

About the Minister's decision: Planning Scheme Amendment C75 and how you can submit to the Minister's Advisory Committee

On the request of the developer Nelson Place Village P/L and without consulting Hobsons Bay City Council or the community, the Minister has rezoned the area bounded by Nelson Place, Ann St, Cecil St, Aitken St & Kanowna St including the Former Port Phillip Woollen Mills from "Industrial" & "Special Use" to "Residential". The Minister has set up an Advisory Committee to advise him on the Design and Development Overlay (DPO) for the site. Once in place the DPO will be the planning controls for buildings on the site including height.



Therefore, if you want to protect the heritage of Williamstown and make sure that the site is under the same height limits as the adjacent areas of Williamstown you MUST make a submission to the Advisory Committee. Similarly, if you want to protect jobs at the shipyards from overlooking and having noise and lighting controls, which will drive jobs away from Williamstown, you need to make submissions supporting the Shipyards and Port of Melbourne activities adjacent to the site. If you have concerns about the number of extra residents (about 1000) on the site and the impact on schools, traffic, roads, parking and the tourist precinct you MUST make a submission. This is the only way that the Minister will take your views into account.

The development company for Nelson Place Village is EVOLVE Pty Ltd, and is owned by Ron Walker of Toorak and Ashley Williams of St Kilda. They will be trying to persuade the Advisory Committee to recommend the site for high-density, high-rise residential towers up to 46.5 metres (about 17 storeys or 3 times as high as the nearby Timeball Tower) and include 412 dwellings (1000 new residents).

Save Williamstown recommends reading Hobson Bay City Council's "Former Port Phillip Woollen Mill Amendment C75 Fact Sheets 1 and 2" available at council offices and the local libraries and online under the Greenlight site (website address at the bottom on this page). There you will see the CONCEPTS put forward to Council by the developer. The developer could be arguing for ANY concepts with the Minister's Advisory Committee and the community will not know what the developers are actually seeking until the submission period and hearings of the Advisory Committee.

In YOUR SUBMISSION let the Minister's Advisory Committee know that HIGH RISE INAPPROPRIATE development will have a negative impact on the viability of the Williamstown shipyards, negatively impact on heritage values, cast unacceptable shadows and overlook residential streets and heritage parkland, increase traffic congestion, strain education/community resources and dominate the Williamstown Foreshore in a Gold Coast type way. This leaflet highlights points on which to make your submissions. PLEASE NOTE: If you copy your submission and post or email it to Save Williamstown we commit to include it in the Save Williamstown community submission.

Also tell the Minister that the zoning should have been MIXED USE not RESIDENTIAL and ask for the zoning to be changed. The Minister can change his mind on zoning. The developer has not properly researched and investigated a solution providing a buffer zone of commercial business facilities between heavy industrial activity of the port and new residential development. Ann St and Cecil St are suited to residential development but alongside the shipyards commercial activities, professional suites, health and therapeutic activities, conference facilities and tourist facilities could be included in a "worksafe" regulated buffer zone. This would comply with criteria set out in the Industrial Land Management Strategy C33 (approved and gazetted by the Minister in December 2008.)

Contact us

Save Williamstown
PO Box 141, Williamstown 3016
info@savewilliamstown.net

Contact Council

Hobsons Bay City Council
PO Box 21, Altona, Vic 3018
Ph 9932 1000

see: <http://www.hobsonsbay.vic.gov.au> - Planning - Greenlight - Planning Scheme Amendments

Developer seeking Minister's Development Plan Overlay (DPO) to allow for 46.5 Metre Residential Tower at Point Gellibrand

