

MINUTES

Limestone Coast Southern Regional Assessment Panel Thursday 16 October 2025



Minutes of Limestone Coast Southern Regional Assessment Panel held at:

Time: 5:00 pm

Date: Thursday 16 October 2025

Location: Level 1 Conference Room, Civic Centre
10 Watson Terrace, Mount Gambier

PRESENT: Mark Teakle (Presiding Member)
Carlin McNeil
Cheryle Pedler (Virtual)
Ian Von Stanke
Lamorna Alexander

OFFICERS IN ATTENDANCE: Assessment Manager - Mrs T Tzioutziouklaris
Executive Administrator - Mrs S Spears

OFFICERS AS OBSERVERS: **District Council of Grant:**
Planning Officer - Mrs T Glynn
Environmental Officer - Ms H Michell
Para Planner - Ms E Pollock

City of Mount Gambier:
Para Planner - Ms B Shaughnessy

1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR FIRST NATIONS PEOPLES HAVE WITH THE LAND.

2 APOLOGIES

Nil

3 CONFIRMATION OF MINUTES

3.1 CONFIRMATION OF MINUTES

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

That the minutes of the Limestone Coast Southern Regional Assessment Panel Meeting held on 21 August 2025 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 QUESTIONS WITHOUT NOTICE

Nil

5 INVITEES

Invitees for Item 6.1 - DA 25015714 – 34311 Princes Highway, Suttontown - Change of Use from Dwelling to Supported Independent Accommodation Facility & associated signage

The Representor – Nicky Hosking - Spoke in relation & on behalf of Jim and Julie Cope to item 6.1 at 5:04pm

The Representor – Ronald and Suzanne Kenny - Spoke in relation to item 6.1 at 5:08pm

The Representor – Roslyn Snaauw, Silver Fox Planning on behalf of Rebecca Hudson - Spoke in relation to item 6.1 at 5:11pm

The Representor – Kirby and Brad Turnbull - Spoke in relation to item 6.1 at 5:16pm

The Representor – Elliot Jones - Spoke in relation to item 6.1 at 5:17pm

The Applicant – Frank Brennan, Frank Brennan Consulting Services - Spoke in relation to item 6.1 at 5:26pm

Invitees for Item 6.2 - DA25024396 – To construct a Crematorium with associated Security Fencing and Landscaping - 7c Calula Drive

The Applicant – Frank Brennan, Frank Brennan Consulting Services - Spoke in relation to item 6.2 at 5:51pm

6 REPORTS

6.1 DA 25015714 - CHANGE OF USE FROM DWELLING TO SUPPORTED INDEPENDENT ACCOMMODATION FACILITY & ASSOCIATED SIGNAGE AT 34311 PRINCES HWY SUTTONTOWN

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 25015714 - Change of Use from Dwelling to Supported Independent Accommodation Facility & associated signage at 34311 Princes Hwy Suttontown' as presented on Thursday 16 October 2025 be noted.
2. 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.
3. Development Application Number 25015714, by Serene Country Living is refused Planning Consent for the following reasons:

REASONS FOR REFUSAL

1. The proposed change of use to supported accommodation does not satisfy the following Performance Outcomes in the Planning and Design Code for the Rural Zone:
 - PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.
 - PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities

without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.

The use is not ancillary to a primary production use, and the building would not be used as a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities.

2. The proposed change of use to supported accommodation does not satisfy the following Performance Outcomes in the General Development Policies of the Planning and Design Code for Interface Between Land Uses:

PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.

PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.

The proposed supported accommodation use would not be ancillary to a farming use, and would become more sensitive to surrounding farming activities without sufficient setbacks or an effective vegetated buffer.

ADVISORY NOTES

The applicant has a right of appeal against the refusal decision. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

CARRIED

6.2 DA 25024396 – TO CONSTRUCT A CREMATORIUM WITH ASSOCIATED SECURITY FENCING AND LANDSCAPING – 7C CALULA DRIVE – REPORT NO.

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 25024396 – To construct a crematorium with associated security fencing and landscaping' as presented on 16 October 2025 be noted.
2. Pursuant to Section 108(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 warrants the granting of Planning Consent subject to the following conditions:

- (a) The development shall be carried out in accordance with the Plan/s as approved by the Council Assessment Panel and the Conditions of Approval.
 - (b) The car parking and driveway area and footpath crossover as shown on the plan and approved by Council shall be graded, paved and sealed with bitumen or other similar material.
 - (c) The carparking spaces shall be constructed in accordance with the relevant Australian Standard and shall be linemarked, with the accessible car parking space appropriately identified.
 - (d) The remainder of the yard areas shall be surfaced to ensure maximum dust suppression at all times.
 - (e) All loading and off-loading of vehicles associated with the use of the crematorium shall be conducted within the building.
 - (f) Stormwater shall be managed and appropriately disposed of on-site and shall not run onto the adjoining properties, with a stormwater treatment device installed to ensure that all surface run off, stormwater or other liquid, discharging from the site, is free of site contaminants prior to being discharged to the bore.
 - (g) All waste materials and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on site, with the waste and refuse being removed on a regular basis.
 - (h) The use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - (i) The building and surroundings shall be maintained in a state of good, tidy and attractive repair and condition at all times.
 - (j) The use of the land shall not be used/occupied for the purposes approved by Council until conditions (b), (c) and (f) are completed.
 - (k) The exhaust stack must have unimpeded upward flow, so if a rain protector is installed it must be of the kind that allows an unimpeded upward flow.
 - (l) The cremation unit must be housed within a new shed building constructed from profiled sheet metal with a minimum sound reduction of Rw18.
 - (m) Roller doors located along the northern and southern facades of the shed building must remain closed unless they are being used for entry/exit and must be closed immediately after use.
 - (n) The landscaping shall be undertaken in accordance with the approved plans and shall incorporate the use of trees and shrubs within 12 months of the date of Development Approval and shall be maintained in good heart and condition at all times.
3. The following notes be attached to the approval:
- (a) The applicant / owner / operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
 - (b) An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant / operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for the information about the licensing application process and requirements.
 - (c) A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

(d) More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

CARRIED

7 URGENT MOTIONS WITHOUT NOTICE

Nil

8 MEETING CLOSE

The meeting closed at 6:00 pm.

The minutes of this meeting confirmed at the Limestone Coast Southern Regional Assessment Panel held on 18 November 2025.

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PRESIDING MEMBER