

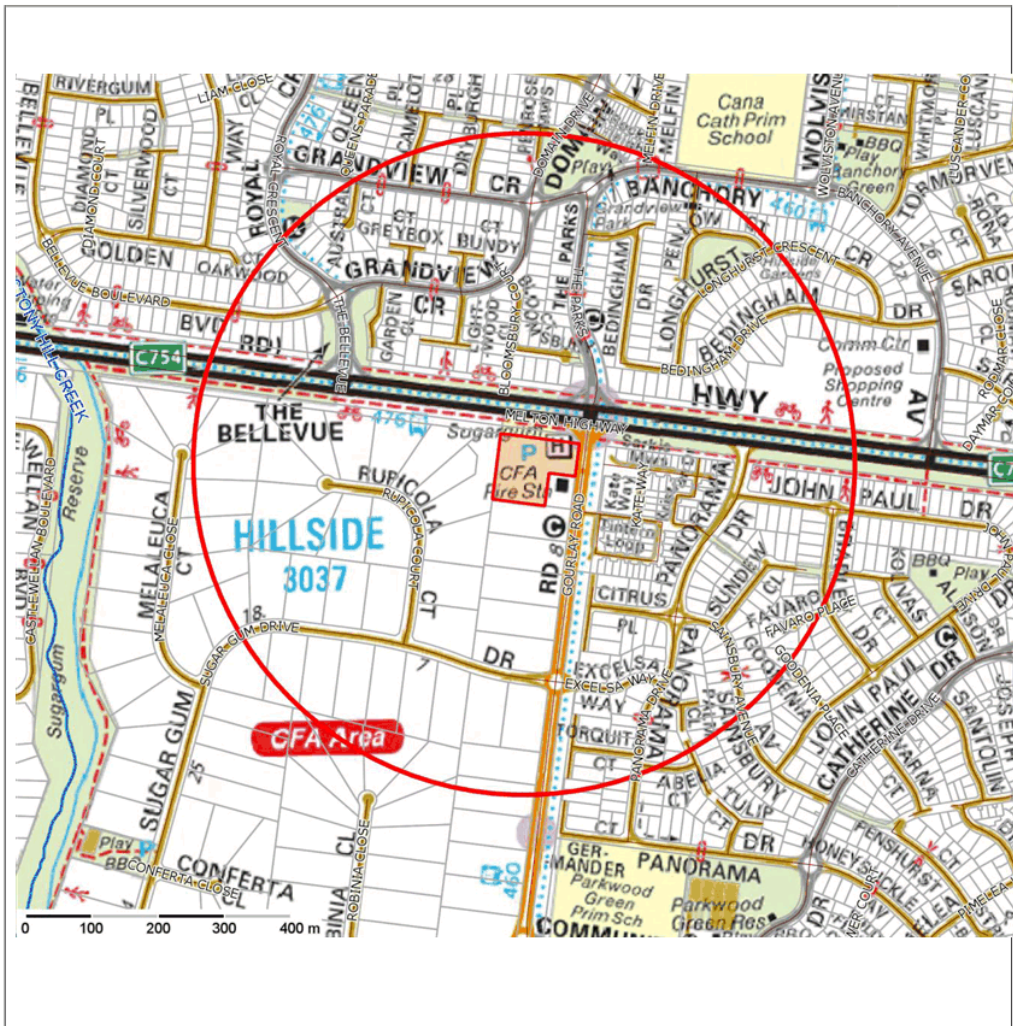
Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside  
 Appendix 1 Locality Plan - dated 23 October 2017

**No:** DP2003/45/4

**Address:** 2 Gourlay Road Hillside 3037

**Proposal:** Amended Development Plan associated with the Sugargum Hotel – buildings and works by carrying out alterations and additions to an existing place of assembly, installation of an additional 20 gaming machines, liquor licence, 62 additional patrons, removal of native vegetation and alterations to access to the Road in a Road Zone (Category 1)

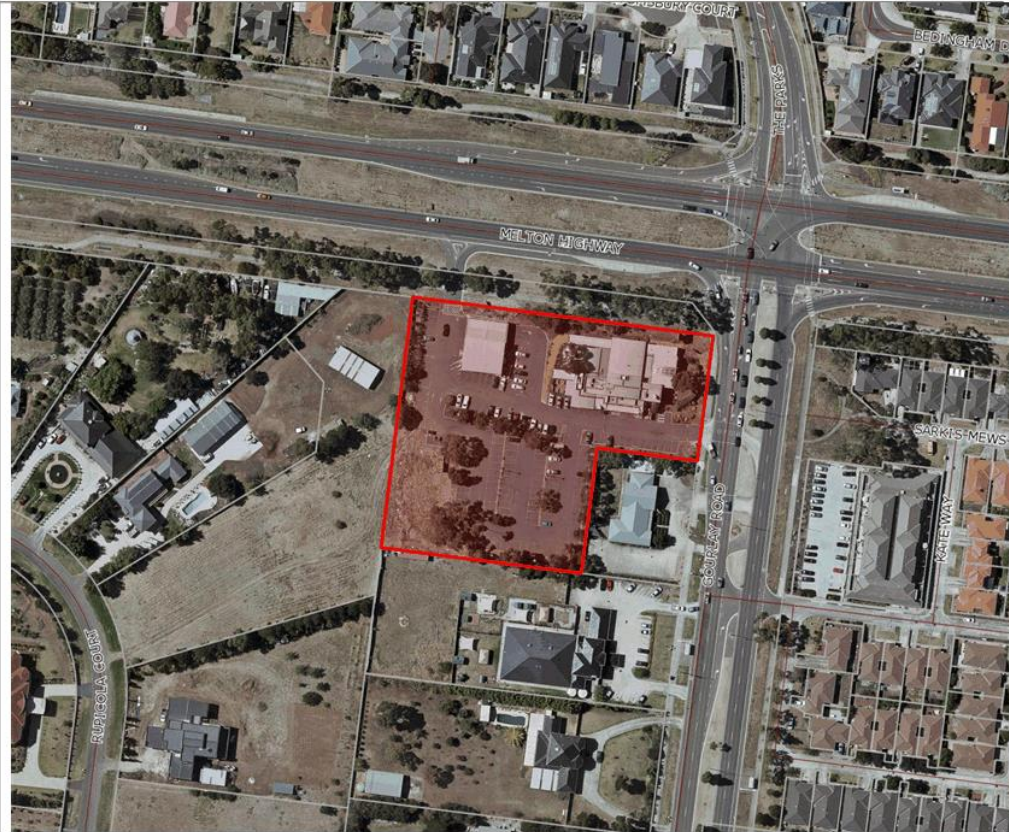
**Ward:** Cambridge





	Subject Site	23/10/2017	
	Radius = 500m		

Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside  
Appendix 1 Locality Plan - dated 23 October 2017

