



## Minister for Planning



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Ms Jane Monk  
Chair  
Priority Development Panel  
PO Box 500  
EAST MELBOURNE VIC 3002

Dear Ms Monk

**REQUEST TO REFER THE PROPOSED DEVELOPMENT OF LAND AT 248 -  
268 MAROONDAH HIGHWAY, CHIRNSIDE PARK AND PLANNING SCHEME  
AMENDMENT REQUEST (THE KFT PROPOSAL) TO A PRIORITY  
DEVELOPMENT PANEL FOR ADVICE**

Watsons Pty Ltd has requested the combined approval of a development plan and Planning Scheme Amendment under the Yarra Ranges Planning Scheme for the Eastridge property at 248 – 268 Maroondah Highway Chirnside Park.

Watsons lodged a combined application with the Shire of Yarra Ranges on 7 September 2007, however a decision on the exhibition of the application has been delayed owing to the preparation and finalisation of an Urban Design Master Plan for Chirnside Park, prepared by Woods Bagot.

Yarra Ranges Shire Council discussed this matter with Paul Jarman and Julian Hill in late August 2008. Council has agreed to ask for the assistance of the Priority Development Panel (PDP) to facilitate agreement on some outstanding issues and to enable the development to be assessed against an Economic Analysis and Market Feasibility Study which is currently being finalised by SGS Consultants. This study has been funded through the Expert Assistance Program.

In preparing its advice, I ask that the PDP works closely with Council and the proponent to undertake the following:

- A review of the Draft Urban Design Master Plan for Chirnside Park.
- An appraisal of the KFT development proposal with regard to the Draft Urban Design Master Plan for Chirnside Park, *Melbourne 2030* and issues raised to date by Council.
- Advice in regard to the best options for progressing KFT's development proposal.

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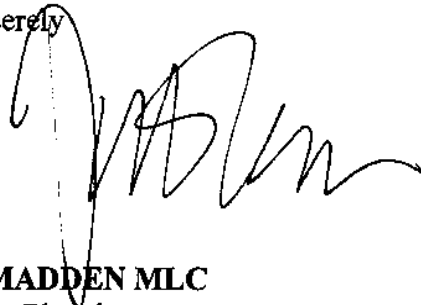


I also request the PDP to have regard to the following documents when preparing its advice:

- The Chirnside Park Economic Analysis & Market Feasibility Study, SGS Consultants (currently being finalised)
- Chirnside Park MAC Structure Plan 2004, Hassell Planning, adopted by Council June 2006
- Amendment C57 approved April 2007
- KFT Amendment proposal September 2007
- Urban Design Master Plan for Chirnside Park, Woods Bagot , Draft No.2 2008
- Any other relevant planning documents and reports.

I request the PDP provide its advice within three months of this referral.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JM', is written over a large, faint, circular watermark or stamp.

**JUSTIN MADDEN MLC**  
Minister for Planning

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