



**Port Augusta**  
CITY COUNCIL



**UNEARTH  
WHYALLA**

## **AGENDA**

### **UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL**

**Civic Conference Room, Whyalla City Council,**

**21 Grundel St, Whyalla Norrie or;**

**Port Pirie Regional Council,**

**115 Ellen Street, Port Pirie**

**And online via Teams [join meeting here](#)**

**Thursday 24 March 2026,**

**commencing at 5.30pm.**



## **AGENDA**

### **UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL**

Notice is hereby given that a meeting of the Upper Spencer Gulf Regional Assessment Panel will be held on 24 March 2026, Civic Conference Room, Whyalla City Council Building, 21 Grundel Street, Whyalla Norrie and Port Pirie Regional Council, Admin Meeting Room, 115 Ellen Street, Port Pirie, commencing at 5.30pm.

**Adina Teaha**  
**ASSESSMENT MANAGER**  
**16 March 2026**

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

**2. Present**

**3. Apologies**

**4. Confirmation of Minutes**

That the minutes of meeting held on 03 February 2026 be received and adopted.

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

**6. Conflict of Interest Declarations**

**7. Officer Reports**

**7.1 Development Application 25040002**

Pages 1-43

Demolition of Existing Surf Club. Construction of a new building with mixed use consisting of Surf Life Saving Club and Restaurant (to include; garage, club rooms, gym, patrol room, offices, dining room, and change facilities), and ancillary bin enclosure.

**8. Other business**

**9. Close**

7.1 Development Application 25040002 -Demolition of existing surf club and construction of a new building

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPMENT NO.:</b>                    | 25040002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>APPLICANT:</b>                          | Whyalla City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>ADDRESS:</b>                            | LOT 100 CUDMORE TCE WHYALLA SA 5600<br>LOT 100 BUTTLINGARRA WAY WHYALLA SA 5600<br>1B CUDMORE TCE WHYALLA SA 5600<br>LOT 100 FORESHORE WHYALLA SA 5600<br>LOT 100 WATSON TCE WHYALLA SA 5600<br>LOT 100 CUDMORE TCE WHYALLA SA 5600<br>LOT 100 BROADBENT TCE WHYALLA SA 5600<br>LOT 100 CUDMORE TCE WHYALLA SA 5600<br>LOT 100 CUDMORE TCE WHYALLA SA 5600<br>1A CUDMORE TCE WHYALLA SA 5600                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>NATURE OF DEVELOPMENT:</b>              | Demolition of Existing Surf Club. Construction of a new building with mixed use consisting of Surf Life Saving Club and Restaurant (to include; garage, club rooms, gym, patrol room, offices, dining room, and change facilities), and ancillary bin enclosure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>ZONING INFORMATION:</b>                 | <b>Zones:</b> <ul style="list-style-type: none"> <li>• Infrastructure (Ferry and Marina Facilities)</li> <li>• Open Space</li> <li>• Urban Renewal Neighbourhood</li> </ul> <b>Overlays:</b> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Coastal Areas</li> <li>• Hazards (Flooding)</li> <li>• Hazards (Bushfire - Regional)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Native Vegetation</li> <li>• Significant Retirement Facility Supported Accom Sites</li> </ul> <b>Technical Numeric Variations (TNVs):</b> <ul style="list-style-type: none"> <li>• Finished Ground and Floor Levels (Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 3 levels)</li> </ul> |
| <b>LODGEMENT DATE:</b>                     | 7 Jan 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>RELEVANT AUTHORITY:</b>                 | Upper Spencer Gulf Regional Assessment Panel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PLANNING &amp; DESIGN CODE VERSION:</b> | P&D Code (in effect) Version 2025.22 18/12/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CATEGORY OF DEVELOPMENT:</b>            | Code Assessed - Performance Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>NOTIFICATION:</b>                       | Yes – 2 representations received – none to be heard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>RECOMMENDING OFFICER:</b>               | Lucas Trevisan<br>Manager City Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>REFERRALS STATUTORY:</b>                | Coast Protection Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>REFERRALS NON-STATUTORY:</b>            | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>RECOMMENDATION:</b>                     | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## **CONTENTS:**

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|                      |                                              |
|----------------------|----------------------------------------------|
| <b>ATTACHMENT 1:</b> | <b>Final Plans Set</b>                       |
| <b>ATTACHMENT 2:</b> | <b>Coastal Protection Board<br/>Referral</b> |
| <b>ATTACHMENT 3:</b> | <b>Representations</b>                       |
| <b>ATTACHMENT 4:</b> | <b>Existing Floor Plan</b>                   |

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## **PROPOSED DEVELOPMENT:**

The proposed development comprises the construction of a new building within the Whyalla foreshore environment for the operational purposes as a mixed-use facility, serving as a Surf Life Saving Club and Restaurant. In more detail, the proposal includes:

### **Demolition**

Demolition of the existing building functioning as the Surf Life Saving Club.

In accordance with Schedule 4, 10, of the *Planning, Development and Infrastructure (General) Regulations 2017* as this is demolition of the whole of the building and is not a local heritage place nor is it within an Historic Area Overlay, the act of demolition is exempt from development. This remains documented within the application as narrative continuity.

### **Construction of new building**

New building to include garage, club rooms, gym, patrol room, offices, commercial kitchen, dining room, and change facilities.

### **Land Use**

Proposal for mixed-use development consisting of Surf Life Saving Club and Restaurant. The Restaurant component will additionally act as the club room for the South Whyalla Football Club.

The Planning & Design Code does not provide an appropriate definition to consider the Surf Life Saving component. As such, where no definition is provided by the Planning & Design Code, the *Planning, Development and Infrastructure Act 2016*, or the *Planning, Development and Infrastructure (General) Regulations 2017*, the ordinary meaning shall be used.

## **SUBJECT LAND & LOCALITY:**

### **Land Description:**

The subject land comprises one allotment, with a total area of 192549.05m<sup>2</sup> (Crown Record 6045/583). The allotment holds numerous addresses; Lot 100 Cudmore Terrace, Lot 100 Buttlingsarra Way, 1B Cudmore Terrace, Lot 100 Foreshore, Lot 100 Watson Terrace, Lot 100 Broadbent Terrace, and 1A Cudmore Terrace. Commonly and simply referred to as 'the Whyalla foreshore'.

The allotment is irregular in shape, characterised by how it interacts with the abutting allotments, stepping away from some, and almost totally encompassing others.

The specific portion of the allotment subject to the proposed development (identified as area 'A' in the image below) is situated along the southern boundary of the broader foreshore precinct, directly interfacing with the coastal edge. This immediate development footprint currently accommodates an existing built structure, which is to be demolished. Directly north and east of the site is a sealed internal roadway and formalised public car parking infrastructure. Further north lies the densely vegetated public reserve known as Ada Ryan Gardens. To the immediate west of the development area, the site transitions into an open, maintained lawn.



## Locality

The locality surrounding the subject land is broadly defined by the Whyalla foreshore to the south and established urban areas to the north. The immediate coastal interface is dominated by substantial public recreation and open space reserves, which include the densely vegetated Ada Ryan Gardens, expansive lawns, and formalised public car parking. Moving inland to the north and north-west beyond this recreational buffer, the locality transitions into an established, low-density residential neighbourhood characterised by a traditional grid street pattern and predominantly detached dwellings. Overall, the locality presents a clear spatial hierarchy, stepping from the coastal edge through structured community recreation zones into a formal residential setting.

Aerials and photographs showing the locality are provided below.



Photo 1: Existing SLSC – Front elevation



Photo 2: Looking east of the development site



Photo 3: Looking west of the development site



## **Zoning:**

The subject land is located within the Infrastructure (Ferry and Marina Facilities), Open Space, and Urban Renewal Neighbourhood zones. The following zones are additionally present within 500m of the land:

Open Space – At two separate locations; <5m to the northeast and 490m to the north.

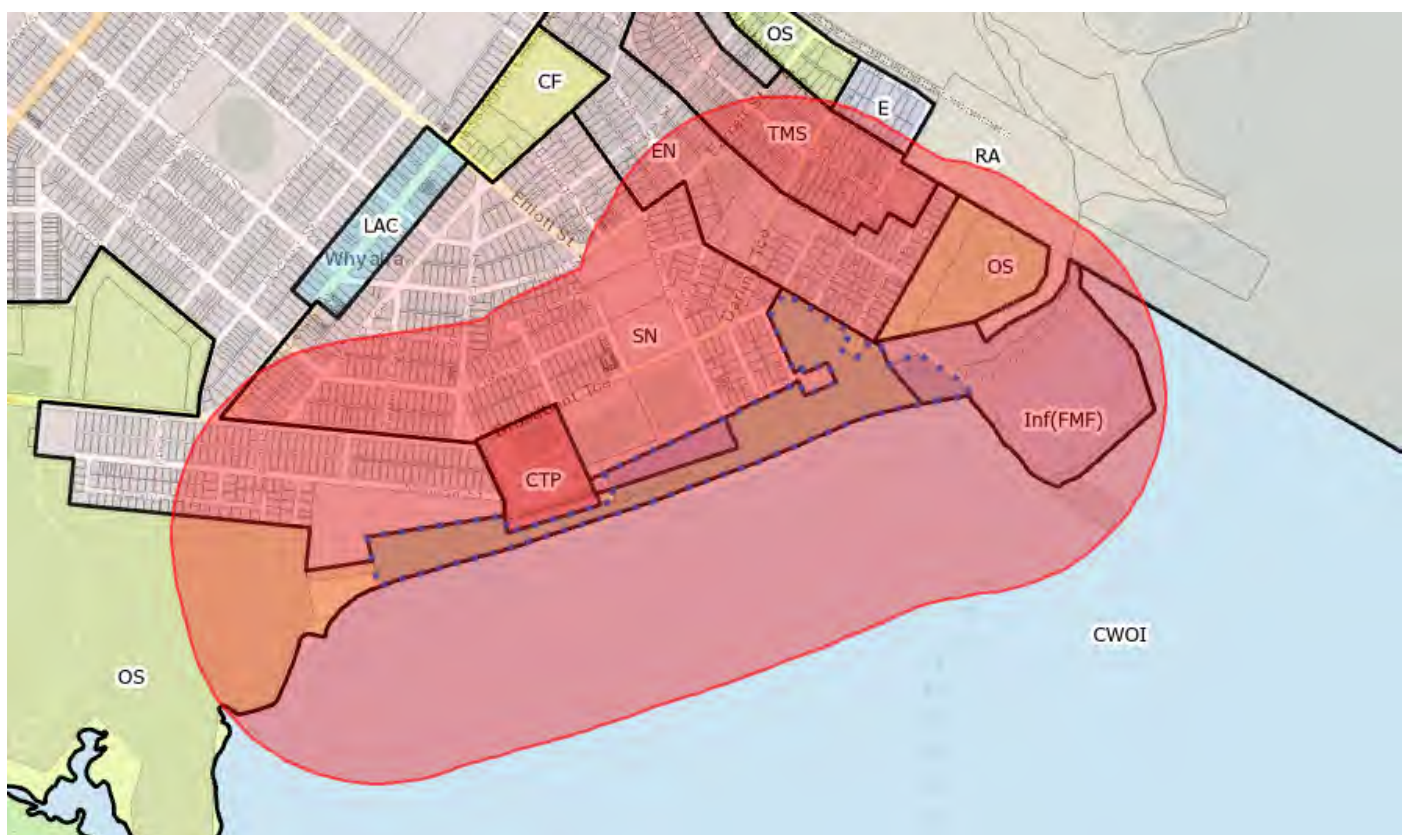
Established Neighbourhood – <5m to the north

