

2 BUILDINGS AND WORKS, CHANGE OF USE TO A HOTEL, USE OF LAND FOR SALE AND CONSUMPTION OF LIQUOR, INSTALLATION AND USE OF LAND FOR EIGHTY (80) ELECTRONIC GAMING MACHINES, REDUCTION IN BICYCLE FACILITY REQUIREMENTS AT 1 STATION STREET, OFFICER

FILE REFERENCE INT1761338

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Angela Gleeson

RECOMMENDATION

That Planning Permit T170024 be issued for building and works, change of use of land to a hotel, use of land for sale and consumption of liquor, installation and use of land for 80 electronic gaming machines, reduction of bicycle facilities subject to the conditions attached to this report

Attachments

1	Locality map	1 Page
2	Development plans	13 Pages
3	Precinct Structure plans	3 Pages
4	Appendix A - Assessment of Clause 22.03 Gaming Policy	4 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170024
APPLICANT:	Ratio Consultants Pty Ltd on behalf of T C Rice Pty Ltd
LAND:	Lot 1 TP189196J, 1 Station Street, Officer
PROPOSAL:	Building and works, change of use of land to a hotel, use of land for sale and consumption of liquor, installation and use of land for 80 electronic gaming machines, reduction of bicycle facilities
PLANNING CONTROLS:	Urban Growth Zone Schedule 4 Development Contributions Plan Overlay Schedule 4 Land Subject to Inundation Overlay (part of land) Road Zone Category 1 Zone Officer Precinct Structure Plan September 2011 Cardinia Creek Conservation Management Plan Officer Native Vegetation Precinct Plan September 2011, Officer Development Contributions Plan and Conservation Management Plan 15 September 2011
NOTIFICATION & OBJECTIONS:	The application was not required to be advertised under Clause 37.07-13 Exemption from notice and review of the Urban Growth Zone Eight (8) submissions against the proposal were received
KEY PLANNING CONSIDERATIONS:	Electronic Gaming Machines Liquor consumption Design and built form

Compatibility of the use
Officer Precinct Structure Plan

RECOMMENDATION: That a permit be granted subject to conditions.

BACKGROUND:

The site forms part of the approved Officer Precinct Structure Plan (September 2011) and the future Officer Town Centre.

Council has received a proposal for the use and development of the land for a hotel, residential hotel (52 room motel), office and installation and use of land for eighty (80) electronic gaming machines and reduction of bicycle facilities. The hotel development and the gaming machines are the main considerations of the proposal, as the residential hotel (motel) and office uses do not require a planning permit.

A detailed planning report provided by Ratio Planning consultants highlights the social and economic benefits, impacts and an analysis of the use and development. The consultant’s report concluded that the proposal would have a positive social and economic impact on the local community and should be supported. However, a highly detailed social and economic impact assessment and ‘net benefit’ which provides a more in depth analysis of the gaming component of the application, will be required to be undertaken by the applicant and further considered by the Victorian Commission for Gambling and Liquor Regulation (VCGLR) when the applicant makes an application to the VCGLR for the electronic gaming machine licences.

In relation to net benefit, there is ongoing debate about whether it is necessary to demonstrate that there will be a net social and economic benefit flowing from the approval of the planning application for gaming machines. A worthy tribunal decision to note is *Prizac Investments Ors V Maribynong CC Ors* (Red Dot) (2009) VCAT 2616 and *CK Sons Pty Ltd v Bayside CC* (2010) VCAT 505, where it was clarified that it is not relevant as part of a gaming planning application to demonstrate that a proposal will result in a net community benefit. The key issues in a planning application for a gaming venue relate to the appropriateness of the location and the proposal itself, which has been considered within the planning assessment.

The report highlights the relevant sections of the Cardinia Planning Scheme, Officer Precinct Structure Plan and other relevant strategies that the proposal is in accordance with. It is considered that the proposed subdivision is consistent with the provisions of the Cardinia Planning Scheme and the Officer Precinct Structure Plan (PSP).

The application is exempt from the notice provisions under the Urban Growth Zone clause 37.07-13. Whilst the application was not formally advertised, eight (8) submissions were received opposing the application.

SUBJECT SITE

The site is 1.555 hectares and is located on the east side corner of Station Street and the south side of Princes Highway. Access is from an existing crossover is located on Station Street.

The site currently contains one dwelling on the land that was used as the former Harkaway Homes display homes site.

The topography of the land is generally flat with a very slight fall from north to south. The site has an interface to the drainage corridor to the east.

The site forms part of the Officer Precinct Structure plan area and more specifically is part of the Major Activity Centre and within the town centre. The new Officer town centre is proposed to be a major activity centre.

The main characteristics of the surrounding area are:	
North	Princes Hwy and a range of mixed uses and vacant land.

East	A Melbourne Water drainage reserve exists.
South	Residential dwellings and some vacant land. Part of the vacant land contains a Melbourne Water drain.
West	Residential dwellings.

Planning history:

Planning No:	Application	Proposal	Determination
T160414		Two lot subdivision of land	Approved 8 February 2017
T140395		Use and development of the land for a display home	Approved 13 May 2015
T020894		Use and development of the land for the construction of two dwellings in stages and to be used as display homes	Approved 28 April 2002

PROPOSAL

The proposal is for two multi storey buildings. One building contains the hotel entertainment venue, which includes a bistro and dining areas, sports bar, function rooms, a gaming room with eighty (80) electronic gaming machines (EGM's), the second building is for offices and a fifty-two (52) room motel to operate in conjunction with the hotel, and the multi deck car parking is provided for all uses.

The Use/s:	
<i>Hotel:</i>	<ul style="list-style-type: none"> Consists of 481 patrons. Ground floor - Bistro with external terrace, lounge with external terrace and a gaming lounge for 80 electronic gaming machines. First floor – level the layout includes two function rooms and a roof top bar. The pedestrian entrances to the hotel will be via Princes Highway, Station Street and also via rear car park. The proposed hours of operation will be 7am to 3am with external terraced areas and roof top bar closing at 1am, the proposed gaming room is proposed to operate between 7am and 2am. The red line plan shows the licensed area is around the hotel building and terrace areas and includes all levels.
<i>Motel:</i>	<p>The proposed motel and office building will be over four levels to Princes Highway reaching a proposed maximum height of approximately 14 metres above ground level.</p> <p>Consists of 52 king size rooms located on the first, second and third floors. A motel foyer is adjacent to the hotel. The ground floor level includes the motel lobby, which is located at the western end of the building. The Hotel contains a central reception area for both the Hotel and Motel. Guests would check in at the Hotel and proceed to the Motel lobby stair area to obtain access to the motel accommodation.</p> <p>A dedicated covered area is proposed on the northern side of the Hotel sports lounge to allow motel guests an access to and from the hotel for check in and check out and for breakfast which will be served at the hotel.</p> <p>At first, second and third floor level are a 52 kind size motel rooms accessible via two lift/stair cores.</p> <p>The proposed motel is to be included on the red line plan to allow for quests to consume liquor via room service.</p>
The development:	
<i>Site Layout:</i>	

The Use/s:	
<p>The proposal applies to the northern portion of the site. The contemporary hotel is a three storey building and is oriented to the corner of Princes Hwy and Station Street.</p> <p>The total gross floor area for the motel and office is 3285sqm and the gross floor of the hotel is 2,533 squares.</p> <p>A landscape plan has been provided with the application that shows a variety of planting where opportunities exist including planting along the drainage corridor to the east of the site.</p>	
Ground floor layout for motel and office:	<ul style="list-style-type: none"> • Motel lobby at the west end of the building with stairs and lift. • Office 1 is 165sqm. • Office 2 is 140sqm. • Office 3 is 125sqm. • All access provided via an entry lobby from Princes Highway and the car park.
First, second and third floors:	<ul style="list-style-type: none"> • 16 rooms are provided on this level with direct access to the deck car parking. • 17 rooms are provided on level two. • 18 rooms are provided on level three.
Hotel:	
Ground floor:	<ul style="list-style-type: none"> • The gross floor of the hotel will be 2,533 squares with a maximum of 524 patrons. • Proposed hours of operation are from 7am to 3am with external terraced areas and roof top bar closing at 1am. • The gaming room is proposed to operate between 7am to 2am. • Entry to the hotel from Princes Highway into a foyer. • Outdoor terraces areas to Princes Highway and Station Street. • Terrace area that provides for a beer garden (120sqm – 72 seats) accessed from the sports bar. • Terrace area for dining (123sqm – 88 seats) is accessed from the bistro. • Terrace area for garden room available for private functions (68sqm). • At the entry of the hotel is the lounge, which provides for 17sqm and 4 seats, second lounge with café and buffet 109sqm and 27 seats, bistro 293sqm and 208 seats and kids play located behind the bistro and family area. • Sports bar 114sqm 72 seats, gaming lounge 299sqm 80 EGM's, which is located away from the bistro and main public areas. • The bars are centrally located and the kitchen, back of house and service areas are located to the rear of the hotel facing the car park area. • The hotel can be accessed from either the Princes Highway or from the car park to the rear of the hotel.
First Floor	<ul style="list-style-type: none"> • There are two large function rooms on this level, function room A is 237sqm and provides for 164 seats, function room B is 159sqm and provides for 86 seats. • The roof top terrace is 190sqm and provides for 122 seats. • An additional kitchen is located on this level along with an administration office and plant and equipment.
Built form design:	<ul style="list-style-type: none"> • The hotel building is to be constructed to the boundary of the land facing both Station Street and Princes Highway. • The motel and offices are also to be constructed to the boundary of the land facing Princes Highway. • Solar panels are located on the roof. • Underground water tanks are provided.
Vehicle access, car parking:	<ul style="list-style-type: none"> • 257 Car spaces are provided for the uses. • 481 patrons are proposed for the hotel. • 13 spaces for the office use, 52 spaces for the motel uses and 192 spaces proposed for the hotel. • Vehicle access to the site is proposed via a new road known as Orchard Street, which is accessed from Station Street. The car park is accessed via two entry points to an

The Use/s:	
	area of at grade and elevated decked car parking. <ul style="list-style-type: none"> • Loading areas are provided to each building.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 10 Operation of the State Planning Policy Framework
- 11 Settlement
- 11.01 Activity Centres
- 15 Built Environment and Heritage
- 15.01-1 Urban Design
- 15.01-4 Design for Safety
- 15.01-5 Cultural Identity and Neighborhood Character
- 17 Economic Development
- 18.01-1 Land use and transport planning
- 18.02-3 Principal Public Transport Network
- 19 Infrastructure

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.01 Cardinia Shire Key Issues and Strategic Vision
- 21.02 Environment
- 21.03 Settlement and Housing
- 21.04 Economic Development
- 21.06 Particular Uses and Development
- 22.03 Gaming
- 22.04 Highway Development

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.27 Licensed Premises
- Clause 52.28 Gaming
- Clause 52.34 Bicycle Facilities
- Clause 52.16 Native Vegetation Precinct Plan
- Clause 65 Decision Guidelines
- Officer Precinct Structure Plan September 2011
- Officer Native Vegetation Precinct Plan September 2011, Officer Development Contributions Plan and Conservation Management Plan 15 September 2011.

Zone

The land is subject to the **Urban Growth Zone Schedule 4 and the** specific provisions of the zone apply.

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay (Schedule 4)
- Land Subject to Inundation Overlay applies to the eastern and southern portions of the site.

PLANNING PERMIT TRIGGERS

The proposal is for building and works, change of use of land to a hotel, use of land for the sale and consumption of liquor, installation and use of land for eighty (80) electronic gaming machines and a reduction of bicycle facilities requires a planning permit under the following clauses of the Cardinia Planning Scheme.

Why a permit is required:

Zone	
Clause 37.07 Urban Growth Zone - Part B where a structure plan applies (Officer Precinct Structure Plan approved September 2011 and incorporated into the scheme).	The provisions of clauses 37.07-9 to 37.14 apply. Refer to schedule 4 of the zone.
Schedule 4 Urban Growth zone sub clause 2.3 specific provisions, use of land.	A hotel is a section 2 use and requires a permit subject to the condition that it must be located in an area shown as Core, Gateway or Highway Business in Map 2 and must be in conjunction with another use.
Hotel Section 2 Use:	A permit is required for the use as it is located within the gateway precinct and is being offered in conjunction with the motel use.
Schedule 4 Urban Growth zone sub clause 2.7 specific provisions, buildings and works	A permit is required to construct a building or construct or carry out works.

Overlay	
Clause 44.04-2 Land Subject to Inundation	A planning permit is required to construct a building or construct or carry out works on the land. The east side of the land is partly located within the overlay.
Clause 45.06 Development Contributions Overlay, Schedule 4	A permit must not be granted to construct a building or construct or carry out works on the land until a development contributions overlay has been incorporated into the scheme. The permit granted must be consistent with the provisions of the relevant development contributions plan and include any conditions required set out in the relevant schedule to this overlay. The Officer Development Contributions Plan has been incorporated into the scheme and applies to this development.
Particular Provisions	
Clause 52.27 Licensed Premises	A permit is required for the use of land for the sale and consumption of liquor.
Clause 52.28 Gaming	A permit is required for the installation and use of land for 80 electronic gaming machines.
Clause 52.34 Bicycle Facilities	A permit is required for a reduction in bicycle facility requirements.

Please note that a full assessment against the above provisions and the relevant sections of the State and Local Policy is included within the discussion.

Under the Urban Growth Zone Schedule 4, the office use and the motel use, which is defined as a residential hotel in the planning scheme and does not require a permit for the use of the land under section 1 of the zone, as it is located in the area shown as Gateway in Map 2 of the zone.

Under clause 52.06-3 Car parking of the planning scheme, a permit is not required for the car parking as the appropriate amount of car spaces have been provided for the proposed uses.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 Exemption and Review of the Urban Growth Zone, an application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land, is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* unless the schedule to this zone specifies otherwise.

In this instance, the schedule to the zone does not list anything other than the above, therefore the proposal is considered to be generally in accordance with the Officer Precinct Structure Plan (September 2011) that applies to the land.

Pursuant to Clause 44.04-4 of the Land Subject to Inundation Overlay, an application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987*.

As a result of the above, the application was not advertised.

Eight (8) submissions have been received regarding the proposal. The submissions generally relate to the gaming component of the application, which have been summarised below. However, Council cannot consider the submissions as formal objections, as the proposal is exempt from notice and review. Summary of submissions:

- Negative community and social consequences of pokie machines.
- Domestic violence will be exacerbated.
- Location too close to a child care centre and schools.
- Venue too close to a future supermarket where people could walk from the supermarket to the venue.
- Venue too close to a busy commercial and retail precinct.
- Not in a discreet location for addicted gamblers.
- The demographic is classed as relatively disadvantaged.
- Officer growth area is attracting young families where mortgage stress can be at its highest level.
- The Shire has one of the highest unemployment levels in the state.
- There will be an increase in crime.
- Location is not appropriate.
- Issues with traffic congestion, hours of operation, noise and lighting from the venue.
- Lack of community consultation and no right of appeal.

REFERRALS

The application was referred to the following referral authorities.

