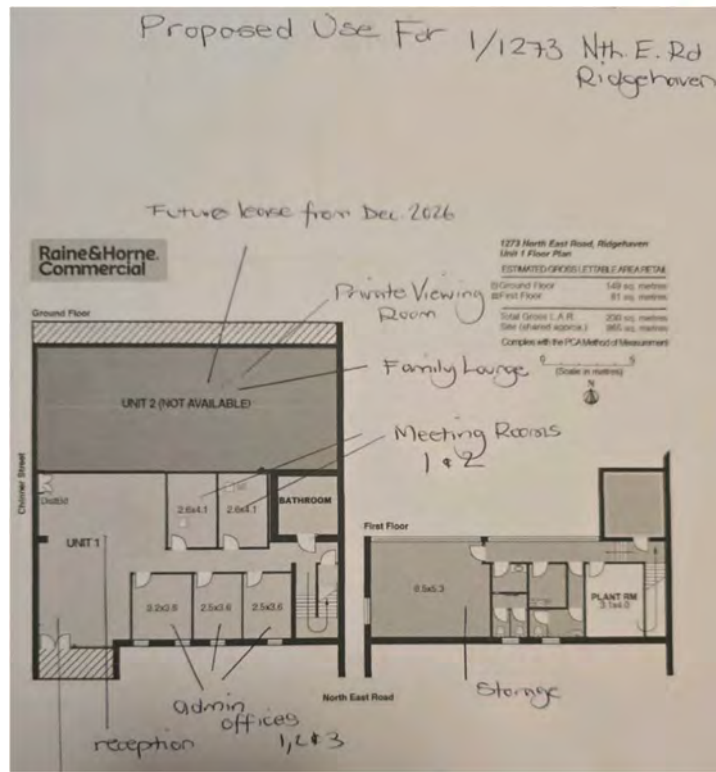


Proposed Development

1273 NORTH EAST RD RIDGEHAVEN SA 5097



APPLICATION NUMBER

26020376

NATURE OF DEVELOPMENT

Change of use to Funeral Parlour

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

www.plan.sa.gov.au/en/public_notices

MAKE A REPRESENTATION

Up until 11:59pm on the 08-09-2026



FOR MORE INFORMATION

CONTACT

City of Tea Tree Gully

PHONE

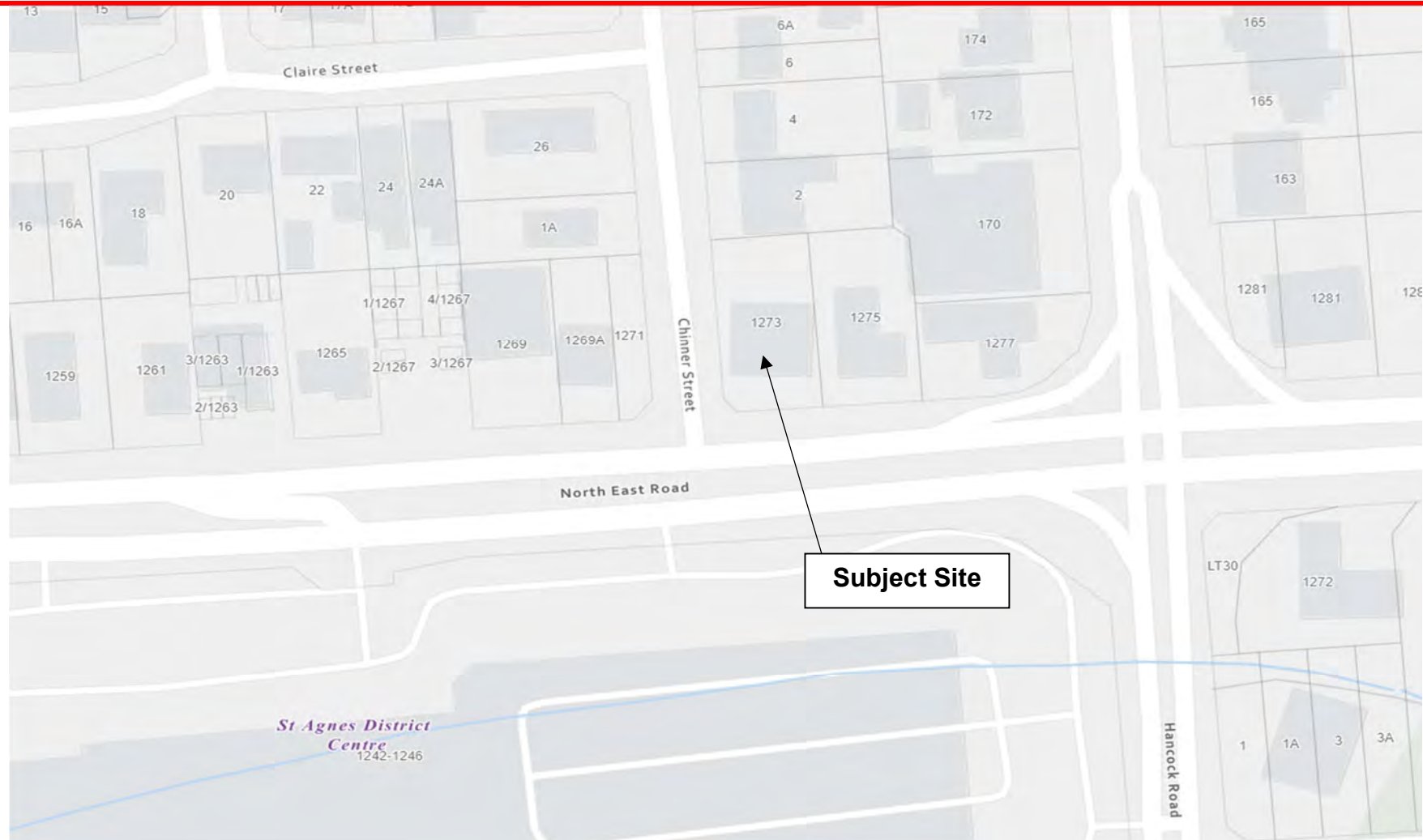
0883977444

EMAIL

development.enquiries@cttg.sa.gov.au