Suburban Neighbourhood – <1m to the north

Caravan and Tourist Park – <1m to the north

Township Mainstreet Zone – 264m to the north

The land, highlighted, and applicable zoning can be seen within the screenshot taken from the South Australian Property and Planning Atlas, below.



## **PROCEDURAL MATTERS:**

### **Relevant Authority:**

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the Planning, Development and Infrastructure Act 2016. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification being undertaken and representations having been received which expressed 'opposition' to the development.

### **Consent Required:**

Planning Consent

### **Category of Development:**

- **Per Element:**  
 Shop (restaurant): Code Assessed - Performance Assessed  
 Other - Community - Surf Life Saving Club: Code Assessed - Performance Assessed  
 Fence: Code Assessed - Performance Assessed
- **Overall Application Category:**  
 Code Assessed - Performance Assessed
- **Reason**  
 P&D Code; Pursuant to Section 107 of the Planning, Development and Infrastructure Act 2016.

## PUBLIC NOTIFICATION

### Reason for Notification

The subject land is affected by three Zones: Infrastructure (Ferry and Marina Facilities), Open Space, and Urban Renewal Neighbourhood. While not all zones are present at the proposed footprint of the site, all zones have been considered for completeness.

The notification criteria found within table 5 of the three zones excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B. For the purposes of this application, Table 5 in the three subject zones, Column A, does not explicitly list 'Surf Life Saving Club' or similar, nor is a Shop explicitly listed within Infrastructure (Ferry and Marina Facilities) zone. In which case Column A, Item 1 must be considered; "Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development." Given the scale and prominence within the foreshore environment, this cannot be considered of 'minor nature', therefore notification is required.

### List of Representations

2 representations were received during the notification period. 1 in support of the development. 1 in opposition to the development.

### Supports

| No. of representation | Name         | Address                  | Matters raised                                                                                                                                                                                                                                                                                         | Request to be heard |
|-----------------------|--------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1                     | Olivia White | 62 Lacey Street, Whyalla | <ul style="list-style-type: none"> <li>• Well designed and considered building and orientation within the site.</li> <li>• The orientation and exposure to the sun was well considered in respect to the restaurant land use</li> <li>• Praises the interaction with the pedestrian spaces,</li> </ul> | No                  |

|  |  |  |                              |  |
|--|--|--|------------------------------|--|
|  |  |  | enforcing the 'human-scale'. |  |
|--|--|--|------------------------------|--|

#### Does not support

| No. of representation | Name      | Address                    | Matters raised                                                                 | Request to be heard |
|-----------------------|-----------|----------------------------|--------------------------------------------------------------------------------|---------------------|
| 2                     | John Boom | 10 Forsyth Street, Whyalla | <ul style="list-style-type: none"> <li>Land use is not appropriate.</li> </ul> | No                  |

Complete representations can be found within the attachments.

#### Applicant's response

The applicant has not provided response.

#### Assessing Officer's response

In response to the concerns raised by representor John Boom regarding the potential for the council to compete with local private enterprise, it is necessary to provide clarification on the facility's intended operations. While the applicant did not formally respond to this representation, it should be noted that the proposed restaurant will not be a commercial enterprise operated by the Whyalla City Council; rather, it will be operated by an independent body. Additionally, the proposed gym is designed strictly for the private, operational use of the Whyalla Surf Life Saving Club and its members, and will not function as a commercial, public-facing gymnasium.

## REFERRALS

#### Mandatory Referrals

- Coast Protection Board

Coastal Protection Board response is summarised here; however, the complete response can be found within the attachments:

The Coast Protection Board issued a formal Direction with advisory notes regarding the development application. The Board noted that the building's proposed finished floor level of 4.02m AHD comfortably exceeds the 3.65m AHD minimum required to mitigate coastal flooding risk up to the year 2050, which includes a 0.3m sea-level rise allowance. While this elevation falls below the 2100 recommended minimum of 4.35m AHD, which factors in an additional 0.7m of sea-level rise, the Board formally accepts the proposed level due to the specific nature of the development, though they suggest considering a higher level for greater long-term security. Additionally, the Board highlighted that the adjacent beach is a sand accretion area currently used by the Council to replenish western beach levels and renew geotextile sandbags near the existing seawall. To effectively reduce the impact of storm surges on the new facility, the Board strongly advises maintaining the beach levels directly in front of the building as high as reasonably practicable.

#### Internal Referrals

No internal referrals were made through the formal Planning processes. As this is a Council initiated development, numerous Council staff had been consulted and provided advice during the pre-lodgement stages.

## PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

### Question of Seriously at Variance

When considering this application, a crucial aspect of the assessment is to determine whether it significantly deviates from the established Planning and Design Code. According to Section 107(2)(c) of the Planning, Development and Infrastructure Act, we must evaluate if the development is "seriously at variance," setting aside any minor discrepancies. If such a significant variance exists, approval cannot justifiably be granted. The courts have provided guidance on this matter. Essentially, "seriously at variance" implies a substantial departure from the Code, one that is not minor or insignificant. It's not simply a matter of the proposal differing from the Code; the deviation must be considerable. Past legal precedent has affirmed that this interpretation remains consistent across planning legislation. In the case of this Surf Life Saving Club and Restaurant, a careful review indicates that it does not represent a grave or substantial departure from the Planning and Design Code. Therefore, rather than being deemed "seriously at variance," the proposal will be evaluated on its merits against the specific provisions of the Code, as outlined in Section 107(1)(2)(a) of the Act.

### Overlays

| Overlay                 | Desired Outcomes                                                                                                                                                                                                                                                                                               | Performance Outcomes (PO)                 | Assessment                                                                                                                                                                                                                                                                                                      |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing      | <p><b>1</b></p> <p>Affordable housing is integrated with residential and mixed-use development.</p> <p><b>2</b></p> <p>Affordable housing caters for a variety of household structures.</p>                                                                                                                    | N/A                                       | Development does not consist of housing.                                                                                                                                                                                                                                                                        |
| Building Near Airfields | <p><b>1</b></p> <p>Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.</p> | <p>PO 1.1</p> <p>PO 1.3</p>               | <p>Development is sighted 6.46km from the Whyalla Airport runway centreline. The building height poses no risk.</p> <p>No external lighting is proposed as part of this development and the distance is so great that should external lighting be provided later, no impact would be posed to the airfield.</p> |
| Coastal Areas           | <p><b>1</b></p> <p>The natural coastal environment (including environmentally important features such</p>                                                                                                                                                                                                      | <p>PO 2.1</p> <p>PO 2.2</p> <p>PO 2.3</p> | The proposed development suitably navigates coastal hazard risks by leveraging site-specific natural features and its operational necessity to justify its foreshore                                                                                                                                            |

