



Port Augusta
CITY COUNCIL



**UNEARTH
WHYALLA**

MINUTES

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Minutes of the Upper Spencer Gulf Regional Assessment Panel meeting held in the Council Chamber, Civic Building, 21 Grundel Street, Whyalla Norrie; and the Port Pirie Regional Council, 115 Ellen Street, Port Pirie, on Tuesday 24 March 2026 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:

Stewart Payne, Presiding Member

Attendance via Microsoft Teams: N Stassinopoulos J Hunt, C Pedler OAM

Staff/advisors: L Trevisan, City Development Co-ordinator (WACC

Attendance via Microsoft Teams: A Teaha, Assessment Manager, R Jones, Minutes.

3. Apologies

Non attendance: F Barr

4. Confirmation of Minutes

Moved: N Stassinopoulos

Seconded: C Pedler

RAP05/26 That the minutes of meeting held on 03 February 2026 be received and adopted.

CARRIED

5. Business Arising from the Previous Minutes

Nil

6. Conflict of Interest Declarations

N Stassinopoulos declared an interest in Item 7.1 in that he is President of the South Whyalla Football Club and has been involved in the engineering works on the application, N Stassinopoulos will not take part in the discussion and will leave the meeting while the matter is discussed and will not vote on the matter.

N Stassinopoulos left the meeting at 5:34pm

7. Officer Reports

7.1 Development Application 25040002

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.

Lot 100, Cudmore Tce, Lot 100 Buttlingarra Way, 1b Cudmore Tce, Lot 100 Foreshore, Lot 100 Watson Tce, Lot 100 Broadbent Tce, 1a Cudmore Tce, Whyalla SA 5600

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

Moved: C Pedler

Seconded: J Hunt

RAP06/26 The proposed development is not seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Carried

Discussion was held and additions made to the conditions.

Moved: J Hunt

Seconded: C Pedler

RAP07/26 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.

Condition 5

The development shall at all times comply with the relevant noise level criteria specified in Environmental Protection (Commercial and Industrial Noise) Policy 2023.

RESERVED MATTERS

Reserved Matter 1

Prior to the issue of Development Approval the applicant shall submit a operational management plan for the facility which includes details of operating hours, number of events, maximum patronage, with this being to the satisfaction of the Regional Assessment Manager.

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.

8. Other business

N Stassinopoulos returned to the meeting at 5:53pm

8.1

Timing of meeting: S Payne suggest that the meeting time be amended from 5.30pm to 5.00pm. An amendment to the Meeting Procedures and Terms of Reference is required and until then the meeting time will remain at 5.30pm

Moved: J Hunt

Seconded: S Payne

**RAP08/26 That the Assessment Manager provides a report to the next meeting suggesting that the meeting time is changed from 5.30pm to 5.00pm
CARRIED**

9. Close

S Payne declared the meeting closed at 6:00 pm



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**Stewart Payne
PRESIDING MEMBER**