



Minutes of the 88th Meeting of the
State Commission Assessment Panel
held on Friday, 17 July 2020 commencing at 9.30am
ODASA, 28 Leigh St, Adelaide / Cisco Webex video conferencing

1. **OPENING**

1.1. **PRESENT**

Members	John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Sara Zuidland / Jessie Surace
DPTI Staff	Laura Kerber (Agenda Item 2.2.1) Simon Neldner (Agenda Item 2.2.1)

- 1.2. **APOLOGIES** Rebecca Thomas (Presiding Member), Dennis Mutton (Deputy Presiding Member).
The members of SCAP voted to appoint Paul Leadbeter to preside over the meeting in the absence of a Presiding Member and a Deputy Presiding Member.

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. **SCAP APPLICATIONS**

2.1. **DEFERRED APPLICATIONS** – Nil

2.2. **NEW APPLICATIONS**

2.2.1 **Department for Education C/- JPE Design Studio Pty Ltd**

DA 020/L129/20

West Terrace, Adelaide

Adelaide City Council

Proposal: Redevelopment of Adelaide High School comprising: partial demolition of a State Heritage listed building, construction of a four (4) storey education building (staged); roof level additions and alterations to existing Building 7; removal of one (1) Regulated Tree; landscaping; and associated site and civil works.

Rebecca Thomas declared a conflict of interest (due to her involvement as a consultant to the project) and did not attend this meeting.

Dennis Mutton declared a conflict of interest (due to a family member's involvement with the project) and did not attend this meeting.

The acting Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants (via Webex)

- Richard Dwyer, Ekistics
- Josephine Evans, JPE Architects
- Karen Erlandsen, Department for Education

Agencies (via Webex)

- Sophie Newland – ODASA
- Peter Wells - Heritage

The State Commission Assessment Panel discussed the application.

RESOLVED

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE that the State Planning Commission is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan Consolidated 30 April 2020.
3. RESOLVE to grant Development Plan Consent to the proposal by Department for Education (C/- JPE Design Studio Pty Ltd) for the redevelopment of Adelaide High School comprising: partial demolition of a State Heritage listed building, construction of a four (4) storey education building (staged); roof level additions and alterations to existing Building 7; removal of one (1) Regulated Tree; landscaping; and associated site and civil works at West Terrace, Adelaide subject to the following reserved matters and conditions of consent.

RESERVED MATTERS

Pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matters requiring further assessment by the State Planning Commission, prior to Development Approval of Stage 4 (Hive Building Superstructure):

- a. Final Landscape design and specification.
- b. Final elevations and detailed schedule of external materials and finishes including a physical materials sample board.
- c. Final detailing of the façade cladding.
- d. Final Ground Floor plan showing universal access to the lift shaft.
- e. Roof plant and screening design and specification.

PLANNING CONDITIONS

1. The development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Reason: to ensure the development is undertaken in accordance with the stamped plans.

State Heritage

2. Existing demolished face bricks – red and yellow – at least 2000 (indicatively 1500 yellow and 500 red) bricks are to be retained on site for future wall repairs to buildings. Bricks are to be stacked and stored, to the satisfaction of the relevant planning authority in consultation with the Department for Environment and Water. Original steel framed windows and flush

door leaves featuring porthole windows are also to be kept in a weather protected and safe position if removed as part of works.

Reason: Face brickwork is damaged in many places throughout the building, and bricks can no longer be sourced for repairs. This requirement is in recognition of the loss of building 1A.

3. Prior to demolition of Building 1A, a full set of existing condition drawings and photographs are required (inside and out) to be prepared, to the satisfaction of the State Planning Commission in consultation with the Department for Environment and Water.

Reason: As a permanent record of the features of the place.

Stormwater Management

4. Stormwater design and construction associated with the development shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property, building or public road.

Reason: to ensure that stormwater systems are appropriately designed and installed.

Lighting, Services and Infrastructure

5. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during and associated with the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Reason: to ensure that any damage to existing infrastructure during and in association with construction is repaired to an accepted standard at the developers cost.

6. No mechanical services (such as air extraction systems, air conditioning or other equipment) shall be installed on the outside of any new building or structure unless identified on the approved plans or can be suitably positioned and screened to minimise acoustic disturbance to or visual amenity impacts from adjoining land.

Reason: to ensure no external plant areas or systems are installed without adequate screening and/or acoustic treatment.

7. Any security or external lighting attached to new buildings or structures shall be designed and constructed to conform with Australian Standard 4282-2019 and must be located, directed and shielded and of such limited intensity that no demonstrable nuisance or loss of amenity is caused to any person beyond the subject land.

Reason: to ensure the potential for light overspill is contained to the land and the amenity of adjoining residents or occupiers is not unduly compromised.

Regulated Trees and Landscaping

8. For any regulated tree to be retained, their critical root zones shall be fenced and protected to prevent accidental damage and to ensure material stockpiling or vehicle movements do not impact these trees during construction works. Where appropriate, additional protection measures that comply with the Australian Standard for *Protection of Trees on Development Sites AS 4970-2009* must be implemented and complied with at all times.