SAVE WILLIAMSTOWN

Write YOUR Submission
Today

To

PLANNING PANELS VICTORIA

re: The Former

Port Phillip Woollen Mills

Level 1, 8 Nicholson Street

East Melbourne 3002

Ph: (03) 9637 9691

Fax: (03) 9637 9700

Email:

planning.panels@dpcd.vic.gov.au

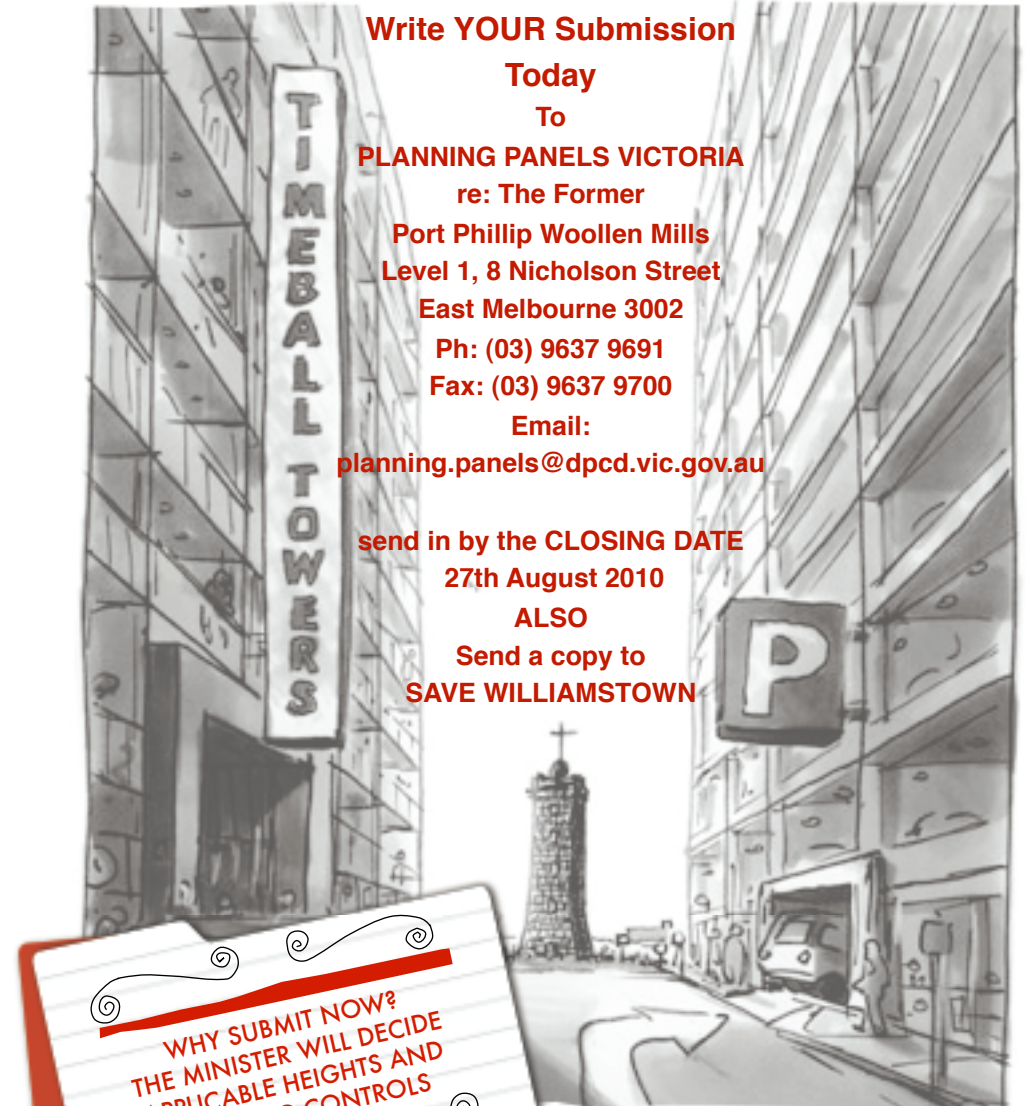
send in by the CLOSING DATE

27th August 2010

ALSO

Send a copy to

SAVE WILLIAMSTOWN



WHY SUBMIT NOW?
THE MINISTER WILL DECIDE
APPLICABLE HEIGHTS AND
PLANNING CONTROLS

<http://www.savewilliamstown.net>

This leaflet has been prepared to provide information to residents, local businesses & workplaces and suggest how to influence the Planning Controls. Authorised by G Moase for Save Williamstown PO Box 141 Williamstown 3016

The proposed development plan overlay will change Williamstown forever

tell the Minister's Advisory Committee....

