

# AGENDA

## Limestone Coast Southern Regional Assessment Panel

Thursday 20 November 2025



**I hereby give notice that a Limestone Coast Southern Regional Assessment Panel will be held on:**

**Time:** 5:00 pm  
**Date:** Thursday 20 November 2025  
**Location:** Level 1 Conference Room, Civic Centre  
10 Watson Terrace, Mount Gambier

Tracy Tzioutziouklaris  
**ASSESSMENT MANAGER**  
14 November 2025

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## 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

#### **RECOMMENDATION**

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.

## 4 QUESTIONS WITHOUT NOTICE

Nil

## 5 INVITEES

### **Invitees for Item 6.1 - DA 25022164 - 161 Commercial Street West -**

The Applicant – Emma Barnes, The Planning Studio Pty Ltd

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**

Author: Otis Wong, Planning Officer

Authoriser: Tracy Tzioutziouklaris, Assessment Manager

#### **RECOMMENDATION**

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 measure not less the 2.6 metres in width and 5.5 metres in length and shall be line-marked and maintained in a useable condition at all times.
  - 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.

<b>DEVELOPMENT NO.:</b>	25022164
<b>APPLICANT:</b>	Planning Studio Pty Ltd Matthews Hospitality
<b>ADDRESS:</b>	161 COMMERCIAL ST W MOUNT GAMBIER SA 5290 1 BERTHA ST MOUNT GAMBIER SA 5290
<b>NATURE OF DEVELOPMENT:</b>	To construct 14 self-contained short term tourist accommodation units in association with an existing hotel, and associated carparking.
<b>ZONING INFORMATION:</b>	<b>Zones:</b> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> <li>• Suburban Neighbourhood</li> <li>• Business Neighbourhood</li> </ul> <b>Overlays:</b> <ul style="list-style-type: none"> <li>• Water Protection Area</li> <li>• Affordable Housing</li> <li>• Historic Area</li> <li>• Heritage Adjacency</li> <li>• Local Heritage Place</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> <li>• Local Heritage Place</li> </ul> <b>Technical Numeric Variations (TNVs):</b> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 8m)</li> </ul>

	<ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 450 sqm; residential flat building is 350 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> <li>• Minimum Side Boundary Setback (Minimum side boundary setback is 1m)</li> <li>• Site Coverage (Maximum site coverage is 50 per cent)</li> </ul>
<b>LODGEMENT DATE:</b>	11 Sept 2025
<b>RELEVANT AUTHORITY:</b>	Assessment panel/Assessment manager at Limestone Coast Southern Regional Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2025.16 28/08/2025
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Otis Wong Planning Officer
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Nil

## DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves constructing fourteen (14) self-contained tourist accommodation units, with associated car parking and the removal of two trees.

Each unit will be built on chassis skids with Colorbond custom orb cladding and a Colorbond roof in Woodland Grey. The design includes two bedrooms, a bathroom, an open-plan kitchen/dining area, a living space, and an alfresco under the main roof. Each unit will have a wall height of approximately 3.0 metres, a roof height of 3.7 metres, and a total floor area of about 42.3 square metres.

Fourteen (14) off-street car parks will be provided on-site:

- Six (6) spaces adjacent to Units 1–3
- Six (6) spaces adjacent to Units 7–9
- Two (2) spaces adjacent to Units 13 and 14

The applicant advises that two Eucalypt trees (Tree 1 and Tree 3) will be removed. A Native Vegetation Assessment confirms these trees are neither native vegetation nor significant or regulated trees; therefore, removal of the trees does not require approval.

**BACKGROUND:**

All proposed tourist accommodation units will be owned by Matthews Hospitality Group and managed by the Park Hotel, located at 161 Commercial Street West and 1 Bertha Street, Mount Gambier. The proposal aims to expand the existing business by providing additional on-site accommodation for Park Hotel guests.

Although the application references five land parcels, only three will be directly involved:

- Allotments 677 and 678 – Both vacant and will contain all proposed accommodation units.
- Allotment 673 (1 Bertha Street) – Currently used as a car park for Park Hotel and will serve as the primary access point for the development.

Allotment 673 has a street frontage of approximately 21.54 metres and a depth of 37.77 metres to Bertha Street, Mount Gambier.