Authority:	Clause referred:	Response:
VicRoads	Clause 52.29	No objection to the proposal.
Victorian Commission for Gambling & Liquor Regulation (VCGLR)	Clause 52.27	The commission does not intend to offer any comment or submission on the application.
Melbourne Water	Clause 44.04-5	No objection subject to conditions
Victoria Police		No response received.

DISCUSSION

Cardinia Planning Scheme:

Assessment against the relevant Planning Scheme controls

Planning Scheme reference	Assessment
State Planning Policy Framework	
<p>The following State Planning Policies are relevant in the assessment of this application:</p> <ul style="list-style-type: none"> • Clause 11 Settlement • Clause 15 Urban Design • Clause 17 Economic Development • Clause 19 Infrastructure 	<p>The following comments are made with respect to the policies within the State Planning Policy Framework:</p> <p>The proposal is consistent with the relevant Clauses of the State Planning Policy Framework, specifically the proposal meets the intent of Clauses 11, 15, 17, 19 and 21.04 by promoting jobs and investment by promoting economic growth and meets the community need for entertainment uses.</p> <p>The key strategies of the framework are to improve access to jobs across Melbourne and closer to where people live and to support activity centres by providing for a broad range of land uses that are of a high quality design and amenity.</p> <p>The proposal is consistent with Clause 15 by providing a strong built form on a key corner 'gateway' site and further expands on the objective 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 consider refer to the public realm, safety, pedestrian spaces, and architectural quality. The policy guidelines for planning to consider are the Urban Design Guidelines for Victoria in assessing the design and built for new development.</p>
<p>Clause 21.01 Cardinia Shire Key Issues and Strategic Vision</p>	<p>The key issue for Cardinia relevant to this proposal is economic development and to ensure the development of a balanced local economy and local employment opportunities for residents.</p> <p>The attraction of new business, particularly to the employment corridor and to encourage an attractive, sustainable built form in existing and future development.</p> <p>The location and characteristics of gaming venues.</p> <p>The proposal is consistent with Cardinia Shires strategic vision which is that Cardinia will be developed in a planned manner to enable future generations to enjoy and experience the diverse and distinctive characteristics of our Shire. In addition to this statement, the proposal is attracting a new venue which is attracting a new business to Cardinia in a location that is supported by the provisions of the Officer PSP. The proposal also provides for a range of employment opportunities for local people.</p>
<p>Clause 21.04 Economic development</p>	<p>Economic development is critical to the overall wellbeing of the Shire in both creating employment opportunities for residents and attracting business investment.</p> <p>The proposal is consistent with this policy direction as it is located within the urban growth corridor and is within an emerging town centre. The</p>

Planning Scheme reference	Assessment
State Planning Policy Framework	
Clause 21.04-3 Activity centres	<p>proposal provides for employment opportunities for local residents and is essentially attracting a new multi purpose use to the Officer town centre.</p> <p>Activity centres provide a range of retail, commercial, entertainment and community services activities integrated with housing in a location which is highly accessible by road, public transport, foot and bicycle. Activity Centres are a focus for community activity and interaction in a location with a strong sense of place and urban character.</p> <p>A key issue for Cardinia is facilitating development of retail, commercial, community, residential and entertainment activities within activity centres, to meet the needs of the existing and future community.</p> <p>The design and location of the proposal achieves the objective by providing for a development that provides for employment, is accessible and the multi storey built form to the key gateway corner.</p>

Planning Scheme reference	Assessment
Local Planning Policy Framework	
<p>The following Local Planning Policies are relevant in the assessment of this application:</p> <ul style="list-style-type: none"> • Clause 11 Settlement • Clause 17 • Clause 19 • Clause 21.04 – MSS • Gaming 22.03 (discussed further in the report) 	<p>The proposal is consistent with the relevant Clauses of the Local Planning Policy Framework and the following comments are made with respect to the policies within the Local Planning Policy Framework:</p> <p>The proposal is appropriately located within an ‘Urban Growth Area’, where the key principles for the development of precincts include attracting business investment and to create diverse employment opportunities. The Officer Town Centre is proposed to become a vibrant well serviced activity centre with development that achieves good urban design outcomes with strong character.</p> <p>Economic development is critical in the wellbeing of the municipality in terms of providing employment opportunities and attracting business investments. Officer is identified as a major activity centre that is still yet to be developed for this purpose. It is important to encourage development that provides a diverse mix of employment opportunities for works and people with businesses.</p> <p>The policy framework aims to encourage development that optimises the provision of adequate, integrated and functional car parking, urban design outcomes, safe and accessible pedestrian and a high quality built form.</p> <p>The proposal is consistent with the relevant objectives of Clause 21.06-2 Community safety, as the proposal has been designed to be consistent with safer design principles. The proposal maximises activity by creating a mix of uses on the site, visibility and surveillance of the public environment by providing safe movement through good connections and access has been provided with the appropriate siting and design of the buildings and car park.</p> <p>The local planning policy framework for Clause 21.06-4 Gaming, the objective is to minimise the negative impacts of gaming on the community by ensuring gaming machines are only located within venues that are appropriately located and have appropriate venue characteristics.</p>

Planning Scheme reference	Assessment
Local Planning Policy Framework	
	<p>The objectives of local planning policy Clause 22.03 Gaming, are to discourage new gaming machines in vulnerable or disadvantaged areas, achieve positive social, economic and environmental outcomes in the location and relocation of gaming machines and avoid exacerbating the risk of problem gambling.</p> <p>To locate gaming machines where the community has a choice of non-gambling entertainment or recreation activities within the gaming venue and the local area and to protect the amenity of areas surrounding gaming venues.</p> <p>The above is addressed further in the report.</p> <p>In response to the proposal has taken into consideration the above policy directions as the proposed venue is appropriately located within the 'gateway' precinct as identified within the Officer PSP and Urban Growth Zone Schedule 4. The venue provides for a range of choice in relation to entertainment and dining.</p>

Planning Scheme reference	Assessment
Zone	
Clause 37.07 Urban Growth Zone Schedule 4 (UGZ4) – Officer Precinct Structure Plan (September 2011)(OPSP) – Officer Town Centre	<p>The proposal is consistent with the relevant provisions of the UGZ4 (Officer Town Centre). The land is shown as MAC Peripheral Commercial to the north of Orchard Road and the land to south is proposed as residential land. The land is identified as being within the 'Gateway' precinct.</p> <p>Map 1 of schedule 4 shows the subject site as being located within the major peripheral commercial area. Clause 2.1, the use and development provision, breaks up the town centre into precincts. Map 2 identifies the subject land as being within the 'gateway' precinct.</p>

Planning Scheme reference	Assessment
Overlay	
Clause 44.04 Land Subject to Inundation	Part of the land is affected by the overlay. The application was referred to Melbourne Water who had no concerns with the proposal.
Clause 45.06 Development Contributions Plan 4	<p>Officer development contributions plan applies and is applicable to the land and the development proposal.</p> <p>A condition will be placed on the permit requiring development contributions for the development.</p>

Planning Scheme reference	Assessment
Particular Provisions	
Clause 52.06 Car parking:	<p>Pursuant to Clause 52.06-3, a permit is not required if the number of spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for a new use of land is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.</p> <p>Clause 52.06-5 provides for the table that specifies the number of car parking spaces that are required for the use.</p> <ul style="list-style-type: none"> • Hotel requires 0.4 spaces to each patron permitted. • Office requires 3.5 spaces to each 100sqm of net floor area.

Planning Scheme reference	Assessment
Particular Provisions	
	<p>Pursuant to Clause 52.06-6 number of car parking spaces required for other uses and a use of land is not specified in table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the parking overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.</p> <p>A comprehensive traffic report was provided by Ratio (July 2017).</p> <p>A 257 space car park is proposed within a ground level and deck car park. The ground floor provides for 170 spaces including 8 disabled spaces and the deck car park provides for 87 spaces.</p> <p>Access to the car park is provided from the new road (Orchard Street) via two new access points.</p> <p>Under this clause 257 car spaces are proposed for the uses as follows:</p> <p>Hotel – 481 patrons at a rate of 0.4 spaces to each patron permitted requires 192 spaces.</p> <p>Office 1 – 165sqm at a rate of 3.5 spaces per 100sqm net floor area requires 5 spaces.</p> <p>Office 2 – 140sqm at a rate of 3.5 spaces per 100sqm net floor area requires 4 spaces.</p> <p>Office 3 – 125sqm at a rate of 3.5 spaces per 100sqm net floor area requires 4 spaces.</p> <p>Motel – 52 rooms at a rate of 1 space to each unit and one to each manager dwelling, plus 50 percent of the relevant requirement of any ancillary use is 52 spaces.</p> <p>Therefore, the proposed uses adequately meet this clause by providing enough car spaces on the site for the uses.</p> <p>A waste management plan was provided which demonstrates how waste will be stored on the site and how waste vehicles can move through the site to collect waste bins and how waste will be disposed of.</p> <p>Waste collection times are proposed as follows: Hotel: 7am to 6pm Monday to Friday. Office/Motel: outside of the building during trading hours.</p> <p><i>Loading:</i> Two loading bays are proposed, one for the hotel which is located in the south west corner of the site and one for the motel and office use located in the north east corner of the site.</p> <p>The size and locations of the loading bays for each building comply with the provisions of this clause. Council's traffic and waste departments have reviewed the reports and the plans with the swept path diagrams and had no objection to the proposal.</p>

Planning Scheme reference	Assessment
Particular Provisions	
	<p>Traffic Generation:</p> <p>The proposed mix of land uses for the site are expected to generate peak activity at different days and times of the week. As a result, the site is considered to benefit from the complementary mixed use nature of the development with reduced net traffic impacts overall. The peak periods observed for the area were the obvious times when people are going to and from work or dropping off and picking up children to school. Weekends were viewed to have less demands than during the week.</p> <p>The traffic report concluded that the proposed parking is in accordance with the statutory requirements and is expected to cater well for the peak parking demands. The provision of access to and from the site is appropriate and that the traffic anticipated to be generated from the proposal is expected to be comfortably accommodated by the surrounding road network. In addition the traffic report was reviewed by Council's Traffic Engineers who had no concerns or comment on the proposal.</p>
<p>Clause 52.27 Licensed Premises</p>	<p>The decision guidelines require consideration of the impact of the sale or consumption of liquor permitted by the liquor licence, hours of operation, patron numbers and cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.</p> <p>The proposal is not within close proximity to other licensed premises and therefore it is not considered to have a cumulative impact on the amenity of the surrounding area. Furthermore, the proposed venue provides for the serving of food and has a variety of entertainment spaces which suggest how the venue will operate with an emphasis on dining, functions and entertainment.</p> <p>The hours of operation are considered to be appropriate and in line with other venues in Pakenham, Officer and Beaconsfield.</p> <p>The number of patrons for the venue is set and can be managed through the planning permit and the license from the VCGLR.</p> <p>Therefore, it is considered that the proposal complies with this clause and the decision guidelines.</p>
<p>Clause 52.28-2 Gaming</p>	<p>The proposal is consistent with the provisions of Clause 52.28 as follows:</p> <ul style="list-style-type: none"> • There are no current uses in proximity of the site that would result in impulse gambling or frequent pedestrian movements past the site. • The 'Gateway' and 'Highway business' precincts of the town centre are the only locations within Officer where gaming is an allowable use. • The site is within the 'Gateway' precinct of the town centre where a mix of uses are supported such as hotels, motels, office and showrooms. The proposed land use mix is not necessarily a day to day use like supermarkets and other retail nature uses that would encourage impulse gambling. • The subject site is well removed from the core town centre retail precinct. • The 'Highway' business precinct on the opposite side of

Planning Scheme reference	Assessment
Particular Provisions	
	<p>Princes Highway is an allowable gaming location under this clause, despite the existing uses not being reflective of a strip shopping centre.</p> <ul style="list-style-type: none"> The venue is physically separated from this centre by Station Street. Station street is considered to be the end of the centre where there is no potential for further day to day retail uses located east of Station Street that might normally encourage continued pedestrian movement towards the venue. <p>In relation to the social and economic impacts of the location of the machines, the area immediately surrounding the venue has a SEIFA score that sits within the eight decile and is therefore located in an area exhibiting few signs of disadvantage. The majority of the surrounding area within 2.5kms is located within the eight decile or above.</p> <p>The relevant considerations is as to whether the site can accommodate the proposal and whether the gaming premises provides a full range of hotel facilities or services to patrons or full range of club facilities or services to members and patrons. It is considered that the venue is appropriate for gaming in this location as it provides a full range of facilities and services for patrons such as a bistro, function rooms, sports lounge, alfresco terrace and a range of other bar areas.</p> <p>The proposed hours of operation for the gaming room from between 7am and 2am provides for a 5 hour break in play that exceeds the recommend 4 hour break in play.</p> <p>Therefore, it is considered that the proposal complies with this clause and the decision guidelines.</p>
Clause 52.29 Land Adjacent to a Road Zone, Category 1	The land is adjacent to the Road Zone Category 1 zone being Princes Highway. There is no access to Princes Highway, the access is provided via a new road to be constructed from Station Street.
Clause 52.35-2 Bicycle facilities	<p>The rates for the provision of bicycle facilities are as follows:</p> <p>Hotel – 1 to each 25sqm of bar floor area available to the public plus 1 to each 100sqm of lounge floor area available to the public for employees. The area for the bar is 689sqm the area for the lounge is 539sqm which requires 33 employee spaces and 33 visitor spaces.</p> <p>Motel – 1 to 40 rooms. The number of rooms provided is 52, therefore 1 space is required.</p> <p>A total of spaces for employees is 34 and spaces for visitors is 33.</p> <p>The development has a requirement to provide a total of 67 bicycle spaces for the site. A total of 27 bicycle spaces are proposed as part of the development.</p> <p>Based on the types of uses on the site, it is considered appropriate to allow a reduction in bicycle spaces for the site.</p> <p>Furthermore, the clause requires that showers and change rooms be provided for employee bicycle parking. A requirement of 4 showers and 4 change rooms are required. One combined shower and change</p>

Planning Scheme reference	Assessment
Particular Provisions	
	<p>room is provided which is a shortfall of 3 showers/change rooms. It is considered to be excessive to provide the total of 4 shower/change rooms in this instance, as staff generally will work in shifts and one shower/change room is considered appropriate in this instance.</p>
<p>Clause 64.02 Land in conjunction with another use</p>	<p>Under section 2 of the Urban Growth Zone Schedule 4, the use of land for a hotel must be in conjunction with another use.</p> <p>This clause is relevant to the consideration of the application in relation to the nexus between the hotel use and the residential hotel (motel) use. The clause states that if a provision of this scheme provides that a use of land must be used ‘in conjunction with’ another use of the land:</p> <ul style="list-style-type: none"> • There must be an essential association between the two uses; and • The use must have a genuine, close and continuing functional relationship in its operation with the other use. <p>It is considered that the use meets the in conjunction test, as there is a direct association between the uses and occupants of the motel will use the entertainment facilities within the hotel.</p> <p>The proposal shows that the occupants of the motel will have a dedicated breakfast area within the hotel and can also use the hotel for dinner, drinks and entertainment. The motel and hotel are on the same site and utilise the same car parking facilities.</p> <p>The reception for the motel is located within the hotel. Motel guests can order food via room service deliver with food prepared within the hotel kitchen and beverages from the hotel.</p> <p>The management of the hotel will be by employees of the motel as both uses are to be operated by the same company.</p> <p>Therefore, it is considered that the proposal complies with the above clause as hotel has an essential association with the motel and will also have a genuine, close and continuing functional relationship with the motel.</p>