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <p>as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced.</p> <p><b>2</b></p> <p>Provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding, erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.</p> | <p>PO 2.4</p> <p>PO 3.1</p> <p>PO 3.2</p> <p>PO 4.1</p> <p>PO 4.2</p> <p>PO 4.4</p> <p>PO 4.5</p> <p>PO 4.6</p>                             | <p>siting. The Coast Protection Board has formally accepted the proposed finished floor level of 4.02m AHD. While this elevation achieves the 2050 mitigation benchmark of 3.65m AHD, which accounts for 0.3m of sea-level rise, it does fall below the 2100 recommended minimum of 4.35m AHD that factors in a further 0.7m of sea-level rise. The Board accepts this finished floor level specifically due to the nature of the development. Furthermore, the development benefits from its location adjacent to a natural area of sand accretion. Maintaining high beach levels in front of the facility will provide an ongoing, practical buffer against storm surges and coastal erosion. This natural buffer minimises the need for new hard coastal protection works and does not compromise the existing seawall located to the west, where the Council currently utilises the sand accretion for geotextile sandbag renewal.</p> |
| Hazards (Flooding) | <p><b>1</b></p> <p>Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.</p>                                                                                                                                                                                                                                                | <p>PO 2.1</p> <p>PO 2.2</p> <p>PO 3.1</p> <p>PO 3.2</p> <p>PO 3.3</p> <p>PO 3.4</p> <p>PO 3.5</p> <p>PO 4.2</p> <p>PO 5.1</p> <p>PO 6.1</p> | <p>The proposed development adequately mitigates coastal flood risk, satisfying key Performance Outcomes through its established finished floor level and natural site buffering. As advised by the Coast Protection Board, the building's finished floor level of 4.02m AHD comfortably exceeds the recommended minimum of 3.65m AHD required to mitigate coastal flooding risk up to the year 2050, which includes allowances for a 0.3m sea-level rise. While this level falls beneath the 2100 projection of 4.35m AHD, the Board formally accepts the proposed finished floor level given the specific coastal-dependent nature of the Surf Life Saving Club and its operational requirements (PO 2.1, PO 2.2, PO 3.5). Furthermore, the development benefits from an area of natural sand accretion on the adjacent beach; maintaining this sand level provides a practical buffer against storm</p>                                 |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |                                                                                                                                                   |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        | surges, thereby reducing the reliance on engineered flood protection works (PO 3.1).                                                              |
| Hazards (Bushfire – Regional)          | <p><b>1</b></p> <p>Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.</p> <p><b>2</b></p> <p>To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p> | N/A    | Proposed development is located within a recreation area with predominately grass and low-lying shrub landscaping.                                |
| Hazards (Flooding – Evidence Required) | <p><b>1</b></p> <p>Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</p>                                                                                                                                                                                                               | PO 1.1 | The proposed development is not a habitable space. However, the proposed building still achieves a 4.020 AHD floor level to mitigate flood risks. |
| Native Vegetation                      | <p><b>1</b></p> <p>Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.</p>                                                                                                                                                                                                              | N/A    | No native vegetation is proposed to be cleared or impacted because of this development.                                                           |

|                                                       |                                                                                                                                                                                                                      |     |                                                                                    |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------|
| Significant Retirement Facility Supported Accom Sites | <b>1</b><br>Development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents. | N/A | Development is not consistent with supported accommodation or retirement facility. |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------|

### Technical Numeric Variations

The following are located at this site:

- Finished Ground and Floor Levels
  - o *Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD*
- Maximum Building Height (Levels)
  - o *Maximum Building Height is 3 levels*

In the following sections where simply 'zone' is specified, the Open Space zone is being discussed. While the entire allotment is affected three distinct zone and must be considered (especially for notification), the development site is located wholly within the Open Space zone.

### Land Use

The following Performance Outcomes (PO) and Designated Performance Features (DPF) are applicable:

#### Zone – PO 1.1

*Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.*

#### Zone – PO 1.2

*Buildings are limited in number and size to provide a natural, landscaped setting.*

#### Zone – PO 1.3

*Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.*

#### Zone – DPF 1.3

*Shop gross leasable floor area does not exceed 50m<sup>2</sup>.*

#### Open Space – PO 1.1

*Recreation facilities are compatible with surrounding land uses and activities.*

The proposed development successfully achieves the relevant Zone Performance Outcomes by directly supporting the established recreational function of the foreshore. As a combined Surf Life Saving Club and Restaurant facility, the development is inherently associated with the provision of safe, active outdoor recreation along the adjacent beach (PO 1.1). Furthermore, the proposal involves the demolition of an existing structure to be replaced by a single, consolidated, single-storey building. Given the substantial total area of the subject allotment at 192,549.05m<sup>2</sup>, this building footprint is highly limited in both number and

comparative size, ensuring the expansive natural and landscaped setting of the foreshore lawns remains the dominant visual and functional element of the locality (PO 1.2).

Finally, while the development incorporates a restaurant component which exceeds the 50m<sup>2</sup> gross leasable floor area guideline outlined in Designated Performance Feature (DPF) 1.3, the development successfully satisfies the corresponding Performance Outcome (PO 1.3) on its merits. Its scale remains distinctly subordinate to the principal open space and recreation use of the broader 19-hectare land parcel. Given the substantial expanse of the subject allotment, the facility's strategic siting and overall footprint do not visually or functionally dominate the landscape. Instead, the restaurant functions as a complementary, ancillary amenity to serve foreshore visitors and support the activation of the public environment, rather than acting as a standalone commercial destination, thereby preserving the primary recreational intent of the Open Space zone.

### **Built Form**

The following Performance Outcomes (PO) are applicable:

#### *Zone – PO 2.1*

*Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features.*

#### *Zone – PO 2.3*

*Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.*

#### *Design – PO 1.3*

*Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.*

#### *Design – PO 1.4*

*Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:*

- a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces*
- b) screening rooftop plant and equipment from view*
- c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.*

#### *Design – PO 1.5*

*The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.*

#### *Design – PO 2.1*

*Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.*

#### *Design – PO 2.2*

*Development is designed to differentiate public, communal and private areas.*

#### *Design – PO 2.3*

*Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*

#### *Design – PO 2.4*

*Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.*

*Design – PO 2.5*

*Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.*

*Design – PO 4.1*

*Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.*

*Design – PO 8.1*

*Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*

*Design – PO 31.2*

*Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.*

*Open Space – PO 7.1*

*Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.*

*Open Space – PO 7.2*

*Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.*

*Open Space – PO 7.3*

*Development in open space is constructed to minimise the extent of impervious surfaces.*

*Open Space – PO 7.4*

*Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.*

*Hazards (Flooding) – PO 3.6*

*Fences do not unreasonably impede floodwaters.*

The proposed development responds successfully to the Built Form, Design, and Open Space Performance Outcomes through its low-profile architecture that remains visually unobtrusive, preserving the open space character and uninterrupted coastal views of the foreshore. The built form presents as a contemporary, horizontally articulated pavilion, featuring a low-profile roofline with generous eaves that provide essential shade and weather protection for patrons and club members. The material palette has been purposefully selected to reflect and respect the coastal setting, pairing lightweight, horizontally profiled cladding in muted, natural tones with extensive clear glazing. By combining this low-lying silhouette with coastal-appropriate materials, the structure avoids visually dominating the foreshore and remains highly compatible with the natural, landscaped setting of the adjacent Ada Ryan Gardens and the sandy beach interface (Zone PO 2.1, Zone PO 2.3, Open Space PO 7.1).

By situating the new consolidated facility largely over the footprint of the existing structure and paved hardstand slated for demolition, the proposal ensures built form is clustered and the vast majority of the broader 19-hectare site remains open (Open Space PO 7.2). This approach inherently minimises the need for extensive new earthworks and limits the introduction of new impervious surfaces, thereby protecting the

natural topography (Design PO 8.1, Open Space PO 7.3) and ensuring compatibility with the conservation of the surrounding coastal environment (Zone PO 2.3, Design PO 1.3).

Furthermore, as the development directly abuts the coastal reserve, it has been located and designed to heavily support the recreational purpose and public amenity of this specific foreshore setting (Open Space PO 7.4). The design's extensive glazing along its southern and western elevations maximises natural sunlight penetration to the main activity areas (Design PO 4.1) while providing clear lines of sight for passive surveillance over the adjacent beach and public realm during both day and night (Design PO 2.1, 2.4, 2.5). The floor plan effectively delineates public restaurant spaces, communal club rooms, and private operational zones (Design PO 2.2), while establishing safe, direct, and perceptible pedestrian access from the northern public parking infrastructure (Design PO 2.3).

Back-of-house operations, including the designated delivery zone and waste management areas, are purposefully integrated into the northern (rear) elevation to screen them from primary public coastal viewing angles (Design PO 1.5). While the development broadly satisfies general plant integration requirements (Design PO 1.4), the architectural plans do not currently detail the commercial kitchen exhaust systems. Therefore, a condition of consent is recommended to ensure these specific vents are appropriately positioned and screened to minimise visibility and amenity impacts.

The proposed 2.1m high fencing for the open-air bin enclosure effectively screens waste management areas from the primary public realm, satisfying Design PO 1.5. However, as the enclosure is located within the Hazards (Flooding) Overlay, the structure must ensure it does not unreasonably impede the flow of floodwaters (Hazards (Flooding) PO 3.6). Because the submitted architectural elevations appear to show this fencing extending directly to ground level, a condition of consent is recommended requiring a sufficient gap beneath the fence line. This will allow for the unimpeded, free flow of water across the site during a flood event, adequately mitigating the flood risk.

### **Traffic Impact, Access and Parking**

The proposed development does not involve the modification or expansion of the existing off-street parking facilities. The subject land currently provides an established parking volume of upwards of 150 vehicle spaces. While the Planning and Design Code does not document a specific vehicle parking rate for the Surf Life Saving Club, it does prescribe a requirement of 0.4 spaces per seat for a shop encompassing a restaurant or commercial kitchen. The submitted architectural floor plans illustrate a total of 150 seats within the restaurant component, which generates a statutory requirement of 60 parking spaces. Consequently, the existing supply of over 150 spaces across the site is considered more than sufficient to accommodate the calculated demand of the restaurant alongside the operational needs of the associated club facilities.

Furthermore, the distributed nature of the existing car parking modules along the foreshore roadway strongly aligns with the character of the Open Space zone. Rather than consolidating the upwards of 150 spaces into a single, expansive, and visually dominant hardstand area, the scattered layout ensures the vehicle parking remains unobtrusive (Open Space PO 7.1). This spread-out configuration successfully breaks up the visual bulk of parked vehicles and limits the extent of contiguous impervious surfaces, thereby preserving the natural, landscaped setting and uninterrupted coastal character of the wider public reserve.

The individual parking modules have been included below.

Additionally, as the proposed facility will operate as a Council-owned asset and the existing vehicle parking within the foreshore allotment is already actively managed under the Whyalla City Council's established maintenance register, it is not necessary to impose a specific condition of consent regarding the ongoing maintenance of these parking areas.

