



Port Augusta
CITY COUNCIL



**UNEARTH
WHYALLA**

MINUTES

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Minutes of the Upper Spencer Gulf Regional Assessment Panel meeting held in the Council Chamber, Civic Building, 21 Grundel Street, Whyalla Norrie, on Tuesday 18 March 2025, commencing at 5.30pm

1. Welcome – Stewart Payne, Presiding Member

S Payne welcomed those in attendance and declared the meeting open.

2. Present

Panel Members: S Payne, Presiding Member, N Stassinopoulos
Attendance via Microsoft Teams - F Barr, A Stokes

Staff/advisors: J Perone, Assessment Manager, L Trevisan, City Development Co-ordinator (WCC).

Attendance via Microsoft Teams – Frank (applicant).

3. Apologies

R Donaldson

4. Confirmation of Minutes

Moved F Barr, seconded N Stassinopoulos

RAP62/25 That the minutes of meeting held on 29 January 2025 be received and adopted.

CARRIED

5. Business Arising from the Previous Minutes

Nil

6. Conflict of Interest Declarations

Nil

7. Officer Reports

7.1 Development Application 24028075

Renewable energy facility, 34 & 40 McIntyre Road; Whyalla Barson SA 5600

S Payne invited L Trevisan to provide an overview of the item

L Trevisan addressed the Panel and gave an outline of the proposal.

The Panel discussed the proposal against the Planning & Design Code and agreed the proposal is not in conflict with the Code.

Moved N Stassinopoulos, seconded F Barr

RAP63/25 The proposed development is not 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*.

Carried

It was agreed by the Panel the report was comprehensive and straight forward and to resolve the application be approved as recommended.

Moved F Barr seconded A Stokes

RAP64/25 Development Application Number 24028075, by Frank Brennan Consulting Services is granted Planning Consent subject to the following reasons/conditions/reserved matters:

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).

Condition 2

A Construction Environmental Management Plan (CEMP) shall be prepared to the reasonable satisfaction of Council and provided to Council prior to the granting of development approval.

The requested CEMP shall contain sufficient information to demonstrate that potential impacts on the environment, and public health and amenity have been identified, and suitable measures to mitigate those impacts will be applied prior to and during construction.

Condition 3

Landscaping plantings as detailed in approved plans prepared by SPACE Landscape Designs, dated 29/10/24, shall be planted prior to use of the development. Plantings shall be installed,

maintained, and replanted (where necessary) in accordance with the approved 'Landscape Specification Notes' to the reasonable satisfaction of Council.

ADVISORY NOTES

Planning Consent

Advisory Note 1

The applicant has a right of appeal against this decision, or the conditions which have been imposed. Such an appeal must be to either;

- the Upper Spencer Gulf Regional Assessment Panel and must be made within one (1) month after the day of receiving this notice of the decision unless the Assessment Panel, in its discretion, allows an extension of time; or
- the Environment, Resources and Development Court within two (2) 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).

8. Other business

8.1 Delegations

J Perone raised the need to update the delegations to reflect the change in the host council, panel membership and staff. A report will be presented to the next meeting.

8.2 Panel Membership

J Perone advised the Panel that the EIO process had been completed and a matrix system used to determine the new members, and unfortunately as a result, the recommendation to the Councils was that R Donaldson and A Stokes will not remain on the Panel for the next term. Stewart thanked Rob and Angie for their services and efforts on the Regional Assessment Panel and A Stokes for her time on the Council Assessment Panel prior to the establishment of the USGRAP.

S Payne congratulated N Stassinopoulos and F Barr on their appointment for another term.

8.3

Stewart referred to the application before the panel this evening and acknowledged that the matter has only come to the panel because of the dollar value (as per the conditions in the schedule of delegations) and asked for a report from the Assessment Manager with recommendation regarding the current conditions/value.

9. Close

S Payne declared the meeting closed at 5:43 pm



Stewart Payne
PRESIDING MEMBER