

ACNCG Meeting - Applications of Interest – 2 November 2017

PA1123708 Innova Soil Remediation Facility [Link to permit, endorsed plans and VCAT decision](#)

Background

In September 2015 EnviroPacific wrote to Council indicating that they are intending to take over the running of the soil remediation facility at the Dow site. EnviroPacific indicated that they were intending to incorporate a number of improvements into 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.

In February 2016, plans were endorsed formalising those changes.

Update

Since February 2016 the EnviroPacific facility has been under construction. There have been a number of fine tuning amendments to aspects of the design along the way most recently on 12 October 2017.



Photograph Date: 10 October 2017

Burns Road Estate - Unserviced Industrial Subdivision [Link to Information on Council Website](#)

Background

At its 9 September 2014 Ordinary Council Meeting, Council resolved to provide funding for a facilitator to work with landowners to build their understanding and facilitate an agreed approach to address the development potential and constraints of the Burns Road Industrial Estate.

Gerard Coutts and Associates was appointed to facilitate the landowner engagement process late in 2015 and a land owners for the Steering Committee formed in early 2016

Update

The Steering Committee has now been formed and is meeting on a regular basis. Council has engaged consultants to determine the biodiversity values of the estate including flora, fauna and native vegetation communities. The biodiversity survey is currently underway and is not expected to be completed until mid 2018. The purpose of the assessment is to inform the proposed development of the estate. The data collected will provide a comprehensive information set to allow relevant regulators (not Council) to assess the proposed development of the estate under Victoria's Biodiversity Assessment Guidelines, (DEPI 2013) as well as the Flora and Fauna Guarantee Act 1988 and Australia's Environmental Protection and Biodiversity Conservation Act 1999.



Photograph Date: 10 October 2017

PA1429574 – 650-662 Kororoit Creek Road Service Station - North West Corner of Grieve Parade-
[Link to Permit](#)

Background

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.



Photograph Date: 10 October 2017

Update

Project completed. Certificate of Final Inspection issued 31 July 2017.

PA1634031 - 300-302 Kororoit Creek Road Service Station - North East Corner of Grieve Parade-
[Link to Application](#)

Background

This application was received in April 2016 for use and development of the land at the north east corner of Kororoit Creek Road and Grieve Parade for the purpose of a service station (Coles Express), advertising signage and new access off a Road Zone Category 1. The site was previously earmarked for a fire station. The town planning permit for this development was issued on 31 October 2016.



Photograph Date: 10 October 2017

Update

The project is currently under construction and is expected to be completed early in the new year.

PA1429152 - 33 Jordan Close, Altona VIC 3018 – Two Warehouses - Eastern End of Jordon Close

[Link to Permit](#)

PA1021725 – Native Vegetation Removal

Background

Construction of two building comprising three large warehouses (Building A: 1.4ha +1.7ha and Building B: 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.

The applicant's representatives have been actively working on the native issue in conjunction with DELWP and Council. The resolution of the native vegetation issue was made a prerequisite of permit PA1429152. The plans is to combine the two native vegetation reserves that are locate half way along Jordon Close with the native vegetation reserve that runs along the railway line. The combined reserves would then be maintained by the Council.

Update

The permit relating to the native vegetation removal has been extended and is now due to expire on 2 April 2019. The native vegetation issue and the endorsed plans under the town planning permit need to be addressed before the development can proceed. The town planning permit for the warehouse development will expire on 6 November 2018.



PA1531738 7 Lot Subdivision of land on the north east corner of Maidstone Street and Jordan Close
Close [Link to Permit Documents](#)

Background

An application has been made for a 7 lot subdivision of the land at the corner of Maidstone Street and Jordan Close Altona. The overall area of the land is 6.62 hectares and lot sizes range in six from 2,515m² to 2.55 hectares. The average lot size is 6,872m². The town planning permit for the subdivision was issued on 16 May 2016.



