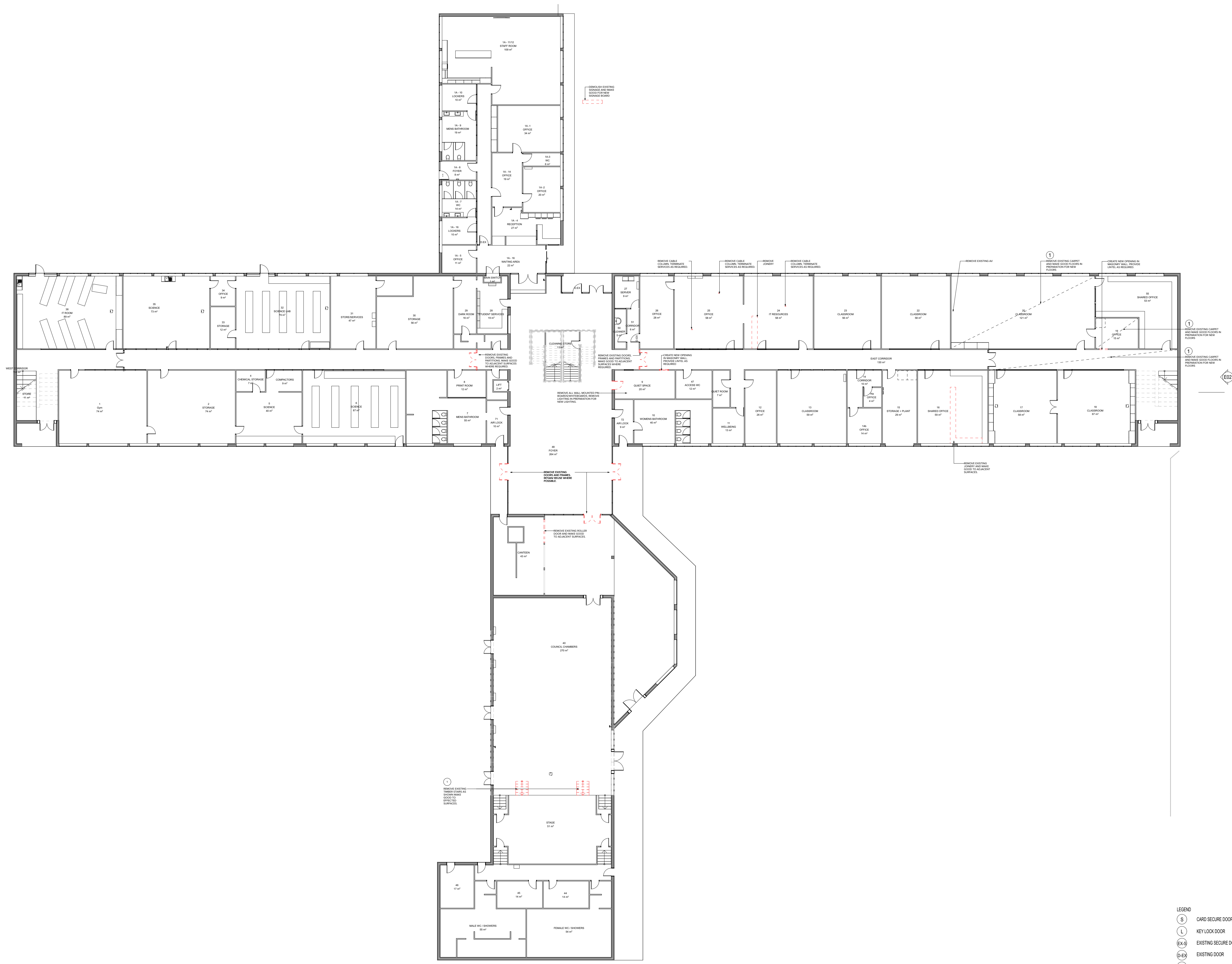
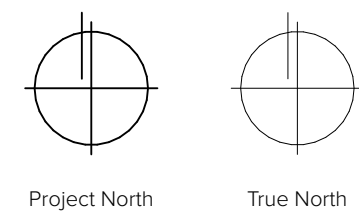
LEGEND