<b>No:</b>	DP2003/45/4
<b>Address:</b>	2 Gourlay Road Hillside 3037
<b>Proposal:</b>	Amended Development Plan associated with the Sugargum Hotel – buildings and works by carrying out alterations and additions to an existing place of assembly, installation of an additional 20 gaming machines, liquor licence, 62 additional patrons, removal of native vegetation and alterations to access to the Road in a Road Zone (Category 1)
<b>Ward:</b>	Cambridge

	Subject Site	23/10/2017	
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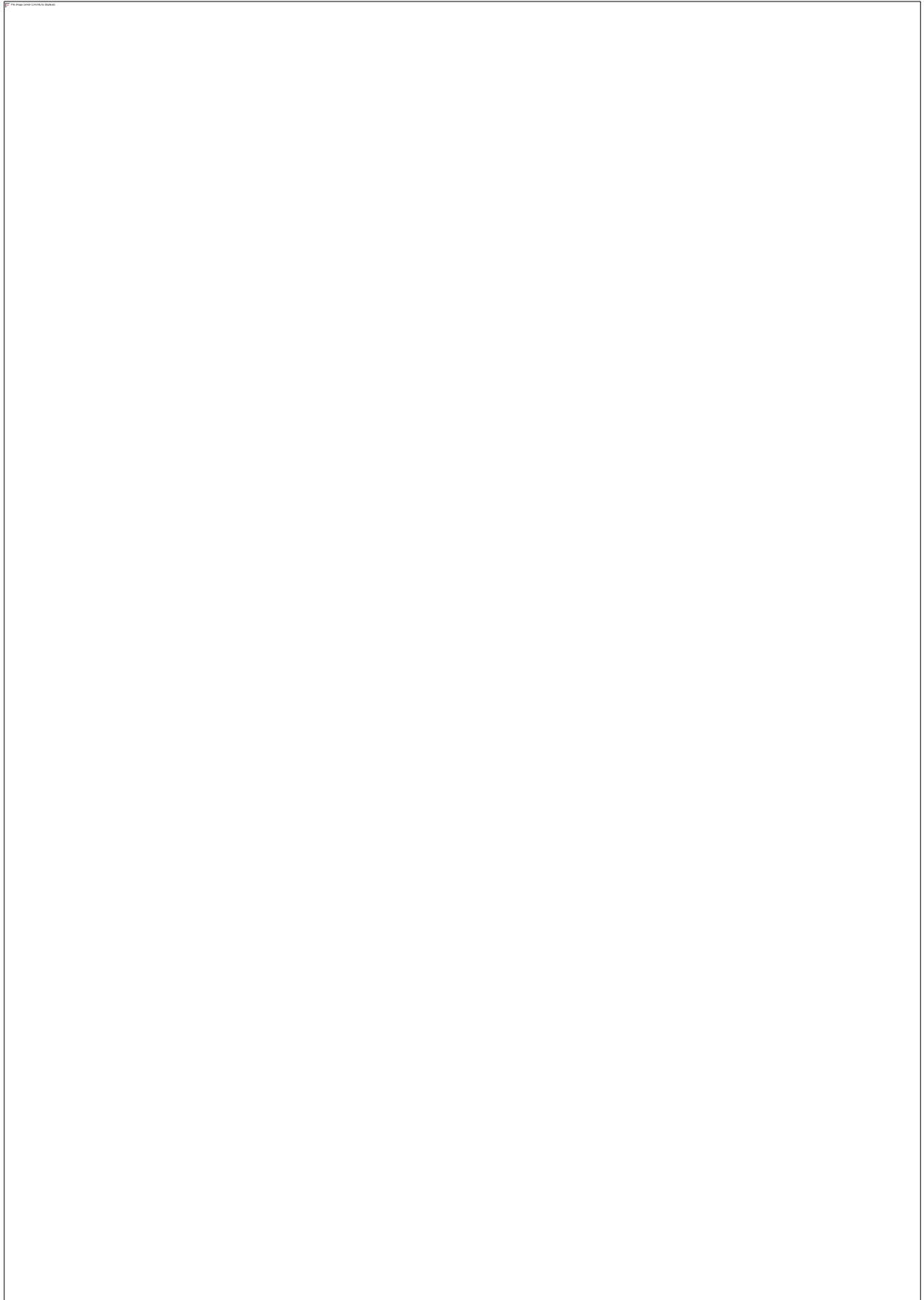




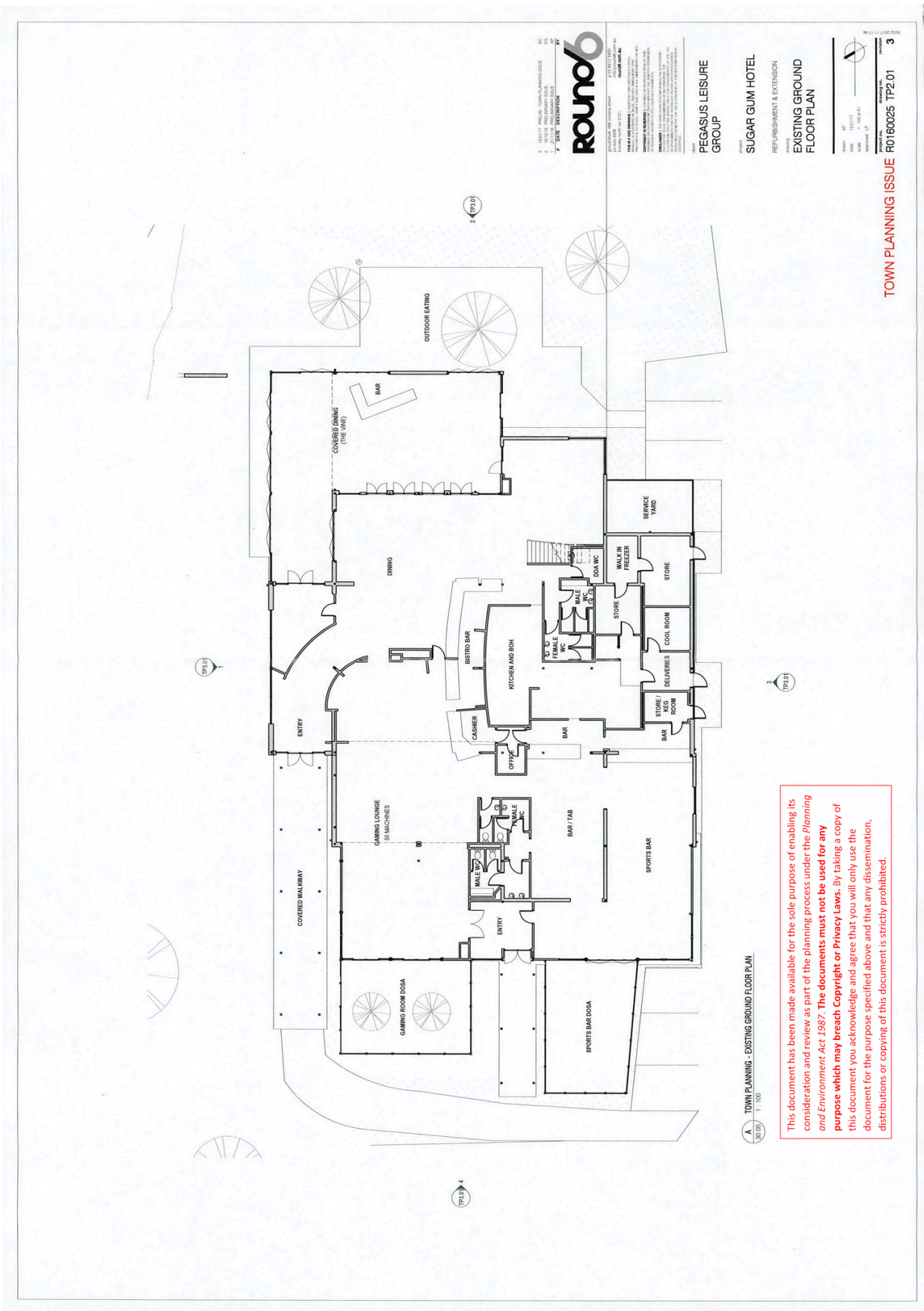
Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 2 Plans for the Proposal - undated