Photograph Date: 10 October 2017

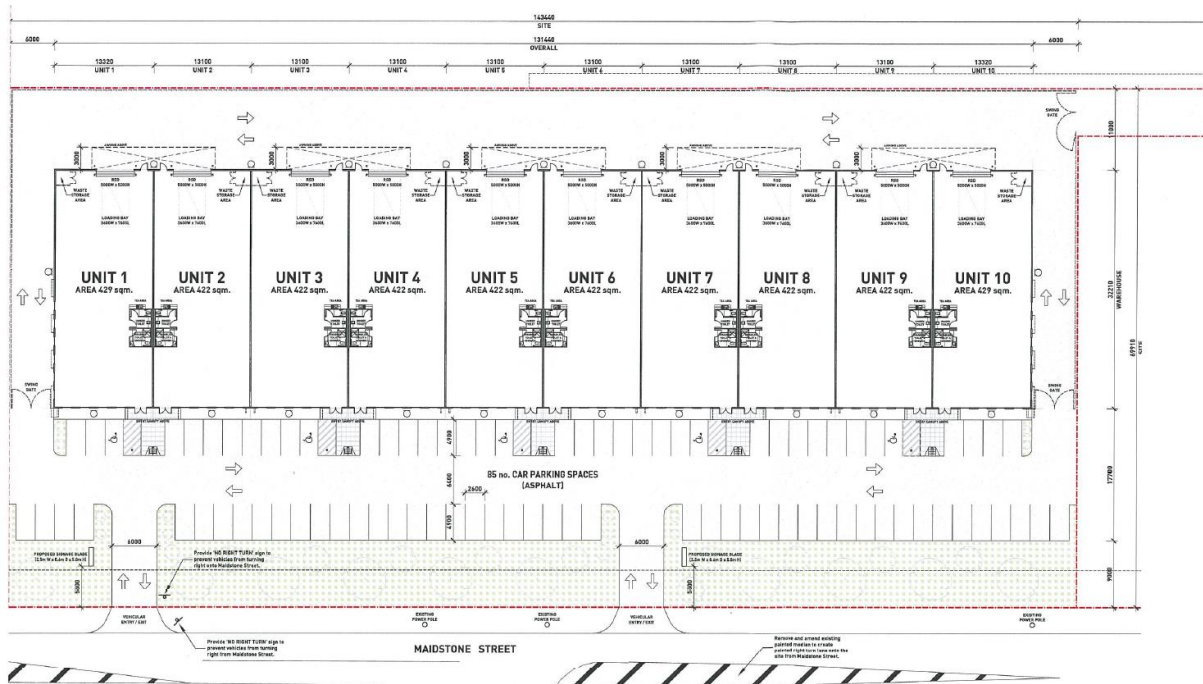
Update

Subdivision completed. Construction on a number of the lots is currently underway.

PA1532265 - 210-238 Maidstone St, Altona (Eastern side of Maidstone Street Between the Railway line and Jordon Close) [Link to Application Documents](#)

Background

This application is for buildings and works - 10 warehouses, each approximately 420m² in area and creation of access to a road zone. The overall area of the site is 10,369 m² and 85 onsite car parking spaces are provided. Town planning permit issued 10 July 2016.