(S)	CARD SECURE DOOR
(L)	KEY LOCK DOOR
(EX-S)	EXISTING SECURE DOOR
(EX-D)	EXISTING DOOR
(PR)	PUSH BUTTON RELEASE
(1)	SEPERATE PRICE
(2)	SEPERATE PRICE (HYDROGEN)



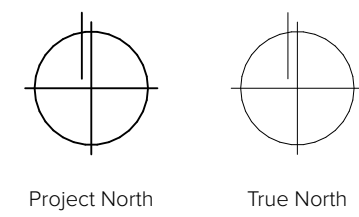
S M F A

GROUND FLOOR DEMOLITION PLAN
1:200



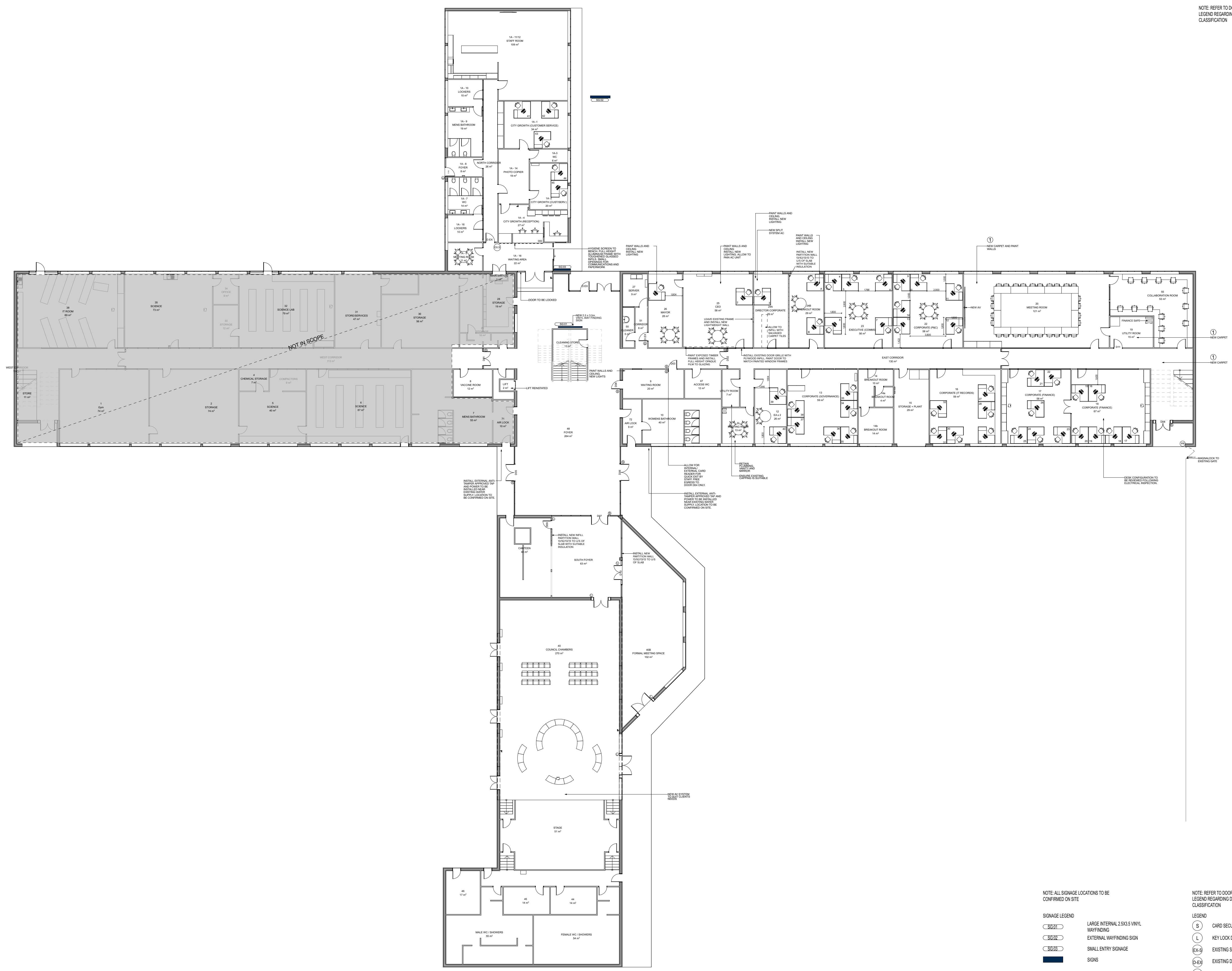
- LEGEND
- (S) CARD SECURE DOOR
 - (L) KEY LOCK DOOR
 - (EX-S) EXISTING SECURE DOOR
 - (EX-D) EXISTING DOOR
 - (PR) PUSH BUTTON RELEASE
 - (1) SEPERATE PRICE
 - (2) SEPERATE PRICE (HYDROGEN)