Allotments 677 and 678 do not have public street frontage. Combined, they provide approximately 40.78 metres of frontage and a depth of 46.07 metres to Bertha Street, with a total site area of about 1,879 square metres. These allotments are vacant, and Council records indicate no previous land use.

The subject allotments are generally flat with scattered tree cover.

**SUBJECT LAND & LOCALITY:****Site Description:**

<b>Location reference:</b> 161 COMMERCIAL ST W MOUNT GAMBIER SA 5290		
<b>Title ref.:</b> CT 5587/750	<b>Plan Parcel:</b> D66 AL6	<b>Council:</b> CITY OF MOUNT GAMBIER

<b>Location reference:</b> 161 COMMERCIAL ST W MOUNT GAMBIER SA 5290		
<b>Title ref.:</b> CT 5802/372	<b>Plan Parcel:</b> F194476 AL674	<b>Council:</b> CITY OF MOUNT GAMBIER

<b>Location reference:</b> LOT 677 COMMERCIAL ST W MOUNT GAMBIER SA 5290		
<b>Title ref.:</b> CT 5560/617	<b>Plan Parcel:</b> F194480 AL678	<b>Council:</b> CITY OF MOUNT GAMBIER

<b>Location reference:</b> LOT 677 COMMERCIAL ST W MOUNT GAMBIER SA 5290		
<b>Title ref.:</b> CT 5776/871	<b>Plan Parcel:</b> F194479 AL677	<b>Council:</b> CITY OF MOUNT GAMBIER

<b>Location reference:</b> 1 BERTHA ST MOUNT GAMBIER SA 5290		
<b>Title ref.:</b> CT 5832/434	<b>Plan Parcel:</b> F194475 AL673	<b>Council:</b> CITY OF MOUNT GAMBIER

**Locality**

The proposed development is located within an area comprising a mix of land uses. To the east lies the Mount Gambier CBD, while the southern and western surrounds are predominantly residential. Commercial uses are concentrated along Commercial Street West, and to the north are the Mount Gambier Bowls Club and Vansittart Park.



The subject allotments are situated behind the Park Hotel, between Commercial Street West and Bertha Street. The proposed development spans three Neighbourhood Zones:

Established Neighbourhood Zone

Suburban Neighbourhood Zone

Business Neighbourhood Zone

The proposed accommodation units will be contained within allotments located in the Established and Suburban Neighbourhood Zones, adjoining traditional residential dwellings.

Bertha Street connects directly to Commercial Street West, one of Mount Gambier's main roads. Land use along Bertha Street is primarily residential, with low traffic volumes. The street is sufficiently wide to accommodate unrestricted on-street parking.

### **CONSENT TYPE REQUIRED:**

Planning Consent

### **CATEGORY OF DEVELOPMENT:**

#### **PER ELEMENT:**

Tourist accommodation: Code Assessed - Performance Assessed

#### **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

#### **REASON**

P&D Code; P & D Code - Development not classified as accepted, deemed-to-satisfy, restricted or impact assessed will be performance assessed on its merits against the Code.

### **PUBLIC NOTIFICATION**

#### **REASON**

Tourist accommodation is not exempt from public notification.

#### **SUMMARY**

The application was publicly notified, and two (2) representations were received at the conclusion of the public notification period. No representors wish to be heard.

All representors support with concern/ opposition to the development for the following reasons:

- Does not support in tree removal
- Concern in relation to the increased of on-street parking at a 15-minute parking zone in front of a business premises

### **AGENCY REFERRALS**

N/A

### **INTERNAL REFERRALS**

N/A

## PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

### Question of Seriously at Variance

The proposed development comprises the construction of fourteen (14) self-contained tourist accommodations with associated carparks. It is located in the Established Neighbourhood Zone and Suburban Neighbourhood Zone. Development of this nature is appropriate within the site, locality or in the subject Established Neighbourhood Zone and Suburban Neighbourhood Zone for the following reasons.

This assessment considers all relevant provisions across the three Neighbourhood Zones (Established Neighbourhood Zone Suburban Neighbourhood Zone, and Business Neighbourhood Zone) included in the application.

