



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 Civic Chamber, Civic Building, 21 Grundel Street, Whyalla Norrie, on Tuesday 30 April 2024, 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, A Stokes
Attendance via Microsoft Teams - F Barr.

Staff/advisors: J Perone, Assessment Manager, C Schubert, Minute Taker (WCC).
Attendance via Microsoft Teams – H Mueller (PACC), S Sikdar, (PACC)

3. Apologies

Leave of Absence - R Donaldson

4. Confirmation of Minutes

Moved F Barr, seconded A Stokes

RAP43/24 That the minutes of meeting held on 21 February 2023 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 23033239

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Storage shed, 21 Edith Street, Stirling North.

H Mueller gave a brief overview of the application.

Moved N Stassinopoulos, seconded A Stokes

- RAP44/24 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.**

Carried

H Mueller responded to questions asked by S Payne in relation to aspects of the application.

Moved A Stokes, seconded R Donaldson

- RAP45/24 2. Development Application Number 23033239, by Port Augusta Steel Centre Pty Ltd is GRANTED Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

Condition 1

The proposed development shall be undertaken in accordance with the plans and information submitted unless otherwise specified as a condition of consent.

Condition 2

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.

Condition 3

The proposed structure is not to be used or converted for human occupation.

Condition 4

The proposed structure is permitted solely for the storage of classic cars and must not be used for commercial or business purposes.

Condition 5

The shed must be maintained in good condition at all times to Council satisfaction.

Condition 6

No major vehicle repairs are to be undertaken in the shed and all works on vehicles must comply with EPA guidelines for residential areas.

Condition 7

Any oil spills must be cleaned up immediately and disposed of to a licensed facility.

Condition 8

The floors must be concreted with finished floor levels 150mm above natural ground level.

Condition 9

That the development does not incorporate any structures that protrude above the roofline.

Condition 10

That the planting of landscaping be undertaken within the first planting season of the completion of the shed and be maintained in good condition thereafter.

Condition 11

That roof runoff be directed to the rainwater tanks with overflow directed to the garden away from the shed and adjoining properties to Council satisfaction.

Condition 12

The shed approved herein must be used in conjunction with residing in the main dwelling on the property.

ADVISORY NOTES

Advisory Note 1

Development Approval must be obtained prior to undertaking any works associated with the development.

Advisory Note 2

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).

Advisory Note 3

Unless substantially commenced this consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5

Engineering requirements:

- All new driveways and inverts across verge require Section 221 approval
- Stormwater:
 - Stormwater overflow onto council property Post Development not greater than Pre-
 - Maximum allowable stormwater discharge to kerb is 12L/s at any single kerb outlet.
 - Maximum of 2 kerb outlets allowable on frontage with a minimum separation of 10m between them
- Any stormwater detention/retention devices designed to capture building post development overflows must be located within the developed land and this is a private asset and its maintenance is the responsibility of the landowner. NO Stormwater overflow onto adjoining properties
- All new stormwater pipes between boundary and kerb, and stormwater kerb outlets require Section 221 approval

Section 221 form:

https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0019/223561/Port-Augusta-City-Council-Section-221-Form-Application-to-Under-take-Works-on-Council-Land.pdf

Driveway Guide: Concrete Driveway & Paving Fact Sheet

https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0027/223983/AR21-13812-Port-Augusta-City-Council-Section-221-Driveway-Fact-Sheet.pdf

Stormwater Guide: Stormwater Fact Sheet

https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0015/224025/AR21-13962-Port-Augusta-City-Council-Section-221-Stormwater-Fact-Sheet.pdf

Carried

9. Other business

9.1 Appeal

Development Application 660/117/2020

H Mueller advised he had a conflict of interest with this application.

H Mueller and S Sikdar vacated the meeting at 5:40pm

J Perone gave an overview of the appeal grounds and direction of the legal advice for Members' information. J Perone advised that due to H Mueller declaring a Conflict of Interest, she will be assisting the Port Augusta Council and will keep the Panel updated on proceedings.

9.2 Next meeting

Stewart asked whether there were any items to be heard at the May meeting. Jodie advised there would be an item from Whyalla.

A Stokes advised she would be unavailable in the third week of May. Stewart advised he would be unavailable 23-28 May. F Barr advised she would be available.

It was noted that R Donaldson would be unavailable until 15 May.

10. Close

S Payne declared the meeting closed at 4:45pm



Stewart Payne
PRESIDING MEMBER