Planning Scheme reference	Assessment
Officer Precinct Structure Plan – Incorporated Document	
The application has been assessed against the provisions and requirements of the Officer Precinct Structure Plan (PSP), as summarised below. The subject site is located within the major peripheral commercial area and is identified as being within the ‘gateway’ precinct.	
<i>Plan 5 Future Urban Structure</i>	<p>Describes how the PSP delivers the vision and shows the subject site as being located within the MAC peripheral commercial area. The Officer Town Centre (OTC) is the major activity centre (MAC) and the focus of the precinct is to provide residents with convenient access to office and retail developments, community facilities and jobs.</p> <p>The proposal is appropriately located in accordance with the future urban structure.</p>
<i>Plan 6 Officer Land Use Budget</i>	The site is shown as property number 202.
<i>Plan 7 Image and Character</i>	<p>The subject site is located within character area 9 – Officer Town Centre. The relevant objective is to create a high profile image and distinct character through the provision of intensively developed built form.</p> <p>The development is consistent with the relevant planning and design guidelines to be met as the design of the proposal provides for an innovative urban design and architecture that complements the character of the precinct.</p>
<p><i>Plan 9 Employment</i></p> <p><i>Table 9 – Hierarchy of Activity Centres</i></p> <p><i>Table 10</i></p> <p><i>4.301 Employment and activity centre</i></p>	<p>The plan shows the subject site within the Activity Centre boundary and located within the peripheral commercial area. The development provides for a landmark entry to Officer Town Centre with a strong built form to Princes Highway and Station Street.</p> <p>The plan shows the subject site within the Activity Centre boundary and located within the peripheral commercial and office uses.</p> <p>Refers to layout and structure, built form and massing. It is considered that the proposal complies with relevant planning and design guidelines to be met as the proposal provides for the following:</p> <ul style="list-style-type: none"> • Entrances to buildings at ground level to provide for pedestrian amenity. • Links are provided to the pedestrian network. • Buildings located on prominent corner site with greater storeys, well articulated frontages to create the illusion of height where needed. • Appropriate use of high quality building materials. • Provision of well coordinated off street car parking appropriately located behind the buildings within a multi deck car parking facility. <p>The relevant objectives are to:</p> <ul style="list-style-type: none"> • Strengthen the local and regional economy by creating opportunities for new business. • Provide for jobs in the community that reduces the potential for out-commuting for work. • Maximise accessibility to employment areas by public transport, cycling and/or walking. <p>:</p>

<i>Planning Scheme reference</i>	<i>Assessment</i>
<i>Officer Precinct Structure Plan – Incorporated document</i>	
<p><i>Table 10a: Major activity centre, planning and design guidelines to be met for the ‘gateway’ precinct</i></p>	<p>Objectives:</p> <ul style="list-style-type: none"> • To ensure a landmark entry to Officer Town Centre. • Establish Princes Highway as a strong, attractive and interesting corridor that promotes a sense of arrival to Officer Town Centre. • To facilitate a coordinated development solution for existing small lots. • Buildings are to be a minimum of three storeys or equivalent height. • Zero setback of buildings are to be provide to the lot line on the Princes Hwy. • Buildings to be provided to both frontages of corner sites. • Off street car parking to be provided. • Buildings to obscure car parking from view of Princes Hwy. • A coordinated car parking system provided between lots. • Use of transparent glazed facades, minimal blank walls. <p>In response to the proposed development is appropriately located and achieves the above objectives by providing a high profile landmark entry to the corner which presents as multi storeys in height.</p> <p>The car park is well obscured to the rear of the proposal with development wrapping around both corners to screen the deck car parking.</p> <p>More importantly the proposal provides for a new business within Cardinia Shire which creates employment opportunities for local people and is a catalyst to providing the beginning of the development of the town centre to Officer.</p>
<p><i>4.5 Open Space and Natural Systems</i></p> <p><i>Plan 11 Open Space Network</i></p> <p><i>Plan 12 Integrated Water Management</i></p>	<p>The relevant objectives of this section:</p> <ul style="list-style-type: none"> • Provide and develop a network of quality, well distributed, multi-functional and appropriate sized open space areas that are well connected to meet the active and passive needs of the community. • Protect and enhance areas of environmental significance and integrate these areas with open space systems where practicable. • Maximise the integration and sharing of space with publicly accessible encumbered land. • Incorporate pedestrian and bicycle paths through the open space network. <p>The drainage corridor which is located to the east boundary of the site and runs in a north south alignment, which is identified as other encumbered public open space, with an area of inundation.</p> <p>The extent of the overall drainage corridor extends from the north to the south of the Officer PSP boundary. The drainage corridor follows a specific drainage line that meets with retarding basins and open space. The role of encumbered land is to provide for overland flows and stormwater retention and to maintain access to services.</p>

<i>Planning Scheme reference</i>	<i>Assessment</i>
Officer Precinct Structure Plan – Incorporated document	
	<p>Whilst the drainage corridors main function is to be for the conveyance of stormwater flows, it will also provide a shared function as a pedestrian path way which provides a pedestrian link to the broader area.</p> <p>The role of linear open space is to serve a variety of purposes including:</p> <ul style="list-style-type: none"> • Drainage and water management. • Wildlife corridors, • Visual buffers and • Movement corridors (for pedestrians, cyclists) • Includes both encumbered and unencumbered land. <p>The relevant guidelines to be met:</p> <p>Water Sensitive Urban Design:</p> <ul style="list-style-type: none"> • Design and layout of open space areas is to maximise efficient water use, stormwater quality and the viability of vegetation through use of Water Sensitive Urban Design (WSUD) initiatives. • Incorporate stormwater management and techniques to improve stormwater quality, particularly along drainage lines. <p>Integrated Open Space Network:</p> <ul style="list-style-type: none"> • Consider significant view lines to and within the precinct to enhance open space opportunities within the urban area. • Ensure pedestrian and bicycle routes are provided with good surveillance. • Design streetscape planning, pedestrian/bicycle paths and landscaping of adjoining development to compliment and integrate with the adjoining parkland design. • Ensure the design of drainage reserves, retarding basins and wetlands are integrated with the open space network. <p>In response to the above, it is considered that the proposal meets the relevant guidelines above, as the proposal has been designed with the linear open space network in mind. Appropriate landscaping and footpaths will be provided within the open space/drainage corridor which will provide a level of pedestrian activation and enhance the area through landscaping opportunities that will filter into the car park area.</p>
<p><i>4.6 Transport and Movement</i></p> <p><i>Plan 15 Road Network</i></p> <p><i>Plan 16 Public Transport</i></p>	<p>The relevant objective is to provide an efficient, legible and safe local road network that complements the role and function of the arterial road networks and provides good internal movement within and between neighbourhoods and good access to external destinations. Other key objectives worthy to note is the creation of attractive and safe interface with arterial roads with provision of landscaping of roads and streets that contribute to key public spaces, landscape corridors and contribute to an attractive urban environment. Plan 15 shows the road as M5 within the town centre which is the incorrect cross section in the Officer PSP. A different cross section has been applied to provide the new proposed road from Station Street, which is referred to as Orchard Street and is to be constructed by the land owner. The proposed road is a 17m wide road reserve with a 6m wide carriageway with indented parking and concrete hardstands on both sides.</p>

<i>Planning Scheme reference</i>	<i>Assessment</i>
<i>Officer Precinct Structure Plan – Incorporated document</i>	
Plan 17 Walking and Trails	<p>Princes Highway is main principal public transport route.</p> <p>Plan 17 shows a key local footpath along Princes Highway and Station Street.</p> <p>Station Street is designated as having a bike way (off road). The drainage corridor to the east of the site contains a 2.5m wide shared path within it.</p> <p>The developer is responsible for providing the footpaths as specified above in accordance with the Officer PSP. These will be included as conditions.</p>
4.7 Utilities, Energy & Sustainability	A Sustainable Management Plan was provided with the application that details energy efficiency of the buildings, construction materials, water efficiency and storm water management. The report provided a list of recommendations in relation to submitting an Environmental Sustainable Design report, installation of solar panels, water tanks and ensuring that best practice in development and design are achieved.
Access report	<p>The report was commissioned to evaluate the proposed plans to ensure the appropriate provision of access to the site under the Disability Discrimination Act (DDA). It is essential that the objectives of dignified and equitable access are met for all users of the building.</p> <p>In relation to the development, there are some areas in the report that have been identified as requiring compliance. These areas will be dealt with via planning permit conditions.</p>
<i>Officer PSP and Urban Design Framework (UDF):</i>	
<p>The above documents provide guidance on what is envisaged in terms of built form for the town centre. In summary the draft UDF outlines the design objectives for the gateway precinct within Officer which is to create a strong and attractive corridor along the Princes Highway. The proposal is consistent with the requirements of the draft UDF and seeks to provide for a landmark building that has been architecturally designed to achieve the intent of the framework and to create a distinctive entrance to the precinct. Furthermore, the design provides a varying mix of materials and elements that will provide a benchmark and contribute to the emerging character of Officer.</p>	
<p>The proposal is consistent with the vision and the relevant objectives of the Officer PSP as it seeks to create a vibrant development located on a key gateway corner to the town centre.</p>	

Electronic Gaming Machines (EGM's) discussion:

The application has been assessed under the provisions of the local policy and particular provision for gaming. It is considered that the proposal meets the objectives of the relevant state and local planning policy frameworks and decision guidelines. A full assessment of Clause 22.03 Gaming is attached as an appendix.

Ratio consultants have prepared and submitted a planning report with the application in support of the proposal. The report included the following:

- A review of the relevant policy and research documents, gaming statistics and social and economic data to determine the profile of the catchment area.
- An analysis of the profile of the catchment area against measures of vulnerability and a review of existing social infrastructure.

- An assessment of the expected social and economic impacts of the proposal and the likely overall impact on the local community.

Key findings of the planning report are summarised below:

- Primary patron catchment.
- The proposal is estimated to increase net expenditure on EGM's within Cardinia.
- The primary catchment shows few signs of relative disadvantage based on the Socio-

Economic Indexes for Areas (SEIFA), which range areas in Australia according to relative socio-economic advantage and disadvantage.

In having regard to the relevant provisions of the Cardinia Planning scheme, the following key planning issues associated with this application have been considered as to whether the proposal is consistent with the strategic vision for the site, whether the proposed built form is responsive and consistent with the vision for the site, whether the proposed electronic gaming machines are acceptable within planning grounds and will the proposal limit amenity impacts to the area?

A key consideration within the planning report is in relation to the determination of applications for gaming machines is 'the net community benefit to be derived from the application'. As such, it is considered that the proposal will provide a net community benefit, however this aspect will be explored further by the VCGLR who consider the net benefit and full socio-economic factors in considering the application in that jurisdiction.

The applicant has made an offer to make annual pro rata payments totalling \$1,500.00 per EGM installed and operating at the premises (indexed to CPI) in cash donations to local sporting groups or clubs, local charities, local community organisations and local responsible gambling service providers. The payments will be required at the end of the first financial year following the installation and operation of the gaming machine use. Furthermore, a list of each group or organisation and the amounts contributed to be provided to Cardinia Shire Council at the end of each financial year to ensure transparency within the process. The above will be implemented as a condition of the permit through a Section 173 Agreement under the Planning & Environment Act 1987.

Current gaming machine provision in the Shire:

There are currently five (5) gaming venues within Cardinia Shire with the closest venue Club Officer located at 3 Niki Place Officer being approximately 4.1kms. There is a total of 325 licensed electronic gaming machines (EGM's) within Cardinia Shire. This is considered to be well below the cap which is currently estimated to be approximately 580 gaming machines (source City of Greater Dandenong Social Statistics 2017).

The latest statistics from the VCGLR website (as at 30 June 2016) indicate that:

- Cardinia has a gaming machine density of 5.65 EGM's per 1000 adults which is comparable to the Metro averages of 5.32 and 5.65.
- Gaming expenditure per adult at \$467.76 is lower than both the Metropolitan and State averages being \$576 and \$553.
- Cardinia has a lower number of adults per venue (10,706) than the metro average (11,058) and higher numbers of adults when compared to the State wide average (9,185).

*(Source VCGLR Website)

The regional caps are set under the Gambling Regulation Act 2003 who determine the maximum permissible gaming machines entitlements within each municipal district. The maximum permissible gaming entitlements for the shire of Cardinia is 458 and the LGA is currently provided with 303 gaming entitlements which is below the allowable 458.

Patron Catchment:

The primary patron catchment of a venue is the geographic area where the majority of patrons reside. In metropolitan gaming venues this is generally an area between 2.5 and 5 kilometres from a venue. Clause 22.03 requires a 5km catchment to be considered as part of any gaming application. A review of the districts known as Officer, Southern Rural and Cardinia Road within the secondary catchment being Beaconsfield, Beaconsfield Upper, Berwick Township and Berwick South between 2.5km and 5km from the venue.

The above districts have been used for the purpose of the economic analysis set described above. The profiles of suburbs comprising the patron catchment have been compared to Melbourne Capital City Statistical Area which is effectively metropolitan Melbourne.

SEIFA Analysis

The SEIFA index for the Cardinia LGA at 1024 sits well above the Victorian LGA average of 993. The lower the figure the higher the disadvantage.

The table below outlines the SEIFA index for the precincts that fall within a 5km radius of the venue.

SEIFA Index of Disadvantage (5km radius)			
Suburb	SEIFA Index	Decile	Percentile
Officer	1072	9	86
Cardinia Road	1049	8	74
Beaconsfield	1075	9	87
Pakenham	971.1	-	32
Berwick Township	1056	8	78
Berwick South	1071	9	85
Median Suburb/Precinct			1022

Source: Profile Id & ABS 2011 www.abs.gov.au

The precincts that fall within a 5km radius of the venue have a range of SEIFA score well above the average indicating that there are relatively few signs of social and economic disadvantage within this area. The two precincts that have been used to determine the social and economic profile of the primary catchment area for Officer and Cardinia has a SEIFA score that sits above the suburb median and sits in the 8th and 9th decile indicating that it has few signs of socio economic disadvantage. (source Ratio report January 2017)

Summary:

The assessment above demonstrates that the proposal complies with Clauses 22.03 and 52.28 for Gaming. The SEIFA score for the area indicates that the area is showing few signs of vulnerability or disadvantage issues.

According to the data above and based on the broader assessment of the whole application under the planning scheme, the proposed venue is in a suitable location to allow new gaming machines in addition to the broader hotel functions. The venue is physically separated from the retail core of the Officer Town Centre and the strip shop retail areas and therefore it is considered the proposed venue is located within a convenient location.

The relevant decision guidelines to consider is whether the site can capably accommodate the proposal and whether the venue provides a full range of hotel facilities or services to patrons to which in this instance it

provides for a full range of facilities and services such as a bistro, function rooms, sports lounge, alfresco terrace and a range of other bar areas.