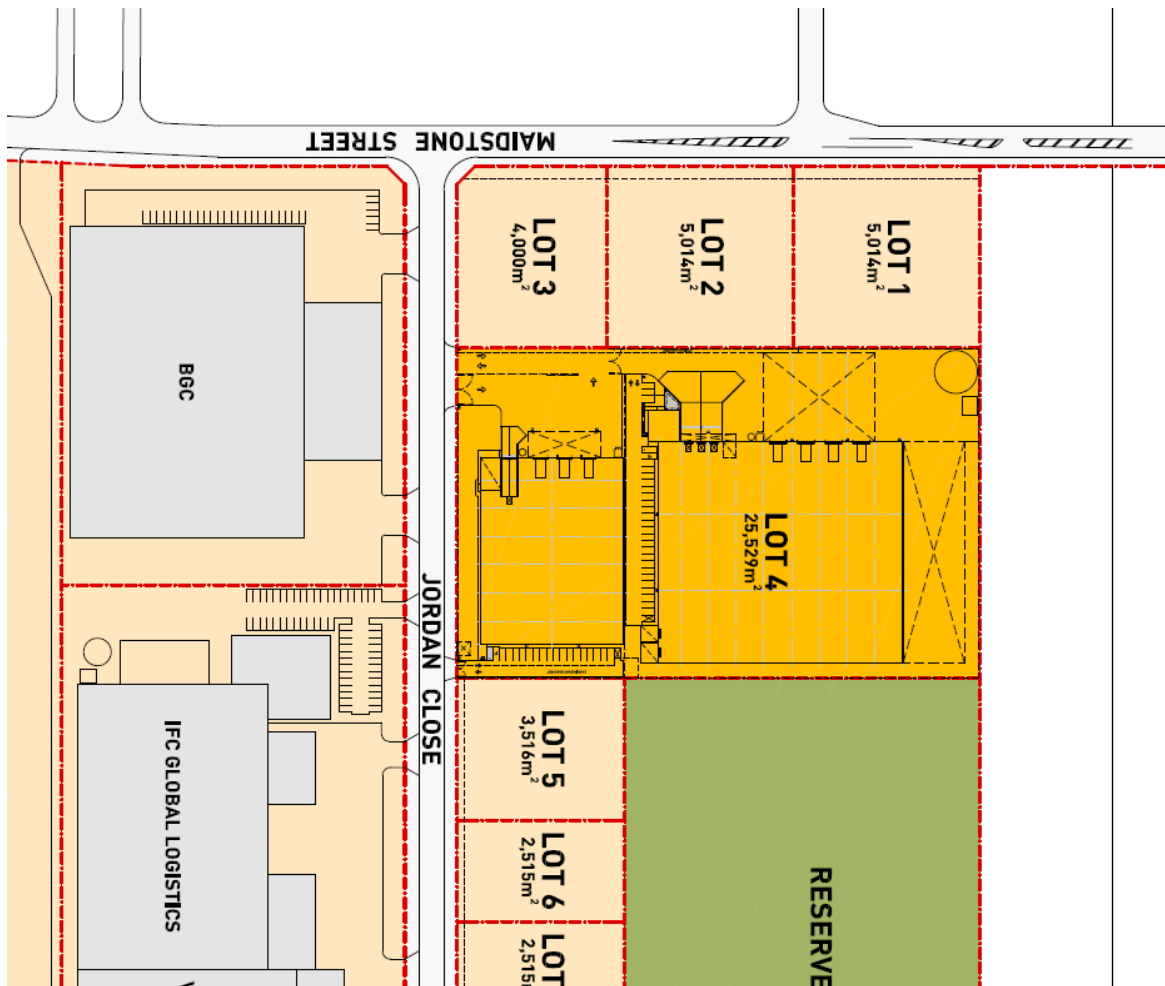
Update

Development expected to commence shortly.

PA1736091 – Lot 4 7-17 Jordan Close Altona

Background

This application was received in 12 January 2017 for use and development of the land at Lot 4 7-17 Jordan Altona with two warehouses Warehouse A is 3970 M2 and Warehouse b is 8000m2. The development has recently been completed. [Link to permit and plans](#)



