**ACNCG Meeting - Applications of Interest – 12 November 2015**

**Innova -** [Link to permit and VCAT decision](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=62909)

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.

**Update**

EnviroPacific have written to Council indicating that they are intending to take over the running of the soil remediation facility at the Dow site. EnviroPacific are intending to incorporate a number of improvement to the operation of the site the most notable of which is that all soil handling will be conducted inside a build, including: receiving; processing; and despatching.

**Burns Road Estate - Unserviced Industrial subdivision** [Link to Information on Council Website](http://www.hobsonsbay.vic.gov.au/Planning-Building/Strategic-planning-services/Current-projects/Burns-Road-Industrial-Estate)

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.

**Update**

At its meeting of 22 September 2015, Council resolved that the facilitator be engaged for a further 18 month period to work with land owners to establish a land owner’s group, continue to build their understanding and facilitate an agreed approach to address the development potential and constraints of the estate.

Gerard Coutts & Associates will organise the election of a land owner group Steering Committee which will comprise a handful of individuals who will represent the broader land owner group. Nominations are expected to be called later this year.

**Kororoit Creek Road Service Station corner of Grieve Parade**- [Link to Permit](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=185711)

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 7367m2. The permit was issued 25 November 2014.

July 2015: 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.

**Update**

Still no record of a building permit having been issued.

**PA1429152 - 33 Jordan Close, Altona VIC 3018** – **Jordan Close Development** [Link to Permit](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=182872)

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.

July 2015: 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 form completion.

**Update**

Still no record of a building permit having been issued.

**PA1532265 - 210-238 Maidstone St Altona (Eastern side Between the Railway line and Jordon Close)**

Buildings and works -10 warehouses 422m2 in area and creation of access to a road zone. The overall area of the site is 10369 m2 and 85 onsite car parking spaces are provided. A further information request has been sent to the applicant.

**PA1430329 Slough Estate subdivision –**[Link to Application](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_Open.ascx&appTypeId=1&mId=103&AppId=190402)

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 has been the subject of a VCAT practice day hearing relating to the need for a Aboriginal Cultural Heritage Management Plan (CHMP). The VCAT decision on that issue is pending. The applicant has argued that a CHMP is not necessary. If VCAT agree with that position a date will be set for some time in 2016 to hear the merits of the subdivision application. If VCAT decide that a CHMP is necessary, they will either strike the application out as being premature in the absence of a CHMP or alternatively they will give the applicant time to prepare and lodge the CHMP for consideration.

**Warehouse – North East Corner Horsburgh Drive and Kororoit Creek Road.** [Link to Permit](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=191066)

PA1430413 740 Kororoit Creek Rd Altona North VIC 3025 - Construction of a warehouse 8399m2 and creation of access to a road in a Road Zone 1. 40 car parking spaces are provided with access from Kororoit Creek Road. The town planning permit was issued 29 April 2015.

**Update**

Still no record of a building permit having been issued.

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

Buildings and works for the purpose of a warehouse. Floor area 25,000m2. Lodged 26 June 2015. Currently being assessed.

**Update**

More information requested. Extension of time to submit further information granted.

**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 10,743m2. Application lodged 29 June 2015. Currently being assessed.

**Update**

More information requested. Extension of time to submit further information granted. Additional information received 29 October 2015.

**PA1531897 - 800-808 Kororoit Creek Rd Altona North (North west corner of Kororoit creek Road and Horsburgh Dr)** [Link to Application](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_Open.ascx&appTypeId=1&mId=103&AppId=200501)

This application relates to a mixed use development comprising a services station, convenience shop convenience restaurants, restricted retail outlet, service industry and access to a main road. The site has an area of 2.45 hectares. The service station will accommodate both cars and trucks. The site will accommodate four fast food outlets with shared seating. Two will have drive through facilities. The restricted retail element will comprise thee automotive related tenancies. The service industry will accommodate motor repairs including truck repairs. 134 car parking spaces will be provided on site.

The application is currently being advertised.

**PA1224258 – 12 lot subdivision of land at 650 - 662 Kororoit Creek Road, Altona North and creation of a road (Citiwest Court) in accordance with the endorsed plans** [Link to Application](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_Open.ascx&appTypeId=1&mId=103&AppId=137591)

Permit issued September 2012 - subdivision currently being developed.

**PA0714427 42-60 Modal Pl Altona Use and development of the land for Inland Port, including warehousing, the storage of shipping containers and the removal of native vegetation in accordance with the endorsed plans.** [**Link to Permit Documents**](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=14427)

**PA0714183 102-120 Modal Pl Altona VIC 3018 Use and development of the land for the purposes of a Freight Distribution Centre (including warehousing)/ Transport Terminal, reduction in the standard parking rate for the above uses, removal of native vegetation.** [**Link to Permit Documents**](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=14183)

**PA1429246  102-120 Modal Pl Altona VIC 3018** **Earthworks (filling with clean fill and levelling) outside the floodplain and LSIO affected area in accordance with the endorsed plans.**

[**Link to Permit Documents**](https://greenlight.e-vis.com.au/hbcc/public/main.aspx?frm=uc_applicationDisplay_CompleteApplication.ascx&appTypeId=1&mId=103&AppId=183607)