



6 October 2015

Jo Matthews  
Senior Principle Town Planner  
PO Box 181  
Richmond VIC 3121

Ask for: Karmen Markis  
Phone: (03) 9932 1088  
Our Ref: A2214478, A2214900

Dear Jo,

**Amendment C88: Precinct 15, Altona North**

I am writing in relation to planning scheme amendment application C88: Precinct 15, Altona North. Please find attached a Request for Further Information (RFI) associated with the amendment which incorporates matters included in the 21 July 2015 correspondence. This RFI is based on the current planning scheme amendment package which, in its current form, is incomplete. Further information, changes to the proposal in response to this RFI may alter Council's comments and position on matters.

The precinct is a complex site that is 67 hectares in size and will introduce a population greater than some of the municipality's existing suburbs. It is a significant development that affects all aspects of Council which will require time to appropriately consider the proposal. The proposed timelines suggested to date are unrealistic.

It is acknowledged that the precinct has a number of land owners with varying expectations and timeline pressures. Whilst Council will accommodate for this wherever possible, it is not an argument to depart from sound planning principles nor to speed up the planning scheme amendment process.

Critical points to note regarding the current amendment package include:

- a mixture of land uses should be introduced into the precinct
- the proposed land use controls should be reviewed and consideration given to a mix of General Residential Zone and Residential Growth Zone or Comprehensive Development Zone
- greater certainty is required in the amendment package as it lacks clarity for the community
- the traffic assessment is poor and has not considered a number of issues. An integrated transport response must underpin the amendment but should not be at the expense of a robust traffic response
- open space provisions for the future community must be increased

At this stage in the process, Council is not convinced that the precinct can cater for up to 3,000 dwellings.

Given the size and scale of this proposal, an exhibition period of eight weeks will be required. This will not take place over the Christmas or Easter holiday periods.

We look forward to working with you in the future to resolve these issues. The scheduled meetings will provide an opportunity to discuss the request for further information prior to it being submitted to Council.

Should you wish to discuss this matter further, please contact Karmen Markis, Strategic Planner on 9932 1088 or email [kmarkis@hobsonsby.vic.gov.au](mailto:kmarkis@hobsonsby.vic.gov.au).

Yours sincerely,



Kathleen McClusky  
**Manager, Strategy and Advocacy**