

MINUTES

Limestone Coast Southern Regional Assessment Panel

Thursday 21 August 2025



Minutes of Limestone Coast Southern Regional Assessment Panel held at:

Time: 5:00 pm

Date: Thursday 21 August 2025

Location: 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: City of Mount Gambier: Planning Officer - Mr O Wong

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 17 July 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 - 11 Herbert Street, Mount Gambier

The Applicant – Photi Kazis (virtual) - spoke in relation to item 6.1 at 5:05pm

Invitees for Item 6.2 - 8 Ramsay Avenue, Mount Gambier

The Applicant – Dylan Walsh - spoke in relation to item 6.2 at 5:22pm

6 REPORTS

6.1 DA 25017805 - 11 HERBERT STREET, MOUNT GAMBIER - CHANGE LAND USE TO A PLACE OF WORSHIP

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 25017805 - 11 Herbert Street, Mount Gambier - Change Land Use to a Place of Worship' as presented on Thursday 21 August 2025 be noted.
2. It is recommended that the Council Assessment Panel/SCAP resolve that:
 - (a) 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.
 - (b) Having regard to the character and amenity of the subject site and surrounding locality, as well as the relevant provisions of the Planning and Design Code, the proposal is considered appropriate and is not expected to detract from the character and amenity of the subject locality.
 - (c) Development Application Number 25017805, by Greek Orthodox Archdiocese of Australia Consolidated Trust – co/ Holy Diocese of Adelaide is granted Planning Consent subject to the following conditions:
 - (i) The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
 - (ii) The building and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 - (iii) All waste materials and refuse accumulated on the allotment shall be removed on a regular basis to ensure that the property is maintained in a clean and sanitary condition.
 - (iv) The operation of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - (v) The hours of operation are limited to the following: • Saturday and Sunday: 8am to 2 pm • Holy Week (Monday to Friday): 8:00am to 9:30 pm • Holy Week (Saturday): 8:00am to 1:00am • Parish's Feast Day: 5:00pm to 7:00pm.
 - (vi) The development shall be consistent with the relevant provisions identified within the current Environment Protection (Commercial and Industrial Noise) Policy 2023 as identified by the Environment Protection Authority, specifically in the provision of sounds and/or others emitted from the subject church.

CARRIED

6.2 DA 25018802 - 8 RAMSAY AVENUE, MOUNT GAMBIER - CHANGE THE HOURS OF OPERATION FOR AN EXISTING INDOOR RECREATION FACILITY (GYMNASIUM) - TO 24 HOURS 7 DAYS A WEEK**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 25018802 - 8 Ramsay Avenue, Mount Gambier - Change the Hours of Operation for an Existing Indoor Recreation Facility (gymnasium) - to 24 hours 7 days a week' as presented on Thursday 21 August 2025 be noted.
2. It is recommended that the Council Assessment Panel/LCSRAP resolve that 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. Having regard to the character and amenity of the subject site and surrounding locality, as well as the relevant provisions of the Planning and Design Code, the proposal is considered appropriate and is not expected to detract from the local context. Development Application Number 25018802, by Dylan Walsh is granted Planning Consent subject to the following conditions:
 - (i) The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
 - (ii) The hours of operation of the business and use of the property shall not create a nuisance and/or disturbance for any person/s and/or property in the immediate area.
 - (iii) The development shall be consistent with the relevant provisions identified within the current Environment Protection (Commercial and Industrial Noise) Policy 2023 as identified by the Environment Protection Authority, specifically in the provision of music and/or other noises emitted from the subject gymnasium.
 - (iv) The operation of the Indoor Recreation Centre (Gymnasium) shall occur within the operating criteria as detailed within the Acoustic Report as provided to Council (Reference 8 Ramsay Avenue, Mount Gambier, Noise Assessment, Rp 001 20200803 dated 3 September as prepared by Marshall Day Acoustics) so as to not create a nuisance and/or disturbance for any person/s and/or property in the subject locality.

CARRIED**7 URGENT MOTIONS WITHOUT NOTICE**

Nil

8 MEETING CLOSE

The meeting closed at 5:33 pm.

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

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PRESIDING MEMBER