*Parking Module 1 – 31m from proposed facility*



*Parking Module 2 – 117m from proposed facility*



*Parking Module 3 – 68m from proposed facility*



*Parking Module 4 - 315m from proposed facility*



### **Signage**

The current application does not include any proposals for external signage associated with the new development. While it is anticipated that the facility will require signage for the club and restaurant components in the future, this will be addressed at a later date. Any future signage to be erected on the site will be subject to a separate development application and subsequent assessment against the relevant provisions of the Planning and Design Code.

### **Interface between Land Uses**

The following Performance Outcomes (PO) are applicable:

#### *Interface between Land Uses (IBLU) – PO 1.2*

*Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*

#### *IBLU – 2.1*

*Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*

- a) the nature of the development*
- b) measures to mitigate off-site impacts*
- c) the extent to which the development is desired in the zone*
- d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

#### *IBLU – PO 4.2*

*Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:*

- a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- c) housing plant and equipment within an enclosed structure or acoustic enclosure*
- d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.*

#### *IBLU – PO 4.5*

*Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).*

The proposed development successfully addresses the Interface between Land Uses Performance Outcomes primarily through substantial physical separation and the mitigating effects of the existing landscape. With the nearest sensitive receiver located approximately 185m from the site, and the building being largely obscured from existing residences by the natural slope of the land and dense intervening vegetation, the development is inherently designed to minimise adverse impacts on surrounding residential amenity (PO 1.2). This generous spatial buffer ensures that the non-residential nature of the club and restaurant, including their anticipated hours of operation, will not unreasonably impact the adjacent residential zones (PO 2.1). Furthermore, the 185m separation and existing parkland topography provide an effective acoustic barrier. This ensures that noise and vibration from the on-site manoeuvring of service and delivery vehicles within the designated northern delivery zone, as well as the operation of plant and equipment, remain well within acceptable limits for nearby sensitive receivers (PO 4.2). Similarly, any noise generated by patrons utilising the outdoor dining and recreation areas associated with the licensed premises will be sufficiently dissipated across the expansive public reserve, preventing any unreasonable acoustic impacts on existing residential properties (PO 4.5).

## **CONCLUSION**

The proposed mixed-use development, comprising the Whyalla Surf Life Saving Club and restaurant, represents a highly appropriate and beneficial addition to the Whyalla foreshore environment. The consolidated, low-profile design successfully replaces an aging structure while preserving the expansive, open-space character and uninterrupted coastal views of the surrounding Ada Ryan Gardens and public reserve. The development adequately navigates coastal hazard risks; the Coast Protection Board has formally accepted the proposed finished floor level of 4.02m AHD, which safely exceeds the 2050 mitigation benchmark. Furthermore, the substantial spatial separation of approximately 185m ensures that the facility's operations, including traffic, waste management, and patron noise, will not unreasonably impact the amenity

of the nearest sensitive residential receivers. Supported by ample existing off-street parking, the proposal directly enhances the community's passive and active recreational opportunities without significantly detracting from the natural environment. The application is not considered to be seriously at variance with the Planning and Design Code and demonstrates sufficient merit to warrant the granting of Planning Consent.

## RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolve that:

1. The proposed development is not considered 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*.
2. Development Application Number 25040002, by Whyalla City Council is granted Planning Consent subject to the following conditions:

## 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

No external signage is approved as part of this Development Application. Any future signage to be erected on the site shall be the subject of a separate, formal Development Application.

#### Condition 3

All exhaust and intake vents, and other technical equipment (including the commercial kitchen exhaust system) shall be located in unobtrusive locations to minimise visibility from the public realm and prevent negative impacts on residential amenity.

#### Condition 4

The 2.1m high fencing associated with the open-air bin enclosure shall be designed and constructed to incorporate a sufficient clearance gap at ground level. This gap must be maintained at all times to ensure the fencing does not unreasonably impede the free-flow of surface water and floodwaters.

## ADVISORY NOTES

### Planning Consent

#### Advisory Note 1

The applicant has a right of review and/or appeal against this decision, or the conditions which have been imposed, as follows;

- to seek a review of the decision of the Assessment Manager to the Upper Spencer Gulf Regional Assessment Panel - this 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
- to appeal the decision of the Assessment Manager to 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).

## **Advisory Notes imposed by Coast Protection Board under Section 122 of the Act**

### **Advisory Note 2**

The beach adjacent to the SLSC building is an area of sand accretion which has been utilised by Council as a sand source for topping up lowered beach levels to the west and for renewal of geotextile sandbags adjacent the existing seawall there. To reduce the risk of storm surge impacting the SLSC building, beach levels in front of the facility should be maintained to as high a level as is reasonably practicable.

### **Advisory Note 3**

The SLSC building's finished floor level at 4.02m AHD exceeds the recommended minimum finished floor level of 3.65m AHD for mitigation of coastal flooding risk to 2050, which allows for 0.3m of sea level rise, however it is below the Coast Protection Board's minimum recommended finished floor level to mitigate coastal flooding risk to 2100, being 4.35m AHD, which factors in a further 0.7m of sea level rise. The Board accepts the proposed finished floor level given the nature of the development however a higher building level and finished floor level should be considered in order to provide increased security against potential coastal flooding risk in the longer term.

## **OFFICER MAKING RECOMMENDATION**

**Name:** Lucas Trevisan

**Title:** Manager City Development

**Date:** 16 March 2026

## **ATTACHMENT 1: FINAL PLANS SET**

# Architects Ink

Level 1, 77 King William Street  
Kent Town SA 5067

PO Box 2467  
Kent Town SA 5071

adelaide@architectsink.com.au  
Telephone, +618 8363 4244  
Facsimile, +618 8363 4255

**architectsink.com.au**

**Adelaide**  
**Sydney**  
Architecture  
Interior Design  
Asset Management

Architects Ink Pty Ltd  
ABN 37 232 861 734

Development Officer  
Upper Spencer Gulf Regional Assessment Panel

16 December 2025

Dear Development Officer,

**Whyalla Surf Life Saving Club and South Whyalla Football Club**  
**The Foreshore, Beach Road, Whyalla SA 5600**

**22-1121**

On behalf of the Applicant, we submit a development application for the proposed Whyalla Surf Life Saving Club and South Whyalla Football Club.

Architectural documentation is included with this submission. Civil design is currently in progress, and documentation will be provided to Council once finalised by the Engineer.

We trust that the architectural documentation is sufficient to allow verification and assessment of the application to proceed, with civil documentation to be submitted shortly after. Should you require any further information, please do not hesitate to make contact through the details provided below.

Regards,  
Louisa Rebellato  
ASSOCIATE ARCHITECT

louisa@architectsink.com.au  
08 8363 4244  
Architects Ink

# Whyalla SLSC / South Whyalla FC

The Foreshore, Beach Rd Whyalla SA 5600

## 25-1104

Planning Application



## Architects Ink

Level 1, 77 King William St  
Kent Town SA 5067

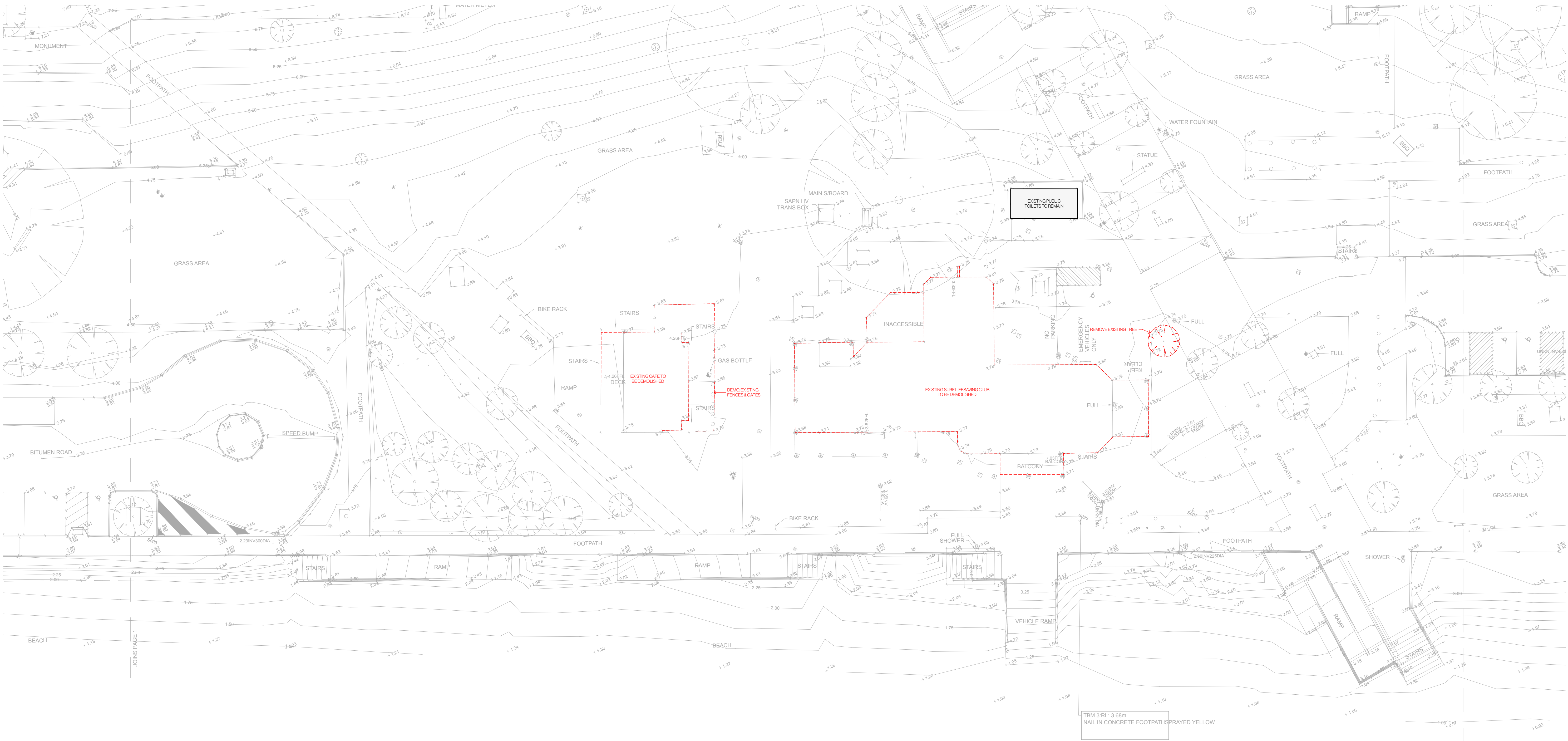
PO Box 2467  
Kent Town SA 5071

adelaide@architectsink.com.au  
Telephone +618 8363 4244  
Facsimile, +61 8363 4255