- Does not result in site coverage over 50%
- Building height does not exceed in 8 metres or 2 storey level
- Trees to be removed are not identified as non-native vegetations
- No advertising signage is proposed
- Provides one car parking space per accommodation unit, that is, a total of 14 car parking space for 14 tourist accommodations

According to the Planning and Design Code, there are no specific provisions and requirements for self-contained tourist accommodation. In assessing the proposal against the Code, there are no prescribed requirements relating to the setbacks, private open space, and soft landscaping for this type of development.

The proposed development satisfies the requirements in terms of site coverage, building height, and provision of adequate off-street car parking space. The trees proposed for removal are not regulated under either the Planning, Development and Infrastructure Act 2016 or the Native Vegetation Act 1991. Therefore, no approval is required for their removal.

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*.

## Quantitative Provisions

### Land Use

The proposed self-contained tourist accommodations will be located within the Established Neighbourhood Zone and Suburban Neighbourhood Zone. Vehicle access will be provided through the existing Park Hotel car park at 1 Bertha Street and 161 Commercial Street West, situated at the rear of the Park Hotel.

### Building Height

Each accommodation unit will have a wall height of approximately three metres, a total roof height of approximately 3.7 metres, and a floor area of approximately 42.3 square metres. These dimensions comply with the requirements of the Planning and Design Code.



**Setbacks, Design & Appearance**

The proposed tourist accommodations will have rear boundary setbacks ranging from approximately one metre to 1.2 metres, with separation between units varying from approximately 1.7 metres to four metres. A total of fourteen car parking spaces will be provided on site and distributed across four areas. Six spaces will be located in the southern central section, six spaces in the eastern central section, and two spaces adjacent to Units 13 and 14 respectively.

**Heritage**

The development site is located within the Heritage Adjacency, Local Heritage Place, and Historic Area Overlay. The Park Hotel is listed as a Local Heritage Place, and a State Heritage Place is located at 2 Wehl Street South, approximately 120 metres from the subject site. A large area surrounding the site contributes to the Historic Area through a mix of housing styles and several local and state heritage places. As the proposed tourist accommodations will be constructed on vacant land at the rear of 1 Bertha Street, with a depth of approximately 40 metres, it is not anticipated that the development will detract from the historic character of the locality. The buildings will be set back sufficiently to remain outside the primary street view.

**Traffic Impact, Access and Parking**

The development will provide fourteen off-street parking spaces for the fourteen tourist accommodations, satisfying the requirements of the Planning and Design Code. Additional guest parking will be available at the existing Park Hotel car park at 1 Bertha Street, which also serves as the main access point for the accommodation units. It is not anticipated that car parking will present any issues, as the proposal provides adequate parking and access arrangements.

**Signage**

No signage is proposed as part of this application.

**CONCLUSION**

The proposed development involves the construction of fourteen (14) tourist accommodation units with associated car parking and tree removal on land within the Established Neighbourhood Zone and Suburban Neighbourhood Zone. The application has been assessed against the relevant provisions of the Planning and Design Code and is not considered to be at variance with those provisions.

The proposed tourist accommodations meet the requirements in relation to building height and site coverage. The development also provides adequate car parking spaces, satisfying the standards outlined in the Planning and Design Code.

The trees proposed for removal are not identified as native vegetation, significant trees, or regulated trees under the Planning, Development and Infrastructure Act 2016 or the Native Vegetation Act 1991. Therefore, no approval is required for their removal.

Comments received during the public consultation process did not raise any issues that would result in a variance to the requirements of the Planning and Design Code.

Having regard to all relevant provisions of the Planning and Design Code, the development is not considered to be at variance with the Code. Accordingly, the proposed development warrants the granting of Planning Consent.

## **INVITES**

The Applicant – Emma Barnes, The Planning Studio Pty Ltd  
The Applicant – Max Vasileff, Matthews Hospitality

## **ATTACHMENTS**

1. Application Snapshot - 161 Commercial St W [**6.1.1** - 5 pages]
2. All Amended Plans- Planning Consent-161 Commercial Street West [**6.1.2** - 35 pages]
3. Code Rules( Combined)- Assessment Start-1 Bertha St&161 Commercial St W& Lot 677 Commercial St W [**6.1.3** - 373 pages]
4. Combined Representations - 161 Commercial St W [**6.1.4** - 2 pages]
5. Response to Representations - 161 Commercial St W [**6.1.5** - 4 pages]

**7 URGENT MOTIONS WITHOUT NOTICE**

**8 MEETING CLOSE**