FIRST FLOOR DEMOLITION PLAN
1:200



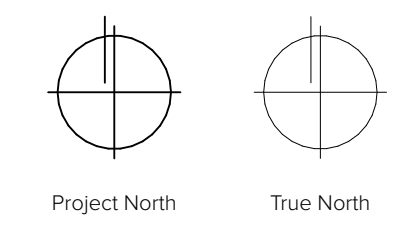
- LEGEND
- (S) CARD SECURE DOOR
 - (L) KEY LOCK DOOR
 - (EX-S) EXISTING SECURE DOOR
 - (EX-D) EXISTING DOOR
 - (PR) PUSH BUTTON RELEASE
 - (1) SEPERATE PRICE
 - (2) SEPERATE PRICE (HYDROGEN)

NOTE: REFER TO DOOR SCHEDULE AND LEGEND REGARDING DOOR CLASSIFICATION



S M F A

GROUND FLOOR GA PLAN
1:200



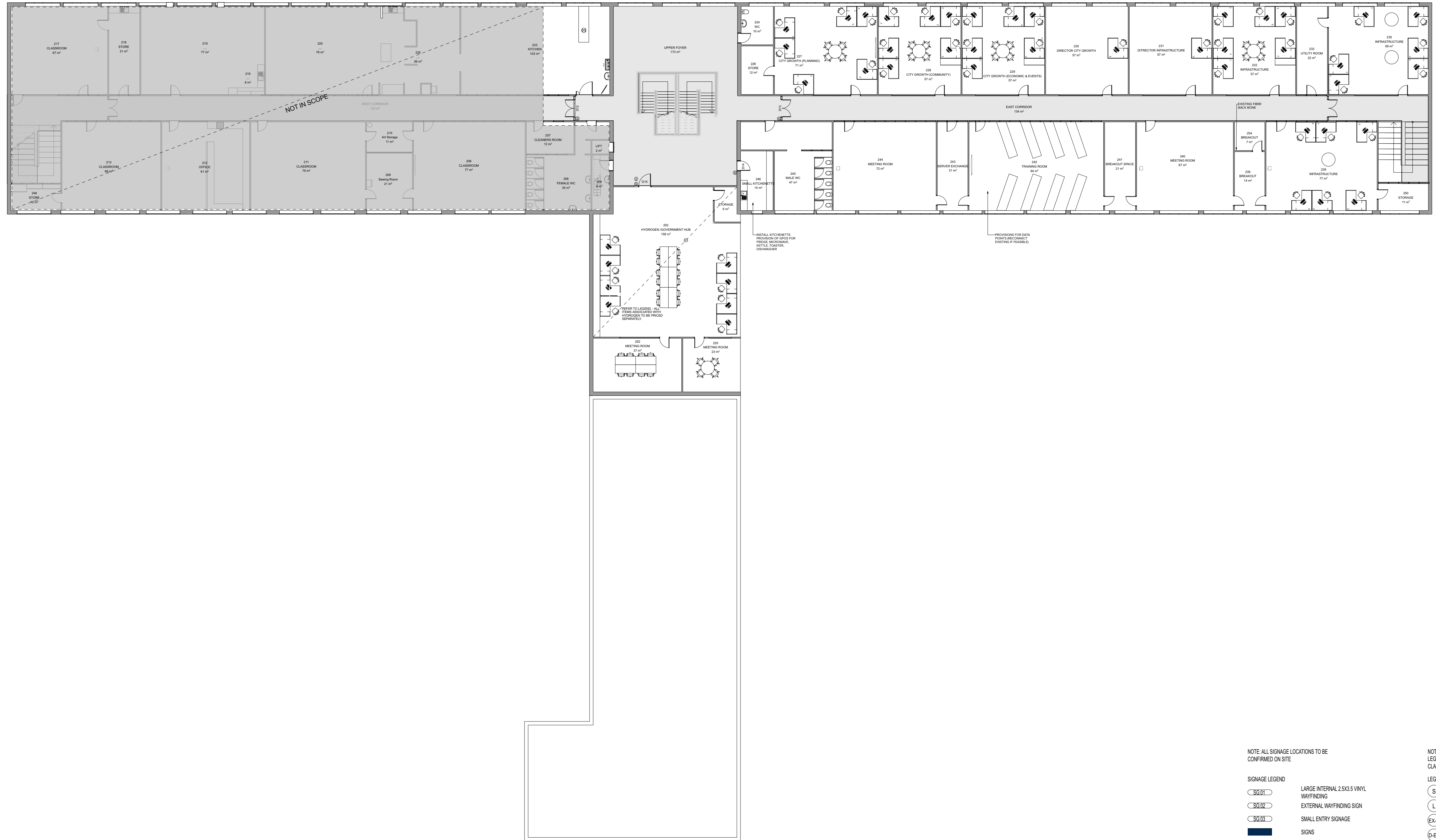
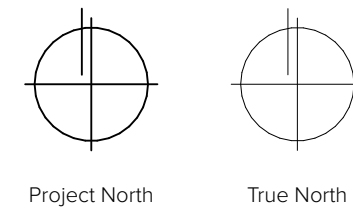
NOTE: ALL SIGNAGE LOCATIONS TO BE CONFIRMED ON SITE