The proposed hours of operation of the gaming room from between 7am and 2am provides for a 5 hour break in play, this exceeds the recommend minimum 4 hour break in play and is considered to be in line with other venues within the municipality. Conditions will be placed on the planning permit issued to ensure that the hours of operation are complied with at all times.

Furthermore, it is considered that the proposal appropriately addresses the following:

- The proposed venue provides for a choice of gambling and non-gambling entertainment and recreation activities within the venue and the local area.
- There are no current and uses in proximity of the site that would result in impulse gambling or frequent pedestrian movements past the site.
- The 'Gateway' and 'Highway business' precincts of the town centre are the only locations within Officer where gaming is an allowable use.
- The site is within the 'Gateway' precinct of the town centre where a mix of uses are supported such as hotels, motels, office and showrooms. The proposed land use mix is not necessarily a day to day use like supermarkets and other retail nature uses that would encourage impulse gambling.
- The subject site is well removed from the core town centre retail precinct.
- The 'Highway' business precinct on the opposite side of Princes Highway is an allowable gaming location under this clause, despite the existing uses not being reflective of a strip shopping centre.
- The venue is physically separated from this centre by Station Street. Station street is considered to be the end of the centre where there is no potential for further day to day retail uses located east of Station Street that might normally encourage continued pedestrian movement towards the venue.

CONCLUSION

The proposal is consistent with the relevant strategic policy, zone, overlay and particular provisions within the Cardinia Planning Scheme and the incorporated Officer Precinct Structure Plan.

The assessment of this proposal has taken into consideration the relevant provisions of the Cardinia Planning Scheme, incorporated documents and a comprehensive analysis and assessment of the gaming policy. The decision guidelines of clause 65.01 have been considered in that the proposal provides for the appropriate amenity and orderly planning and development of the area. The uses are appropriate for the area and will be complimentary to what is envisioned for the future Officer Town Centre and takes into consideration the responsive building design outcomes to be achieved within the structure plan and draft urban design framework. On the balance the proposal is supported by State and Cardinia Council planning policy.

The proposal should be supported subject to conditions as the development application for the hotel, residential hotel (motel) and office as it is what is envisioned for the area and provides for employment and entertainment opportunities for the community.

It is recommended that the application be approved subject to conditions.

CONDITIONS

1. Before the use and 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 one (1) copy must be provided in an electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) Clearly show the projections of the awnings over the street alignment.

To the satisfaction of the Responsible Authority.

The layout of the use/s and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.

The various activities forming parts of the use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

2. Before the commencement of the use of gaming machines at the venue, the owner must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*, and make application to the Registrar of Title to have the agreement registered on Title to the land under section 181 of the Act, which provides for the following:
 - a) The Agreement must relate to the subject land of this Permit and must require the owner of that land to make annual pro rata payments totalling \$1,500.00 per EGM installed and operating at the premises (indexed to CPI) in cash donations to local sporting groups or clubs, local charities, local community organisations and local responsible gambling service providers, to the satisfaction of the responsible authority.
 - b) Payments are required at the end of the first financial year following the installation and operation of the gaming machine use.
 - c) A list of each group or organisation and the amounts contributed to be provided to Cardinia Shire Council at the end of each financial year.

The owner must pay the reasonable costs of preparation, execution and registration of the agreement.

3. Before the development starts, a statement of compliance must have been issued for the two lot subdivision approved under planning permit T160414.
4. Before development starts or any other time agreed to in writing by the Responsible Authority, a / an amended Public Infrastructure Plan (PIP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the PIP must be implemented to the satisfaction of the Responsible Authority.

The PIP must show the proposed location, type, staging and timing of delivery of all infrastructure on the land which is identified in the Officer Precinct Structure Plan and Officer Development Contributions Plan, or which is otherwise reasonably required on or to the land or on any other land as a result of the subdivision of the land. Without limiting the extent of what must be shown on and in the PIP it must include the following to the satisfaction of the Responsible Authority:

- a) 17m wide road in accordance with the required street cross section in the Officer Precinct Structure Plan being "Major Activity Centre – Access Street Level 2 – Section M4".
- b) Construction of Station Street upgrade to a Connector Street – Constrained Type 2 (Section M3b).
- c) Construction of signalised intersection at Princes Hwy/Tivendale Road/Station Street.
- d) Provision of land for signalised intersection at Princes Hwy/Tivendale Road/Station Street.
- e) Construction of trail network from Brunt Road to Gum Scrub Creek.
- f) Construction of trail network from Princes Highway to Leber Conservation Reserve (located east of Station Street between Gum Leaf Lane and the railway reservation).
- g) The extent of any stormwater drainage works and road works proposed or required under this permit.

- h) The land which is required to be set aside for infrastructure identified in the DCP or the PSP including land required for public open space and community facilities and any proposed reconciliation payment in respect of the land having regard to its value set out in the DCP.
- i) An estimate of the extent of equalisation which is required in respect of public open space to be provided having regard to the PSP and the DCP.
- j) Subject to the consent of the Collecting Agency, any infrastructure works set out in the DCP which can be provided 'in lieu' of development contributions in accordance with the DCP.
- k) The effects of the provision of infrastructure on the land or any other land.
- l) Any other item considered relevant by the Responsible Authority unless otherwise agreed in writing by the Responsible Authority.

The PIP may be amended with the written consent of the Responsible Authority.

- 5. Before development starts, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:
 - a) The implementation of the Public Infrastructure Plan approved under this permit.
 - b) The timing of any payments to be made to the owner in respect of any infrastructure project having regard to the availability of funds in the DCP or the public open space account.

The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the Responsible Authority).

- 6. Before the development starts, as defined by the issue of a building permit under the *Building Act, 1993* unless some other time has been agreed with the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan (September 2011).
- 7. Before the development starts, a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
- 8. Before the development commences all existing septic tank and septic tank systems (including fittings and fixtures) must be removed, the tank contents must be pumped out and the existing waste water treatment system must be decommissioned by a plumber.
- 9. Before the development starts, provide one (1) copy in electronic format of a Land Management Plan which provides for the interim management of land until ultimate development to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must include:
 - a) Details about the placement of fill and prevention of dumping of materials;
 - b) Dust control measures;
 - c) Weed and pest control measures;
 - d) Mowing, slashing and fire risk management;

- e) Details about grazing and other agricultural activity (if applicable);
 - f) Access management and construction access.
10. Before the use starts, provide one (1) copy in electronic format of a Venue Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. All activities forming part of the use must comply with the approved Management Plan. The plan must be consistent with the endorsed plans and must include, but is not limited to:
- a) Staffing and other measures which are designed to ensure the orderly arrival and departure of patrons.
 - b) Signage to be used to encourage responsible off-site patron behaviour.
 - c) The training of staff in the management of patron behaviour.
 - d) Staff communication arrangements.
 - e) Hours of operation for each area of the building, which must include a restriction on the consumption of alcohol in outdoor areas after 10pm, or in accordance with the requirements of the Noise Management Plan, whichever is the earlier time.
 - f) Closure of the rooftop terrace at 11pm.
 - g) Patron numbers and how the number of patrons will be controlled by staff.
 - h) Measures to control noise emissions from the premises.
 - i) Compliance with the *Liquor Control Reform Act 1998*, including confirmation that all persons engaged in the serving of liquor must undertake a Responsible Service of Alcohol Training provided by, or approved by, Victorian Commission for Gaming and Liquor Regulation (VCGLR) within one (1) month of employment.
 - j) The management and responsibility of crowd controllers including confirmation that security staff employed at the premises must have undertaken a recognised course in crowd control and be licensed under the *Private Agents Act 1996*.
 - k) Liaison with the Victoria Police in relation to the operation of these premises, where required.
 - l) The keeping of a complaints register and procedure for dealing with complaints.
 - m) Confirmation that all persons engaged for employment in the gaming lounge must undertake Responsible Service of Gaming Training by, or approved by, the Victorian Commission for Gaming Regulation.
 - n) The emergency procedures to apply to the premises in the case of an emergency.
 - o) The employment of a manager over the age of 21 years who is responsible for ensuring that the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality. The manager must be authorised by the operator to make statements at any time on his/her behalf to any officer of the Responsible Authority, the Victoria Police and/or of Liquor Licensing Victoria authorised under *Section 129* of the *Liquor Control Reform Act 1998* and/or to take action on his/her behalf in accordance with a direction by such officer.

- p) The installation and maintenance, during all hours of operation and for 30 minutes after the close of the premises each day, of an electronic surveillance system to monitor and record continuous images of all entrances and exits and bar areas. These records must be retained for a period of at one (1) month and made available for viewing and/or removal at all times by an authorised police officer or authorised officer of the Responsible Authority or an authorised office of Liquor Licensing Victoria.

When approved, the plan must be implemented to the satisfaction of the Responsible Authority.

11. Within one (1) month of the operation of the use, provide one (1) copy in electronic format of a Noise Management Plan prepared by a suitably qualified acoustic consultant must be submitted to, and approved by the Responsible Authority. The Noise Management Plan must address but is not limited to:
- a) The applicable SEPP N-2 music limits for the day, evening and night time period;
 - b) Details of allowable internal and external music limits and allowable noise levels;
 - c) Measures to meet the applicable music limits and allowable noise levels;
 - d) Management of patron noise. This may include restrictions on the times the outdoor areas may be used, the use of the outdoor areas and the number of patrons that may be present in each of the outdoor areas at any one time.

Any measures identified in the approved Noise Management Plan must be implemented within three (3) months of the commencement of the use to the satisfaction of the Responsible Authority. The approved Noise Management Plan must be complied with at all times to the satisfaction of the Responsible Authority.

12. Before development starts, provide one (1) copy in electronic format of a Traffic, Loading and Parking Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Traffic, Loading and Parking Management Plan must be prepared by an engineer with suitable qualifications to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the plan/s submitted with the application but modified to show the following to the satisfaction of the Responsible Authority:
- a) The location of all areas on and/or off-site to be used for staff and patron parking.
 - b) Owner's permission and any required planning permission for parking on other land.
 - c) Specification of staff numbers adequate to enable efficient operation of car parking areas both on- and off-site.
 - d) The number and location of all on and off-site security staff.
 - e) The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on and off-site.
 - f) Measures to discourage patron car parking in Station Street.
 - g) Measures to preclude staff parking in designated patron car parking areas.
 - h) Staffing and other measures to ensure the orderly departure and arrival of patrons especially any large groups departing at closing time
 - i) Servicing of the drainage and maintenance of car parking areas.

- j) Signage / devices to direct loading / unloading vehicles.
- k) Designated loading and unloading bay/s.

Traffic and parking operations on and adjacent to the land must conform with the endorsed plan.

13. Before development starts, a detailed landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The detailed landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an electronic format. The plan must show and include:
- a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b) The location of new plantings.
 - c) A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - d) A detailed plan showing trees to be removed and trees to be retained. The plan must show the Tree Protection Zones around the trees to be retained.
 - e) Streets trees along Station Street and Orchard Street are to be indigenous species selected from Council's tree planting palette.
 - f) All plant species within the protected vegetation area must be indigenous species
 - g) The proposed road reservation widths and the treatment of interfaces with surrounding road reserves, including areas within the road reserves set aside for the retention of existing vegetation.
 - h) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - i) Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
 - j) The removal of existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds.
 - k) The layout of street tree and reserve plantings using semi-mature trees.
 - l) Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
 - m) Details of the garden bed edging.
 - n) Details of any entrance treatments.
 - o) Location of any protected trees or patches of protected native vegetation to be retained.
 - p) The Tree Protection Zone for each protected tree must be clearly shown on the site plan.
 - q) Location of any waterway or waterbody on the land or nearby land.
 - r) Screening vegetation adjacent to the bin storage enclosure/s if applicable.
 - s) The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan.

The landscaping works shown on the approved landscape plan/s for the development must be carried out and completed to the satisfaction of the Responsible Authority.

14. Before the development starts, provide one (1) copy in electronic format of a revised Sustainable Management Plan' to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The report must include the following:
- a) A completed BESS report with a completed energy section including the completion of the energy profiles. A pass mark is required to be demonstrated to the responsible authority in energy (50% or greater) along with an overall pass mark.
 - b) The document must demonstrate the inclusion of a solar electricity system of at least 58 kW incorporated in the development. The document must outline the installation of these panels will meet regulatory requirements, Australian Standards requirements, Clean Energy Council guidelines and that the panels will be installed at a pitch of at least 10 degrees from the horizontal to enable rain to run off the panels.

To the satisfaction of the Responsible Authority.

15. The development must be constructed in accordance with the requirements and recommendations of the approved 'Sustainable Management Plan', prepared to the satisfaction of the Responsible Authority.
16. Before the development is occupied, a report from the author of the 'Sustainable Management Plan' approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the "Sustainable Management Plan have been implemented in accordance with the approved plan.
17. Before the development starts, provide one (1) copy in electronic format of an amended Access and Disability Audit Report (Access report 01 (6905) report by Architecture & Access dated 11 April 2017) that addresses the areas that required further review. The Access and Disability Audit Report must be prepared by a suitably qualified person. All work must be in accordance with the approved report, to the satisfaction of the Responsible Authority.
18. At least 14 days before any works start a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a) Temporary stormwater management including sedimentation control,
 - b) Provision of pollution and contamination controls including noise and dust,
 - c) Location of stockpiles and stockpile management,
 - d) Location of site office and facilities
 - e) Equipment, materials and goods management.
 - f) Tree protection zones, trees to be retained and trees to be removed.
19. Except with the written consent of the Responsible Authority, the use may operate only between the hours of:

- a) Monday to Sunday: 8am to 3am (the following day).
 - b) Monday to Sunday: Outdoor terrace areas: 8am to 1am.
 - c) Monday to Sunday: Outdoor rooftop terrace area: 8.30am to 11pm.
 - d) Monday to Sunday: Gaming room area: 8am to 2am.
 - e) Public Holidays will vary from the above.
20. Except with the written consent of the Responsible Authority, deliveries to and from the land may only take place between:
- a) Monday to Saturday: 7am to 10pm.
 - b) Sundays and Public Holidays: 9am to 10pm.
21. Waste collection from the land must only be undertaken during the following hours:
- a) Monday to Saturday: 7am to 8pm.
 - b) Sundays and Public Holidays: 9 am to 8 pm.
22. Except with the written consent of the Responsible Authority, no more than 481 patrons may be present on the premises at any one time.
23. All mechanical services noise must comply with the limits established by using the methodology set under *State Environmental Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1*.
24. Any music noise emissions must comply with the limits set under *State Environmental Protection Policy (Control of Music Noise from Public Premises) No. N-2*.
25. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
26. The use and development must not detrimentally affect the amenity of the area, through the:
- a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) Patron noise and vehicle movements;
 - e) Presence of vermin
- or in any other way, to the satisfaction of the Responsible Authority.
27. External lighting must be designed, baffled and located so as not to detrimentally affect the amenity of adjoining land to the satisfaction of the Responsible Authority.