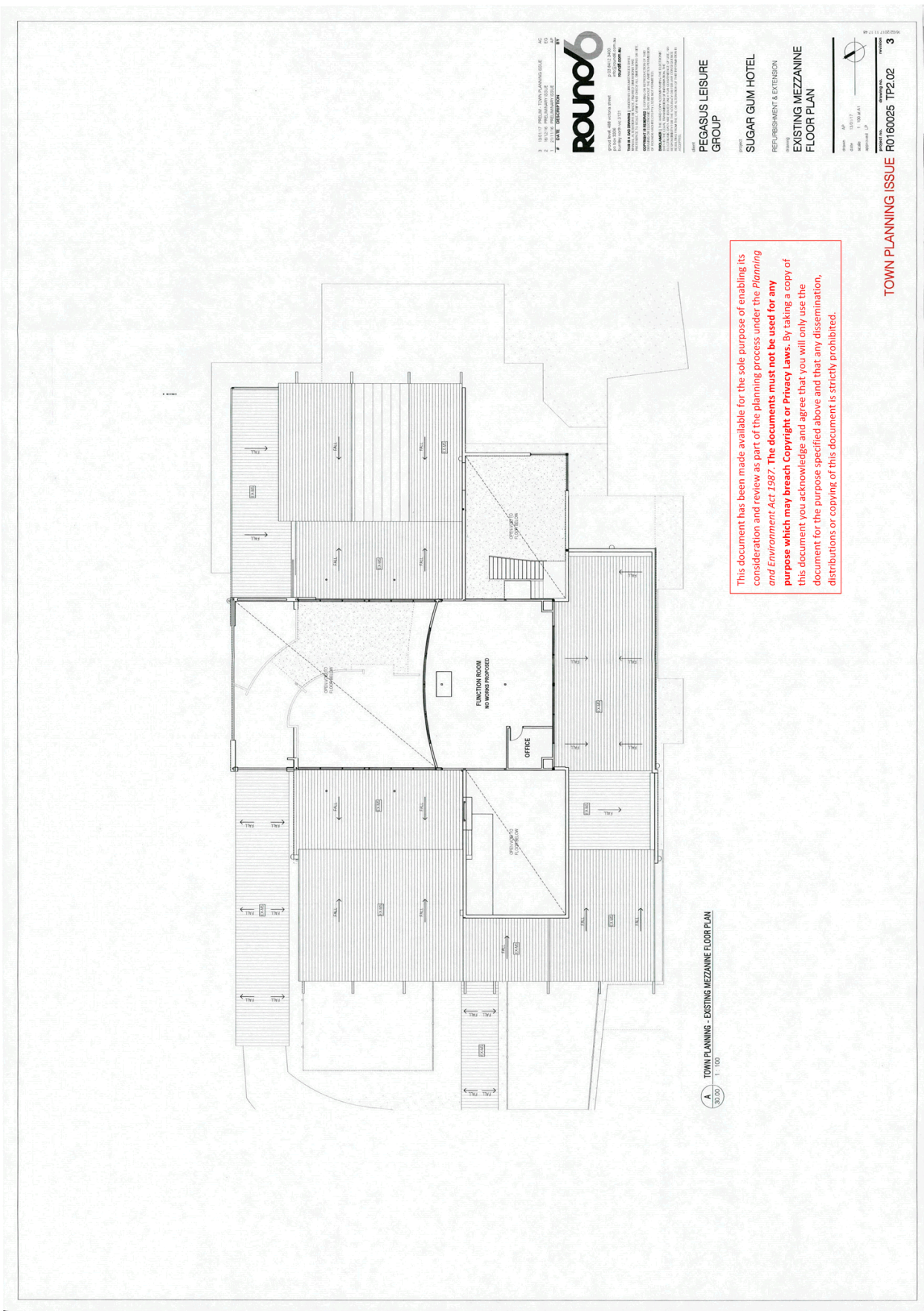
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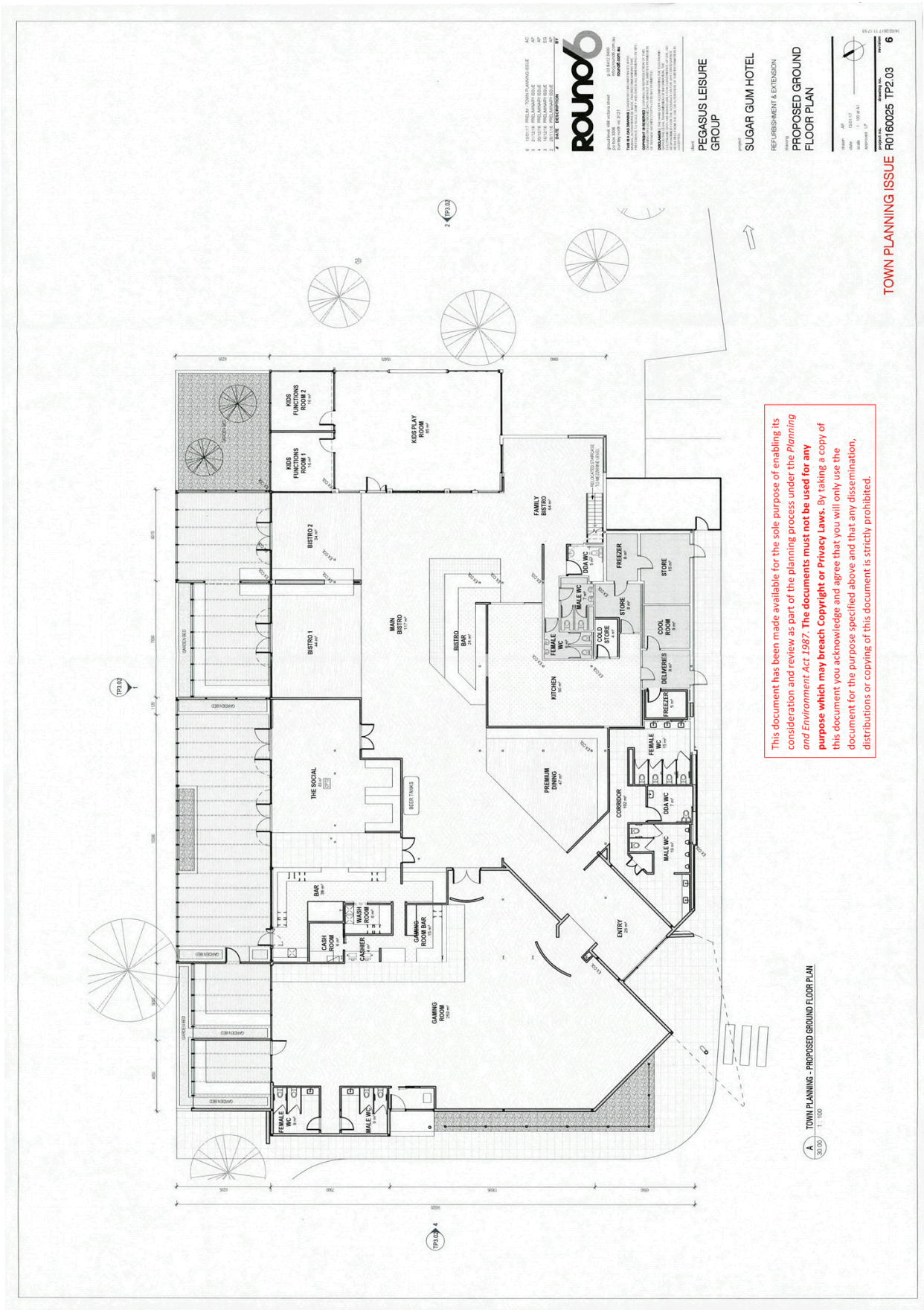
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Client: PEGASUS LEISURE GROUP  
Project: SUGAR GUM HOTEL  
Refurbishment & Extension  
Existing Mezzanine Floor Plan  
Scale: 1:100 (A1)  
Drawing No: R0160025 TP2.02  
Sheet No: 3



Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 2 Plans for the Proposal - undated





Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 2 Plans for the Proposal - undated

**EXISTING EXTERNAL FINISHES LEGEND**

- EXISTING EXTERIOR FINISH (TYPE 1)
- EXISTING EXTERIOR FINISH (TYPE 2)
- EXISTING EXTERIOR FINISH (TYPE 3)
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- EXISTING EXTERIOR FINISH (TYPE 100)

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**ROUND 6**

1. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 2. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 3. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 4. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 5. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 6. 10/17/17 PERMITS, ARCHITECTURAL DESIGN, 2D  
 7. DATE DESCRIPTION

PROJECT: PEGASUS LEISURE GROUP  
 SUGAR GUM HOTEL  
 REFURBISHMENT & EXTENSION  
 EXISTING ELEVATIONS

DATE: 10/17/17  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]

TOWN PLANNING ISSUE R0160025 TP3.01 2

1 TOWN PLANNING - EXISTING NORTH ELEVATION (MELTON HIGHWAY)  
 10.00 1:100

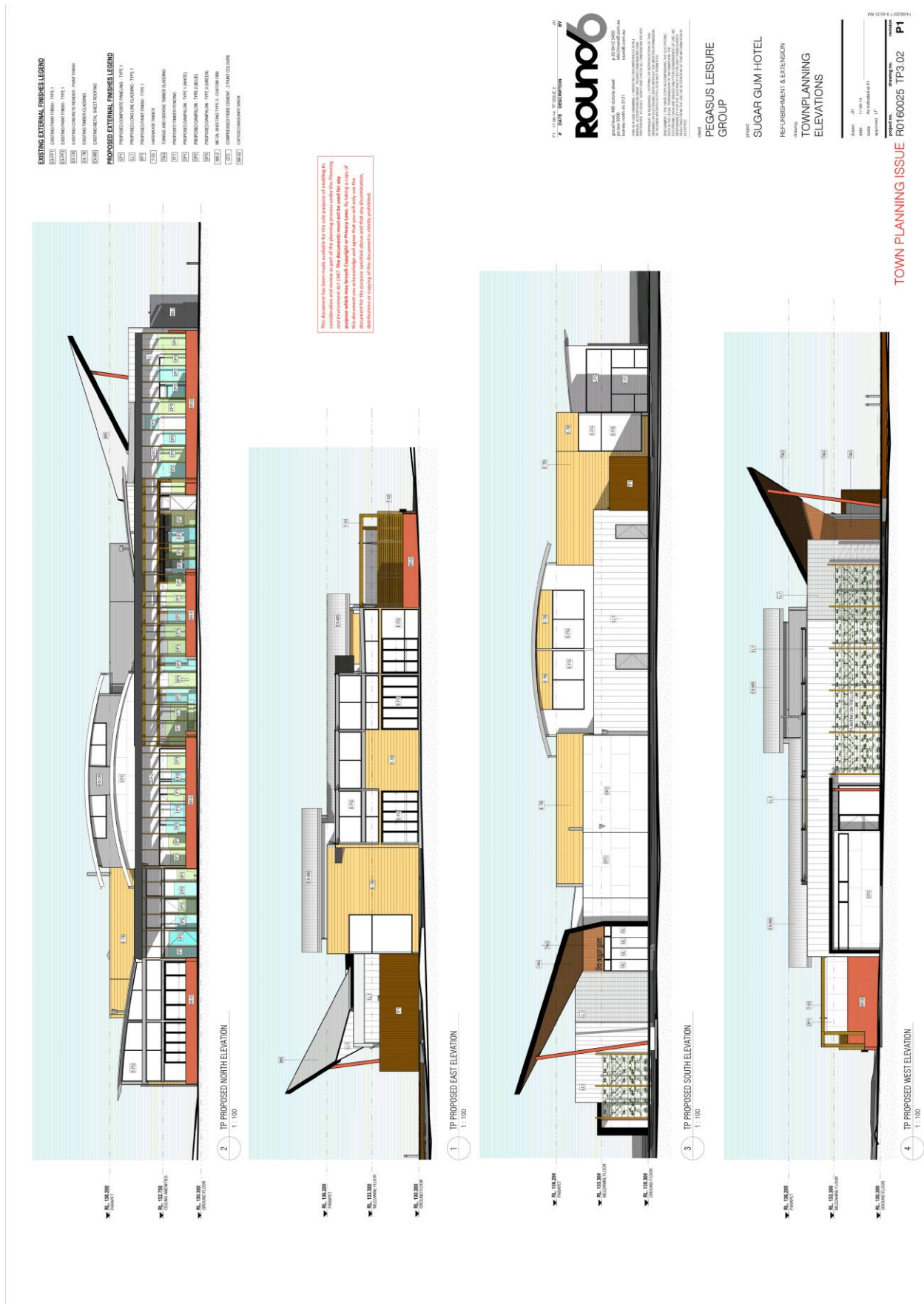
2 TOWN PLANNING - EXISTING EAST ELEVATION (GOURLAY ROAD)  
 10.00 1:100