It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

Public Notification –26020376 - 1273 North East Road Ridgehaven



Contact Details

571 Montague Road, Modbury SA 5092

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W www.cttg.sa.gov.au



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Proposed Use For 1/1273 Nth. E. Rd Ridgehaven

Future lease from Dec. 2026

**Raine & Horne
Commercial**

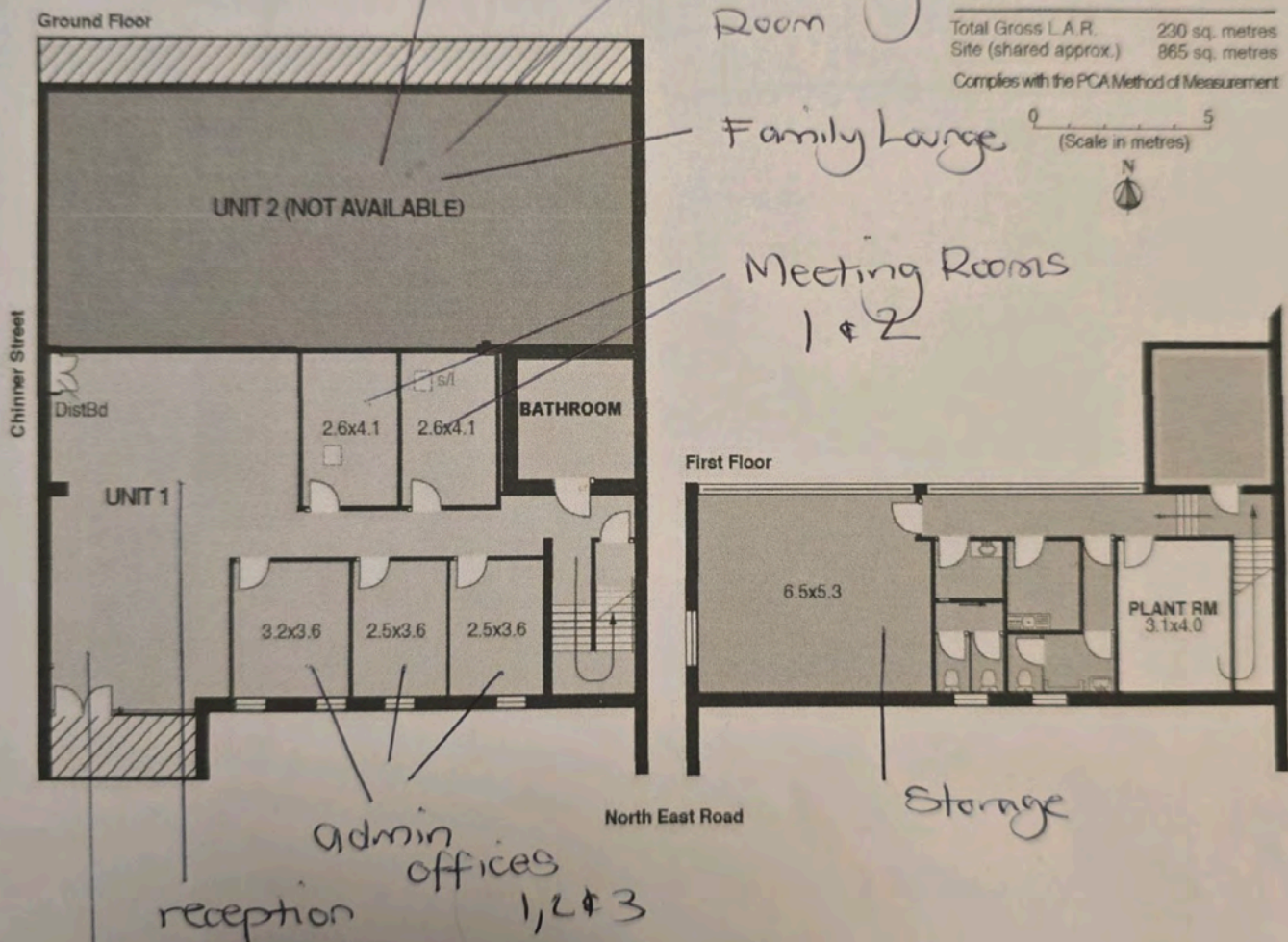
1273 North East Road, Ridgehaven
Unit 1 Floor Plan