Reason: To ensure retained amenity trees are appropriately managed.

9. Semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a 2 for 1 basis to compensate for the removal of each regulated tree. The replacement tree planting shall occur in conjunction with the approved Landscaping Plan.

Reason: To compensate for the removal of Regulated Trees.

10. Landscaping shown on the approved plan shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.

Reason: to ensure that the final landscaping scheme is implemented and maintained.

Accessibility, Bicycle and Car parking

11. All new or altered car parking areas shall comply with the requirements of the Australian/New Zealand Standard for "Parking Facilities – Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and the Australian/New Zealand Standard for "Parking Facilities – Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2009).

Reason: to ensure car parking spaces meet relevant standards.

Construction Management

12. For the duration of construction, the builder shall at all times provide and maintain a waste receptacle on the site for the temporary storage of all waste, including builder's waste, and shall be emptied as required.

Reason: To ensure construction waste is appropriately collected and stored.

Advertising Signage

13. No additional signs shall be displayed upon the subject land other than those identifying the parking area, access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

Reason: to limit signage displays to that required for access and parking purposes.

ADVISORY NOTES

General

- a. This Development Plan Consent will expire after twelve (12) months from the date of this Notification, unless final Development Approval from the City of Adelaide has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one (1) year of the final Development Approval issued by the City of Adelaide and substantially completed within three (3) years of the date of final Development Approval issued by the City of Adelaide, unless that Development Approval is extended by the City of Adelaide.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan 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).

- d. In respect to the above reserved matters and conditions, 'Commencement of site works' is defined as preliminary site works (including investigative and geotechnical works, site establishment, demolition and service installation) associated with the development; 'Commencement of construction' is defined as building works requiring certification.
- e. In respect to the above reserved matters and conditions, the staging of the development is defined as:
 1. Building 7 construction works
 2. Demolition of Building 1A and surrounds
 3. Hive building substructure
 4. Hive building superstructure
 5. Balance of works including landscaping

Environmental

- f. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information regarding appropriate management of construction sites, please contact the City of Adelaide on (08) 8203 7203 or customer@cityofadelaide.com.au.
- g. Demolition and construction at the site should be carried out so that it complies with the construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007. A copy of the Policy can be viewed at the following site: www.legislation.sa.gov.au.

State Heritage

- h. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- i. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:
 - If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.For further information, contact the Department for Environment and Water.
- j. The Applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988*:
 - If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Airports

- k. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Infrastructure and Regional Development in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.
- l. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Regional Development.

- m. Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
- n. Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

Regulated Trees

- o. If regulated or significant trees are to be retained adjacent to the site, the applicant is advised to consult *Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites* to ensure the incorporation of protective fencing, mulch and appropriate remedial treatments. Requirements of this standard include:
 - The establishment of Tree Protection Zones to restrict activities including the dumping of waste, machine excavation, storage and preparation of chemicals, and physical damage to trees;
 - The erection of protective fencing around a Tree Protection Zone prior to machinery or materials brought onto the site to prevent unauthorised entry and compaction of soils over critical root zones;
 - The use of approved signs to identify the Tree Protection Zone;
 - Mulching, watering and weed removal recommendations to maintain the Tree Protection Zone.Regular monitoring of tree protection measures should be undertaken throughout the development and construction process to ensure that any trees to be retained on the site are carefully managed to ensure their long-term survival and growth.

Local Council

- p. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development including (but not limited to) permits issued under Section 221 of the *Local Government Act 1999*.
- q. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, planting of street trees, roadway modifications or changes to temporary parking controls shall be undertaken in consultation with the City of Adelaide. Consideration should be given to requirements of the Council's Technical Design Criteria (enclosed) in undertaking the design and construction of any infrastructure proposed within the public realm.
- r. In relation to Condition 6, the connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.
- s. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.adelaidecitycouncil.com. When applying for a City Works Permit you will be required to supply the following information with the completed application form:
 - A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
 - Description of equipment to be used;
 - A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);

- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@iadelaidacitycouncil.com

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

Other

- t. The applicant is advised that the establishment of a temporary works depot outside of the site in the Park Lands to facilitate the construction of the development is classified as 'development' and will require a separate approval.
- u. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- v. A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
 - Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure

2.3. **RESERVED MATTERS** - Nil

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)** – Nil

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. **MAJOR DEVELOPMENTS – VARIATIONS** - Nil

5. **OTHER BUSINESS**

5.1. The SCAP thanked Jessie Surace for her service and support and welcomed Sara Zuidland.

6. **NEXT MEETING**

6.1. Thursday, 23 July 2020 at ODASA, 28 Leigh Street, Adelaide SA 5000/ Via Cisco Webex

7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

7.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

8. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 11.24am.

Confirmed 17/07/2020



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Paul Leadbeter
ACTING PRESIDING MEMBER