3 TOWN PLANNING - EXISTING SOUTH ELEVATION  
 10.00 1:100

4 TOWN PLANNING - EXISTING WEST ELEVATION  
 10.00 1:100

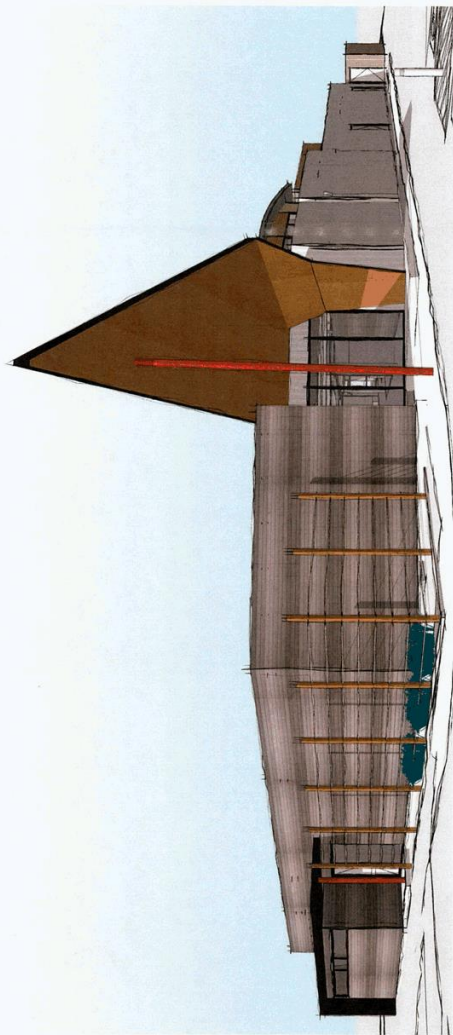
Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 2 Plans for the Proposal - undated





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1 3D PERSPECTIVE - ENTRANCE 1



2 3D PERSPECTIVE - ENTRANCE 2

3 15/01/17 PRELIMINARY TOWN PLANNING ISSUE A/C  
 4 22/01/17 PRELIMINARY TOWN PLANNING ISSUE A/C  
 5 23/01/17 PRELIMINARY TOWN PLANNING ISSUE A/C  
 6 23/01/17 PRELIMINARY TOWN PLANNING ISSUE A/C  
 7 DATE DESCRIPTION

**Round6**  
 2/13 BELL ST SUITE 200  
 2/13 BELL ST SUITE 200  
 HILLSIDE VIC 3102  
 PH: 03 9594 1000  
 WWW.ROUND6.COM.AU

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PROJECT: PEGASUS LEISURE GROUP  
 SUBJECT: SUGAR GUM HOTEL  
 REFURBISHMENT & EXTENSION  
 PERSPECTIVE VIEWS  
 SHEET 1

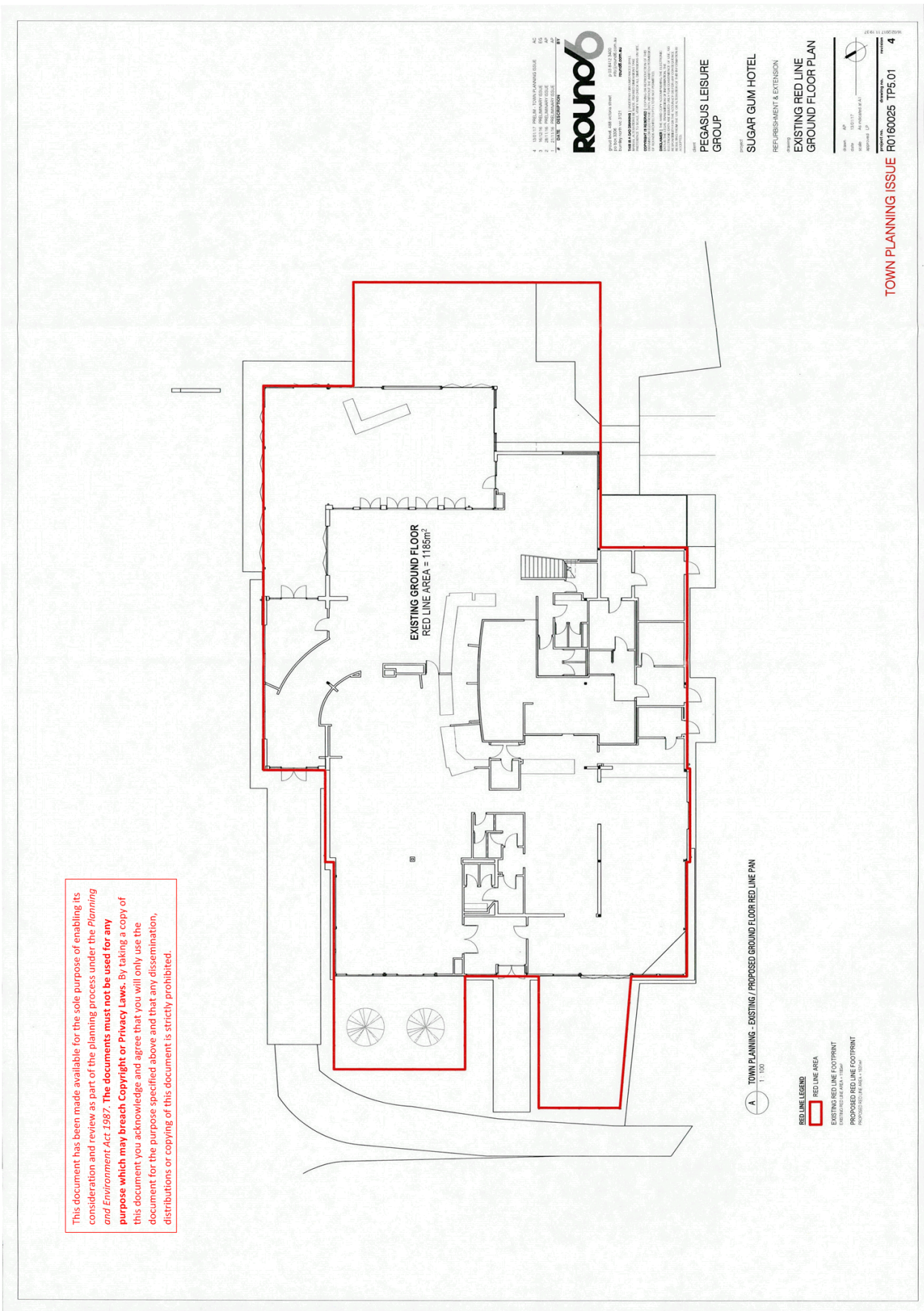
DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 PROJECT NO.: [ ]  
 SHEET NO.: [ ]

