

[About Us](#)   [Save Williamstown Inc](#)   [PPWM Site](#)   [Status of Plans](#)  
[Objecting to Plans](#)   [2012 Planning Scheme Amendment](#)   [2010 SW Presentation](#)  
[2014 NUGGET Heritage](#)   [2014 Oriental Heritage](#)   [ISSUES](#)   [Events](#)   [Downloads](#)  
[NEWS](#)   [Contact Us](#)

---

## SAVE **WILLIAMSTOWN**



### Williamstown tower knockback

**Tuesday, 1 December 2009**

Article in The Hobsons Bay Leader by James Twining

“A CONTROVERSIAL plan to build 412 apartments - including four towers between seven and 13 storeys - in the centre of Williamstown should not go ahead, according to Hobsons Bay Council’s planning department.

Councillors will decide at a public meeting tonight whether to endorse a recommendation by their officers to knock back the Amendment C75 rezoning application, which would transform the former Port Phillip Woollen Mill site on Nelson Place into a mini village.

The plan would involve removing a three-storey height restriction and rezone the site from industrial/special use to residential.

The proposed tower heights have attracted widespread criticism from Williamstown residents, including former premiers Joan Kirner and Steve Bracks.

A council document shows the re-zoning should be knocked back because of “inconsistencies with state and local planning policy; there is no need to remove a development overlay (requested by the developer); and it fails to protect nearby state significant port and shipbuilding operations”. Charmian Gaud, spokeswoman for residents group Save Williamston, said she hoped councillors would heed their officers’ advice.

“It would create really a bad precedent. This area is really the birthplace of Melbourne,” Ms Gaud said. “It’s not just sort of NIMBYs (not-in-my-backyard) complaining about high rise.

“It’s about saying there are all sorts of special things around this area and we don’t want to degrade them - which the high rise would.”

Alternatives to the apartment towers, recommended by residents, included a film studio or a new heated swimming pool, with some apartments on Cecil and Ann streets. Ms Gaud said there was also a need for light commercial suites....”

<http://hobsons-bay-leader.whereilive.com.au/news/story/tower-knockback/>

< previous

next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
**NEWS**   Contact Us

---

## SAVE **WILLIAMSTOWN**



### Hobsons Bay City Council AGENDA item on C75 - Councillors decision

**Tuesday, 1 December 2009**

Agenda item was passed by Council with minor modifications adding organisations and individuals *[added in brackets]*:

*(The link to the draft minutes will be added when available)*

ORDINARY COUNCIL MEETING AGENDA  
8.1.2 AMENDMENT C75 FORMER PORT PHILLIP  
WOOLLEN MILL

Director Planning and Environment Directorate: Planning  
and Environment

Appendix: 3

PURPOSE To consider the preparation and public exhibition  
of Amendment C75 to the Hobsons Bay Planning Scheme

to facilitate the development of the former Port Phillip Woollen Mill site for residential purposes.

#### RECOMMENDATION

That the Council:

1. Not support the preparation and exhibition of Amendment C75 at this time on the basis of inconsistencies with the State and Local Planning Policy Framework, failure to justify the removal of the Design and Development Overlays (DDO4 and DDO8) and failure to address protection of the adjoining state significant Port and Ship building operations.
2. Advise the proponent that it would be willing to consider a revised proposal that responds to the concerns raised, and requesting relevant changes be made to the amendment documentation before the amendment is further considered.
3. Request the Minister for Planning to convene a meeting with Department of Innovation, Industry and Regional Development (DIIRD), the Port of Melbourne Corporation, BAE Systems, Mobil, Parks Victoria and VicRoads to gain further information about the port and shipyard activities that may affect the proposed residential uses and to inform the revised proposal from the proponent and the preparation of an Outline Development Plan for the entire precinct.
4. Invite the Minister for Planning to an information session with all Councillors and community representatives and submitters to provide an outline of the Council's independent specialist assessments of Amendment C75.
5. Make the urban design advice, prepared by McGauran Giannini Soon Pty Ltd dated 6 November 2009, available on the Council's website and update its Amendment C75 Factsheet.