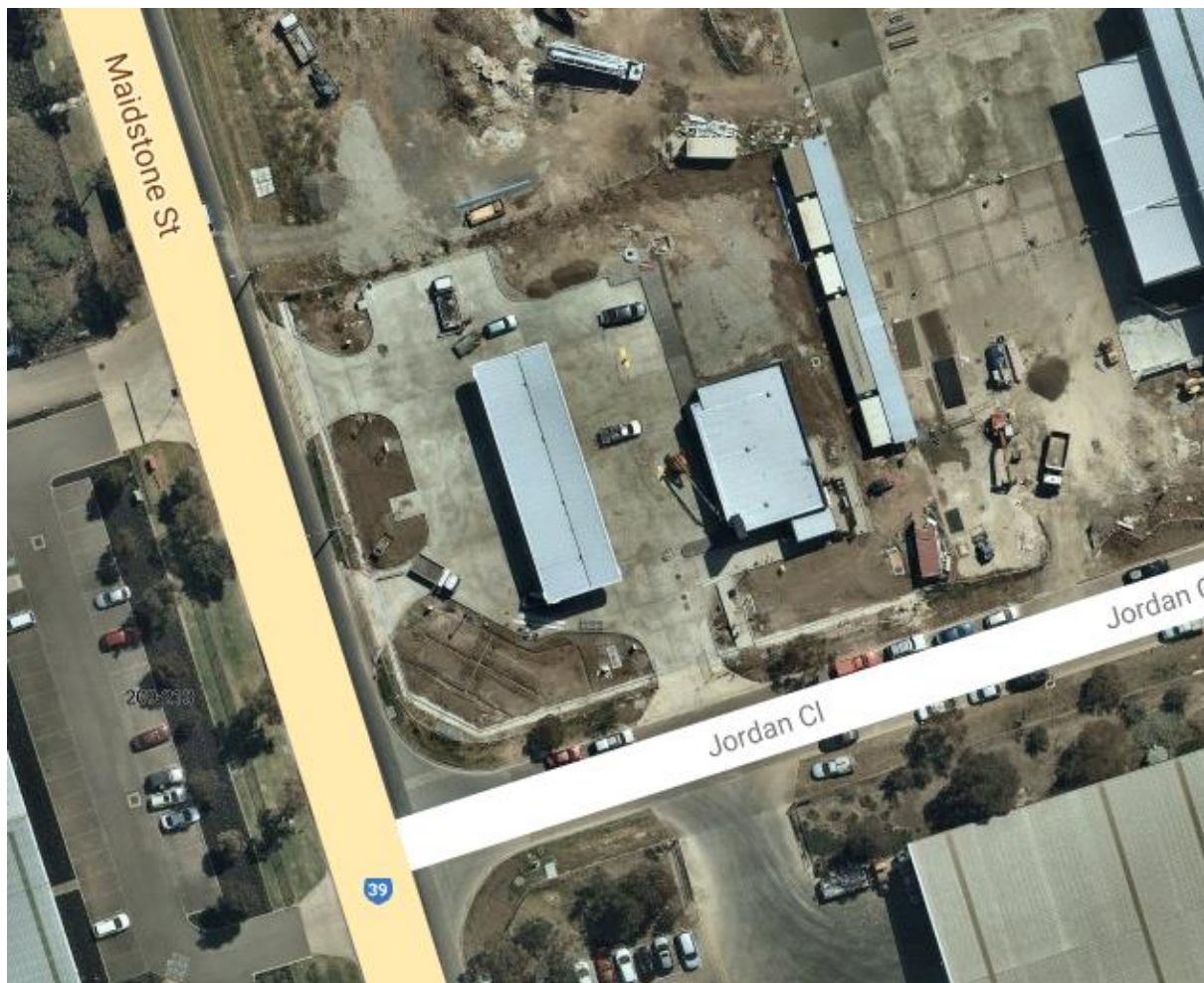
Update

Permit issued 2 June 2017 and the development has recently been completed

PA1635604 – Lot 3 210-238 Maidstone Street Altona, Service Station

Background

This application was received in 7 November 2016 for use and development of the land at Lot 3 210-238 Maidstone Street Altona for a petrol station and food and drink premises. The permit was issued in April 2017. The development has recently been completed. [Link to the permit and plans](#)