ESTIMATED GROSS LETTABLE AREA RETAIL

□ Ground Floor	149 sq. metres
■ First Floor	81 sq. metres

Total Gross L.A.R.	230 sq. metres
Site (shared approx.)	865 sq. metres

Complies with the PCA Method of Measurement



Current lease from June 2026



- Provide a detailed description of the proposed office operations, including the nature of the business and any ancillary activities.
-
1. Day to day is for families to come in if needed to arrange or talk about a loved one's service arrangements. They will come in and sit with us in one of the offices for around an hour per family to talk with us.
 2. We go through legal paperwork and cemetery paperwork and have documents signed.
 3. Families drop off items for their loved ones, such as photos etc.
 4. Staff do mostly administrative work with many documents and liaising with doctors, nursing homes and hospitals.
 5. Phone calls and emails take up much of the day, every day.
 6. Sitting with grieving families that need more attention to talk and sit in a safe space we provide for them, in a quiet and calm environment and lounge we will provide in unit one.
 7. We will provide cups of tea, coffee and biscuits to families as part of our care.
 8. The space we will be providing is a gentle, quiet and calming environment for a grieving family to walk into and our sole job is to give them the space in the offices and lounge to sit with us, while they talk about their loved one and what they want to do for the funeral, memorial or service that we offer at locations such as Enfield Memorial Park, local churches, halls or locations that allow a funeral to take place. We will accept families through the doors at unit 1 and unit 2, for the location we are discussing, during 9.30am to 4.30pm on weekdays. This is a typical office hours environment as any client-based office would operate.

The change of use application for Tenancy 2.

- Is there a cold room on the premises; **No there is no coolroom**
- Will there be any food stored/prepared on site; **biscuits and tea and coffee**
- What hours of operation are we looking at for weekends – as the letter provided for prelim enquiry states it will be by appointment only; **no weekends, but occasionally a client may request a meeting out of hours.**
- The number of people visiting is stated to be up to 25. Please note, if the application gets approved this will be added as a condition; **that is correct**
- Biggest vehicles to enter the site/delivery vehicles and hours of delivery; **commercial van / people mover size (Kia carnival currently, and similar size for any future vehicle)**
- Hours of viewing; between usual office hours: **9.30am to 4.30pm weekdays if required, keeping in mind this is not a typical or daily occurrence**
- Waste collection and waste management information is required – designated bin storage area is required which shall not have any constraints to vehicle parking: **our supplied council bins will be kept inside until bin day and we will not have any need for any special bins, other than the council provided bins**

Could you please provide confirmation for the below as well:

- Will the site be used as a crematorium and or intending to include one in the future?; **no, never used for this purpose. We use the cemetery crematorium close by at Enfield Memorial Park.**
- Will the site be used as a mortuary?; **no we will not have any need for a mortuary at the site. All this is done off-site and not at the location.**
- Will there be bodies stored overnight?; **no, they will be held only at our head office. A loved one will be there for an hour at most, for viewings, for private families needs on occasion.**
- Will the site primarily be used to arrange and conduct funeral services in an external chapel and post service gatherings? **Correct. Most days we will use local cemeteries, their cemetery chapels, and local churches; with arranging done in the offices as our main reason for the premises. Yes, primarily the whole reason we want the premises is for families to come to us for the arranging to hold their services at their chosen local church, cemetery or other location that provides for us to hold funerals at.**
- When will the coffins be delivered? Will the bodies be enclosed and sealed in coffins on arrival and departure? **No coffins will be delivered to this location most days and only if requested by a family member. If a family requests a private viewing, the coffin will be sealed until inside the premises in the dedicated room provided in unit 2, and only opened once a family arrives for their viewing. Keeping in mind, some families do not want to view, but only to sit with their loved one before a burial or cremation at the cemetery. A coffin must be sealed and closed after the viewing before leaving the premises, in our discreet corner back entrance (we also aim to also place our mobile screen between the door exit and our unmarked commercial vehicle, with the back of the vehicle parked very close to the rear door for careful and considerate placing of the coffin out of view of any public, like we have done at our other premises for the past 7 years without issue or concern from our neighbours and local businesses close to us. This will occur only during office hours 9.30am to 4.30pm weekdays if needed or requested. This is not a daily occurrence or a regular thing we do: keep in mind this is an occasional request, so we may be perhaps once a month or fortnight, at most, if needed by families.**

1273 NORTH EAST RD, RIDGEHAVEN - PROPOSED EMBRACE FUNERALS OFFICES AND FAMILY CENTRE - APPLICATION ID: 26020376 - 9 AUGUST, 2026

PARKING PROVISION

While the current application for Unit 1 provides five on-site car parking spaces, the proposed 25-patron capacity will only operate once Unit 2 has also been approved and incorporated into the premises. At that time, the combined site will provide **13 on-site car parking spaces**, including a designated space for an Embrace vehicle.

Until Unit 2 is approved, the premises will **not accommodate patrons or conduct PRIVATE VIEWINGS**. During this interim period, the premises will only be used for funeral arrangements, involving one or two family members at a time.

WASTE BIN STORAGE

The proposed waste generated by Embrace Funerals will be minimal and will consist primarily of general office waste and recyclable paper/cardboard.

Our preference is to store the standard domestic-sized waste and recycling bins within the premises when not awaiting collection, rather than occupying a designated parking space.

The bins would only be placed at the kerbside on collection days in accordance with Council requirements.

If internal storage is not considered suitable, we propose to utilise the parking bay closest to the boundary fence for bin storage, provided this is acceptable to Council and does not compromise vehicle access or parking requirements.

We are happy to adopt whichever arrangement Council considers most appropriate.

VEHICLE SWEPT PATH ASSESSMENT

The proposed use will not involve the regular use of commercial vans or other large commercial vehicles.

Vehicles associated with the operation will consist primarily of standard passenger sedans used by staff and the existing Kia Carnival people mover, which is the largest vehicle anticipated to be used at the premises.

The Kia Carnival is a passenger vehicle rather than a commercial van and, **as acknowledged by Council, can be accommodated within the existing site dimensions in accordance with the B99 vehicle dimensions.**

Accordingly, no larger commercial vehicle is anticipated to access the site, and a swept path assessment for a commercial van is not considered applicable to the proposed use.

**Professional Consulting Offices and Family Support Facilities
associated with Funeral Arranging Services**

Proposed Use Statement

Unit 1 and Future Unit 2/1273 North East Road, Ridgehaven SA

Applicant: Embrace Funerals

Premises: Unit 1, 1273 North East Road, Ridgehaven SA

Future Expansion: Unit 2, 1273 North East Road, Ridgehaven SA (anticipated December 2026)

Introduction

Embrace Funerals respectfully submits this Proposed Use Statement for Council's consideration regarding the occupation of Unit 1 at 1273 North East Road, Ridgehaven, from approximately July 2026, together with the future occupation of Unit 2 from December 2026.

The proposed use is for a professional funeral arranging and family support office. The premises will provide administrative services, funeral planning consultations, pre-arrangement meetings, and private family support facilities. Funeral services themselves will not be conducted from the premises.

