

Appendix 4 – Response to Objections

Objection	Comment
The site forms part of the wider Business and Large Format Retail precinct known as the Hopkins Road Business Precinct which is not an entertainment precinct. The proposal will therefore prejudice the development of the wider Hopkins Road Business Precinct within the Mt Atkinson and Tarneit Precinct Structure Plan.	The purpose of the applied zone affecting the land, Commercial 2, seeks to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. It is considered that the uses proposed are appropriate for the area and will be complementary to what is envisioned for the Hopkins Business Precinct.
The proposal will result in a poor urban design outcome, with a 'big box' surrounded by a sea of at-grade, hardstand (oversupplied) car parking. This is clearly discouraged at Guideline 32 of the Mt Atkinson and Tarneit Precinct Structure Plan.	In order to satisfy the requirements of the Mt Atkinson and Tarneit Precinct Structure Plan and Council's policies in relation to car parking (to ensure that a satisfactory number of car spaces are provided on-site) and landscaping, appropriate conditions will be applied to any permit that may issue to modify the layout/dimensions of the proposed building and car park area to ensure appropriate landscaping is provided to soften the appearance of the proposed car park and provide appropriate levels of shade within the car park.
The proposal does not provide a meaningful landscape response and does not provide adequate opportunity for canopy tree planting in accordance with Council's Off-Street Car Parking guidelines.	The proposed car parking layout plan will be required to be revised as a condition of any permit that may issue to ensure large landscaping buffers are provided to promote the healthy growth and protection of trees and tree planting (35 percent canopy cover) in the car parking areas in accordance with Council's Off-street Car Parking Guidelines, (2015) to soften the appearance of the development and car park.
The proposal fails to integrate into its future neighbourhood. Pedestrian connections are limited, with no proposed future connections to the south or east.	The proposal does not include pedestrian connections to the south or east of the site as the siting of the future development on the adjoining land is unknown. Appropriate pedestrian connections will be provided when the areas to the south and east of the site are further developed.
Given the size of the site, the design response fails to provide a respectful balance between site coverage, built form, transport connections and open space. The proposal is an overdevelopment of the site and an inappropriate planning outcome.	It is considered that the proposal has been designed to a high quality from an urban design perspective, will effectively complement the vision of the Hopkins Business Precinct and will sit comfortably in its context subject to appropriate conditions addressing landscaping within the development that will assist in softening the development/car park and provide additional shade within the car park.

<p>The proposal oversupplies car parking (134 spaces) at the expense of meaningful landscaping, Water Sensitive Urban Design initiatives and improvements to the public realm. Insufficient justification has been provided for such a significant oversupply.</p>	<p>The Traffic Report prepared by the applicants' consultant traffic engineer states that the statutory car parking requirement for the hotel is 324 car spaces. For the residential hotel where the Melton Planning Scheme requires car parking to be provided to Council's satisfaction, the traffic report applies a car parking rate of one car space to each proposed hotel room. The Traffic Report conservatively assumes that the residential hotel is expected to operate at 80% capacity during peak times, equating to 52 rooms being occupied at any one time with a car parking demand of 52 car spaces. Given the parking requirements for the hotel and residential hotel, there will be a balance of 134 car spaces for the function rooms and meeting rooms which have a total capacity of 480 patrons. In order to satisfy the requirements of the City of Melton Off-Street Car Parking Guidelines, (2015) policies in relation to car parking and landscaping, the proposed number of car spaces will be reduced.</p> <p>Council is generally satisfied with the total number of car spaces proposed subject to conditions.</p>
<p>The proposal is inconsistent with Melton Planning Scheme Amendment C182 which is a seriously entertained planning proposal. In particular:</p> <ul style="list-style-type: none"> • The site is in a broader residential area and will directly abut future residences. <ul style="list-style-type: none"> ○ The City of Melton Gaming Policy Project Reference Document (2017) ('Gaming Policy') state that it would be appropriate that any future gaming venue is functionally separated from residential areas. Recommendation 4.1.6, of the Gaming Policy discourage[s] applications where the subject site is in close proximity to residential uses or areas. • The proposal is premature for the Hopkins Road Business Precinct. <ul style="list-style-type: none"> ○ The Gaming Policy discourages gaming uses from locating on land identified as a future activity centre in an approved Precinct Structure Plan (PSP), such as this site. 	<p>The proposal generally complies with Amendment C182. The proposed venue is located within the Hopkins Business Precinct that will be developed with a range of mixed uses. Further to the north of the site, is the future Mt Atkinson Town Centre that will also provide a range of mixed uses in the area.</p> <p>The proposal is not located within a residential area but is rather located on the edge of an emerging residential suburb to the west with the future McKinley Drive separating the site from this residential interface.</p> <p>The proposal is not located within 400m walking distance to a residential building, social housing, facility used by people experiencing or vulnerable to gambling-related harm and an existing and/or proposed gaming venue.</p> <p>The proposal is not located within the future Mt Atkinson Town Centre.</p> <p>The proposal is considered to offer and promote forms of recreation and entertainment other than gambling based activities such as a bistro, lounge area,</p>

<ul style="list-style-type: none"> ○ The emerging community within the PSP does not have adequate access to an appropriate range of non-gaming social, leisure, entertainment, and recreational options. Before a use like this establishes in a growth area, there must be sufficient availability of non-gaming entertainment uses in the surrounding area. Importantly, these uses should be open at the same time as the proposed gaming use. ○ The proposed operating hours of the gaming component of this proposal is inconsistent with Amendment C182, the Gaming Policy and proposed Clause 22.13, which recommends gaming shutdown periods of at least 6 hours in a 24 hour period, with shutdown commencing no later than 2am. • The application will not deliver a net benefit to the community 	<p>sports bar, alfresco dining and a range of function rooms.</p> <p>The proposed hours of operation for the gaming room from between 12.00 noon and 2.00 am are appropriate as this provides for a 10 hour break in play, exceeding the recommended 6 hour break in play.</p> <p>It is considered that the proposal will provide a net community benefit as discussed in the report.</p>
--	---