DATE: 13/11/2017  
 TOWN PLANNING ISSUE R0160025 TP4.01 3

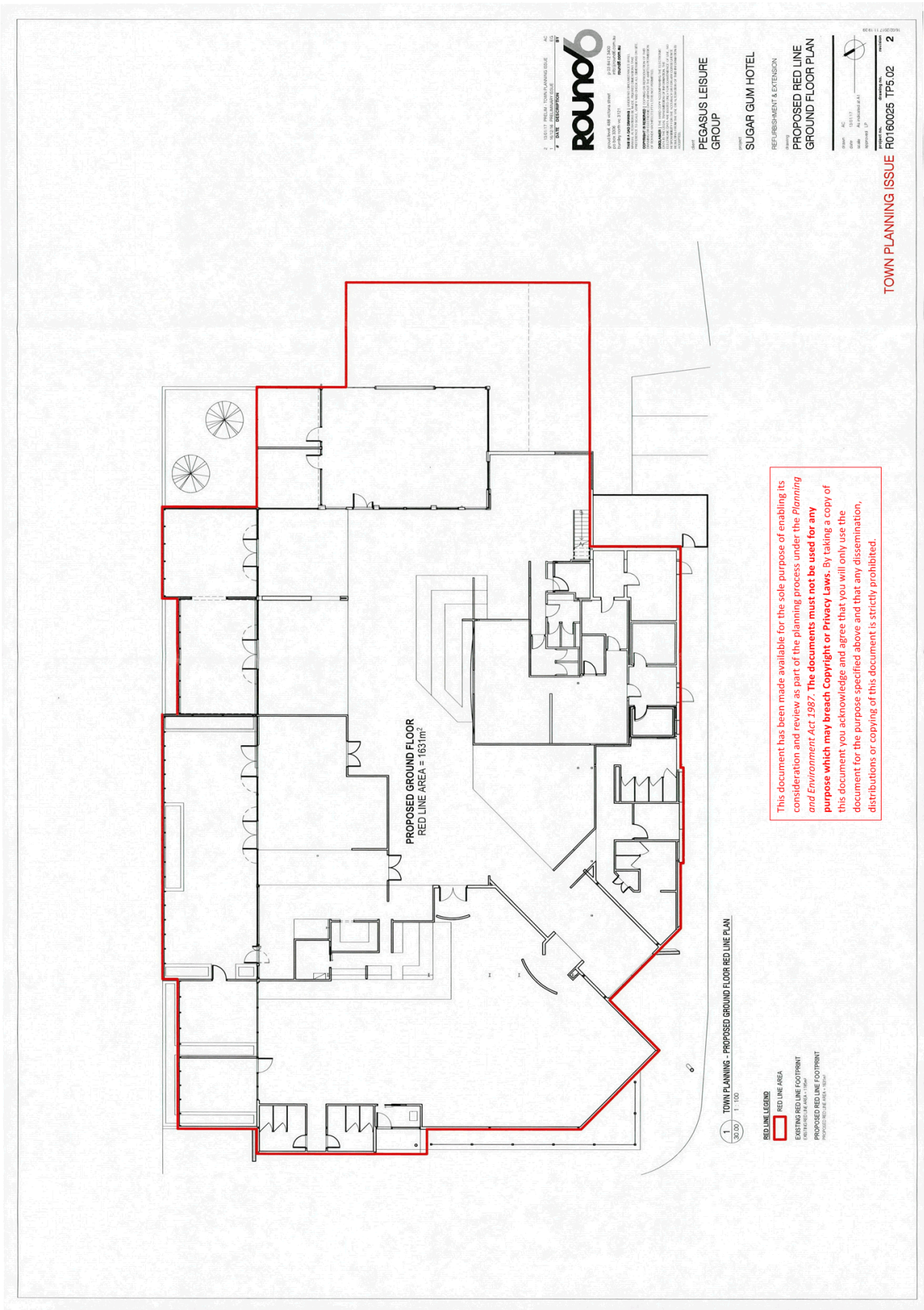
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Appendix 2 Plans for the Proposal - undated







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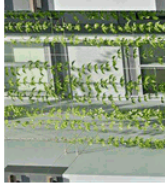




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CODE	IMAGE	ELEMENT		FINISH		COMPLIANCE REQUIREMENTS	COMMENTS
		DESCRIPTION	LOCATION	DESCRIPTION	MANU/SUPPLIER		
LL1		Metal Wall Cladding	External Walls	Longline Metal Sheet Cladding	LYSAGHT		
CFC		Compressed Fibre Cement – Express Jointed – Painted	External Walls	2400 x 1200 Panels Laid vertically stagger bond Mixed 2 tone paint colours	JAMES HARDIE ExoTec Cladding		
T&G		Tongue and Groove Timber Board Cladding	External Soffit of Entry Awning				
T-03		Hardwood Timber	Pergola Screens	Blackbutt Timber Clear Sealed			