- SIGNAGE LEGEND**
- SS-01 LARGE INTERNAL 2.5X3.5 VINYL WAYFINDING
 - SS-02 EXTERNAL WAYFINDING SIGN
 - SS-03 SMALL ENTRY SIGNAGE
 - SIGNS

NOTE: REFER TO DOOR SCHEDULE AND LEGEND REGARDING DOOR CLASSIFICATION

- LEGEND**
- S CARD SECURE DOOR
 - L KEY LOCK DOOR
 - EX-S EXISTING SECURE DOOR
 - EX-D EXISTING DOOR
 - PR PUSH BUTTON RELEASE
 - 1 SEPERATE PRICE
 - 2 SEPERATE PRICE (HYDROGEN)

FIRST FLOOR GA PLAN
1:200



NOTE: ALL SIGNAGE LOCATIONS TO BE CONFIRMED ON SITE

- SIGNAGE LEGEND**
- SS-01 LARGE INTERNAL 2.5X3.5 VINYL WAYFINDING
 - SS-02 EXTERNAL WAYFINDING SIGN
 - SS-03 SMALL ENTRY SIGNAGE
 - SIGNS

NOTE: REFER TO DOOR SCHEDULE AND LEGEND REGARDING DOOR CLASSIFICATION

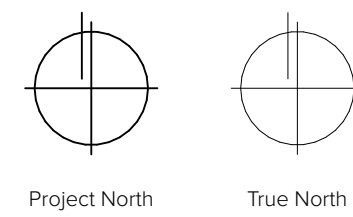
- LEGEND**
- S CARD SECURE DOOR
 - L KEY LOCK DOOR
 - EX-S EXISTING SECURE DOOR
 - EX-D EXISTING DOOR
 - PR PUSH BUTTON RELEASE
 - 1 SEPERATE PRICE
 - 2 SEPERATE PRICE (HYDROGEN)

Element ID	D01	D02	D03	D04	D05	D06	D07	D08
Element Type	Door	Door	Door	Door	Door	Door	Door	Door
Height	2,400	2,400	2,100	2,100	2,100	2,100	2,100	2,400
Width	2,127	2,127	956	956	1,820	1,820	1,820	2,127
Operation Type	DOUBLE SWING ELECTRONIC - FOB	DOUBLE SWING ELECTRONIC - FOB	SWING TWO WAY - ELECTRONIC - FOB	SWING ELECTRONIC - FOB	DOUBLE SWING ELECTRONIC - FOB	DOUBLE SWING ELECTRONIC - FOB	DOUBLE SWING ELECTRONIC - FOB	DOUBLE SWING ELECTRONIC - FOB
Locks								
Opening ID	0.D01	0.D02	0.D03	0.D04	0.D05	0.D06	0.D07	0.D08
Door Frame Type	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Door Finish	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM
Door Type	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED

Element ID	D09	D10	D11	D12	D13	D14	D15
Element Type	Door	Door	Door	Door	Door	Door	Door
Height	2,100	2,400	2,100	2,400	2,400	2,100	2,100
Width	900	2,597	956	2,188	2,188	900	1,100
Operation Type	SWING	DOUBLE SWING	SWING	DOUBLE SWING	DOUBLE SWING	SWING	SWING
Locks	KEY LOCK	KEY LOCK	KEY LOCK	ELECTRONIC - FOB	ELECTRONIC - FOB	ELECTRONIC - FOB	ELECTRONIC - FOB
Opening ID	0.D09	0.D10	0.D11	1.D12	1.D13	1.D14	1.D15
Door Frame Type	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Door Finish	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM	NATURAL ANNOXISED ALUMINIUM
Door Type	CLEAR GLAZED	CLEAR GLAZED	GLAZED WITH OPAQUE FILM	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED	CLEAR GLAZED

- Door and Window Construction Notes:
1. ALL SCHEDULED WINDOWS ARE VIEWED FROM OUTSIDE AND ALL SCHEDULED DOORS ARE VIEWED FROM THE HINGED SIDE.
 2. WINDOWS & GLAZED DOORS TO COMPLY WITH AS2047.
 3. ALL GLASS COMPONENTS TO COMPLY WITH AS1288.
 4. SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE.
 5. ALL DOOR AND WINDOW HARDWARE AND KEYING TO BE CO-ORDINATED AND CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION.
 6. DOOR LEVER AND PULL HANDLES TO BE MOUNTED AT 1050 AFFL TO CENTRE POINT.
 7. FIBROUS OR RUBBER WEATHER SEALS TO BE PROVIDED TO EACH EDGE OF ALL EXTERNAL DOORS.
 8. INTERNAL ALUMINIUM DAMPENSING STRIPS TO BE INSTALLED DIRECTLY UNDER DOOR LEAFS WHERE TWO FLOOR FINISHES JOIN. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.
 9. ALUMINIUM THRESHOLD PLATES TO BE INSTALLED UNDER ALL EXTERNAL DOORS. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.
 10. ALL FULL HEIGHT GLAZED DOORS TO HAVE VINYL SAFETY DECAL INSTALLED TO COMPLY WITH AS1428.1
- ENSURE SWING DIRECTIONS AND QUANTITIES CORRELATE WITH ARCHITETURAL DRAWINGS.**

S M F A



Job No.: 22008

Site Address: 1/35 GRUNDEL STREET WHYALLA NORRIE SA 5608

Project Name: 22008WCC RELOCATION STUDY

Date: 19/6/2023

Drawn: CR

Apvrd.: JB

Scale: @ A1

Drw No.: A600

Drw Issue:

Application Summary

Application ID	23019197
Proposal	Relocation of the Whyalla City Council to the Edward John Eyre High School Building
Location	21 GRUNDEL ST WHYALLA NORRIE SA 5608

Representations

Representor 1 - A Dimer

Name	A Dimer
Address	C/- 99 Hincks Aveue WHYALLA NORRIE SA, 5608 Australia
Submission Date	29/08/2023 09:50 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Refer to attachment below.	

Attached Documents

DimerRepresentation-6337304.pdf
DimerReRepresentation-25August2023-6337305.pdf

Cristina Schubert

From: welshleeds2000
Sent: Tuesday, 22 August 2023 9:12 PM
To: Council Mail Box
Subject: IE111421 - 0-182 - public consultation EJEHS relocation

CAUTION:

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

Is there enough car parking for the council to have their office there?

Are the council the only business that going to be there?

Why is the soccer games area not shown on the plan? We didn't get asked if it was ok to have the soccer there. They used to be at the other side of the ovals that had parking at the circus park area.

Now they have moved to the hincks Ave oval and park all over the place. Soccer starts early on Sunday's and the car doors and kids screaming and whistles is early.

The soccer people said they are going to be there forever now coz Eddie Hughes got them money to build new club house and for other sorts to come there too.

What other sports are coming coz the parking is not enough for the soccer on its own.

