



# MINUTES

## UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Minutes of the Upper Spencer Gulf Regional Assessment Panel meeting held in the Whyalla City Council Conference Room, Darling Terrace, Whyalla, on Tuesday 14 March 2023, commencing at 5pm.

1. **Welcome – Stewart Payne, Presiding Member**

2. **Present**

Panel Members: Stewart Payne (Presiding Member), Nick Stassinopoulos  
Attendance via Zoom - Fiona Barr, Rob Donaldson & Angie Stokes

Staff/advisors: J Perone, Manager City Development (WCC), L Trevisan, Planning Officer (WCC), (WCC), C Schubert, Minute Taker (WCC).

Attendance via Zoom - D Altmann, Assessment Manager, Kevan Delaney Director Infrastructure (PACC) and Henri Mueller Manager Growth and Regulatory (PACC).

Representor: Attendance via Zoom – D Reymond

Property Owner: Attendance via Zoom – O White and P Reichelt

3. **Apologies,**

Nil

4. **Confirmation of Minutes**

Moved F Barr, seconded R Donaldson

**RAP17/23 That the minutes of meeting held on 1 November 2022 be received and adopted**

**CARRIED**

S Payne asked that the Agenda for future meetings be accompanied by the minutes of the previous meeting.

**5. Business Arising from the Previous Minutes**

Nil

**6. Conflict of Interest Declarations**

N Stassinpolous declared he had an enquiry from the applicant concerning provision of engineering services, but did not consider that he had a conflict of interest.

**7. Hearing of Representations – Planning, Development and Infrastructure Act applications**

D Reymond R (representor) addressed the panel.

O White and P Reichelt (Owners of the land) also addressed the panel and responded to points raised in relation to this item.

**8. Officer Reports**

**8.1 Development application 22010011 - Two Storey Detached Dwelling with Alfresco, Ancillary Garage and a 1.8m high Masonry Fence**

Moved, A Stokes, seconded R Donaldson

**RAP18/23 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 22010011, by Kayla Phillis for a Two Storey Detached Dwelling with Alfresco, Ancillary Garage and 1.8m high Masonry Fence, at 10a Roberts Tce, Whyalla, be granted Planning Consent subject to the following conditions:**

**CONDITIONS**

**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**

**That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.  
REASON: To minimise potential adverse off site environmental impacts.**

**Condition 3**

Timber-look aluminium screening installed at the second storey of the northern side of the dwelling shall be permanently fixed with a maximum opening of 25%.

**REASON:** To mitigate direct overlooking from upper level windows.

**Condition 4**

That all practical measures shall be employed to ensure that no nuisance is created to the general public as a result of wind blown dust, such measures to include water sprinkling or paper mulching to ensure that destabilised earth does not subsequently erode once the effects of damping have worn off.

**REASON:** To limit the effect of the development on the amenity of the locality.

**Condition 5**

It is a requirement of this approval that a suitable bin/bins, or access to bins, be provided. These bins must be of the closable type to avoid items blowing out, and upon completion of work on site, be removed and correctly disposed of.

**REASON:** To minimise potential adverse off site environmental impacts.

**ADVISORY NOTES**

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).

**CARRIED**

**9. Other business**

**9.1 New Assessment Manager, Jodie Perone – as of 19 March 2023**

David A addressed the Panel and thanked the members for their support and work during his tenure as Assessment Manager and welcomed Jodie P to the role.

Moved S. Payne, seconded N Stassinopoulos

**RAP19/23 That the Panel thank David for his expert advice and assistance to members and staff at the three Upper Spencer Gulf Councils during his tenure as Assessment Manager during the challenging period of inauguration of the new panel and transition to the new legislation.**

**CARRIED**

9.2 Level 2 accreditations

Accreditation levels were discussed and the Panel advised that is no longer a requirement to apply for Level 2, 3 & 4 Levels, once Level 1 was obtained.

David prompted Members to keep an eye on the accreditation and to forward the paperwork to Jodie at the Whyalla Council Office.

9.3 Ordinary Returns

David reminded Members the ordinary returns were due mid year and suggested keeping the items on the Agenda as a prompt

9.4 Applications to be considered by the Panel

It was noted that there were several applications on public notification but no indication whether these would need to be heard.

**10 Close**

S Payne declared the meeting closed at 5:48pm

A handwritten signature in blue ink, appearing to read 'Stewart Payne', is centered on the page. The signature is written in a cursive, flowing style.

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**Stewart Payne**  
**PRESIDING MEMBER**