[http://www.hobsonsbay.vic.gov.au/Files/Council\\_Agendas\\_and\\_Minutes/1st\\_December\\_2009\\_OCM\\_Unconfirmed\\_Minutes.pdf](http://www.hobsonsbay.vic.gov.au/Files/Council_Agendas_and_Minutes/1st_December_2009_OCM_Unconfirmed_Minutes.pdf)

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[< previous](#)

[next >](#)



Wed 11/11/2014

About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
**NEWS**   Contact Us

---

# SAVE WILLIAMSTOWN



## Protest

**Tuesday, 1 December 2009**

Article in The Star  
by Nicole Precel

“SAVE Williamstown is calling on residents to protest at tonight's Hobsons Bay City Council meeting against the rezoning of the Port Phillip Woollen Mills in Williamstown.

In March the council received an application to rezone the site of the former Port Phillip Woollen Mills in Nelson Place, Williamstown to a residential zone 1 through the Planning Scheme Amendment C75.

The developer's rezoning application is expected to be considered at tonight's council meeting after months of

waiting.

The council asked for more information from the developer including a Development Plan Overlay, which was received in August.

For the past three months an external group has been evaluating the application to advise councillors on whether the application met council's planning criteria and was ready for advertising and public exhibition.

Save Williamstown has asked residents to write to councillors to object to the application and are pushing for the advertising period to be in February after the holiday period.

Save Williamstown is also calling for residents to talk with their neighbours about the rezoning proposal and is in the process of organising a public meeting/rally.....

<http://www.starnewsgroup.com.au/story/83087>

< previous

next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
**NEWS**   Contact Us

---

## SAVE **WILLIAMSTOWN**



### A miracle ... it's snowing in Williamstown

**Wednesday, 2 December 2009**

Article in The Advertiser

*More filming in Williamstown and Newport*

WILLIAMSTOWN and Newport feature in the worldwide box-office hit *Where the Wild Things Are*, which opens in Australian cinemas tomorrow.

The movie debuted in the No.1 box-office spot in the US in October, grossing US\$73million.

After scouring the world for 18 months, director Spike Jonze chose 11 Victorian locations for his adaptation of Maurice Sendak's book, including Williamstown's Tobruk Crescent and Newport Lakes Reserve.

Based on a 1963 children's classic, the movie is about a

mischievous boy called Max who creates his own magical world inhabited by enchanting creatures who crown him as their king.

Locations manager Russell Boyd said the Tobruk Crescent house, home to the film's protagonist, was crucial. It featured in the opening scenes, it had to match the house described in the book, it was to be two storeys with "an American feel", and the resident family had to agree to be relocated for six to eight weeks.

And there was one other catch: neighbours had to agree to have 100 tonnes of snow dumped in their street because the film is set in winter.

After a meeting at the Williamstown Croquet Club, the neighbours said yes.....

.... The film's production generated \$57million for Victoria's economy and created more than 670 local jobs.

Film Victoria chief executive Sandra Sdraulig said the support of local councils and communities was crucial to securing production ahead of locations such as Argentina, New Zealand, Hawaii and the US.....

<http://www.themail.com.au/news/local/news/general/a-miracle-its-snowing-in-williamstown/1693897.aspx>

< previous

next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
**NEWS**   Contact Us

---

## SAVE **WILLIAMSTOWN**



### 'No' to Mill site plans

**Wednesday, 2 December 2009**

Article in The Advertiser  
by Goya Bennett

“WILLIAMSTOWN residents have won the battle but not the war, according to a group protesting against plans for a multi-million dollar development near Point Gellibrand. Hobsons Bay Council last night voted against an application to rezone Williamstown's Port Phillip Woollen Mill site, which would have paved the way for residential development up to 16 storeys high.

Evolve Development management director Ashley Williams maintained a low profile in the council chamber as councillors spoke against his plans for the area bounded by Nelson Place and Ann and Kanowna streets.