28. Provision must be made on the site for the storage and collection of garbage and other solid waste. This area must be graded, drained and screened from public view to the satisfaction of the Responsible Authority.
29. No plant, equipment, services or architectural features other than those shown on the endorsed plan/s are permitted above the roof level of the building/s without the written consent of the Responsible Authority.
30. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
31. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
32. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
33. All roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a) Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use,
 - b) Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c) Reinstated to the satisfaction of the Responsible Authority.
34. Before the development is occupied a *commercial/industrial* standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
35. Before the use starts and the building(s) are occupied, the following must be completed to the satisfaction of the Responsible Authority:
 - a) All road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire Council documents "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the "Water Sensitive Urban Design (WSUD) Guidelines".
 - b) Outfall drainage must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority and Melbourne Water.
 - c) The premises are connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - d) The landscape works shown on the approved detailed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority or by agreement with the Responsible Authority, bond landscaping works incomplete at the completion of civil works. Payment can be made in the form of a cash bond or bank guarantee to the value of 100% of the landscaping works. The bond will be released upon satisfactory completion of works.
 - e) All street lighting and pedestrian / cycle paths must be designed and constructed in accordance with Australian Standard 1158.1.

- f) Any reserve or land set aside for public open space or any tree reserve or the like must be graded, top dressed and sown to grass in accordance with the endorsed landscape plan.
 - g) Power and telephone lines placed underground from the main point of service supplied by the relevant authority outside the boundaries of the land must be provided to all new buildings.
 - h) All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
36. Before the use commences, direction signs and direction pavement markings must be installed as shown on the approved plans. Once works are completed, the area must be maintained to the satisfaction of the Responsible Authority.
37. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
38. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.
39. The landscaping works shown on the approved landscape plan/s for the development must be carried out and completed to the satisfaction of the Responsible Authority.
40. The development and use must be carried out and implemented by the permit holder in a manner which is consistent with the recommendations set out in the Waste Management report by Ratio dated 27 April 2017 to the satisfaction of the Responsible Authority.
41. The development and use must be carried out and implemented by the permit holder in a manner which is consistent with the recommendations set out in the Access report O1 (6905) report by Architecture & Access dated 11 April 2017 to the satisfaction of the Responsible Authority.
42. Only the native vegetation which is identified for removal in the incorporated NVPP applying to the land may be removed, lopped or destroyed without a permit.
43. Before the commencement of any buildings or works a Construction Environmental Management Plan (CEMP) is to be prepared. The CEMP must address significant flora and fauna where the buildings and works are within:
- a) 100 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).
- The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.
44. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the waterbody.
45. No dumping of soil or materials is to occur within 30 metres of any waterbody.
46. No vehicle access is permitted within 30 metres of any waterbody.
47. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.

48. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
49. The actions which identify the responsible agent as the “landowner” in Table A2.1 of the CMP for the GGF must be implemented to the satisfaction of the Department of Sustainability and Environment.
50. Water run-off from construction sites must be managed to maintain water quality of dams.
51. A salvage and translocation plan must be prepared and implemented to the satisfaction of DSE and the responsible authority, in accordance with section 3.4.3 of the CMP, where:
 - a) Construction of a building or carrying out of works is within 200 metres of an existing waterbody; or
 - b) An existing waterbody is being removed, as approved under the CMP.
52. All service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed by the Responsible Authority
53. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.

Melbourne Water:

54. Prior to the endorsement of plans, the owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
55. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water’s drains or watercourses. Prior to Council endorsement of plans, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
56. Prior to commencement of works, a stormwater management strategy including associated modelling must be submitted and approved by Melbourne Water and Council. The strategy must demonstrate the following:
 - a) The proposed alignment for any 1 in 5 year drainage infrastructure and any associated overland flow paths directions for the 1 in 100 year ARI flood event;
 - b) That the lot layout adequately accommodates the overland flows and the current layout and/or number of lots may need to change.
 - c) The details of the outfall/s for the development and calculate the appropriate flow volumes and flood levels for the 100-year ARI storm event within the property;
 - d) Stormwater runoff from the subdivision will achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater.
 - e) Stormwater Quality Treatment Assets are designed to comply with Melbourne Water’s Constructed Wetlands Design Manual.
57. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.

58. Prior to the issue of an Occupancy Permit, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
59. Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
60. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
61. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
62. The development/subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
63. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
64. Easements or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.
65. Prior to commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Expiry of Permit

This permit will expire if one of the following circumstances applies:

- a) The development and use are not started within two (2) years of the date of this permit;
- b) The development is not completed within four (4) years of the date of this permit.
- c) The use is discontinued for a period of two (2) years;

The Responsible Authority may extend the periods referred to if a request is made in writing to before the permit expires, or within three (3) months afterwards.

Permit Note:

- a) A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- b) Street occupation permit - Local Law 17' and 'Protection of the Public' relating to works along and outside of the street alignment, it is recommended that the builder consult Councils traffic engineer" well before commencement of work.

T170024 - 1 Station Street Officer




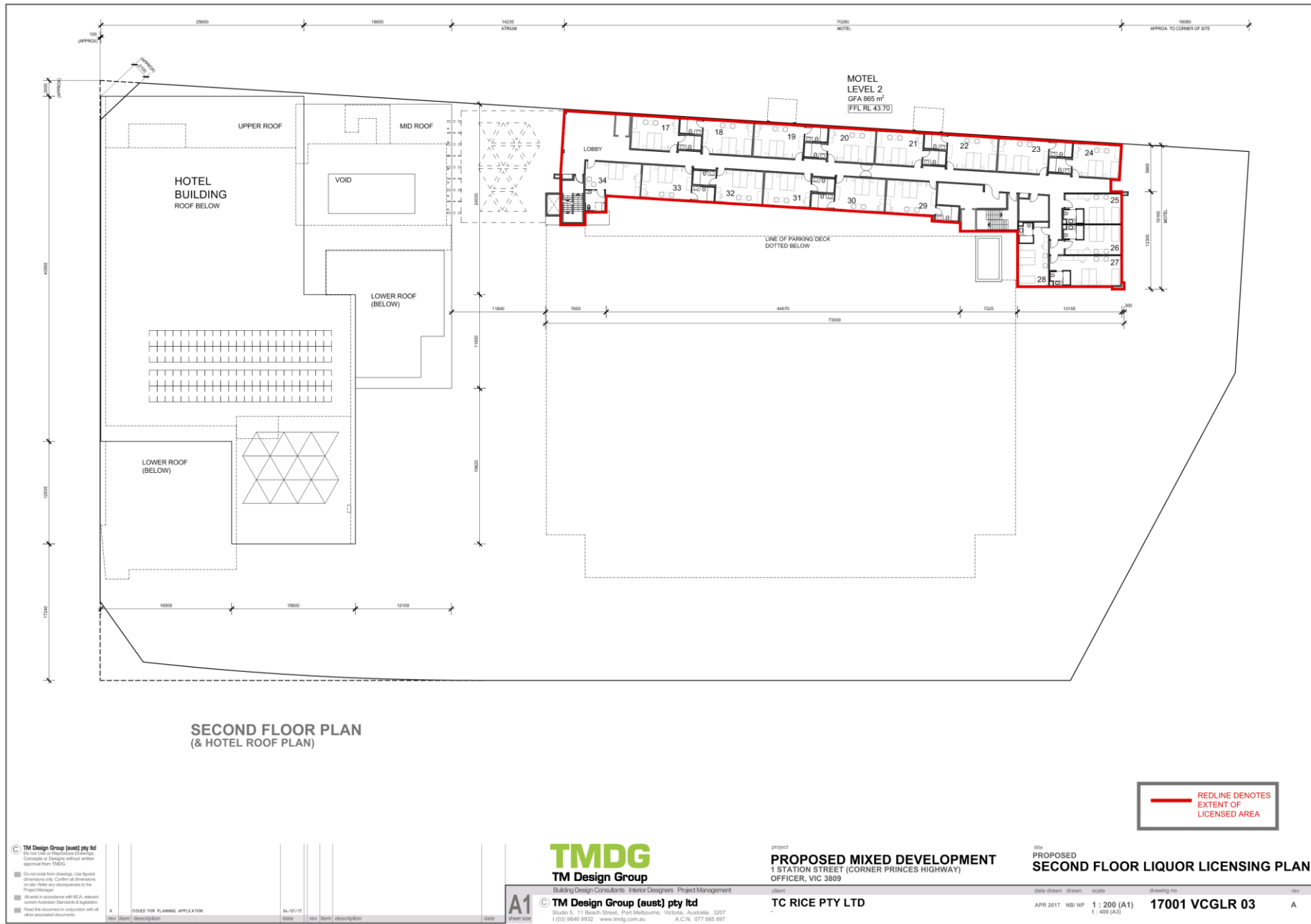
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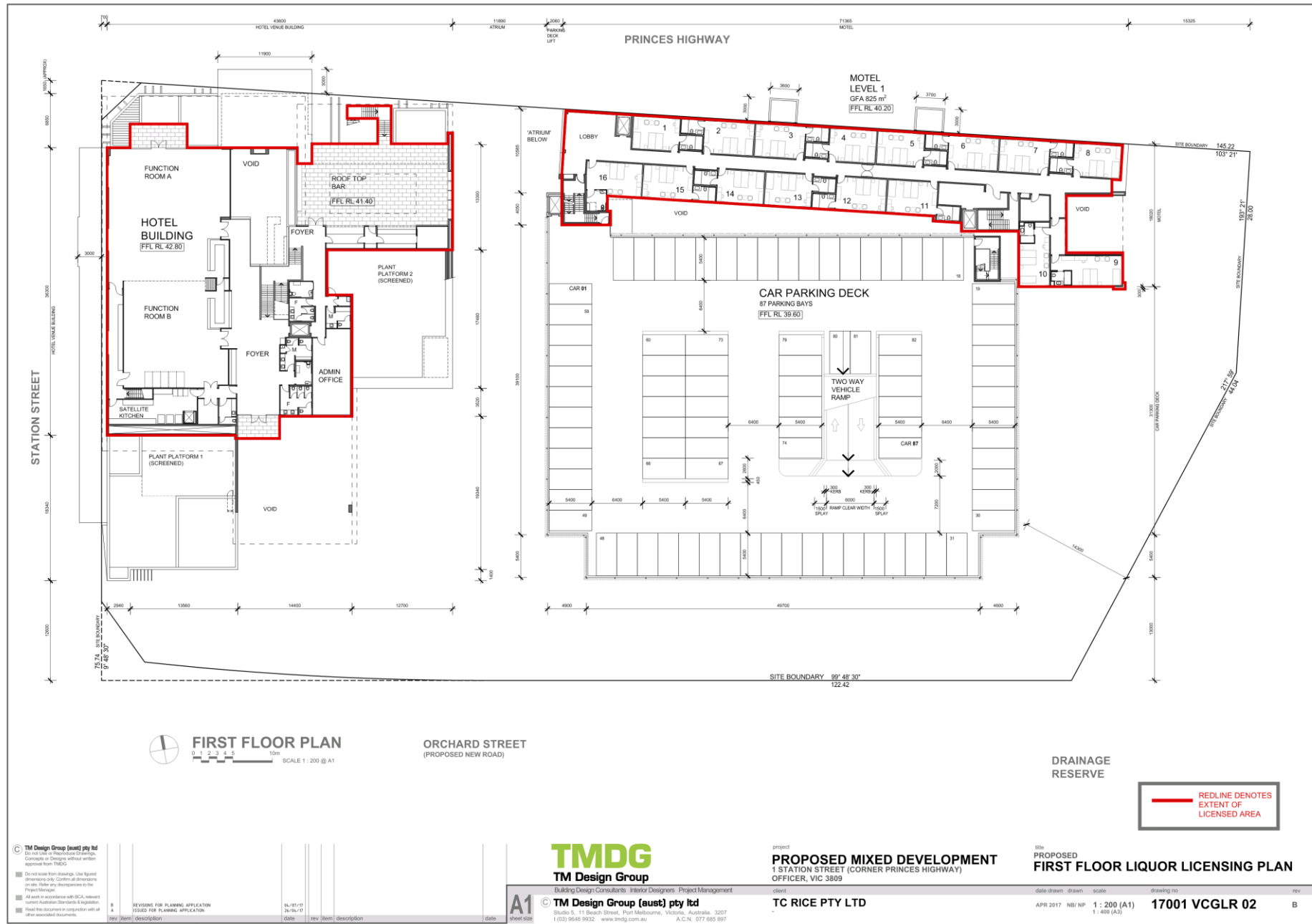
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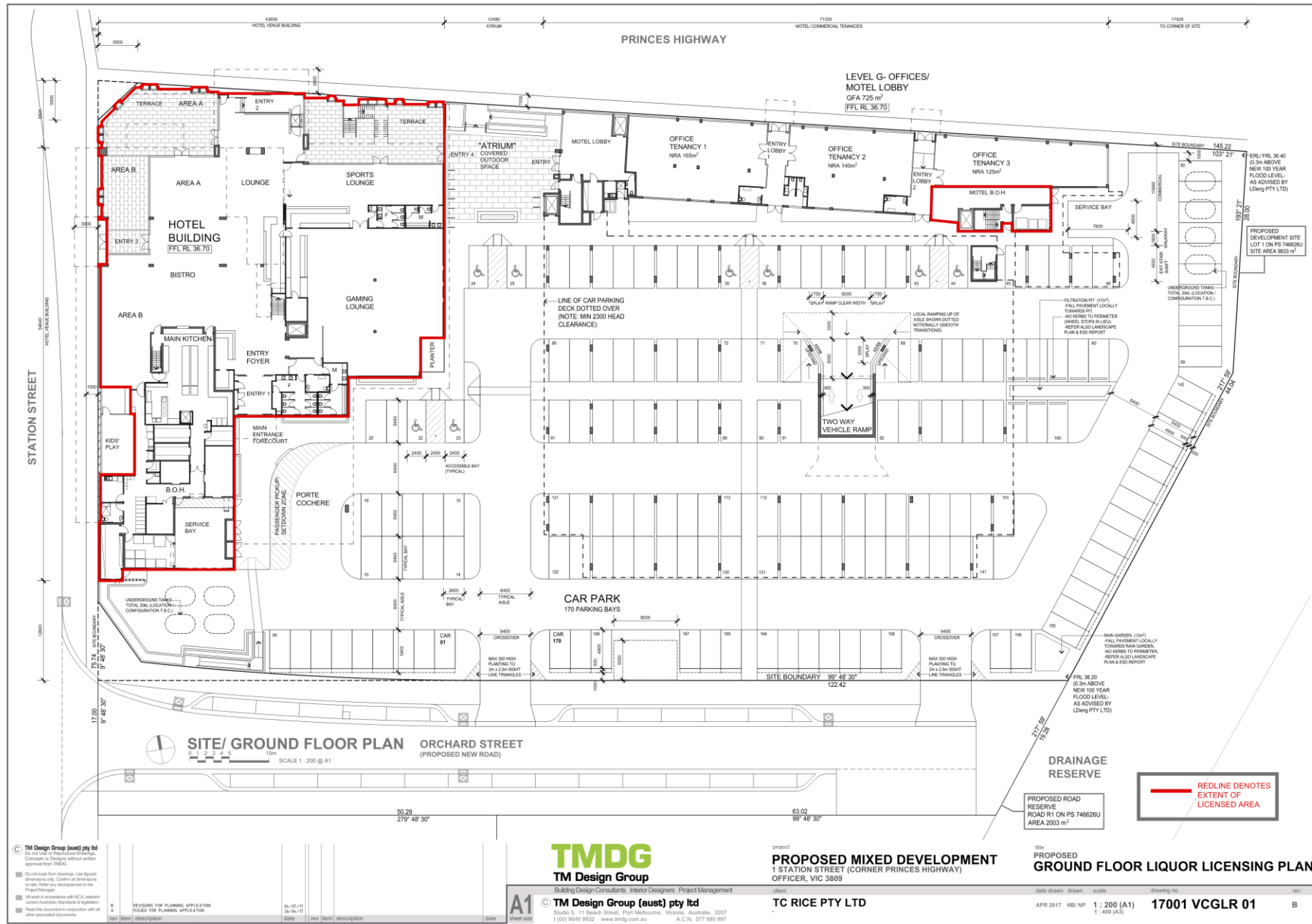
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These documents to be considered with all other associated documents.