CODE	IMAGE	ELEMENT		FINISH		COMPLIANCE REQUIREMENTS	COMMENTS
		DESCRIPTION	LOCATION	DESCRIPTION	MANU/SUPPLIER		
BR-02		Face Brick Wall	Planter and low walls	Exposed face brick			
		Dampalon Cladding	Northern Facade	Blue, Green and Opal Translucent Dampalon Sheeting	DANPALON		
TRELLIS		Stainless Steel wires trellis for creeper growth	External Planters	Stainless Steel + creepers			

END OF SECTION

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**Appendix 3 – Assessment against relevant Planning Scheme controls**

<i>Planning Scheme Reference</i>	<i>Assessment</i>
<b>State Planning Policy Framework</b>	
Clause 15.01-1 (Urban design)	<p>The objective of this clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.</li> <li>• Promote good urban design to make the environment more liveable and attractive.</li> </ul> <p>Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.</p> <p>The built form of the proposal is consistent with the existing buildings in the surrounding area.</p>
Clause 15.01-2 (Urban design principles)	<p>The objective of this clause is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Recognition should be given to the setting in which buildings are designed and the integrating role of landscape architecture.</li> <li>• Design of interfaces between buildings and public spaces, including the arrangement of adjoining activities, entrances, windows, and architectural detailing, should enhance the visual and social experience of the user.</li> <li>• New development should achieve high standards in architecture and urban design.</li> <li>• New development should create urban environments that enhance personal safety and property security and where people feel safe to live, work and move in at any time.</li> </ul> <p>The proposal is consistent with this clause.</p>

Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 3 Assessment against Planning Scheme - undated

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	The proposed building and works will greatly enhance the visual amenity of the hotel and its functionality.
Clause 15.01-5 (Cultural identity and neighbourhood character)	<p>The objective of this clause is to recognise and protect cultural identity, neighbourhood character and sense of place.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Ensure development responds and contributes to existing sense of place and cultural identity.</li> <li>• Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.</li> </ul> <p>The design response is in keeping with character of the area in terms of scale, form and appearance.</p>
Clause 17.01-1 (Business)	<p>The objective of this clause is to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.</p> <p>The proposal will serve a community need, create employment and foster economic growth.</p>
Clause 17.01-2 (Out-of-centre development)	<p>The objective of this clause is to manage out-of-centre development.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Ensure that proposals or expansion of single use retail, commercial and recreational facilities outside activity centres are discouraged by giving preference to locations in or on the border of an activity centre.</li> <li>• Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.</li> </ul> <p>The proposal generally complies with this clause.</p>
Clause 18.02-5 (car parking)	<p>The purpose of this clause is to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>The proposal satisfies this clause.</p>
<b>Local Planning Policy Framework</b>	
Clause 22.04 (Urban Development Policy)	It is local policy to ensure that Melton East is developed in an orderly manner gradually proceeding from the



	<p>northern to the central seam and from the southern to the central seam as infrastructure such as roads and drainage is provided and connected in accordance with the model outlined in the Melton East Strategy Plan Review (1997).</p> <p>Melton East has generally been developed in accordance with the Melton East Strategy Plan (1997) in relation to the provision of infrastructure.</p> <p>The proposal generally complies with this clause.</p>
Clause 22.05 (Employment Policy)	<p>The relevant policy objectives of this clause are:</p> <ul style="list-style-type: none"> <li>To attract a range of new industry and employment-generating uses to the municipality.</li> <li>To direct the majority of new employment growth to either the Melton Township, Toolern Precinct Structure Plan area or the Melton East Growth Area.</li> </ul> <p>The proposal generally complies with this clause as it will create employment.</p>
Clause 22.06 (Retailing Policy)	<p>The objective of this clause is to encourage the growth and development of vibrant and dynamic retail centres.</p> <p>The proposal generally complies with this clause.</p>
<b>Zone</b>	
Clause 32.09 (Neighbourhood Residential Zone)	<p>The relevant purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To recognise areas of predominantly single and double storey residential development.</li> <li>To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.</li> <li>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</li> </ul> <p>The proposal integrates well with the existing housing stock and presents a good design response to the context of the site and surrounds.</p>
<b>Overlay</b>	
Clause 43.04 (Development Plan Overlay 1)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To identify areas which require the form and conditions of future use and development to be</li> </ul>

	<p>shown on a development plan before a permit can be granted to use or develop the land.</p> <ul style="list-style-type: none"> <li>To exempt an application from notice and review if it is generally in accordance with a development plan.</li> </ul> <p>The proposal complies with the requirements of Clause 43.04-3 or Schedule 1 of the Development Plan Overlay.</p>
<b>Particular Provisions</b>	
Clause 52.06 (Car parking)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.</li> <li>To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</li> <li>To support sustainable transport alternatives to the motor car. To promote the efficient use of car parking spaces through the consolidation of car parking facilities.</li> <li>To ensure that car parking does not adversely affect the amenity of the locality.</li> <li>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</li> </ul> <p>The requirements of this clause are met. The reconfigured car parking layout will create a safe and easy environment for users.</p>
Clause 52.07 (Loading and unloading of vehicles)	<p>The purpose of this clause is to set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety.</p> <p>The existing loading/unloading arrangements are considered satisfactory considering the small increase in the floor area of 425m<sup>2</sup>.</p>
Clause 52.27 (licensed premises)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To ensure that licensed premises are situated in appropriate locations.</li> <li>To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.</li> </ul> <p>The proposal generally complies with this clause.</p>



<p>Clause 52.28 Gaming</p>	<p>The purpose of this clause is:</p> <p>To ensure that gaming machines are situated in appropriate locations and premises.</p> <p>To ensure the social and economic impacts of the location of gaming machines are considered.</p> <p>To prohibit gaming machines in specified shopping complexes and strip shopping centres.</p> <p>The proposal generally complies with this clause.</p>
<p>Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road)</p>	<p>Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road.</p> <p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To ensure appropriate access to identified roads.</li> <li>• To ensure appropriate subdivision of land adjacent to identified roads.</li> </ul> <p>It is considered that the proposal complies with Clause 52.29. VicRoads does not object to the proposal.</p>
<p>Clause 52.34 Bicycle facilities</p>	<p>The purpose of this clause is to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.</p> <p>Table 1 to Clause 52.34 outlines the bicycle parking requirements for a hotel and stipulates the following provisions:</p> <p>Staff - one bicycle space shall be provided to each 25m<sup>2</sup> of bar floor area available to the public, plus one additional bicycle space to each 100m<sup>2</sup> of lounge floor area available to the public</p> <p>Customer/visitor - one bicycle space shall be provided to each 25m<sup>2</sup> of bar floor area available to the public, plus one additional bicycle space to each 100m<sup>2</sup> of lounge floor area available to the public.</p> <p>It is noted however that no increase in floor area of the bar area will occur (bar floor area will decrease from 140m<sup>2</sup> to 83m<sup>2</sup>) On this basis, the proposal does not generate a requirement to provide bicycle parking spaces.</p> <p><b>Shower Provision</b></p> <p>In addition, Table 2 to Clause 52.34 requires that showers are provided if 5 or more employee bicycle are required. In this case, zero staff bicycle parking spaces are required and therefore no shower facilities are required.</p>