The State Government is still the responsible authority for a small portion of the site zoned `special use', even though military shipbuilder BAE Systems has declared the site surplus to its needs.

The council is responsible for the remainder of the site, which is zoned industrial.

Protesters from the Save Williamstown lobby group waited for Mr Williams outside the chamber after the council's decision, one commenting that it was "like waiting for Tony Abbott".

When he finally emerged, Mr Williams would not say whether he planned to scale back his plans.

.....

Urban design advice prepared by MGS stated Evolve had been "overly generous" with its ceiling heights.

The report stated a building of 46.5metres was effectively a residential development of 15-16 storeys.

Save Williamstown spokesman Godfrey Moase said residents had won the battle but not the war.

"I think we've demonstrated that we've got the strength as a community to shape what our community looks like.

"This is definitely a win for residents tonight.....

<http://www.themail.com.au/news/local/news/general/no-to-mill-site-plans/1694060.aspx?storypage=0#>

< previous

next >



[About Us](#)   [Save Williamstown Inc](#)   [PPWM Site](#)   [Status of Plans](#)  
[Objecting to Plans](#)   [2012 Planning Scheme Amendment](#)   [2010 SW Presentation](#)  
[2014 NUGGET Heritage](#)   [2014 Oriental Heritage](#)   [ISSUES](#)   [Events](#)   [Downloads](#)  
[NEWS](#)   [Contact Us](#)

---

## SAVE **WILLIAMSTOWN**



### Media Statement by Wade Noonan MP, Member for Williamstown

**Wednesday, 2 December 2009**

Amendment C75 Former Port Phillip Woollen Mill  
(Williamstown)

I welcome the Council's decision to not support the preparation and exhibition of Amendment C75 at this time for the former Port Phillip Woollen Mill site in Williamstown.

There are clearly a range of concerns about this proposed development which have now been well-researched and documented by the Council, including the height of the development, neighbourhood character, heritage aspects, traffic management, and the potential impact on the viability of surrounding industries.

This decision by Council is not an outright rejection and the developers should understand that. In fact, the Council's own independent review has demonstrated support for residential development at this site. The issue really is about the appropriateness of the development and how it might fit with a site that is deemed to have very high heritage value.

The scale of this proposed development remains a key factor and has rightly captured the community's attention. The community does not want a Beacon Cove in Williamstown. This point is supported by the Council's own independent review of the site.

Removing the existing Design and Development Overlays 4 and 8 as part of the present application would most likely pave the way for the developers to build up to 46.5m.

Other factors, such as the potential impact of this development on the Port's operations and the local shipyard remain no closer to resolution. Convening a meeting between the various key industry stakeholders seems to be an appropriate response in the circumstances.

The Council has made it clear that they are ready to consider a revised proposal that responds to the concerns raised. This is the right approach.

I will continue to work with the Council, relevant stakeholders and the community to ensure that any development on the site is in line with the community's aspirations.

The developers have really no choice but to reassess their plans and submit a proposal that is more realistic for the site. The ball is in their court.

[< previous](#)

[next >](#)





[About Us](#)   [Save Williamstown Inc](#)   [PPWM Site](#)   [Status of Plans](#)  
[Objecting to Plans](#)   [2012 Planning Scheme Amendment](#)   [2010 SW Presentation](#)  
[2014 NUGGET Heritage](#)   [2014 Oriental Heritage](#)   [ISSUES](#)   [Events](#)   [Downloads](#)  
[NEWS](#)   [Contact Us](#)

---

## SAVE WILLIAMSTOWN



### Council Decision & Letter to the Minister

**Friday, 4 December 2009**

**Council Does Not Support Proposed Amendment of the Former Woollen Mills Site**

Hobsons Bay City Council will not support the proposed amendment at this time of the former Port Phillip Woollen Mill site (Amendment C75), Williamstown, following the consideration of further information received from the proponent.

The Council made the decision following a detailed assessment of the submitted information and would now request a revised proposal and undertake further consultation with the community and stakeholders before it considered placing Amendment C75 on public exhibition.