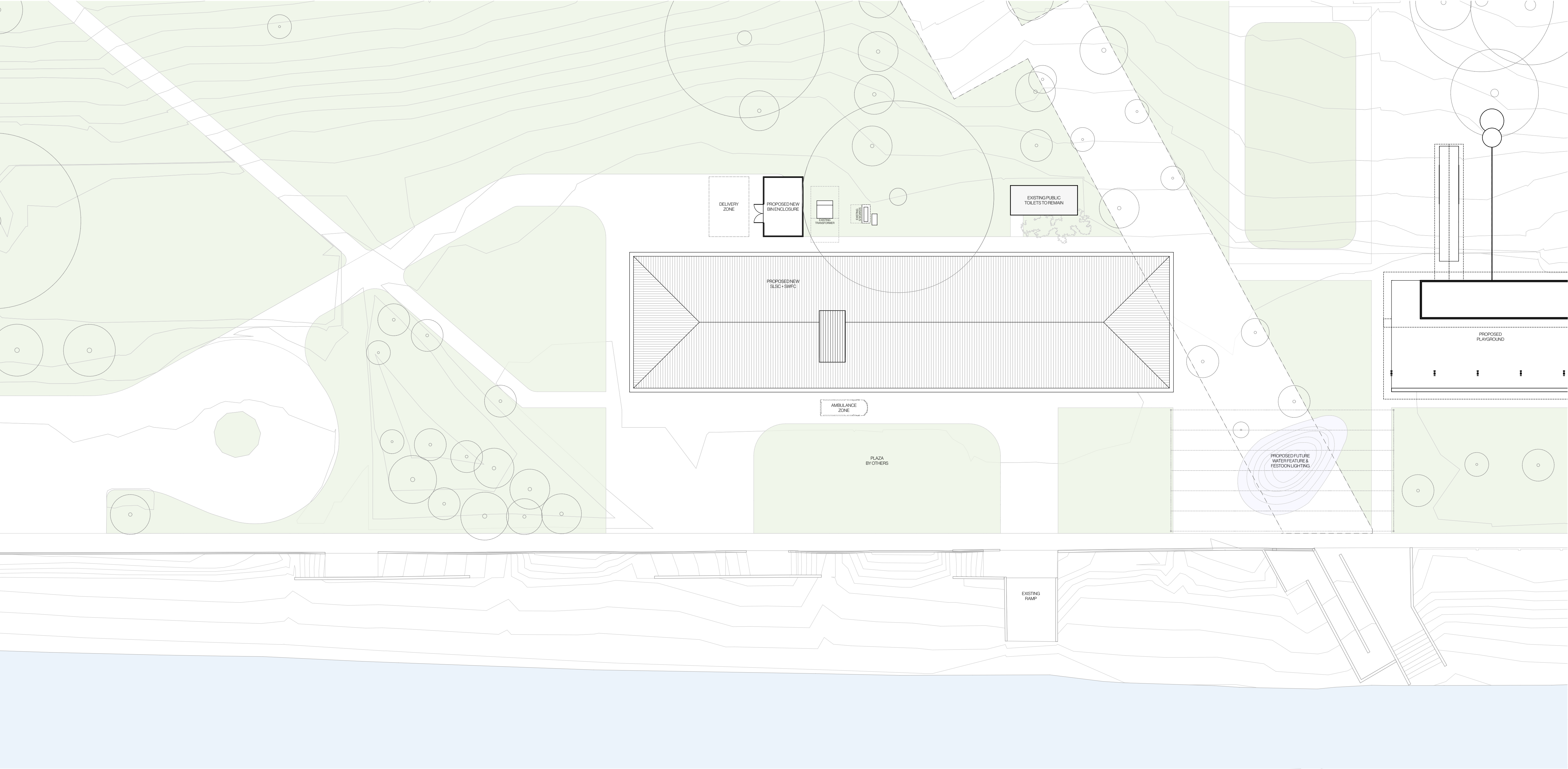
[architectsink.com.au](http://architectsink.com.au)

**Adelaide  
Sydney**  
Architecture  
Interior Design  
Asset Management

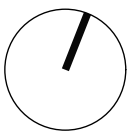
Architects Ink Pty Ltd  
ABN 37 232 861 734