Cristina Schubert

From: welshleeds2000
Sent: Friday, 25 August 2023 3:16 PM
To: Cristina Schubert
Subject: RE: 23019197: Relocation of Council offices to 21 Grundel St Whyalla Norrie SA 5608

CAUTION :

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

Mr A Dimer
On behalf of
99 Hincks Avenue
Whyalla Norrie 5608

----- Original message -----

From: Cristina Schubert <crisrina.schubert@whyalla.sa.gov.au>
Date: 24/8/23 5:01 pm (GMT+09:30)
To: welshleeds2000
Subject: 23019197: Relocation of Council offices to 21 Grundel St Whyalla Norrie SA 5608

Hello,

I refer to your representation received by Council on 22 August 2023.

I advise that although your representation was received within the timeframe, your representation may be invalid. Pursuant to the *Planning, Development and Infrastructure Act 2016 (SA)*, in order for representations to be valid, they must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

To validate your representation, please provide your name and address by **5pm Friday 25 August 2023**.

Should you respond by the required time, you may be given an opportunity to appear before the Upper Spencer Gulf Regional Assessment Panel to further explain your views. You will be contacted should a hearing be arranged.

If you have any questions relating to this matter, please do not hesitate to contact me on 86403486.

Kind regards,

Cristina Schubert

Technical Officer Development Assessment



Whyalla City Council

PO Box 126

Whyalla SA 5600

t. 08 8640 3444

m.

e. cristina.schubert@whyalla.sa.gov.au

w. whyalla.sa.gov.au



Whyalla Council acknowledge and respect the Barngarla people as the Traditional Custodians of the ancestral lands.

We acknowledge the deep feelings of attachment and relationships of Barngarla people to the country and the sea.

Find out about Council's Reconciliation Action Plan at <https://www.whyalla.sa.gov.au/RAP>



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From: welshleeds2000 _____
Sent: Tuesday, August 22, 2023 9:12 PM
To: Council Mail Box <council@whyalla.sa.gov.au>
Subject: IE111421 - 0-182 - public consultation EJEHS relocation

By way of introduction, Council has entered into a Lease Agreement with the Minister for Education for the former Edward John Eyre High School site commencing 28 June 2023. The term of the Lease is 2-years, with a right of extension for a further 2-year period.

The reason for the Lease is for Council to temporarily re-locate from its current dilapidated premises whilst long term accommodation options are pursued.

Is there enough car parking for the council to have their office there?

This is a matter for 'planning' consideration. However, from Council's perspective, carparking is sufficient for all staff working from Council's administrative offices to park on the Premises, as well as residents attending Council's offices.

Are the council the only business that going to be there?

The Lease Agreement between Council and the Education Department grants the Council an exclusive lease to use the Premises for the purposes of Council office accommodation and civic purposes, and activities incidental to this.

The Lease Agreement also provides that Council will not assign, sublet, transfer, charge, hire or part with possession of the Premises without the prior written consent of the Minister.

Council has received the consent of the Minister to sub-lease a small outer building to Career Employment Group (CEG), a not-for-profit organisation delivering education, training and development opportunities to Whyalla residents. In consenting to this sub-lease, the Minister noted that CEG's use of the building was consistent with the dedication of the Crown land.

It is possible that other operations may be delivered from the Premises in the future, however these will always require Ministerial approval, and will need to be within the permitted use as outlined in Council's lease as well as within parameters of the dedication of the Crown land.

Why is the soccer games area not shown on the plan? We didn't get asked if it was ok to have the soccer there. They used to be at the other side of the ovals that had parking at the circus park area.

Now they have moved to the hincks Ave oval and park all over the place. Soccer starts early on Sunday's and the car doors and kids screaming and whistles is early.

The soccer people said they are going to be there forever now coz Eddie Hughes got them money to build new club house and for other sorts to come there too.

Junior Soccer's current use of the land was authorised by the Education Department prior to Council entering into the Lease Agreement on 28 June 2023. This arrangement was for the 2023 season only and will not extend beyond that timeframe.

Council is currently in discussions with Junior Soccer to relocate their operations to Jubilee Park and Bennett Oval for the 2024 season and beyond. For clarity, there is no intent for Junior Soccer to remain at the Edward John Eyre High School site past the conclusion of the 2023 season under Council's Lease Agreement.