[http://www.hobsonsbay.vic.gov.au/page/page.asp?  
page\\_Id=4773](http://www.hobsonsbay.vic.gov.au/page/page.asp?page_Id=4773)

Hon. Justin Madden MLC  
Minister for Planning  
Department of Planning and Community Development  
Level 1, 8 Nicholson Street  
EAST MELBOURNE VIC 3002

Dear Minister,

#### AMENDMENT C75 — FORMER PORT PHILLIP WOOLLEN MILLS

Reference is made to the Ordinary Council Meeting held on the 1st December 2009 and the Council resolution relating to the above mentioned amendment.

The Council resolved not to support the exhibition of Amendment C75 at this time due to inconsistencies with the State and Local Planning Policy Framework and failure to address protection of the adjoining State significant Port and ship building operations. However, the Council also resolved to advise the proponent that it would be willing to consider a revised proposal that responds to these matters.

To assist this process the Council seeks your assistance to convene a meeting with Department of Innovation, Industry and Regional Development (DIIRD), the Port of Melbourne Corporation, BAE Systems, Parks Victoria, VicRoads, and Mobil representatives to gain further information about the Port, shipyard activities and other matters that may affect proposed residential uses. The outcomes of the meeting will assist and inform the revised proposal from the proponent and the preparation of an Outline Development Plan for the entire precinct.

I would also like to invite you to an information session with all Councillors, community representatives and submitters to provide an outline of the amendment assessment undertaken to date by the Council. The date of this meeting is yet to be arranged. A formal invitation will be sent out once arrangements are confirmed..

Yours sincerely

Bill Jaboor

CHIEF EXECUTIVE OFFICER

Further Documents to Download: 3 Fact Sheets and the independent Urban Design Advice

[http://www.hobsonsbay.vic.gov.au/Page/page.asp?Page\\_Id=4274&h=0](http://www.hobsonsbay.vic.gov.au/Page/page.asp?Page_Id=4274&h=0)

Fact sheets also at:

[Click here...](#)

< previous

next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
**NEWS**   Contact Us

---

# SAVE **WILLIAMSTOWN**



## Council to include Save Williamstown attendees at Council as Submitters

**Monday, 7 December 2009**

[http://www.hobsonsbay.vic.gov.au/Files/Council\\_Agendas\\_and\\_Minutes/1st\\_December\\_2009\\_OCM\\_Unconfirmed\\_Minutes.pdf](http://www.hobsonsbay.vic.gov.au/Files/Council_Agendas_and_Minutes/1st_December_2009_OCM_Unconfirmed_Minutes.pdf)

Page 31

### 10 PUBLIC QUESTION TIME

QS Taliana, Williamstown

Will the development listed in Appendix 3 require an Environmental Effects Statement and be referred to the Planning Minister for such a development requirement?

AAn Environmental Effects Statement has not been requested by the Council.

QG. Moase, Williamstown

Could the Council please request that the proponent of Amendment C75 to the Hobsons Bay Planning Scheme must resubmit a revised document that responds to the concerns which were raised by the Hobsons Bay Planning and Environment Department in November 2009?

Alf the gentleman is referring to the matters raised in the current report at this meeting, then those matters will be considered by the Council as part of its further consideration.

QC. Gaud, Williamstown

Can you include all those present tonight re: C75 as submitters so that they may be included in the meeting with the Minister. I wish to be included as a submitter. (A list of others interested in being submitters attached)

**AThe Council will undertake to add these names to our submitters list and invite these people to the information session.**

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[< previous](#)

[next >](#)



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
NEWS   Contact Us

---

# SAVE WILLIAMSTOWN



## Stand-off over height

**Tuesday, 8 December 2009**

Article in The Hobsons Bay Leader - by James Twining

“Dispute stalemate on bay towers

TENSION is mounting over a proposed high-rise development on Williamstown’s foreshore, as both sides in the dispute refused to budge on appropriate height limits for apartment towers.....

.....The council said residential development on the site was all right but not with the proposed tower heights or removal of existing planning overlays.