IMPORTANT ISSUE "The Threat to Our Heritage"

The unique historical settlement of Williamstown has combined a unique blend of old and new where new is respectful of old. The site is part of the original Government Survey Heritage Precinct Streets. Williamstown and Melbourne City were designed and laid out by Robert Hoddle in 1837-40. The original grid of streets is a feature of the earliest design of the city. They are unaltered after 170 years and should not be destroyed by overdevelopment.

IMPORTANT ISSUE "The Height"

This important heritage area of Williamstown has a building height limit of 2-3 storeys (maximum) and it should be applied over the whole Government Survey Heritage Precinct.

The Developer will be asking for 46.5m (up to 17 storeys) or more?

IMPORTANT ISSUE "The Impact on Schools and Child Care"

Our Schools are full already with temporary excess capacity arrangements. Williamstown Junction and Rifle Range families will soon not be able to access Williamstown Schools. The development increases the population of Williamstown (Postcode 3016) by approximately 10%.

IMPORTANT ISSUE "Increased Traffic & Local Parking"

In our peninsula, over 2700 car trips (per day) will be generated by the residents of this development and will need to queue at "schools crossings", pass crèches and kindergartens. Local arterial roads are already congested. Parking at our shopping strips is at saturation.

IMPORTANT ISSUE "The Impact on Shipbuilding"

BAE Systems on Nelson Place (formerly TENIX) has secured major naval fleet contracts. Employment at the Shipyard is growing (to over 1500). High-rise residential development could impose operational restrictions on shipbuilding. *Read about Sydney's Garden Island Naval Dockyard & residential conflict. See our website for details.* Williamstown jobs could move to SA or WA if conflicts arise.

IMPORTANT ISSUE "Overshadowing" & "Overlooking"

Many houses in Cecil St will lose natural light, be overshadowed & overlooked by the 46.5m tower - in ways NEVER imagined. Support your neighbours. Existing businesses in Aitken St will have to close down. You could be effected next!

IMPORTANT ISSUE "Minister not zoning the area Mixed Use which would provide a buffer between heavy industry and residential"

The Minister has excluded the community in deciding to rezone the whole site residential! Good planning usually provides for 300 metre buffers between residential and heavy industry. As a minor activity centre Williamstown needs more business, commercial premises and more community infrastructure. The shopping and restaurant precinct growth is pushing businesses activities into residential streets.

Ask the Minister to change the rezoning to the more appropriate "MIXED USE"

IMPORTANT ISSUE "Setting precedents for overdevelopment led by developer's greed at the community's expense"

If this planning amendment is approved – how many more developers will be in line? Is Williamstown the new Gold Coast of the South? BILLIONS of \$\$\$\$\$ for developers at our expense!



A WORKSHOP ON HOW TO WRITE SUBMISSIONS WILL BE HELD EARLY IN AUGUST - EVERYONE IS WELCOME TO ATTEND... See the enclosed flyer...

SEND YOUR SUBMISSION TO THE ADVISORY COMMITTEE AND SEND A COPY TO SAVE WILLIAMSTOWN FOR INCLUSION IN THE COMMUNITY SUBMISSION

Our website has MANY MORE ISSUES explained: <http://www.savewilliamstown.net>
Join us on Facebook "Save Williamstown" & Twitter @savewilli



SAVE WILLIAMSTOWN, PO Box 141, Williamstown 3016
or email to: info@savewilliamstown.net