What other sports are coming coz the parking is not enough for the soccer on its own.

Regarding future land use in the context of grant funding from the State Government (pledged by the Local Member for Giles, Eddie Hughes during the 2022 State Government Election), the development of the site is currently under consideration and will include extensive community consultation as well as any separate planning processes as required.

From: Rate Payer _____
Sent: Tuesday, August 22, 2023 10:01 PM
To: Council Mail Box <council@whyalla.sa.gov.au>
Subject: IE111420 - 0-182 - Public consultation - The old Eyre High site

I would like to have the following points noted and answered please;

Are any of the changes to the building going to be reimbursed from the government since they own the building? Is government going to sell the whole school site to council to make the building costs worth our hard earned rate money?

Council has entered into a Lease Agreement with the Minister for Education for the former Edward John Eyre High School site commencing 28 June 2023. The term of the Lease is 2-years, with a right of extension for a further 2-year period.

The reason for the Lease is for Council to temporarily re-locate from its current dilapidated premises whilst long term accommodation options are pursued.

The Terms of the Lease Agreement include rent to be paid to the Minister of \$1.10 per annum, if demanded by the Minister. The Terms of the Agreement also provide that the Council must pay the costs of works required to ensure the Premises are fit for office accommodation. The costs involved in the works are commensurate/less than the costs of fixing the current Civic Building. Note also that engineering reports have advised that the current Civic Building should be demolished by July 2024, given it's current state of dilapidation.

If the school is also going to be a sporting area with Eddie Hughes funding, on a government site, are they going to start making the changes after the council moves there? Are rate payers going to pay to upkeep the government site for sport and offices?

Council's Lease Agreement provides that Council maintains the site for the duration of the Lease. These costs are offset by the reduction in costs for maintaining the current Civic building.

Regarding future land use in the context of grant funding from the State Government (pledged by the Local Member for Giles, Eddie Hughes during the 2022 State Government Election), the

development of the site is currently under consideration and will include extensive community consultation as well as any separate planning processes as required. It is likely that this process will take some time and will progress with all matters to be considered including the different responsibilities for upkeeping sporting grounds if they are redeveloped and office accommodation.

Is there enough car parks for all of the council staff if they move? What will happen to the other buildings at Eyre high? Will other businesses be in the buildings and if so where will they park?

Carparking is a matter for consideration by the Regional Assessment Panel. From Council's perspective, it is believed carparking is sufficient for all staff working from Council's administrative offices, as well as residents attending Council's offices.

Regarding other businesses, the Lease Agreement between Council and the Education Department grants the Council an exclusive lease to use the Premises for the purposes of Council office accommodation and civic purposes, and activities incidental to this.

The Lease Agreement also provides that Council will not assign, sublet, transfer, charge, hire or part with possession of the Premises without the prior written consent of the Minister.

Council has received the consent of the Minister to sub-lease a small outer building to Career Employment Group (CEG), a not-for-profit organisation delivering education, training and development opportunities to Whyalla residents. In consenting to this sub-lease, the Minister noted that CEG's use of the building was consistent with the dedication of the Crown land.

It is possible that other operations may be delivered from the Premises in the future, however these will always require Ministerial approval, and will need to be within the permitted use as outlined in Council's lease as well as within parameters of the dedication of the Crown land.

The availability of carparking will always be taken into consideration should any additional use of the Premises be considered.

At the moment soccer is being played all over the oval, there are so many people coming and going from early hours on Sundays, I wish we were approached about that living on Grundle Street and only having Sundays to rest. We are woken before 8am, kids and adults yelling and whistles non stop, and the cars come and go all day. Why isn't soccer shown on the plan and the government hasn't approached us as people living on the street with their plans so we are confused - where is everyone going to park and who is paying for everything if it is a government site?

Junior Soccer's current use of the land was authorised by the Education Department prior to Council entering into the Lease Agreement on 28 June 2023. This arrangement was for the 2023 season only and will not extend beyond that timeframe.

Council is currently in discussions with Junior Soccer to relocate their operation to Jubilee Park for the 2024 season and beyond. For clarity, there is no intent for Junior Soccer to remain at the Edward John Eyre High School site past the conclusion of the 2023 season under Council's Lease Agreement.

Concerned ratepayer living on Grundle Street!