The towers’ heights have upset many local residents, many of whom filled the gallery at last Tuesday’s council meeting. Developer Nelson Place Village Pty Ltd said last week it still thought its maximum 46.5m height was appropriate, but

would be happy to settle on a maximum 32.5m (10-11 storeys). But residents group Save Williamstown maintained it didn't want anything over 11.5m (three storeys), which is the existing height limit.

Nelson Place Village developer Ashley Williams said he wasn't perturbed by the council's decision but it would be "naive" to think the present three-storey limit would remain.....

.....Mr Williams also refused to rule out bypassing the council and asking the Planning Minister to call the matter in.

"The longer it takes the more pressure there's going to be to get an outcome," he said.

Save Williamstown spokesman Godfrey Moase said last week's council decision was "definitely a win for residents". The council has asked for a meeting between BAE Systems, the Port of Melbourne, Mobil, the State Government and developers"

<http://leader.newspaperdirect.com/epaper/viewer.aspx>

< previous

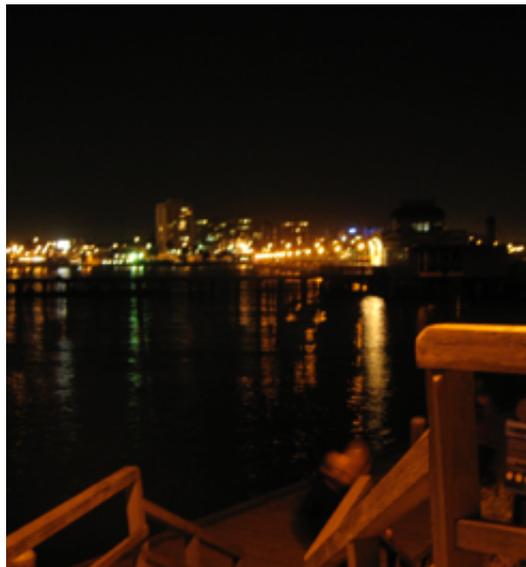
next >



[About Us](#)   [Save Williamstown Inc](#)   [PPWM Site](#)   [Status of Plans](#)  
[Objecting to Plans](#)   [2012 Planning Scheme Amendment](#)   [2010 SW Presentation](#)  
[2014 NUGGET Heritage](#)   [2014 Oriental Heritage](#)   [ISSUES](#)   [Events](#)   [Downloads](#)  
[NEWS](#)   [Contact Us](#)

---

# SAVE WILLIAMSTOWN



## Outrage over St Kilda Triangle's death

**Tuesday, 8 December 2009**

Article in [Architecture and Design](#)

“Port Phillip Council’s decision to scrap the contentious plans to redevelop St Kilda’s foreshore has caused outrage in the development industry.

Mayor of Port Phillip, Frank O’Connor, last night binned the \$300 million project, calling it a “dinosaur” and saying it did little to curb carbon emissions.

The City of Port Phillip will pay Sydney-based developer Citta Property Group \$5 million in settlement fees over three years.

Since winning the project in May 2007, Citta claims to have invested \$12 million in the scheme and so still stands to lose \$7 million.

The decision has provoked anger from the development industry, which says it sends a “terrible message” about the viability of investment in architecture in the state.

Port Phillip Council was “incapable” of managing a major project, Master Builders Association said.

“These sort of high-profile investment disasters send investors packing to other more responsible states,” MBA executive director, Brian Welch, said.

“Years of effort and millions of dollars have been lost on this mess.”

The state government needed to get more involved in planning if it is to protect investment opportunities, he said.....

.....Council will formerly vote on the termination of the project on 14 December. However, six out of the seven councillors have indicated they would support cancelling the agreement.”

<http://www.architectureanddesign.com.au/article/Industry-outraged-over-St-Kildas-Triangle-death/507895.aspx>

< previous

next >



# SAVE WILLIAMSTOWN



## High hopes, despite setback

**Wednesday, 9 December 2009**

Article in The Advertiser  
by Goya Bennett

“FOR a man whose lofty vision for Williamstown came crashing back to earth last week, Ashley Williams doesn't seem too perturbed.

