



MINUTES

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Minutes of the Upper Spencer Gulf Regional Assessment Panel meeting held in the Whyalla City Council Chamber, 21 Grundel Street, Whyalla Norrie, on Tuesday 14 November 2023, commencing at 5.30pm.

1. Welcome – Stewart Payne, Presiding Member

Stewart welcomed those in attendance and declared the meeting open.

2. Present

Panel Members: S Payne, Presiding Member,
Attendance via Microsoft Teams - F Barr Zoom, R Donaldson, Angie Stokes

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

Attendance via Microsoft Teams – H Mueller Manager Growth & Regulatory (PACC)

Applicant: K Clark (23022636)

Representor: D Bowden (23022636)

3. Apologies,

Nil

4. Confirmation of Minutes

Moved R Donaldson, seconded N Stassinopoulos

RAP32/23 That the minutes of meeting held on 13 October 2023 be received and adopted

CARRIED

5. Business Arising from the Previous Minutes

Nil.

6. Conflict of Interest Declarations

Nil

7. Hearing of Representations

Refer 8.1.

8. Officer Reports

8.1 Development Application 23022636

Change of use to light industrial (cabinet maker) 86 Cartledge Ave.

S Payne gave a brief introduction of the item and invited L Trevisan to give an overview the application.

L Trevisan gave a summary of the key aspects of the application and its assessment.

S Payne invited D Bowden forward and gave him a brief description of the Panel and its role and process in relation to addressing the Panel regarding his representation.

D Bowden addressed the Panel in relation to his representation.

Discussion ensued in relation to the assessment process of noise impacts.

Stewart invited K Clark to address the panel in relation to the processes and machines involved in light of the noise concerns. K Clark answered Panel members' questions.

Further discussion was had in relation to noise impact and assessment processes.

Moved F Barr, seconded R Donaldson

RAP33/23 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

Carried

Moved A Stokes, seconded R Donaldson

RAP34/23 Development Application Number 23022636, by Kristen Clark is granted Planning Consent subject to the following conditions:

CONDITIONS

Conditions imposed by the Planning Authority:

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

The driveway and parking areas shall be repaired and then maintained in a good and trafficable condition to the reasonable satisfaction of the Council at all times.

Condition 3

That the hours of operation shall be between 7am and 5:00pm Monday to Friday. If operating hours are to deviate from the times conditioned, the submission of a variation applying for this change is required.

Condition 4

Neither advertising nor advertising structures form part of this approval. Should advertising for the business be desired, an application to Council is required.

Condition 5

The sliding door on the western side of the main workshop, shall remain closed at all practical times during use of machinery associated with the cabinet making business to mitigate noise spill from the site.

Condition 6

Soft landscaping shall be installed between the Cartledge Avenue boundary and the internal red iron fence. All landscaping plantings shall be planted prior to use of the development. Plantings shall be watered via an automated irrigation system, and be maintained, with diseased and dying plants replaced as necessary to the 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).

and

An additional Advisory Note is to be included to bring to the attention of the applicant their responsibility in relation to noise pursuant to EPA legislation.

Carried

9. Other business

S Payne advised the members there would be a meeting in December for another item, at a date to be determined.

10. Close

S Payne declared the meeting closed at 6.05pm



Stewart Payne
PRESIDING MEMBER