

## **ACNCG Meeting - Applications of Interest - 16 July 2015**

### **Innova - [Link to permit and VCAT decision](#)**

The town planning permit issued for the contaminated soil remediation facility on the Dow site was due to expire on 1 May 2015. The relevant permit condition, setting out the time limit to start the development, also allows for requests to extend the permit to be made to the Responsible Authority.

Innova submitted a request to extend the permit within the timeframe contained in the condition and the permit has now been extended for a period of 12 months. The permit will now expire if the development does not commence by 1 May 2016 and is not completed by 1 May 2018. The decision to extend the permit was based on an assessment of the following considerations that have been established by various VCAT decisions:-

- Whether there has been a change of planning policy.
- Whether the landowner is seeking to 'warehouse' the permit.
- Any intervening circumstances which bear upon grant or refusal of the extension request.
- The lapse of time between the permit and the request.
- Whether the time limit imposed was adequate.
- The economic burden on the landowner by the permit.
- The probability of a permit issuing should a fresh application be made.

### **Burns Road Estate - Unserviced Industrial subdivision [Link to Newsletter](#)**

The series of small land owner meetings is continuing. Approximately 60 owners have attended to date. They represent approximately 40 percent of lots in the estate. The meetings have been welcomed by land owners with most keen to participate in Council's land owner engagement process.

The small meetings have provided opportunity for owners to meet and explore common concerns in an environment less intimidating than a large group meeting. Attendance is by invitation only and numbers are kept deliberately low to ensure that everybody has an opportunity to be heard. Meetings have been held in Laverton as well as in the eastern suburbs to provide greater convenience for land owners.

### **Kororoit Creek Road Service Station- [Link to Permit](#)**

PA1429574- 650-662 Kororoit Creek Rd Altona North VIC 3025 (corner of Kororoit Creek Road and Grieve Parade).

Use and development of the land for the purpose of a service station catering for cars and trucks, convenience shop and food and drink premises; creation of access to a road in a Road Zone 1. The area of the site is 7367m<sup>2</sup>. The permit was issued 25 November 2014.

#### Update

At this stage the Council does not have any record of a building permit having been issued for the service station, so this project is likely to be some time away from completion

**Jordan Close Development** [Link to Permit](#)

PA1429152 - 33 Jordan Close, Altona VIC 3018 –

Construction of two building comprising three warehouses (1.4ha, 1.7ha and 2.7ha) and associated offices. Permit issued 6 November 2014. Native vegetation removal authorised under permit PA1021725 which was issued at the direction of VCAT on 2 April, 2013.

Update

At this stage the Council does not have any record of a building permit having been issued for the warehouses, so this project is likely to be some time away from completion.

**Slough Estate subdivision** – [Link to Application](#)

Subdivision of the land into 58 lots, removal of easement and removal of native vegetation. The total land area is 76.78ha comprising 58 lots (44.7ha), 21 36ha conservation zone, 7.06 ha roads and a balance lot adjacent to the existing subdivided land of 3.66 ha.

Update

This application will be reported to a Special Planning Committee meeting for consideration due to the number of objections that have been received. The likely date of that meeting will be in August 2015.

**Warehouse – North East Corner Horsburgh Drive and Kororoit Creek Road.** [Link to Permit](#)

PA1430413 740 Kororoit Creek Rd Altona North VIC 3025 - Construction of a warehouse 8399m<sup>2</sup> and creation of access to a road in a Road Zone 1. 40 car parking spaces are provided with access from Kororoit Creek Road.

Update

The town planning permit was issued 29 April 2015.

**PA1531811- Prix Car 810-840 Kororoit Creek Road Altona North VIC 3025**

Alterations and new building extension to existing workshop & offices. - Construction of a new driver's rest facility and canopy. - Relocation of existing building from off site to designated area on site. Application lodged 29 June 2015. Currently being assessed.

**PA1531807 - 31-33 Horsburgh Dr Altona North VIC 3025**

Buildings and works for the purpose of a warehouse. Floor area 25,000m<sup>2</sup>. Lodged 26 June 2015. Currently being assessed.

**PA1531809 39-53 Horsburgh Dr Altona North VIC 3025**

Construction of an extension to the existing warehouse with additional offices, car parking and a reduction in the statutory car parking rate. Area of extension 10,743m<sup>2</sup>. Application lodged 29 June 2015. Currently being assessed