The Evolve managing director is the public face of a consortium proposing to build a high-rise development near Point Gellibrand of four residential towers ranging from seven to 13 storeys.

Hobsons Bay Council, for the time being, has decided against increasing the height limit on the former Port Phillip Woollen Mill site to 46.5metres, which would have paved the way for the development.

Perhaps Mr Williams was still smiling because his firm had just won a high-density development award for Carlton's Rosso apartments.

Or has he made his first offer excessive so his second seems reasonable by comparison? "I'm not an expert in the Russian style of planning applications," Mr Williams said with a smile.

"The advice that we got from a number of well-respected consultants and architects and urban designers is that the density and height we have initially contemplated is justifiable and supportable in that context."

But, in fact, Mr Williams doesn't need 46.5metres to build a 13-storey tower.....

...."I think if this site, ultimately, was only two to three storeys, it wouldn't be viable to redevelop it in its current format and you might run the risk that someone comes back in five or 10 years, and by then they're looking for 18 or 20 levels."

<http://www.themail.com.au/news/local/news/general/high-hopes-despite-setback/1700553.aspx#>

< previous

next >



[About Us](#)   [Save Williamstown Inc](#)   [PPWM Site](#)   [Status of Plans](#)

[Objecting to Plans](#)   [2012 Planning Scheme Amendment](#)   [2010 SW Presentation](#)

[2014 NUGGET Heritage](#)   [2014 Oriental Heritage](#)   [ISSUES](#)   [Events](#)   [Downloads](#)

[NEWS](#)   [Contact Us](#)

---

# SAVE **WILLIAMSTOWN**



## Privatisation fears over planning

**Friday, 11 December 2009**

Article in The Age by Jason Dowling

“THE State Government has been accused of moving to privatise Victoria's planning laws under proposed changes that could see developers performing planning duties now done by council staff.

Under the changes, developers - with the authorisation of the Planning Minister - would for the first time be able to prepare planning scheme amendments, including exhibiting the planning changes, receiving submissions and presenting the amendment to the council for approval.

The amendments could be on issues such as subdivisions or commercial developments and would require the Planning Minister's final approval.

"In effect, what you are doing is privatising the very fundamentals in terms of the planning of our city," the Planning Institute of Australia's Victorian president, David Vorchheimer, said.

"Quite clearly, a developer is in the game for a site-specific purpose, looking to get a profit from their particular site." He said the changes would reduce transparency and accountability and were "fundamentally fraught with the possibility of corruption and abuse - it is not one of those things you would seek to encourage in terms of getting a better outcome for all of our community".

Mr Vorchheimer was also concerned about the timing of the draft legislation with the deadline for feedback in February - at the end of the Christmas break.

The Municipal Association of Victoria believes the changes could mean a "developer-led" planning scheme. It sees the changes as "fundamentally undermining the central role of councils in planning".

Planning Minister Justin Madden said the changes were not about fast-tracking planning decisions.

.....

The proposed laws will also allow the Planning Minister to acquire and hold land the same way in which a council can at present, without having to become the responsible authority or compulsorily acquiring the land."

<http://www.theage.com.au/national/privatisation-fears-over-planning-20091210-km96.html>

< previous

next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
NEWS   Contact Us

---

# SAVE WILLIAMSTOWN



## First battle won, but real fight is to come

**Thursday, 10 December 2009**

Article in The Advertiser  
by Goya Bennett

“WILLIAMSTOWN residents have won the battle but not the war, according to a group protesting against plans for a multimillion-dollar high-rise development near Point Gellibrand.

.....

When he finally emerged, Mr Williams would not say whether he planned to scale back his plans.

Williamstown Ward councillor Angela Altair dismissed the developer's argument that Williamstown already had high-rise development.

"One of the seven arguments put by the proponent justifying

the 46.5metre height in one of the towers was the fact that Williamstown already has certain buildings that are of the very high scale.

