

PRE-HEARING SIZE, LAYOUT AND FACILITIES REPORT

FYANSFORD HOTEL

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Pre-hearing Size, Layout and Facilities Report

Report date: 06 June 2026

1	Trading name of premises:	Fyansford Hotel
2	Location:	67 Hyland Street FYANSFORD VIC 3221
3	Venue Operators Licence: V09096305	P.J. Cook Investments Pty Ltd
4	Liquor Licence: 31905813	Applicant holds a General Licence
5	Applicant (Gaming):	P.J. Cook Investments Pty Ltd
6	Authorised Representative:	Stephen John Beaumont
7	Premises Approval Number: P12001423	Premises approval number P12001423 was issued on 16 June 2014 when gaming first commenced at premises
8	Monitor Licensee:	Intralot Gaming Services (IGS)

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History

The applicant, P.J. Cook Investments Pty Ltd, is applying for approval to amend its venue operator's licence (VOL) to vary the number of gaming machines operating at the Fyansford Hotel, 67 Hyland Street, Fyansford from forty (40) to sixty-eight (68). Approval to operate an additional twenty-eight (28) gaming machines is sought.

- It is noted that the Fyansford Hotel currently operates thirty-nine (39) gaming machines but is licensed for forty (40). To operate the proposed sixty-eight (68) gaming machines, the venue will require twenty-nine (29) additional gaming machine entitlements. However, the current proposal provides for the transfer of only twenty-eight (28) entitlements from the Bell Park Sport & Recreation Club, leaving one additional entitlement to be sourced and purchased.

The applicant, P.J. Cook Investments Pty Ltd, was approved for a Venue Operator's Licence (VOL) for Fyansford Hotel on 16 June 2012 with an applicant commitment to provide \$40,000 annually, indexed to CPI for the life of the EGM entitlements in financial contributions to local community groups. Following a favourable VCAT hearing, Fyansford Hotel commenced operating gaming machines on 24 July 2014 with forty (40) gaming machines.

On 22 December 2014, the VCGLR approved an application to amend its VOL to vary the number of gaming machines operating at the Fyansford Hotel from forty (40) to thirty (30) gaming machines. A further application was received to vary the number of gaming machines from thirty (30) to twenty-seven (27) gaming machines and was approved on 27 July 2015. On 14 January 2020 approval was granted for the Fyansford Hotel to vary the number of gaming machines from twenty-seven (27) to thirty-two (32) and a further application was approved on 17 July 2020 to again vary the number of gaming machines from thirty-two (32) to thirty-nine (39). The Fyansford Hotel continues to operate thirty-nine (39) gaming machines.

A recent inspection of the Fyansford Hotel was conducted by Inspectors on 19 June 2026, with two breaches of section 3.4.1B of the *Gambling Regulation Act (2003)*, notably a disallowed transaction in the nominated gaming account and failure to produce and store the Summary of Gaming Transaction report.

Planning

The applicant has lodged an application for a planning permit, with application reference number PP-69-2026, with the City of Greater Geelong LGA. The planning permit seeks approval for:

- buildings and works to an existing hotel including increase to the existing licensed floor area,
- use of an additional 28 electronic gaming machines, and
- reduction in bicycle parking facilities requirements.

Based on the information provided, the applicant has indicated that they intend to source twenty-eight (28) of the required twenty-nine (29) additional gaming machine entitlements from Bell Park Sport & Recreation Club. The City of Greater Geelong is a capped region. Currently there are ten forfeited entitlements with a debt attached and there are ten unattached entitlements under the umbrella of Officer Hotel

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Premises and Gaming Machine Area / Layout and Suitability

Currently, the premise incorporates dining facilities in a dedicated bistro area with seating for approximately 260 patrons and additional dining areas to the south adjacent to the car park, TAB facilities, an external courtyard fronting Hyland Street, Main Bar and Lounge area, a gaming machine area housing thirty-nine (39) gaming machines with a designated outdoor smoking area (DOSA), children's playroom, associated back of house and office facilities on the first floor, and sixty on site car parking spaces.

The premise is located on Hyland Street in a mixed-use zone comprising retail, warehousing, office, industrial and service industry uses as well as residential and "Fyansford Common" public open space.

If successful, the applicant intends to undertake works totalling approximately \$2 million, with all works estimated to be completed within 24 months of relevant approvals being granted.

The proposed works comprise:

- expansion of the Bistro to include an extra 160 seats
- expansion of the children's playroom
- construction of a new external terrace, accessed from the expanded bistro
- expansion and renovation of the gaming machine area to accommodate 68 EGMs.
- Reconfiguration of the car park to increase on-site parking by 6 spaces.

The applicant has provided indicative gaming machine area (GMA) and site plans of the proposed expanded premise in support of their application; however, the GMA and Site plan do not correspond. The discrepancy in the site plan appears to be an administrative error on behalf of the applicant, as it is noted that the indicative plan shown at Appendix D of the Social and Economic Impact Assessment report, supplied by the applicant, shows a proposed Site plan corresponding with the GMA plan. In relation to the indicative plans, the venue does not provide accommodation facilities.