Update

Permit issued 19 April 2017 and the development has recently been completed

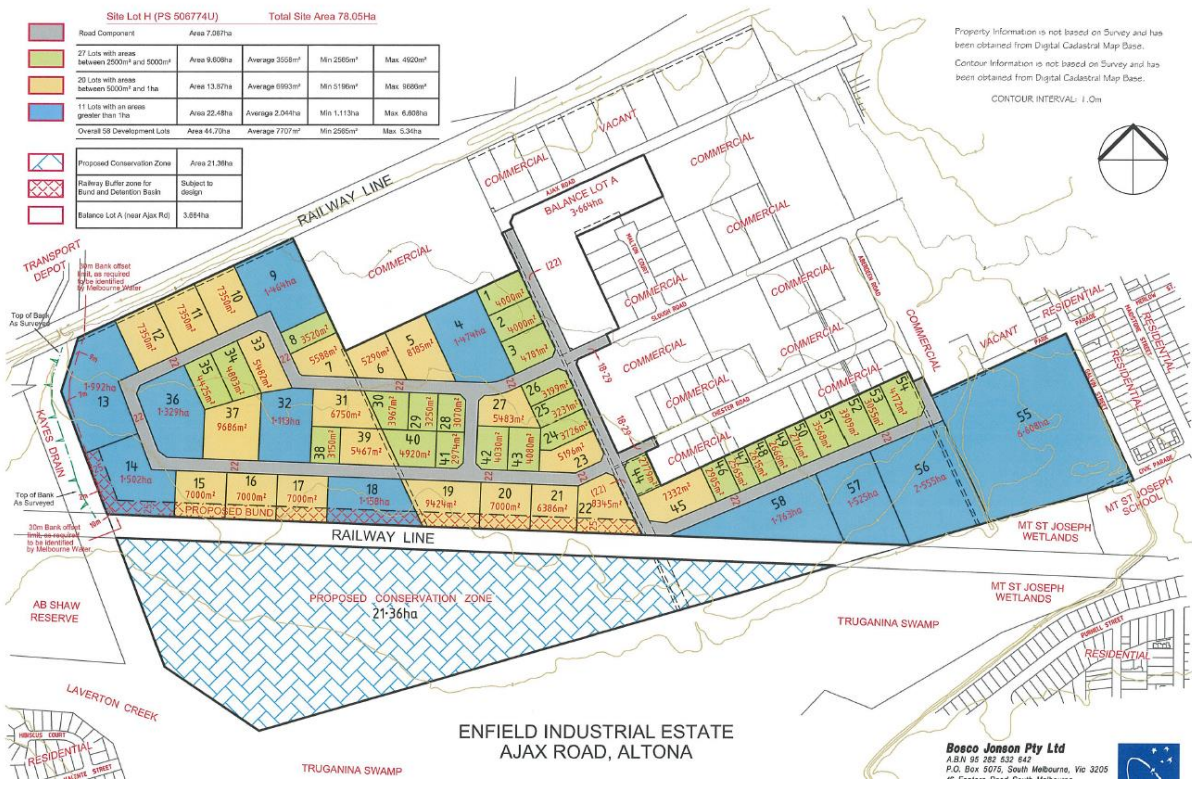
PA1430329 Slough Estate subdivision –[Link to Application](#)

Background

An application to subdivide of the balance of the Slough Estate into 58 lots, remove an easement and remove native vegetation was lodged in November 2014. 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.

This application was the subject of a VCAT practice day hearing (preliminary hearing) which found that an Aboriginal Cultural Heritage Management Plan (CHMP) was required prior to the planning permit application for subdivision could be considered. The subdivision was subsequently struck out as misconceived and costs were awarded against the applicant. The VCAT process had been brought on by an appeal against failure to determine, lodged by the applicant.

The applicant is now proposing to do a “super lot” subdivision which would see the land progressively subdivided in stages and the lots sizes tailored to meet the needs of the end users of the land.



Update

The subdivision application was rejected by VCAT in November 2015. A new application was expected to be made in early 2016. There has been no application and no further contact with the owner or the owner’s representatives.

PA1430413 –Warehouse - 740 Kororoit Creek Road. – North East Corner Horsburgh Drive and Kororoit Creek Road. [Link to Permit](#)



Background

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

This permit was issued on 29 April 2015 and expired on 29 April 2017 as the development had not commenced. The six month grace period within which the permit might be resurrected under the provisions of the Planning and Environment Act has also recently expired.