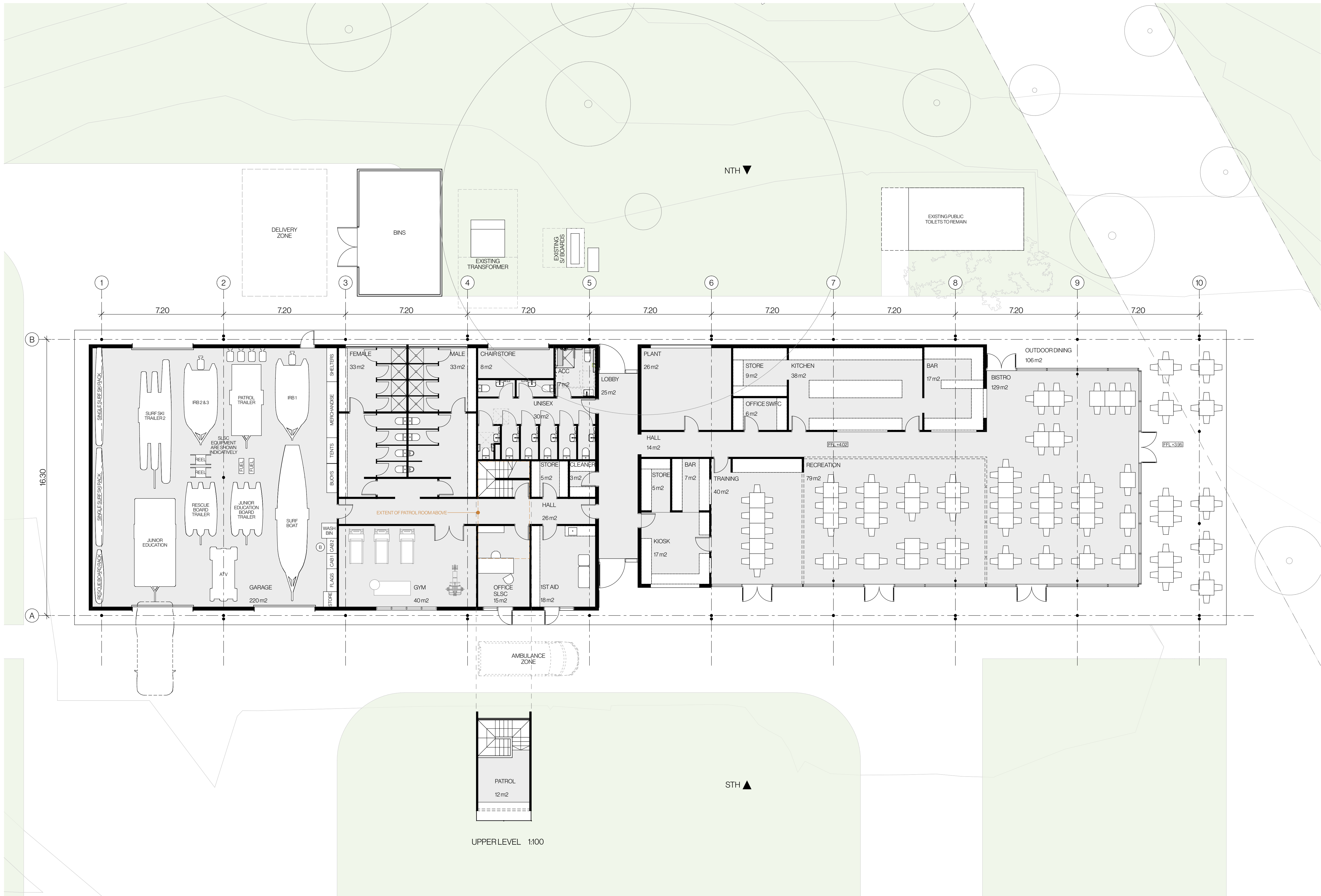


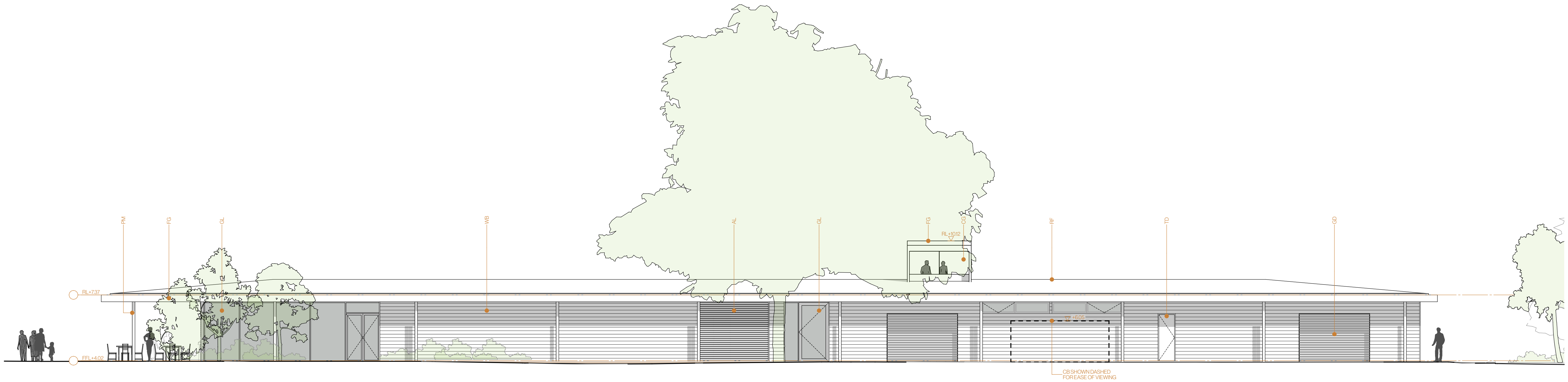
DEMOLITION PLAN 1:250



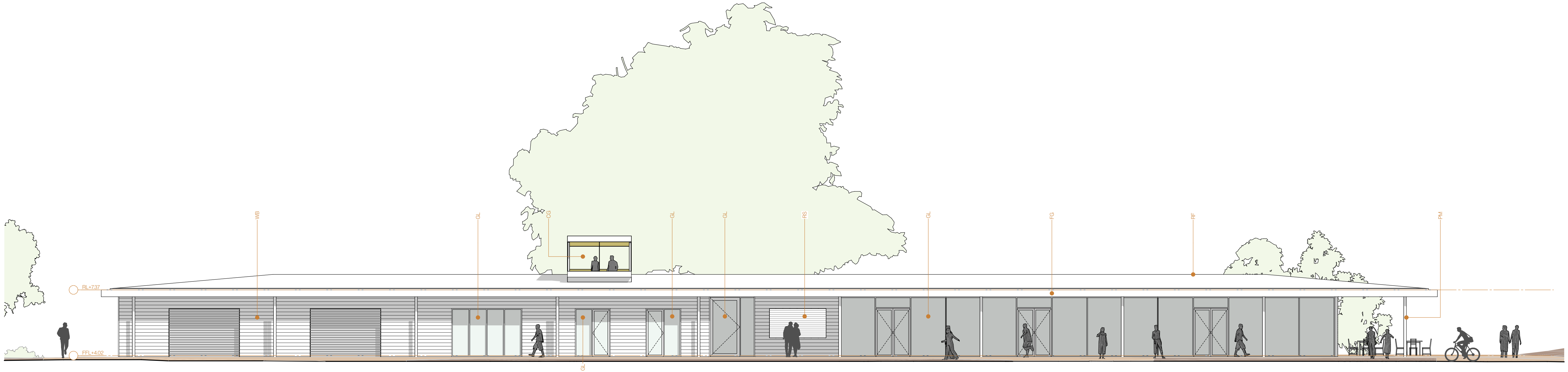
SITE PLAN 1:250







NTHELEVATION 1:100



STHELEVATION 1:100

**LEGEND**

|    |                                                                |
|----|----------------------------------------------------------------|
| PM | PAINTED METAL COLUMN & DOWNPIPE - WHITE                        |
| FG | FASCIA GUTTER PAINTED FINISH - WHITE                           |
| GL | POWDER COATED ALUMINIUM FRAMING WITH CLEAR GLAZING - SURF MIST |
| WB | CLEAR GLASS PANEL                                              |
| AL | WEATHERBOARD PAINT FINISH - SURF MIST                          |
| GD | ALUMINIUM LOUVRES POWDERCOAT FINISH - SURF MIST                |
| RF | ROLLER GARAGE DOOR PREFINISHED - SURF MIST                     |
| CB | COLORBOND ROOF - SURF MIST                                     |
| RS | COLORBOND FENCE BIN ENCLOSURE - FINISH TO MATCH TOILET         |
| FC | ROLLER SHUTTER PREFINISHED - SURF MIST                         |
| TD | FIBRE CEMENT CLADDING PAINTED FINISH - SURF MIST               |
|    | TIMBER DOOR - SURF MIST FINISH                                 |