The nature of the business is low-impact, appointment-based, and comparable to a professional office environment.

Unit 1: Proposed Use

Primary Purpose

Unit 1 will operate as a funeral arranging and administration office, providing:

- Administrative offices for staff
- Family consultation and arrangement meetings
- Funeral pre-planning appointments
- General customer service and support

The premises will include two private meeting rooms where families can meet with funeral consultants in a quiet and respectful environment.

Hours of Operation

- Monday to Friday: 9:30am – 5:00pm
- Weekends: Appointment only, when required

The majority of business activities will occur during normal business hours.

Staffing

The premises will generally accommodate two staff members undertaking day-to-day administrative and funeral arranging duties.

Client Visits

Client attendance is expected to be modest and primarily by appointment.

Based on current business levels, approximately three to four family appointments per week are anticipated on average.

Parking

The site provides dedicated on-site parking as part of the lease arrangement.

Based on our assessment, approximately ten parking spaces are available for staff and visitors, which is considered more than adequate for the anticipated level of activity.

Noise and Amenity

The proposed use is expected to generate minimal noise and will operate in a manner consistent with professional office premises.

Activities will primarily involve:

- Administrative work
- Telephone communication
- Family consultation meetings

No amplified music, machinery, workshops, manufacturing activities, or high-traffic operations are proposed.

Signage

Existing signage locations will remain unchanged.

Any signage will be limited to replacement of existing business identification signage with Embrace Funerals branding and will maintain a professional appearance consistent with the surrounding commercial precinct.

Building Alterations

No structural alterations or building extensions are proposed.

The existing office layout is suitable for the intended use and will remain substantially unchanged.

Family Services

No larger public ceremonies, receptions or gatherings will be conducted from Unit 1 or 2. Smaller gatherings for private viewings and sitting room for the appropriate size and consideration of the premises will be occasionally held. We anticipate these to be limited from 1 to 25 people total at any given occasion.

Funeral services arranged by Embrace Funerals will continue to be held at appropriate external venues including:

- Local churches
- Community halls
- Clubrooms
- Enfield Memorial Park
- Centennial Park
- Graveside locations and cemeteries

Accordingly, the premises will function primarily as a consultation and administration office.

Unit 2: Future Proposed Use (From December 2026)

Subject to future lease arrangements, Embrace Funerals proposes to occupy Unit 2 of the same property from approximately December 2026.

This space will complement the existing administrative functions of Unit 1 and provide additional private family support facilities.

Proposed Facilities

Unit 2 will include:

- Private family viewing rooms
- A dedicated grief and reflection lounge
- One administration office
- Staff amenities room

Family Viewing Facilities

The viewing rooms will provide a private and dignified environment where families may spend time with a deceased loved one prior to an externally located funeral service.

These viewings will be by appointment only and are expected to occur on occasion.

Based on industry experience, attendance would typically range between one and fifteen family members.

The expected frequency is anticipated to be approximately:

- One viewing per month,
- One viewing per fortnight, or
- At most, one viewing per week, which does not happen often

Grief and Reflection Lounge

A dedicated lounge area will provide families with a quiet, comfortable, and supportive environment before or after a private viewing appointment.

The purpose of this space is to offer privacy, dignity, and emotional support for grieving families.

Parking and Traffic

The anticipated level of attendance remains low and appointment-based.

The existing on-site parking arrangements are expected to adequately accommodate staff and visitors without adverse impact on surrounding properties or traffic movements.

Noise and Community Impact

The proposed use is inherently quiet and respectful in nature.

Activities within Unit 2 will involve sensitive private family visits and support services.

The use is not expected to generate noise, disturbance, or adverse impacts on neighbouring businesses or the wider community.

Given our current location, we have had zero upset or complaint from our neighbours and have remained respectful, quiet and discreet for 6 years at our other branch and will continue this mindfulness at this location as well.

Conclusion

Embrace Funerals respectfully submits that the proposed use represents a low-impact professional service that is highly compatible with the existing commercial nature of the locality.

The premises will primarily operate as administrative offices and private consultation spaces, generating minimal traffic, minimal noise, and no significant changes to the existing building or site.

The proposed use will provide an important community service for local families while maintaining the amenity, appearance, and function of the surrounding commercial precinct.

We respectfully request Council's favourable consideration of this proposal.

Yours Sincerely,



Robert Edwards

Owner & Operator of Embrace Funerals PTY LTD