PA1531807 - 31-33 Horsburgh Dr Altona North VIC 3025 (Eastern side approximately half way between Kororoit Creek Road and the northern end of Horsburgh Drive)

[Link to Permit](#)

Background

Buildings and works for the purpose of a warehouse. Floor area 25,000m².

The town planning permit issued 9 February 2016.



Update

The town planning permit is due to expire on 9 February 2018 if the development has not commenced. Amended town planning drawings required by the permit have not yet been submitted. A building permit cannot be issued until this step has been undertaken.

PA1531809 39-53 Horsburgh Dr Altona North VIC 3025 (Northern end of Horsburgh Drive)

[Link to permit](#)

Background

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. Permit issued 2 March 2016



Photograph Date: 10 October 2017

Update

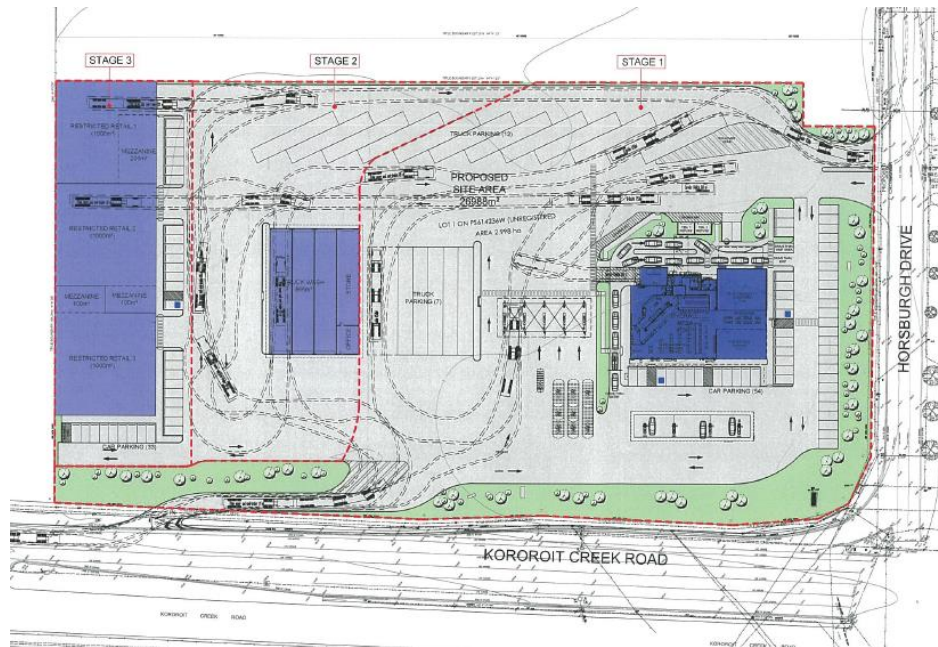
This development has been completed

PA1531897 - 800-808 Kororoit Creek Rd Altona North (North west corner of Kororoit creek Road and Horsburgh Dr) [Link to Application](#)

Background

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. Both will have drive through facilities. The restricted retail element will comprise three automotive related tenancies. The service industry will accommodate motor repairs including truck repairs. 134 car parking spaces will be provided on site.

The permit was issued on 4 March 2016.