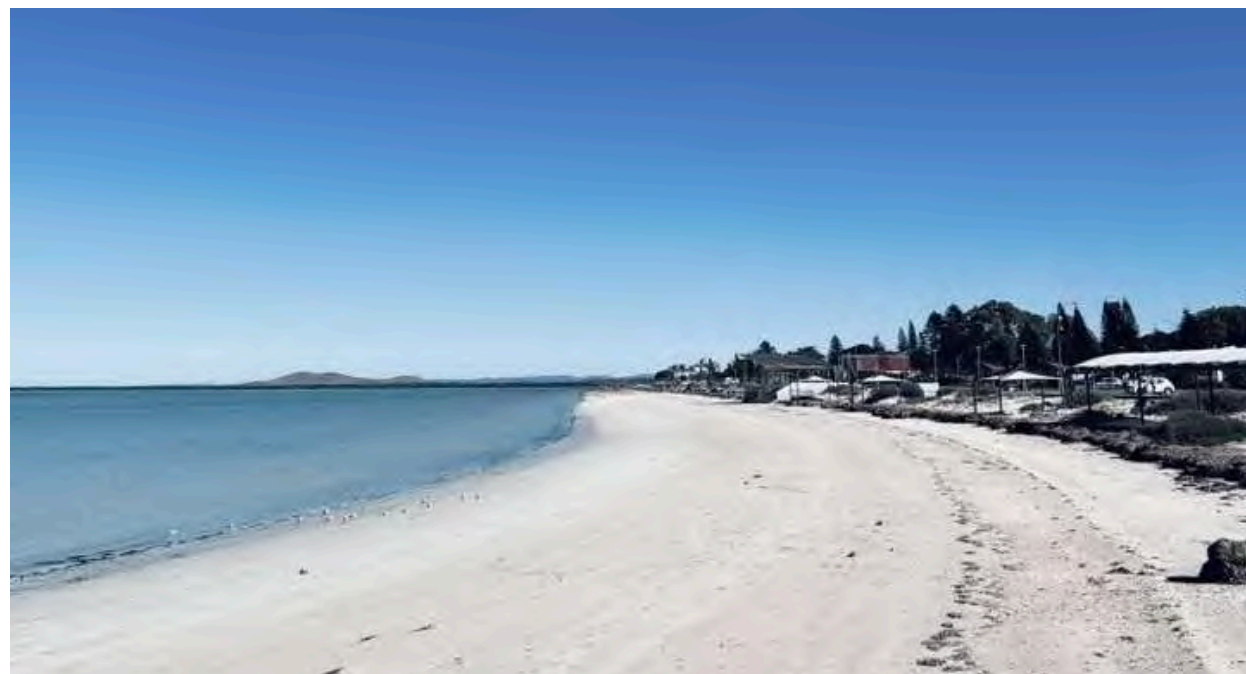


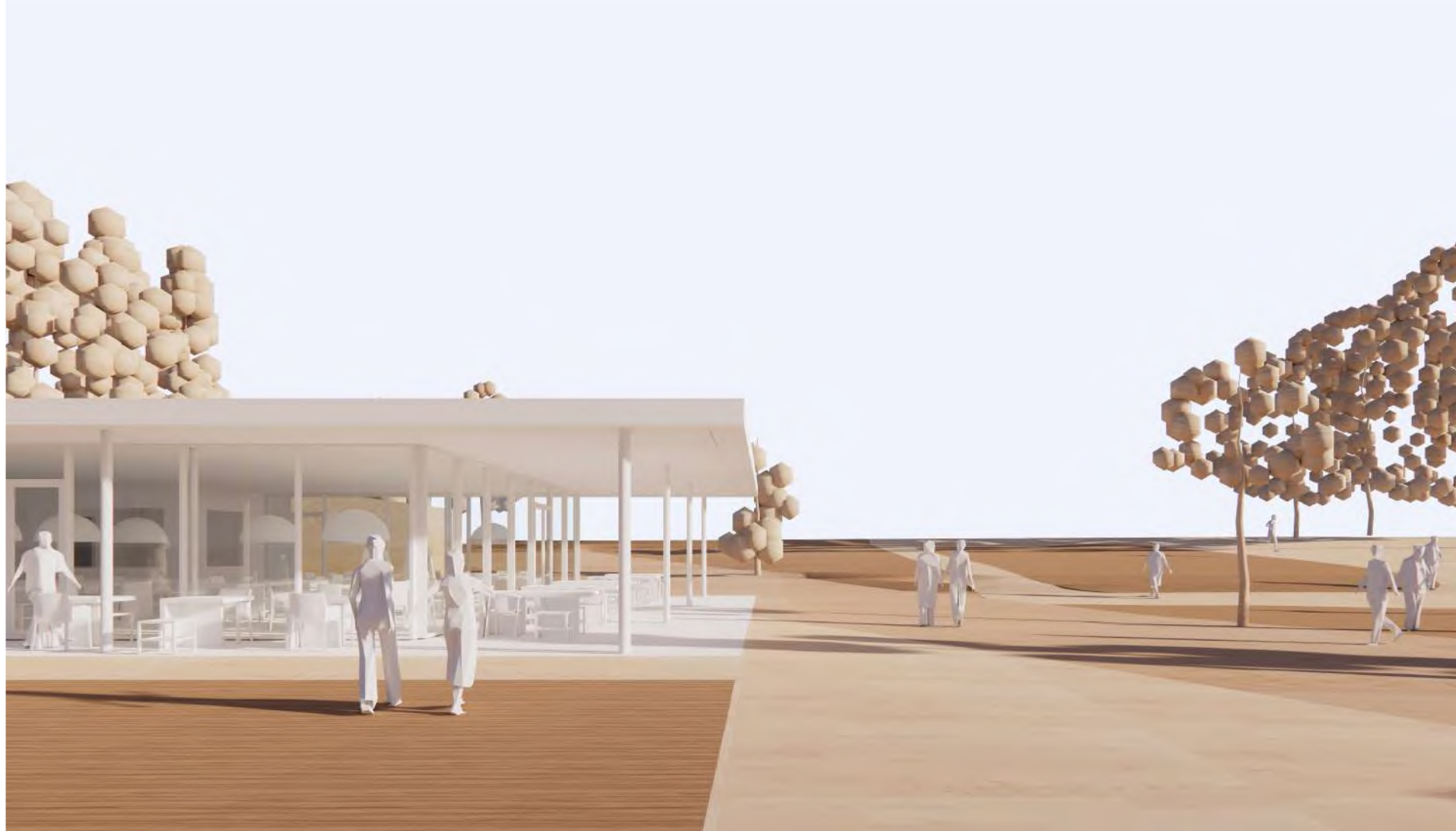
WST ELEVATION 1:100

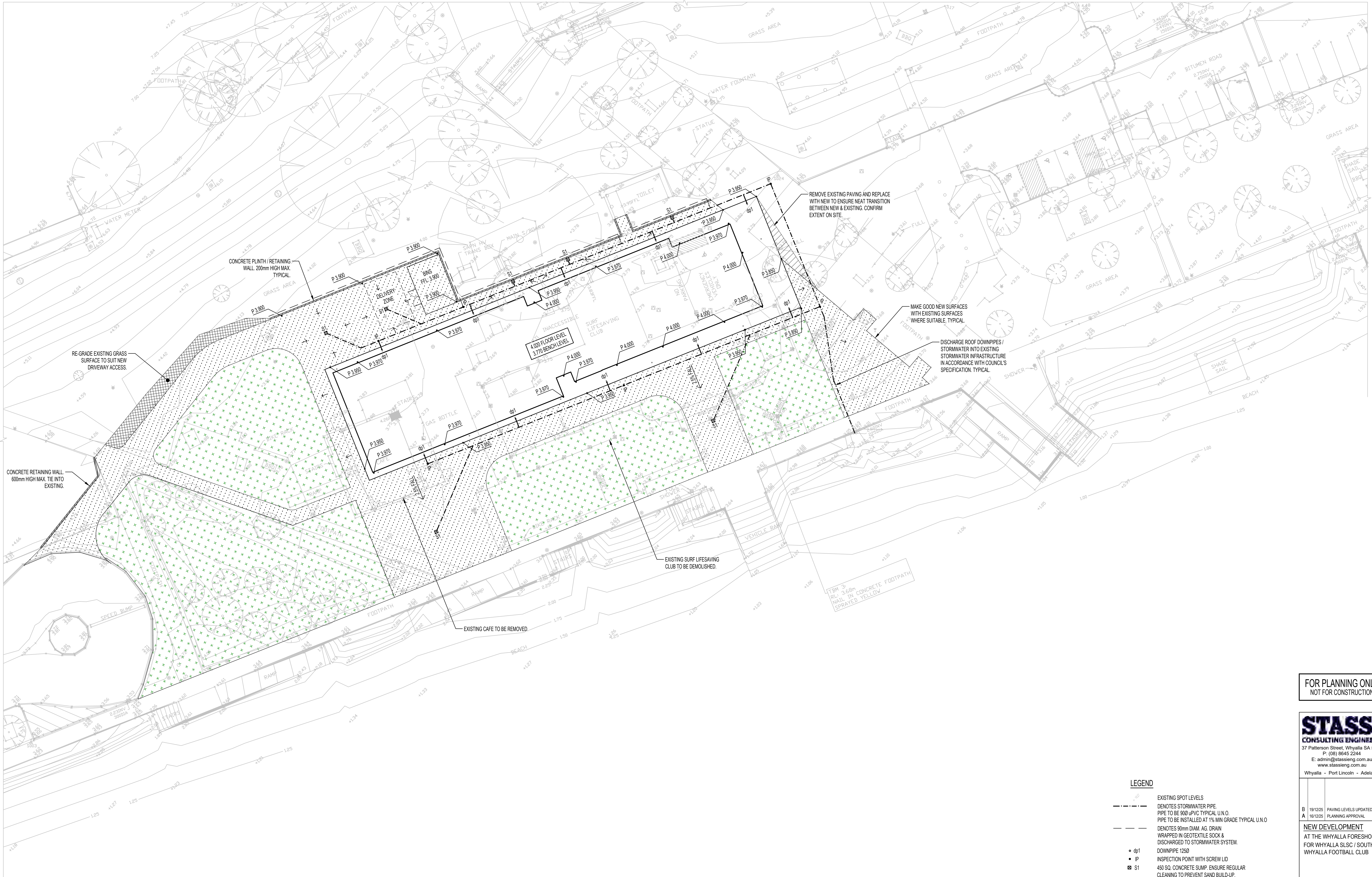


EST ELEVATION 1:100

- LEGEND**
- PM PAINTED METAL COLUMN & DOWNPIPE - WHITE
  - FG FASCIA GUTTER, PAINTED FINISH - WHITE
  - GL POWDER COATED ALUMINIUM FRAMING WITH CLEAR GLAZING - SURF MIST
  - WB WEATHERBOARD PAINT FINISH - SURF MIST
  - AL ALUMINIUM LOUVRES, POWDERCOAT FINISH - SURF MIST
  - GD ROLLER GARAGE DOOR, PREFINISHED - SURF MIST
  - RF COLORBOND ROOF - SURF MIST
  - CB COLORBOND FENCE BIN ENCLOSURE - FINISH TO MATCH TOILET
  - RS ROLLER SHUTTER, PREFINISHED - SURF MIST
  - FC FIBRE CEMENT CLADDING, PAINTED FINISH - SURF MIST
  - TD TIMBER DOOR - SURF MIST FINISH







FOR PLANNING ONLY  
NOT FOR CONSTRUCTION

**STASSI**  
CONSULTING ENGINEERS  
37 Patterson Street, Whyalla SA 5600  
P: (08) 8645 2244  
E: admin@stassie.com.au  
www.stassie.com.au  
Whyalla - Port Lincoln - Adelaide

B 19/12/25 PAVING LEVELS UPDATED  
A 16/12/25 PLANNING APPROVAL

**NEW DEVELOPMENT**  
AT THE WHYALLA FORESHORE  
FOR WHYALLA SLSC / SOUTH  
WHYALLA FOOTBALL CLUB

**SITWORKS PLAN**

|             |          |
|-------------|----------|
| Scale       | Date     |
| 1:250 at A1 | 19/12/25 |
| Design      | Drawn    |
| D.J./C.P.   | C.P.     |
| Approved    | D.J.     |

|                |           |      |
|----------------|-----------|------|
| Drawing Number | Sheet No. | Rev. |
| 25158          | C03       | B    |

Contractors shall verify all dimensions and levels on site prior to commencing work. Any discrepancies to be reported to the designer immediately. Drawing not to be scaled - use figured dimensions only. © Copyright remains the property of the designer.

## **ATTACHMENT 2: COASTAL PROTECTION BOARD REFERRAL**

## Referral Snapshot

**Development Application number:**  
25040002

**Consent:**  
Planning Consent

**Relevant authority:**  
Assessment Panel at Upper Spencer Gulf Regional Assessment Panel

**Consent type for distribution:**

**Referral body:**  
Coast Protection Board

**Response type:**  
Schedule 9 (3)(3) Coastal Areas Overlay

**Referral type:**  
Direction

**Response date:**  
18 Feb 2026

**Advice:**  
With comments, conditions and/or notes

### **Advisory Note 1**

The beach adjacent to the SLSC building is an area of sand accretion which has been utilised by Council as a sand source for topping up lowered beach levels to the west and for renewal of geotextile sand bags adjacent the existing seawall there. To reduce the risk of storm surge impacting the SLSC building, beach levels in front of the facility should be maintained to as high a level as is reasonably practicable.

### **Advisory Note 2**

The SLSC building's finished floor level at 4.02m AHD exceeds the recommended minimum finished floor level of 3.65m AHD for mitigation of coastal flooding risk to 2050, which allows for 0.3m of sea level rise, however

it is below the Coast Protection Board's minimum recommended finished floor level to mitigate coastal flooding risk to 2100, being 4.35m AHD, which factors in a further 0.7m of sea level rise. The Board accepts the proposed finished floor level given the nature of the development however a higher building level and finished floor level should be considered in order to provide increased security against potential coastal flooding risk in the longer term.

## **ATTACHMENT 3: REPRESENTATIONS**

# Details of Representations

## Application Summary

|                |                                                                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application ID | 25040002                                                                                                                                                                                                                                                    |
| Proposal       | Demolition of Existing Surf Club. Construction of a new New Surf Life Saving Club and South Whyalla Football Club to include; garage, club rooms, gym, patrol room, offices, restaurant and change facilities.                                              |
| Location       | 1A CUDMORE TCE WHYALLA SA 5600, 1B CUDMORE TCE WHYALLA SA 5600, LOT 100 BROADBENT TCE WHYALLA SA 5600, LOT 100 BUTTLINGARRA WAY WHYALLA SA 5600, LOT 100 CUDMORE TCE WHYALLA SA 5600, LOT 100 FORESHORE WHYALLA SA 5600, LOT 100 WATSON TCE WHYALLA SA 5600 |

## Representations

**Representor 1** - Olivia White

|                                                                                                    |                                                     |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Name                                                                                               | Olivia White                                        |
| Address                                                                                            | 62 Lacey Street<br>WHYALLA<br>SA, 5600<br>Australia |
| Submission Date                                                                                    | 27/01/2026 12:45 PM                                 |
| Submission Source                                                                                  | Online                                              |
| Late Submission                                                                                    | No                                                  |
| Would you like to talk to your representation at the decision-making hearing for this development? | No                                                  |
| My position is                                                                                     | I support the development                           |