"But as our report also says, while it is true there are already tall buildings such as the housing commission flats in Williamtown, they are the exception and do not define the predominantly built form in Williamstown."

Williamstown MP Wade Noonan said the ball was now in the developer's court to come back with a revised plan. "This decision by council is not an outright rejection and the developers should understand that.

"The scale of this proposed development remains a key factor and has rightly captured the community's attention. The community does not want a Beacon Cove in Williamstown.

"Other factors such as the potential impact of this development on the port's operations and the local shipyard remain no closer to resolution.

"The developers have really no choice but to reassess their plans and submit a proposal that is more realistic for the site," Mr Noonan said.

Save Williamstown spokesman Godfrey Moase said residents had won the battle but not the war. "I think we've demonstrated that we've got the strength as a community to shape what our community looks like. This is definitely a win for residents tonight. Again, it's another battle that we've won, rather than the overall war."

<http://www.themail.com.au/news/local/news/general/first-battle-won-but-real-fight-is-to-come/1700554.aspx>

< previous

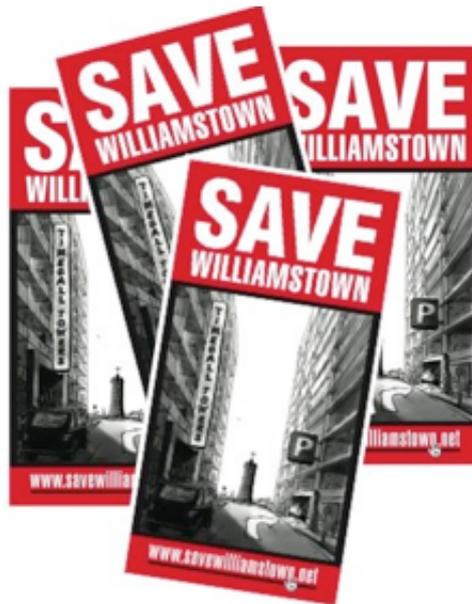
next >



About Us   Save Williamstown Inc   PPWM Site   Status of Plans  
Objecting to Plans   2012 Planning Scheme Amendment   2010 SW Presentation  
2014 NUGGET Heritage   2014 Oriental Heritage   ISSUES   Events   Downloads  
NEWS   Contact Us

---

# SAVE WILLIAMSTOWN



## Knocked back

Thursday, 10 December 2009

Article in The Star  
by Nicole Precel

*Ongoing fight ... Williamstown residents petitioned at Hobsons Bay Council last Tuesday night. 40340*

“SAVE Williamstown campaigners know that while their hard work has paid off, the fight has only just begun to stop a multi-million dollar development going ahead in their town.

Last week’s council meeting was fronted by about 100 residents petitioning against the rezoning of Williamstown’s Port Phillip Woollen Mill site to a residential zone.

Hobsons Bay City Council chose not to prepare or exhibit Amendment C75 which would pave the way for four buildings of 300 residential apartments and over 12-storey high blocks.

The council voted against the motion to rezone due to inconsistencies with the state and local planning policy framework, failure to justify the removal of the design and development overlays and failure to address protection of the adjoining state significant port and ship building operations.

Save Williamstown spokesman Godfrey Moase said this was a definite win for the group, but the fight was not over.

“It’s another battle that we’ve won, rather than the overall war,” he said.

The council has not written off the application and is willing to consider a revised proposal that responds to concerns raised.

But Evolve Development management director Ashley Williams said he was not deterred by the negative community response.

“We understand that the community is challenged by change - the type of change that we are proposing - and we welcome their input in the planning process,” he said.

Mr Moase said neither the community nor their campaign were anti-development or anti-change, but it was the kind of development they were concerned with.

“We’re not afraid of change, we’re afraid of having change dictated to us at the expense of our needs, we want to create change but we want the ability to reflect our needs, rather than it being more about the maximum amount of profit,” he said.

Mr Williams took the independent report, by McGauran Giannini Soon Pty Ltd, and the council officers’ report positively.....

<http://www.starnewsgroup.com.au/story/83376>

< previous

next >