REV	ITEM	DESCRIPTION	DATE	DESIGN	DATE	REV	ITEM	DESCRIPTION	DATE
C		REVISED FOR PLANNING APPLICATION		DESIGN					
B		REVISED FOR PLANNING APPLICATION		DESIGN					
A		PLANNING APPLICATION		DESIGN					

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Studio 5, 11 Broad Street, Port Melbourne, Victoria, Australia 3207
 (03) 9648 9932 www.tmdg.com.au A.C.N. 077 685 697

project: **PROPOSED MIXED DEVELOPMENT**
1 STATION STREET (CORNER PRINCES HIGHWAY)
OFFICER, VIC 3809

client: **TC RICE PTY LTD**

date drawn: **JAN 2017** drawn: **NP** scale: **NOT TO SCALE** drawing no: **17001 TP 502** rev: **C**

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REV	ITEM	DESCRIPTION	DATE	REV	ITEM	DESCRIPTION	DATE
	C	REVISED FOR PLANNING APPLICATION	04/01/17				
	B	REVISED FOR PLANNING APPLICATION	20/04/17				
	A	PLANNING APPLICATION	11/05/17				

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Studio G, 11 Broad Green, Port Melbourne, Victoria, Australia 3207
(03) 9648 9932 www.tmdg.com.au A.C.N. 077 683 697

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date drawn: JAN 2017
drawn: NP
scale: NOT TO SCALE

drawing no: **17001 TP 501**

rev: C



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C	REVISED FOR PLANNING APPLICATION	04/01/17	
B	REVISED FOR PLANNING APPLICATION	26/04/17	
A	PLANNING APPLICATION	11/01/17	
REV	ITEM	DESCRIPTION	DATE

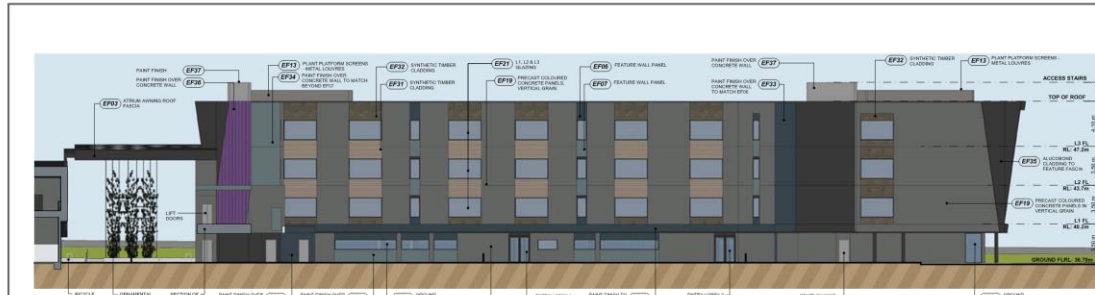
TMDG
TM Design Group
 Building Design Consultants - Interior Designers - Project Management
 11 Broad Green, Port Melbourne, Victoria, Australia 3207
 (03) 9548 9932 www.tmdg.com.au A.C.N. 077 685 897

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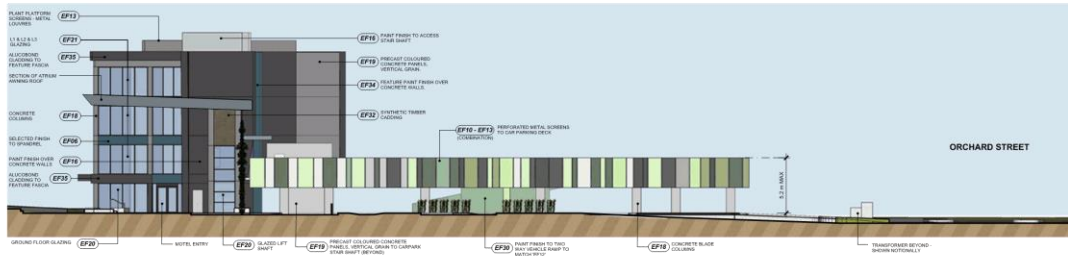
client: **TC RICE PTY LTD**

title: **PROPOSED AERIAL PERSPECTIVE VIEWS**

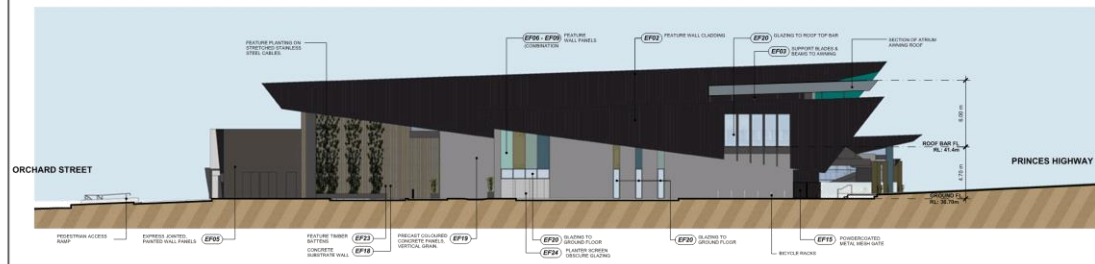
date drawn: 01/01/17
 drawn: NP
 scale: NOT TO SCALE
 drawing no: **17001 TP 401**
 rev: C



SOUTH ELEVATION: MOTEL
SCALE: 1:200



WEST ELEVATION: MOTEL / CAR PARKING DECK
SCALE: 1:200



EAST ELEVATION: HOTEL BUILDING
SCALE: 1:200

EXTERIOR FINISHES & COLOURS SCHEDULE			
REFER TO EXTERIOR FINISHES BOARD FOR INDICATIVE COLOURS.			
CODE	MATERIAL/ FINISH	COLOUR	LOCATION/ APPLICATION
EF01	PERFORATED METAL ROOF SHEETING	COLORBOND 'NOIR/BLACK'	ROOFS GENERALLY
EF02	METAL TRAY WALL CLADDING	COLORBOND 'NOIR/BLACK'	FEATURE CLADDING ELEMENTS
EF03	METAL CASSETTE WALL FINISH SYSTEM	COLORBOND 'NOIR/BLACK'	MAIN ROOF FASCIAE
EF04	FOLDED METAL CLADDING	COLORBOND 'NOIR/BLACK'	MISC. LOCATIONS
EF05	PAINT SUBSTRATE (NOMINATED)	TO MATCH EF13	MISCELLANEOUS LOCATIONS
EF06	TRESPA 'METEOR'	'DARK DENIM' (DARK BLUE)	FEATURE WALL PANEL
EF07	TRESPA 'METEOR'	'STEEL BLUE' (DARK BLUE)	FEATURE WALL PANEL
EF08	TRESPA 'METEOR'	'MIDGREEN' (MID GREEN)	FEATURE WALL PANEL
EF09	TRESPA 'METEOR'	'MIDGREEN' (MID GREEN)	FEATURE WALL PANEL
EF10	POWDERCOATED ALUMINIUM	INTERPOL HSL 7043 (DARK GREY)	FEATURE WALL PANEL
EF11	POWDERCOATED ALUMINIUM	INTERPOL HSL 8111 (MID GREEN-GREY)	FEATURE WALL PANEL
EF12	POWDERCOATED ALUMINIUM	INTERPOL HSL 8011 (MID GREEN)	FEATURE WALL PANEL
EF13	POWDERCOATED ALUMINIUM	INTERPOL HSL 7056 (PALL GREY)	FEATURE WALL PANEL
EF14	POWDERCOATED ALUMINIUM	INTERPOL HSL 8119 (LIGHT GREEN)	FEATURE WALL PANEL
EF15	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' 'CHARCOAL PEARL MATTE'	GLAZING FRAMING GENERALLY
EF16	PAINT SUBSTRATE (NOMINATED)	TO MATCH EF15	LOCATIONS AS NOTED
EF17	FIBRE CEMENT FACED METAL	EQUITONE 'SPECTRA' COLOR 180	WALL PANELS
EF18	OFF-SHORE CONCRETE	STANDARD CONCRETE COLOUR	WALL PANELS, BEAM COLLARS
EF19	PRECAST COLOURED CONCRETE PANELS	PATTERN REDUCAL (HIGH REFLECTIVITY) WITH CAST-IN PATTERNS	WALL PANELS
EF20	GLAZING (GENERALLY) UNFINISHED CLEAR GLAZING	UNFINISHED CLEAR GLAZING	WINDOWS & SLATED DOORS GENERALLY
EF21	GLAZING (GENERALLY) FINISHED CLEAR GLAZING	FINISHED CLEAR GLAZING	WINDOWS & SLATED DOORS GENERALLY
EF22	GLAZING (SCREENS)	TERFACE SCREENS, BALCONY BALUSTRADES	FEATURE EXTERNAL FASCIAE
EF23	TIMBER SQUARE BEATED CLADDING BATTENS	WOODWOOD	FEATURE EXTERNAL ROOF SITES
EF24	GLAZING (SCREENS)	OBSCURE GLASS	FEATURE EXTERNAL FASCIAE
EF25	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' 'SUNGLASS'	WEST ELEVATION WINDOW, FEATURE TERRACE SLATES
EF26	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' (ATLANTIC MATTE)	FEATURE BLADES / FINISH
EF27	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' (ATLANTIC MATTE)	FEATURE BLADES / FINISH
EF28	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' (ATLANTIC MATTE)	FEATURE BLADES / FINISH
EF29	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' (ATLANTIC MATTE)	FEATURE BLADES / FINISH
EF30	POWDERCOATED ALUMINIUM	INTERPOL 'VIZIA' (ATLANTIC MATTE)	FEATURE BLADES / FINISH
EF31	PAINT FINISH	TO MATCH EF17	CAR PARK RAMP WALLS
EF32	SYNTHETIC FIBRES GLAZING	WOODWOOD PREMIUM GRAY	MOTEL
EF33	SYNTHETIC FIBRES GLAZING	WOODWOOD - DARK ONE	MOTEL
EF34	PAINT FINISH	DULL PEARL TO MATCH EF17	MOTEL
EF35	ALUCOBOND	ALUCOBOND PLUS SERIES 'THE COYOTE' JET BLACK	MOTEL
EF36	PAINT FINISH	DULL TAYLOR SEED	FEATURE WALL COLOUR
EF37	PAINT FINISH	TO MATCH EF13	MOTEL - ROOF PLATFORMS

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REV: ITEM: DESCRIPTION DATE NEW ITEM: DESCRIPTION DATE

1: REVISIONS FOR PLANNING APPLICATION (DRAWN) 1/20/21

2: REVISIONS FOR PLANNING APPLICATION (PLANNING APPLICATION) 1/20/21

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Building Design Consultants, Interior Designers, Project Management

TMDG
TM Design Group (austr) pty ltd
1 (03) 9548 9532 www.tmdg.com.au A.C.N. 617 655 657

