

This question is lodged by the Hampton Neighbourhood Association.

1. The Hampton Neighbourhood Association (HNA) is concerned that a full and complete analysis has not been completed of the traffic movement impacts of Bayside Councils planned redevelopment of the Hampton Activity Centre, as detailed in the Hampton Willis Street Precinct – Urban Design Framework (UDF) 2013.
2. HNA is aware of the following completed traffic studies;
  - VicTrack Arup Report
  - VicTrack Cardno Report
  - Bayside Council Traffix Group
3. The maximum number of dwelling covered by the above traffic reports is the Bayside Council Traffix Group at only 339 dwellings.
4. 339 dwellings seems to be totally inadequate when you consider the current situation
  - Vic Track / DHS has not been able to supply full details on the planned apartment totals and has indicated that max yield will be key to the viability of the project.
  - Trackside Gym redevelopment is appealing through VCAT to increase residential apartments from 25 to 49 by increasing the levels from 6 to 7.
  - Bayside Councils concerns about an independent planning panel proposal to scrap height controls for commercial and residential buildings in Bayside shopping strips. (Leader Newspaper March 3, 2015)
  - When Bayside controlled areas are redeveloped in the future greater yields will no doubt be possible to maximize returns.
  - In general there seems to be enormous pressure at all levels of Government to increase yield to meet the demands for dwellings in inner city areas to reduce the demands on services
  - When council refused a permit, almost 9 out of 10 permit applications went to VCAT and in 73% of cases the council's decision was set aside and the permit granted. (The Age March 21, 2015)
5. HNA considers that the likely number of dwellings to be in the order of 750 – 850 as the current estimates do not include;
  - Increased density of residential above the retail sites facing Willis Street between Willis Street and the railway line.
  - Trackside Gymnasium.
  - North side of Willis Street.
  - An allowance for additional apartments on the Council carpark, community centre and scout hall. The current traffic study would appear to allow for only 89 apartments (339 minus 250 on Victrack & DHS land).

**Question:**

What number of apartments is council using as a basis for traffic planning in the Hampton Activity Centre and if the number is only 339, what is the basis for that when there appear to be close to 300 in the VicTrack and Trackside sites leaving just 39 for the Scout Hall, Main Car park and the sites facing Hampton Street and Willis Street?