Photograph Date: 10 October 2017

Update

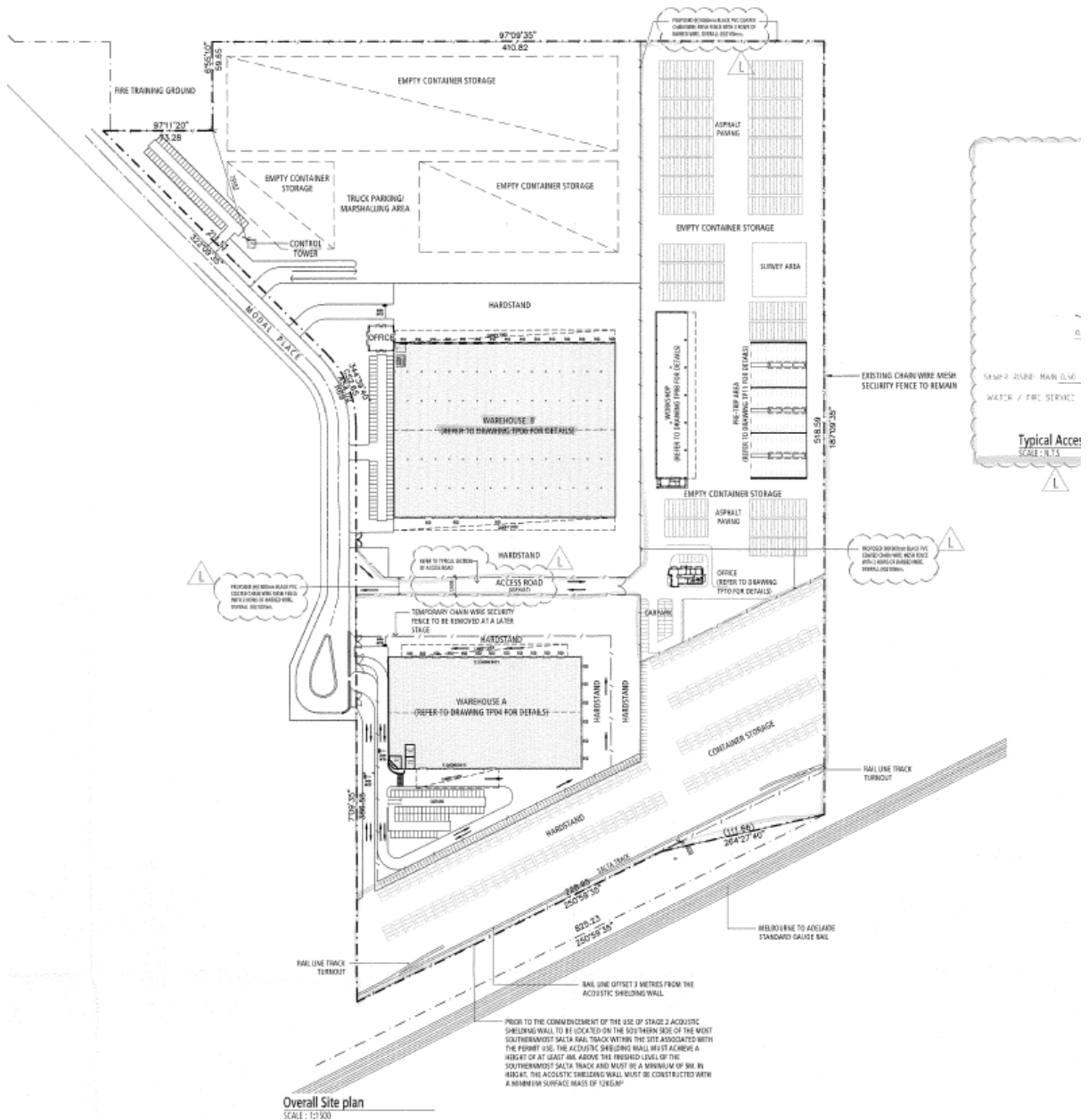
Services station, convenience shop and convenience restaurant elements of the development have recently opened for business. The balance of the development must be completed by 23 March 2020 or the permit, insofar as it relates to the unconstructed sections of the development, will lapse (if a permit extension is not sought).

Other Permits of Interest

PA0714427 42-60 Modal PI 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](#)