project
PROPOSED MIXED DEVELOPMENT
1 STATION STREET (CORNER PRINCES HIGHWAY)
OFFICER, VIC 3809

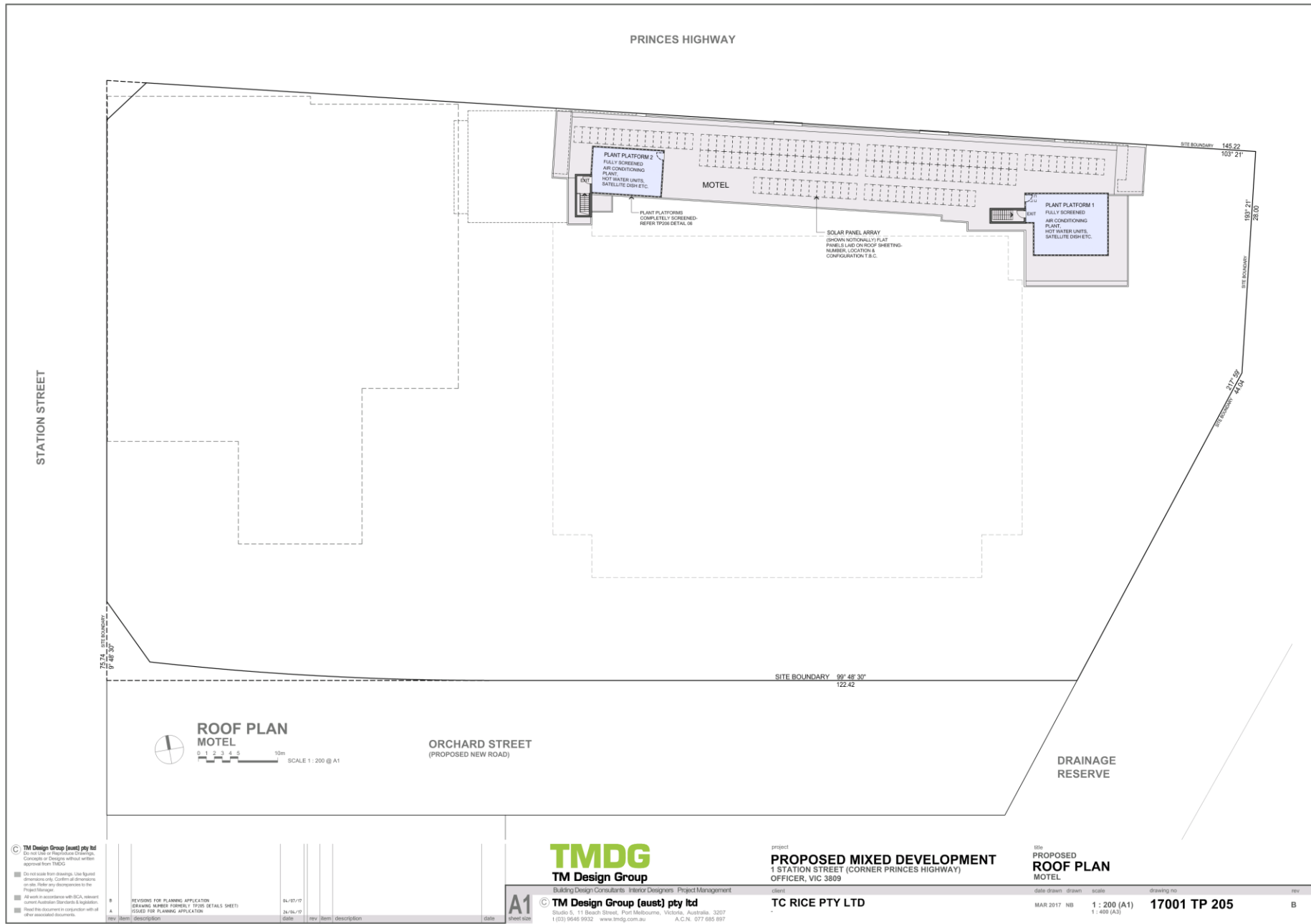
client
TC RICE PTY LTD

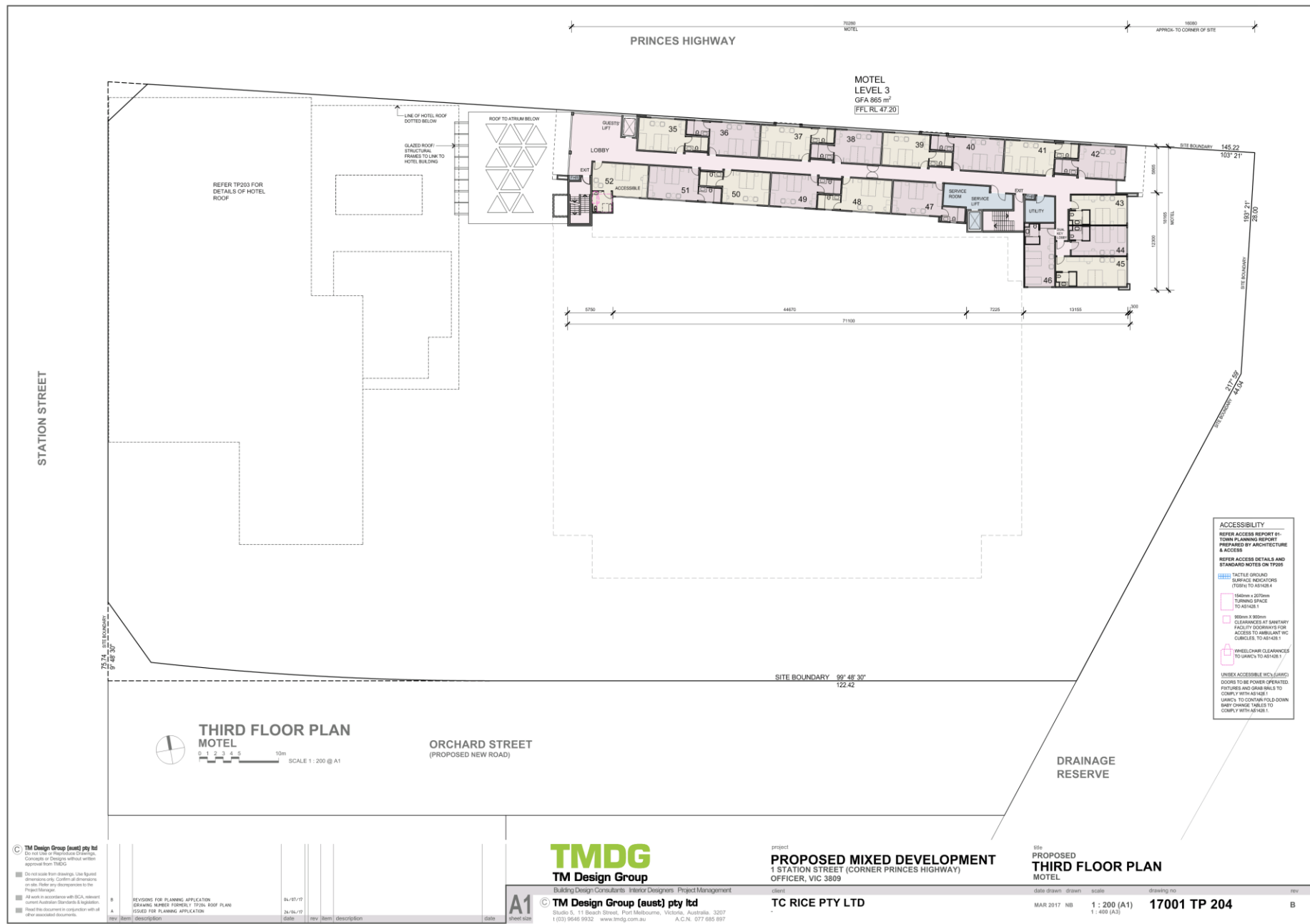
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PROPOSED ELEVATIONS

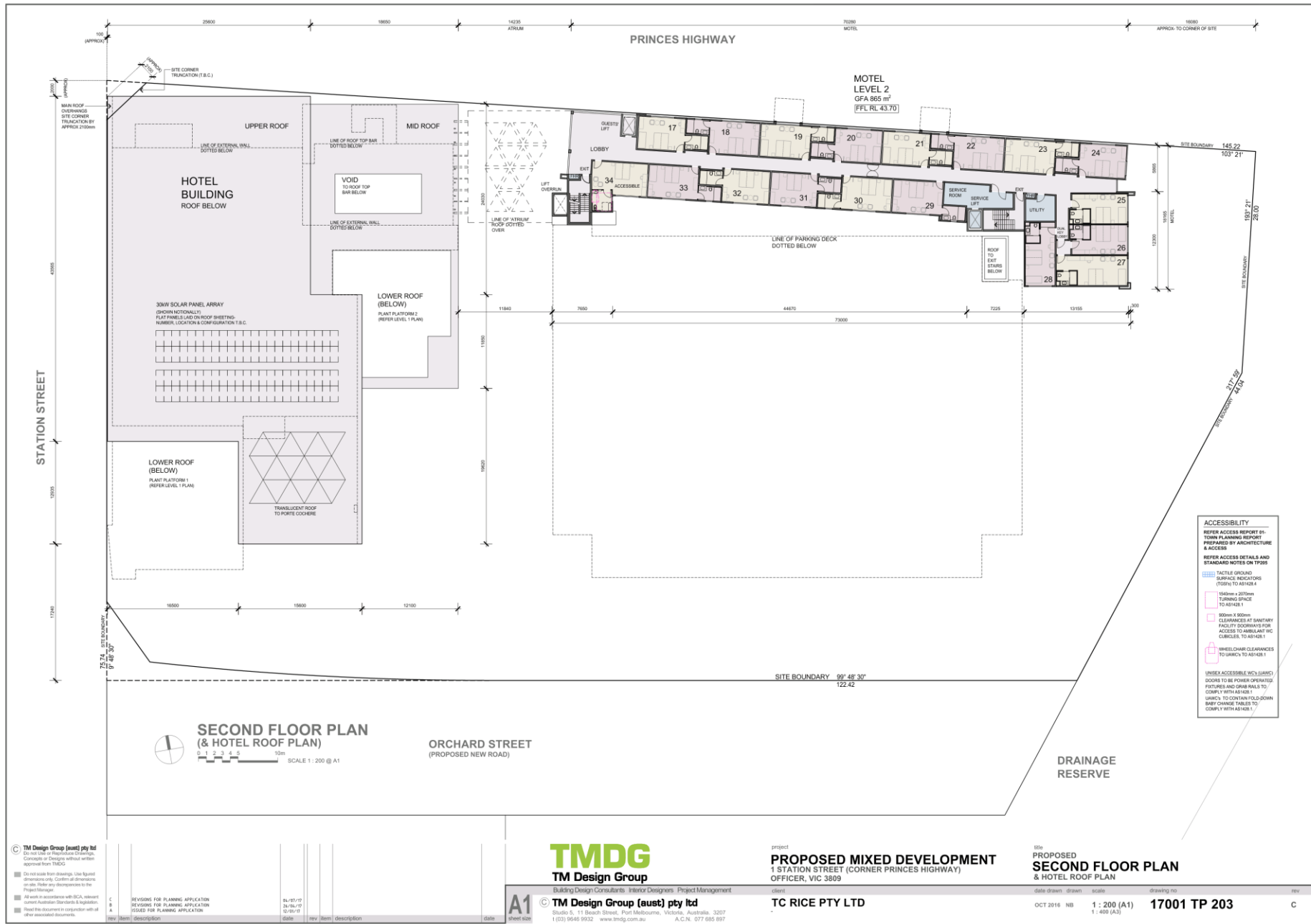
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drawn: NP
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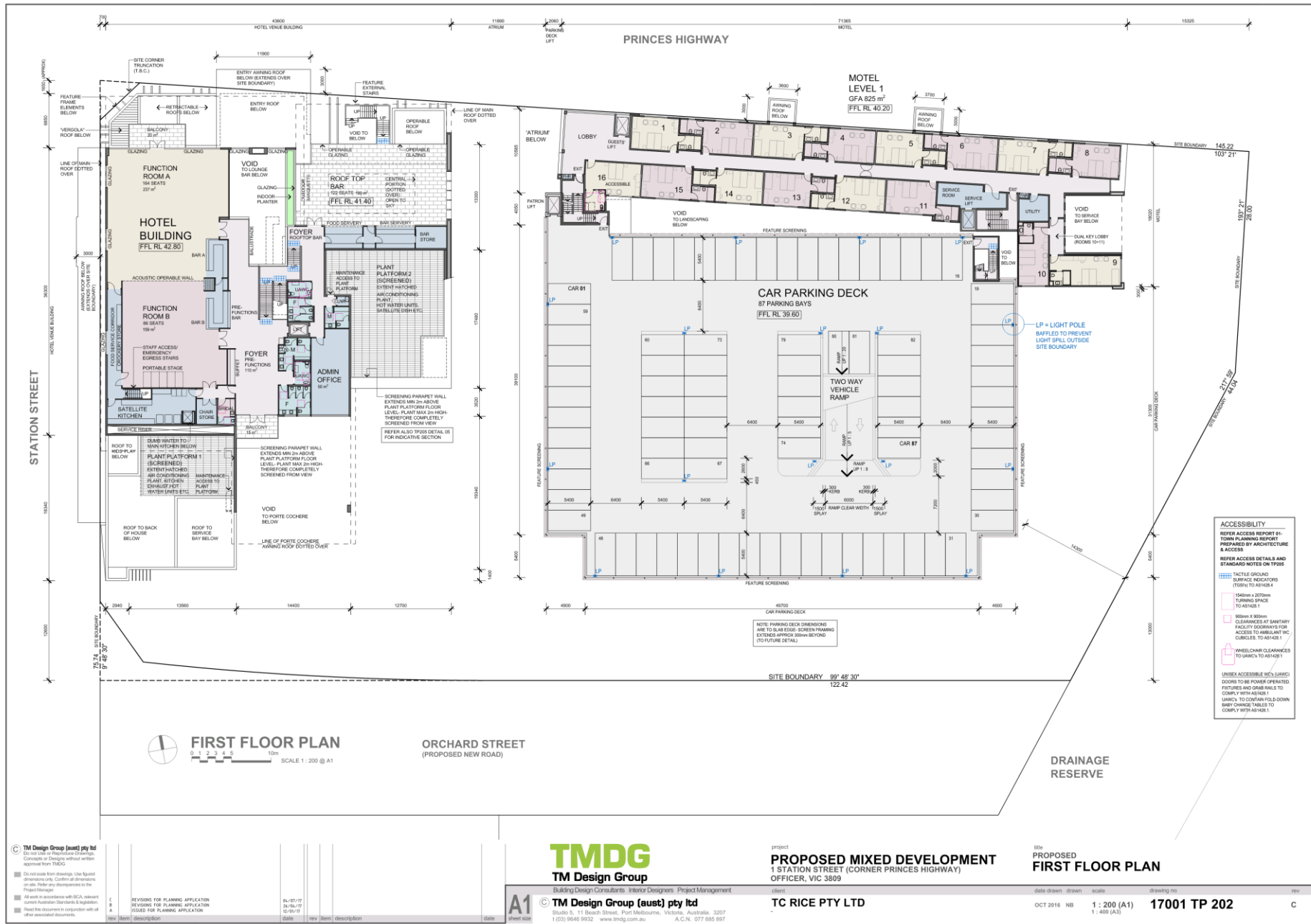
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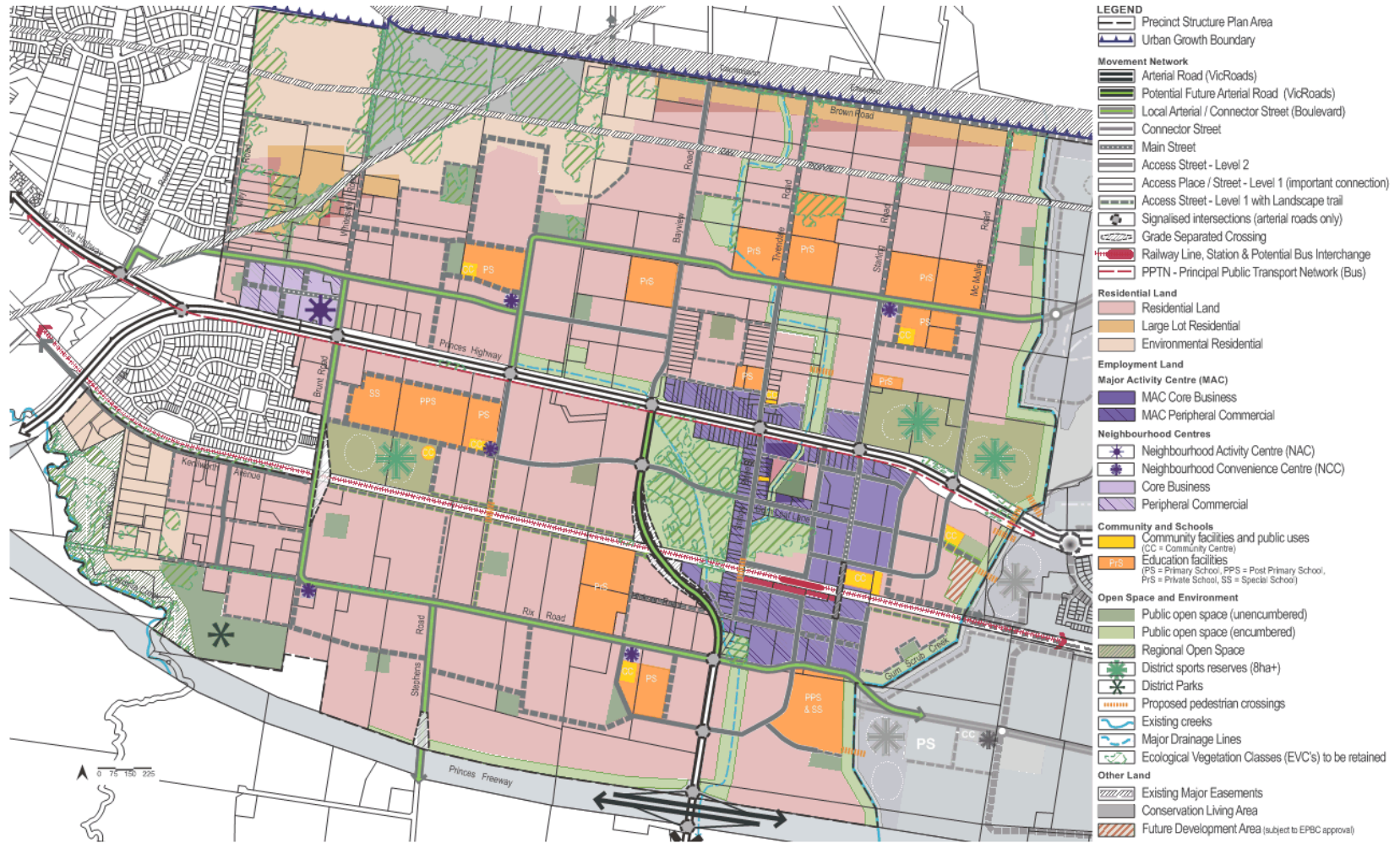








