

MINUTES

Limestone Coast Southern Regional Assessment Panel Thursday 20 November 2025



Minutes of Limestone Coast Southern Regional Assessment Panel held at:

Time: 5:00 pm

Date: Thursday 20 November 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: 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 16 October 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 25022164 - 161 Commercial Street West - To Construct 14 Self-Contained Short Term Tourist Accommodation Units In Association With An Existing Hotel

The Applicant – Emma Barnes, The Planning Studio Pty Ltd - Spoke in relation to item 6.1 at 5:04pm.

The Applicant – Max Vasileff, Matthews Hospitality

6 REPORTS

6.1 DA 25022164 - 161 COMMERCIAL STREET WEST - TO CONSTRUCT 14 SELF-CONTAINED SHORT TERM TOURIST ACCOMMODATION UNITS IN ASSOCIATION WITH AN EXISTING HOTEL

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 25022164 - 161 Commercial Street West - To construct 14 self-contained short term tourist accommodation units in association with an existing hotel' as presented on Thursday 20 November 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 25022164, by Planning Studio Pty Ltd and Matthews Hospitality 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 car parking areas as shown on the plan/s approved by Council, shall be graded, paved and sealed with bitumen or other similar material and line-marked and maintained in a useable condition at all times.
 - iii. The car parking spaces shall be appropriately identified and line marked in accordance with the relevant Australian Standard.
 - iv. Provision shall be made for the on site disposal of storm water and surface drainage.
 - v. 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 the site of the development at all times.

- vi. 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.
- vii. The building/s, land, and surroundings shall be maintained in a state of good repair and tidy condition at all times.
- viii. Evergreen trees and shrubs shall be planted to provide shade and shelter throughout the development. The trees and shrubs must be completed in the first planting season concurrent with or following commencement of the use of this development and shall be maintained in good heart and condition at all times.
- ix. Any lights on the subject land must be directed and screened so that light does not spill over into the adjoining residential premises.

CARRIED

7 URGENT MOTIONS WITHOUT NOTICE

Nil

8 MEETING CLOSE

The meeting closed at 5:23 pm.

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

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PRESIDING MEMBER