**Reasons**

To Whom it May Concern, I wish to express my enthusiastic support for the proposed development of the Whyalla Surf Lifesaving Club and South Whyalla FC. Firstly I am delighted to see the engagement of an appropriate architectural firm in Architects Ink for the project. The experienced architectural perspective is apparent in this thoughtful design. I would love to see the Council and the community continue to invest correctly in the absolutely critical design stage of future projects. The proposed development is a beautiful solution for the orientation of this site. This has been well considered and resolved by locating the bistro at the eastern end of the building with northern sun, southern views and extended shade to the east. Finally a venue in this location that prioritises orientation! The options to sit to suit the weather, sunshine, shade and protection when needed from the southerly winds will be a delight for patrons. Additionally the design is logical, efficient and fit for purpose. I am impressed by how well the architects have allocated resources across the building. The simple footprint with clean and thoughtful finishes is a wonderful example of how lovely simplicity and efficiency can be. Lastly the proposed development connects the surrounding public spaces in a more natural pedestrian focused way. I am delighted to see the prioritisation of foot traffic and the bistro connection to the pathway between the beach and the Ada Ryan Gardens. As a resident I am excited to see this proposed development be approved and constructed in the way the architects have intended. With enthusiastic support Sincerely, Olivia White

## Attached Documents



## Representations

### Representor 2 - John Boom

|                                                                                                    |                                                       |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Name                                                                                               | John Boom                                             |
| Address                                                                                            | 10 FORSYTH STREET<br>WHYALLA<br>SA, 5600<br>Australia |
| Submission Date                                                                                    | 10/03/2026 02:40 PM                                   |
| Submission Source                                                                                  | Email                                                 |
| Late Submission                                                                                    | No                                                    |
| Would you like to talk to your representation at the decision-making hearing for this development? | No                                                    |
| My position is                                                                                     | I oppose the development                              |
| <b>Reasons</b><br>See attached.                                                                    |                                                       |

### Attached Documents

Representation-JohnBoom-13702291.pdf

**Subject:** RE: IE132944 - 1-61 - RE: Have Your Say - RE: Footy & Surf Club 5 Million Upgrade

---

**From:** john b <[johnnyb1954@yahoo.com](mailto:johnnyb1954@yahoo.com)>

**Sent:** Monday, 26 January 2026 8:44 AM

**To:** Council Mail Box <[council@whyalla.sa.gov.au](mailto:council@whyalla.sa.gov.au)>

**Subject:** IE132944 - 1-61 - RE: Have Your Say - RE: Footy & Surf Club 5 Million Upgrade

## Built for Mates, Not for Whyalla

Football clubs belong at football grounds—not at prime tourist spots. When will Whyalla wake up and see how this council's poor planning and mismanagement have already damaged our town?

Adding a restaurant and gym turns this into a commercial venture that will hurt local businesses, many of which the council has already pushed to the brink—especially in the historic central area. It's not the council's role to compete with private enterprise. Every dollar spent here is a dollar taken from other struggling businesses.

And let's ask: how much of this money will line the pockets of 'mates' through unregulated contracts? Corruption in councils and state governments is rampant, and taxpayers always foot the bill—through higher rates and fewer services. Whyalla is already paying for past mismanagement and shady deals.

The council has spent decades sabotaging the historic town centre, misleading and disadvantaging residents and stifling growth to benefit the west end. Their actions have destroyed tourism and local business—all while claiming to act in the public interest.

As for the "Surf Life Saving Club"—Whyalla doesn't even have a surf beach, just a shallow sand flat. This is just more of the same suspect decision-making. The state government needs to step in: sack the CEO, the councillors, and any senior staff involved in these decisions. And they must be investigated.

Regards  
John Boom  
10 Forsyth Street,  
Whyalla SA 5600  
Phone 0412 485 154  
Email: [johnnyb1954@yahoo.com](mailto:johnnyb1954@yahoo.com)

## **Disclaimer**

The information transmitted in this email and any attachments, is intended only for the person or entity to which it is addressed and may be confidential or contain privileged material. Any review, retransmission, dissemination, disclosure, other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you received this email message in error, please contact the sender and delete the material without making a copy. All email messages that are sent or received may be monitored or accessed by the Port Pirie Regional Council to meet the obligations of the State Records Act 1997 and the Freedom of Information Act 1991. While every effort has been made to identify and eliminate viruses, no representation is made that this email or any attachment is free from viruses or any other defects. Virus scanning is recommended prior to use of this email and is the responsibility of the recipient. The statements in this e-mail are those of the sender only, unless specifically stated to be on behalf of the Port Pirie Regional Council by someone with authority to do so. Communications, including opinions, expressed by Elected Members do not necessarily represent those of or endorsed by the Council.

## **ATTACHMENT 4: EXISTING FLOOR PLAN**



## Whyalla Foreshore Cafe



28 Crowther Street  
Adelaide SA 5000 AUS

phone 08 8410 8802  
fax 08 8410 8803  
web katanoo.com.au

Architecture  
3D Visualisation  
Project Management  
4D Construction  
Management  
Master Planning  
Contract Administration

project number  
14-089

project title  
Whyalla Foreshore Cafe

client:  
City of Whyalla

project architect:  
J. Pienaar

drawing title

Drawing Index  
Site Plan

scale: AS SHOWN

date: Aug 2014

drawn by: J. Mathews

checked by: J. Pienaar

drawing number revision

A100 0

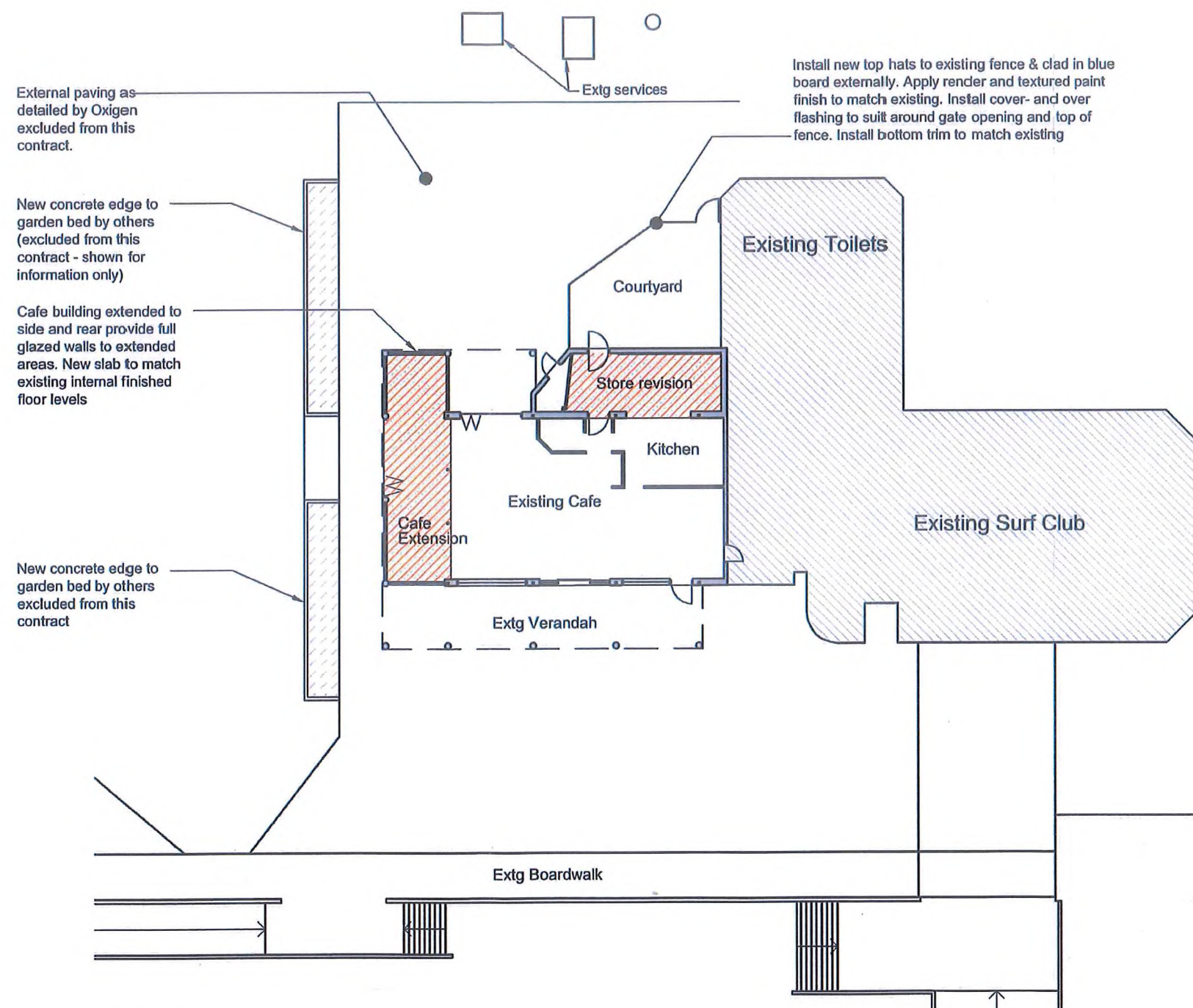
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RESERVED

### DRAWING INDEX

- A100: Drawing Index, Site Plan
- A101: Demolition Floor Plan
- A102: Proposed Floor Plan
- A103: Ceiling Demolition Plan
- A104: Ceiling Plan
- A105: Elevations
- A106: Window & Door Schedules

### General notes:

1. This drawing is subject to copyright and shall not be copied or reproduced without the prior consent of Katanoo Pty Ltd
2. All levels and dimensions are to be verified on site prior to commencing any work or shop drawings
3. Drawings are not to be scaled
4. Any discrepancies on drawings are to be reported to the architect immediately
5. Read this drawing in conjunction with all other drawings and other documents from all disciplines
6. All works and equipment shall comply with the latest relevant codes, standards and statutory requirements.
7. All new wet areas to be constructed in accordance with AS3740-2010



## Site Plan

1:250 @ A3 paper size



For Construction