An assessment of the proposed plans and supporting reports provided indicates the following positive harm minimisation aspects:

- the entry points to the premise do not provide direct entry into the GMA from street frontage or the existing car park.
- the entry foyer from the car park entry provides access to the Bistro directly to the front, toilet facilities to the right and children's playroom to the left. There is no visibility of the gaming room from the children's playroom. The entry point to the premise, from Hamilton Highway, provides entry into the Lounge to the left or the Public Bar to the right. Both entry points enable patrons to access all other facilities without having to enter the GMA.
- the internal entry point to the GMA, from the Bistro, is a single 'touch operated' automatic door combined with opaque glass wall panels.

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- the DOSA attached to the GMA is enclosed on all sides and does not provide a direct entry point from the GMA.
- the gaming cashier and bar facilities are contained within the room housing the GMA, assisting the VOL to have a Responsible Gambling Officer available in the GMA at all times
- there are two identified respite / lounge areas within the GMA, where patrons would be able to take a break, however it is noted that they are both located within close proximity of the gaming machines that the patrons would be taking a break from. There are alternate respite areas in the adjacent Public bar and Bistro areas.
- the venue's current approved liquor licence allows for on-premises consumption up until 2:00 am and the applicant has indicated in its planning application to the City of Greater Geelong that they do not intend to alter the conditions of their liquor licence. With the government-imposed changes to gaming operating hours, gaming will only be available for a maximum of 16 hours per day, two hours less than the possible maximum of 18 hours under the amended legislation (10:00 am to 04:00 am).

The following negative harm minimisation aspects were identified with the proposed plans:

- as stated previously, there is a discrepancy between the proposed GMA plan and the Site plan on the indicative plans provided. This will need to be clarified.
- The internal entry point leading to the Public Bar and through to the Lounge does not appear to have an automatic, opaque door installed.
- it is unknown if the venue has multiple EFTPOS terminals (for the purpose of withdrawing cash), as there is no indication on the indicative plans provided.
- It is unknown what the composition of the wall separating the Bistro from the gaming room consists of, however, the timber screen labelled on the indicative plans would suggest that it may be a glass wall. The positioning of the timber screen would suggest that visibility of the gaming machines would still be possible.

Comment

Applications for new venues, variations to the licensed number of gaming machines and the relocation of GMAs are assessed by Gambling Division inspectors against standards and guidelines in relation to:

- the size, location and layout of the GMA
- type and height of perimeter barriers
- floor numbering and layout of gaming machines
- windows
- proximity of the GMA to other facilities within the venue (e.g., children's play areas), and
- any liquor or statutory authority conditions imposed.

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These criteria enable us to make informed assessments as to whether the size, layout and facilities of a venue will be suitable for the management and operation of gaming machines regarding the following sections of the Act:

Section 3.3.7

Matters to be considered when determining applications for the approval of premises for gaming.

Section 3.3.16

Modification of gaming machine areas.

Sections 3.4.17

Amendment of conditions - variation of the number of gaming machines permitted in an approved venue.

Section 3.4.18

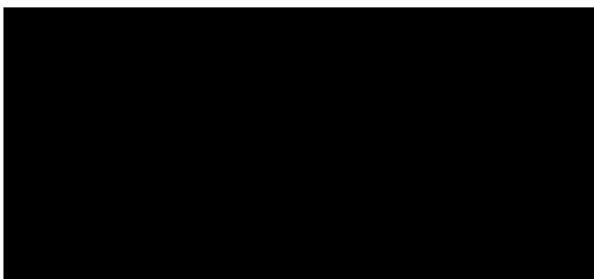
Proposal of amendment by venue operator - request by a venue operator for an amendment of licence conditions.

If the concerns raised regarding:

- the discrepancy between the GMA and Site plan is clarified,
- the location of the EFTPOS facilities for the purpose of withdrawing cash
- timber screen positioning to reduce visibility into the gaming machine area

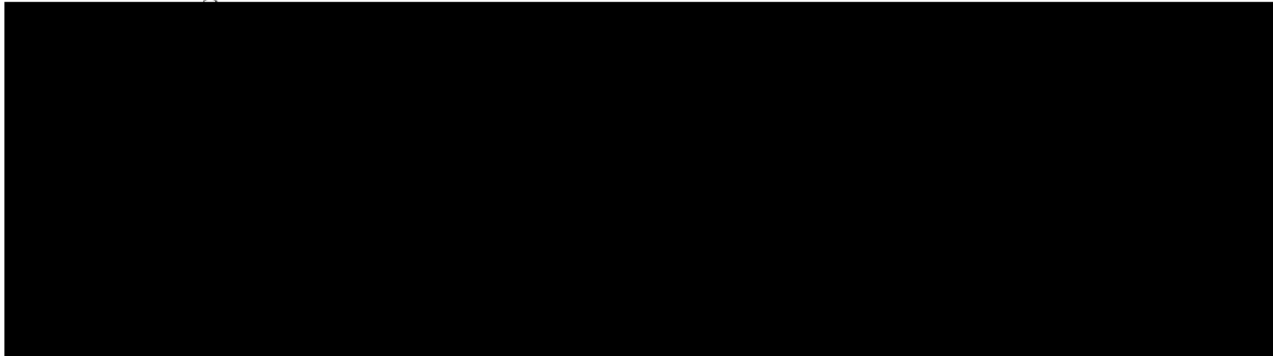
are addressed, we consider that the size, layout and facilities of the approved venue, Fyansford Hotel, will be suitable for the management and operation of sixty-eight (68) gaming machines.

Prepared by:



Date: 03/07/2026

Noted:



Date: 09/07/2026