Item 12.15 Amendment to Development Plan DP2003/45/4 associated with the Sugargum Hotel to facilitate consideration of a Planning Application for alterations and additions to the Hotel and installation of an additional 20 gaming machines At 2 Gourlay Road, Hillside

Appendix 4 Referral Comments - undated

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**Appendix 4 – Referral Comments**

<i>Type of Referral</i>	<i>Responses</i>
<b>Internal</b>	
Infrastructure Planning	No objection to proposal.
City Strategy	<p>City Strategy, advises that the issues below should be carefully taken into account before determining the application:</p> <p>The new entrance which locates the expanded gaming room just a few metres in from the entrance, appears to be very convenient for patrons to access the gaming room upon entering the venue. The gaming room should be located further away from the main entrance which is consistent with established gaming policy, the VCGLR design manual and Councils draft EGM policy.</p> <p>The application outlines the financial contributions the additional EGMs will provide to the community. It would be interesting to know what community benefit has been derived from the existing 50 machines on the site and whether the venue has complied with their current permit conditions.</p>
City Design Unit	<p>City Design recommendations are as follows:</p> <ul style="list-style-type: none"> <li>• The overall height of the new entrance canopy should be reduced from 9m to 7m.</li> <li>• Provision of landscaping within the car parking area in accordance with City of Melton Off-Street Car Parking Guidelines, 2015 is required.</li> <li>• Provision of pedestrian accessways within, to and from the development is required.</li> <li>• Incorporate highlight windows on the south elevation section wall corresponding to the toilets.</li> <li>• Replace the section on the south elevation with compressed fibre cement with material that integrates well with the dominant existing materials such as wood and metal.</li> <li>• Provision of a secondary entrance to the family dining area to limit convenience</li> </ul>



	<p>and accessibility of the gaming room from the main entrance of the venue.</p> <ul style="list-style-type: none"> <li>• The development should be setback 3m from Melton Highway.</li> </ul>
<p>Community Planning</p>	<p>Community Planning does not support the current entry and egress arrangement in its current form.</p> <p>The current entry and exit appears to be very convenient for patrons to access the gaming room upon entering the venue. This creates an increased risk of exposure to gambling for young people than is reasonable or necessary as families are likely to congregate at the entrance.</p> <p>Provision of a secondary entrance to the family dining area to limit convenience and accessibility of the gaming room from the main entrance of the venue is recommended.</p> <p>Of further concern is the inclusion of the kids play area and kids functions rooms in the red line area as it is contrary to the tenets of harm minimisation.</p> <p>Based on the above, Community Planning does not support the building modifications as proposed.</p>
<p>Environmental Services</p>	<p>Environmental Services conducted a site inspection on the 19<sup>th</sup> April 2017 and identified that the 'indigenous tree' proposed for removal and proposed to be offset by the applicant under the <i>Permitted clearing of native vegetation – Biodiversity assessment guidelines</i> (DEPI 2013) is actually two trees that are planted trees, and which are not native to Victoria (Sugar Gums: <i>Eucalyptus cladocalyx</i> – native to South Australia). Therefore, the removal of these trees does not require a planning permit under the Melton Planning Scheme and offsets are not required in this case (for planted non-native vegetation).</p> <p>Environmental Services has no objection to this application, subject to the following condition:</p> <p>A Construction Environmental Management Plan (CEMP) must be prepared and implemented to the satisfaction of the Responsible Authority. The CEMP must include:</p>

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	<ul style="list-style-type: none"> <li>• All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to <i>Construction Techniques for Sediment Pollution Control</i> (EPA 1991) and <i>Environmental Guidelines for Major Construction Sites</i> (EPA 1995).</li> <li>• Water run-off must be designed to ensure that local waterways/drainage lines are not compromised.</li> <li>• Protocols for management of weeds and pathogens during and post construction must also be developed and implemented.</li> </ul>
Traffic and Transport Unit	<p>No objection subject to conditions.</p> <ol style="list-style-type: none"> <li>1. Before the use and/or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:             <ol style="list-style-type: none"> <li>a) Dimensions in metres squared (m<sup>2</sup>) of outdoor areas.</li> <li>b) Dimensions in metres squared (m<sup>2</sup>) of the existing floor plan.</li> <li>c) Dimensions in metres (m) of parking spaces and aisles.</li> </ol> </li> <li>2. A functional layout plan is to be provided and be to the satisfaction of the Responsible Authority for the following:             <ol style="list-style-type: none"> <li>a) Internal footpaths connecting the external network to the premise entrance.</li> <li>b) Where practical, pram ramps and footpaths within the parking lot connecting to the premise entrance.</li> <li>c) Traffic calming treatments to maintain a low speed environment.</li> <li>d) Pavement markings to outline and indicate the loading zone or area</li> </ol> </li> <li>3. Before the development starts, the car park design must be proof-checked by a suitably qualified Road Safety Auditor for</li> </ol>



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	<p>all users including pedestrians, cyclists, public transport users and vehicles. All recommendations must be applied to the car park design and constructed accordingly. A copy of the report must be provided to Responsible Authority.</p> <p>4. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.</p> <p>5. All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.</p>
<b>External</b>	
Transport for Victoria	<p>Public Transport Victoria, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the grant of a planning permit subject to the following conditions being placed on any permit issued:</p> <p>The permit holder must take all reasonable steps to ensure that disruption to bus operation along Gourlay Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.</p>
VicRoads	VicRoads has considered the application and has no objection to the proposal.

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Appendix 5 Approval of amended Development Plan - undated

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Approval of Amended Development Plan

The amended development plan is approved subject to the following conditions:

1. Provision of landscaping within the car parking area in accordance with City of Melton Off-Street Car Parking Guidelines, 2015.
2. Show location of pedestrian accessways within, to and from the development.