Update

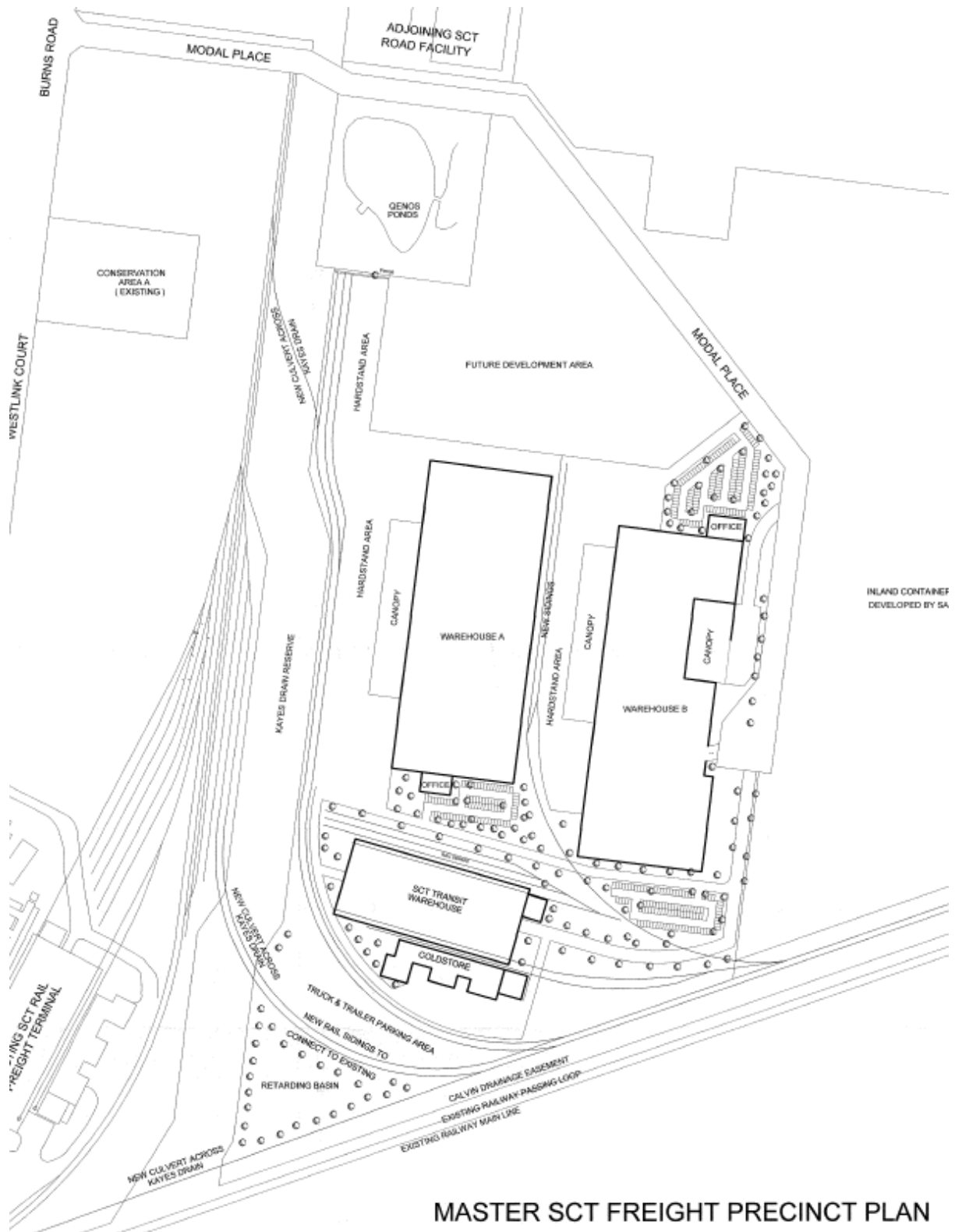
One stage of this development has been completed. The remaining stages are yet to commence. This permit is due to expire in October 2019. Council is currently considering a request to extend the completion date by 10 years.



PA0714183 102-120 Modal PI 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](#)

Update

This development has yet to commence. The land is currently being filled under the scope of a separate town planning permit (referred to below). The commencement and completion dates for the Freight Distribution Centre have been extended. The development must now be commenced by 26 June 2020 and completed by 26 June 2023.



MASTER SCT FREIGHT PRECINCT PLAN

PA1429246 102-120 Modal PI 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](#)



Photograph Date: 10 October 2017

Update

Filling is currently underway. The permit is valid until 3 September 2018