Plan 5: Future Urban Structure



Officer Precinct Structure Plan 25

Plan 9: Employment and Activity Centres

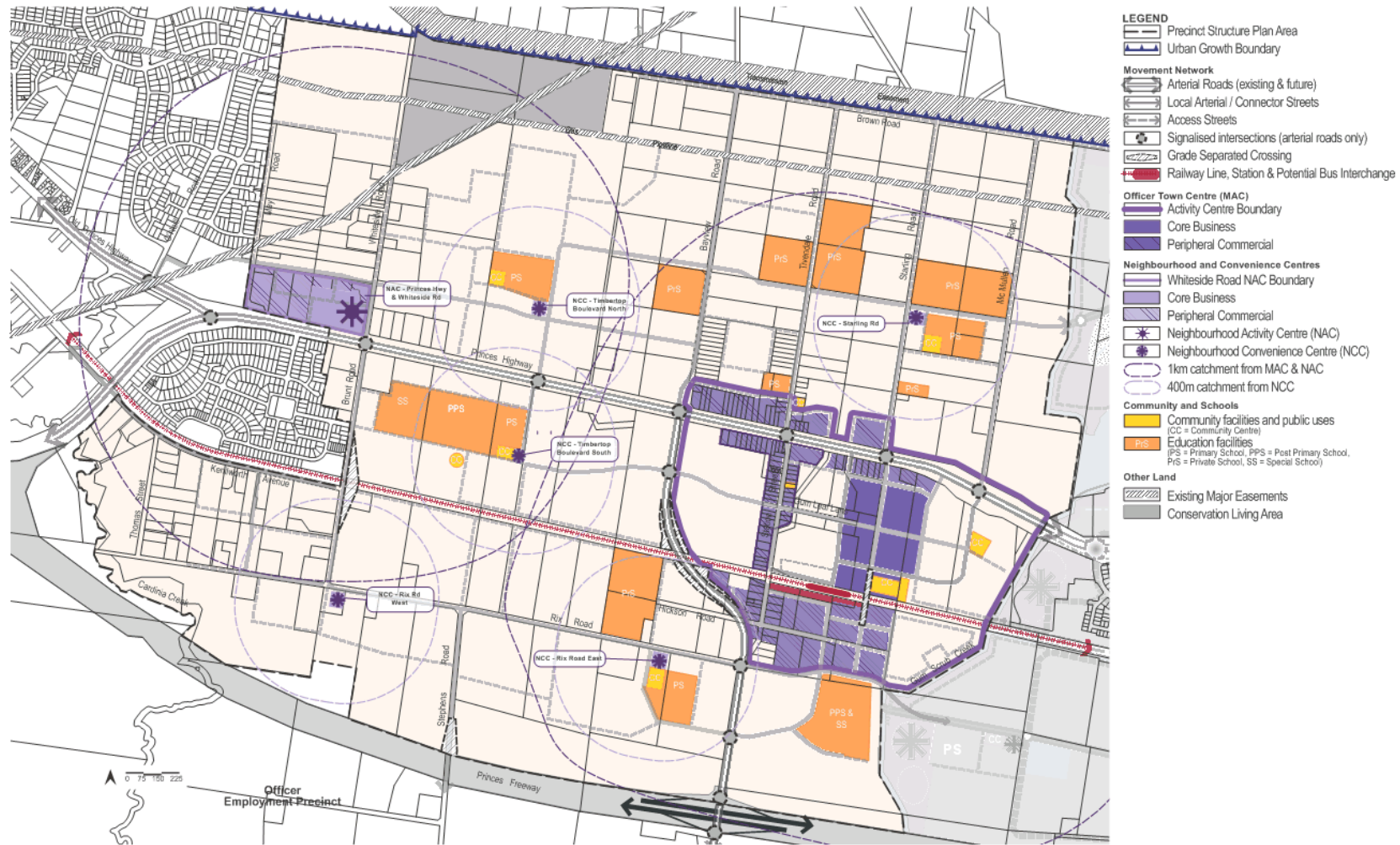


Figure 6: Officer Town Centre Sub Precinct Plan

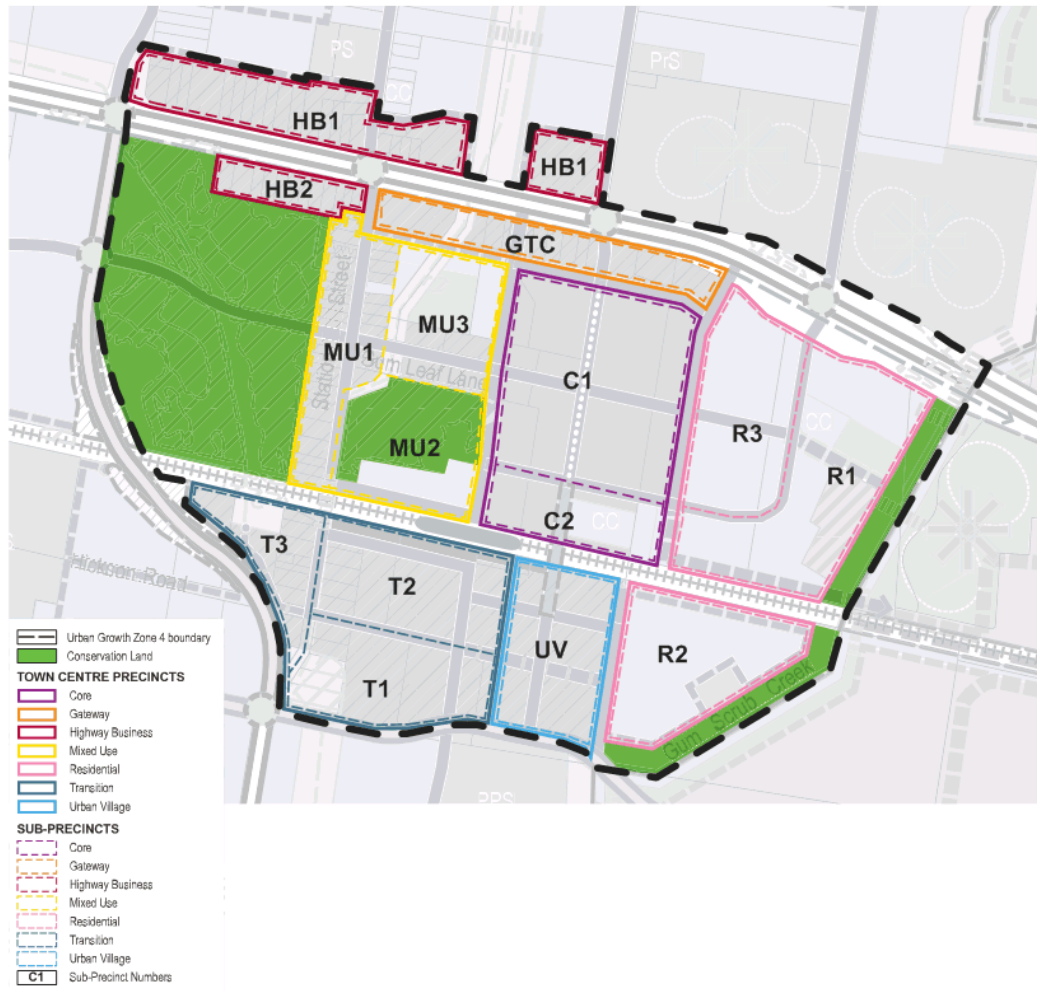


Figure 6 illustrates the planned structure for Officer Town Centre.

There are seven town centre precincts, which form the basis of the statutory controls outlined in Urban Growth Zone 4.

Within most town centre precincts there are a number of sub-precincts. Objectives are defined for each to clearly set out the intended outcome and specific planning and design guidelines apply (refer Table 11a).

These provisions provide guidance for the role, function and character of each sub-precinct to ensure the specific context, elements and/or features are addressed through the Urban Design Framework and future development applications.

Council Local Policy – Clause 22.03 Gaming Response	
<i>Gaming machines should be located in areas:</i>	
Where the community has a choice of non-gaming entertainment and recreation activities and established social infrastructure, some of which operate during the times that the proposed gaming machines will operate in the local area.	<p>The proposed venue is located within the future Officer Town Centre. The town centre will be developed for a range of mixed use purposes.</p> <p>At present the community will have the choice to go to other nearby towns to utilise other non-gaming entertainment and recreation activities which are within a relatively close proximity.</p>
That are in the growth area, where the Electronic Gaming Machine (EGM) density cap does not exceed 10 EGMs per 1000 persons over the age of 18 as set by the State Government.	The proposal is located within the growth area and will not exceed the 10EGM's per 1000 persons.
Where they will make a positive contribution to the redistribution of gaming machines away from relatively disadvantaged areas, as defined by the latest Australian Bureau of Statistics (ABS) Socio Economic Indexes for Areas (SEIFA) index of relative socio- economic disadvantage.	The socio economic profile of the patron catchment demonstrates that the location is suitable for gaming and as such the proposal meets the intent to locate machines in less disadvantaged areas.
Where the facility is removed from day to day convenience activities and is not easily accessible.	The proposal is located away from day to day convenience activities and is not considered to be conveniently accessible. Officer town centre consists of two precincts, specifically the venue is located within the 'gateway' precinct which is an area that is not associated with day to day activities.
<i>Gaming machines should not be located in areas:</i>	
That abut, or are adjacent, opposite or in close proximity to prohibited areas as specified in the Schedule to Clause 52.28.	The schedule to clause 52.28-3 shows the subject site as being one of the only sites within the Officer Town Centre where gaming can occur. The site is considered to be separated from the core retail area of the town centre.

	Adjacent to the strip shopping centre to the west on the opposite side of Station Street, the strip centre ceases to the western end of the subject site.
Within 400 metres walking distance of a concentration of social housing comprising more than 50 dwellings or within a clear line of sight of a social support agency and/ or gamblers help centre.	The proposal is not located within 400 metres walking distance of a concentration of social housing comprising more than 50 dwellings or within a clear line of sight of a social support agency and/ or gamblers help centre.
Where any ABS statistical areas within 400 metres walking distance of the proposed venue is in the 20% most disadvantaged statistical areas in Cardinia Shire as set out in the latest SEIFA Index of relative socio-economic disadvantage.	The proposal is not located within 400 metres walking distance of the proposed venue is in the 20% most disadvantaged statistical areas in Cardinia Shire as set out in the latest SEIFA Index of relative socio-economic disadvantage.
In areas that are key connections between core retail areas in a township or activity centre.	The location of the gaming venue is not considered to be in an area of a key connection between core retail areas in a township or activity centre and is considered to be well separated from these areas. The proposal is located within the 'gateway' precinct which is peripheral commercial of the Officer Town Centre.
<i>Appropriate sites</i>	
Gaming machines should be located on sites:	
That minimise the likelihood of impulse gaming by people passing the venue in the course of their usual business or every day activities.	The proposed venue is not located within an area where people are likely to be undertaking every day activity. People will need to make a conscious decision to attend this venue.
At the periphery of activity centres and removed from land zoned for a commercial purpose, or at a sports	The proposal is located within the 'gateway' precinct which is peripheral commercial and at the edge of the Officer Town Centre.

or recreation club.	
<i>Gaming machines should not be located on sites:</i>	
Where they are convenient to concentrations of shops, major community facilities or key public transport nodes where large numbers of pedestrians are likely to pass in the course of their daily activities.	The site is not located within a proposed area where there is to be a concentration of shops, major community facilities or where pedestrians will be undertaking day to day activities,
In townships and small centres where local convenience services are provided and where no or limited alternative attractions are offered.	The proposal is located within the 'gateway' precinct which is peripheral commercial of the Officer Town Centre and is not considered to be a township or local convenience centre.
On sites that abut, are adjacent to, or are opposite a strip shopping centre.	The proposal is not located within a strip shopping centre. It is acknowledged that Clause 52.28 nominates land to the west of Station Street as a strip shopping centre, the centre finishes at Station Street and therefore it is considered that there is physical separation and no retail premises to the east of the proposal that may subsequently have regular pedestrian activity past the site.
On sites that are in the direct line of sight of a strip shopping centre.	The entire proposal is located on a prominent corner and is a highly visible development which is separated from the centre by Station Street.
<i>Appropriate venues</i> <i>Gaming machines should be located in venues:</i>	
That offer and promote a range of other forms of recreation and entertainment other than gambling based activities and which are located in spaces completely divorced from the presence of EGMs.	The proposal is considered to offer and promote other forms of recreation and entertainment other than gambling based activities such as it provides for a bistro, lounge area, sports bar, alfresco dining and a range of function rooms.
That promote non-gaming activities that increase the choice of activities and attractions available to patrons.	As above, it is considered to offer and promote other forms of recreation and entertainment other than gambling.

That limit play by condition of approval to times when alternative entertainment and recreation is also operating and available.	The gaming room is proposed to be closed before the remainder of the venue.
That already have gaming machines (in preference to the establishment of a new gaming venue).	This proposal is for a new venue with new machines that are not being provided from another venue.
That are designed to comply with best practice and the full ambit of the VCGLR Venue Manual or any regulatory successor.	The report and proposed venue has been designed to comply with best practice and the full ambit of the VCGLR Venue Manual or any regulatory successor.
Promote responsible gaming practices.	Based on the report provided it is considered that the proposal promotes responsible gaming practices, based on the assessment against the relevant policy.
<i>Gaming machines should not be located in venues that:</i>	
Have 24 hour-a-day operation or venues that do not allow for a substantive period of time whereby gaming machines are non-operational.	The proposal is not a 24 hour venue. A 5 hour break in play has been proposed which exceeds the current requirement of 4 hours.
Are located within a discouraged area as defined by this policy.	It is considered that the proposal is appropriately located based on the assessment of the application and in accordance with the policy, zone and Officer Precinct Structure Plan requirements.
Have gaming floor area of more than 25% of the total floor area of the venue.	The proposed gaming floor will account for a small proportion of the overall floor area of the venue.
Will detrimentally affect the amenity of the surrounding area by way of design, location or operating hours.	The proposal has been architecturally designed to complement the vision of the Officer Town Centre and is located within an area that is suitable for the proposal. Furthermore, the proposal is in accordance with the policy, zone and Officer Precinct Structure Plan requirements.