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SAVE WILLIAMSTOWN



BOX HILL DEVELOPMENT REJECTED

Tuesday, 1 June 2010

Media Release - The Premier of Victoria from the Minister for Planning

Tuesday, 01 June 2010

Minister for Planning Justin Madden has announced that a 39-storey tower proposed for Box Hill will not go ahead, following refusal of the permit application by Governor in Council. Mr Madden said Governor in Council had accepted his recommendation that the development should not proceed, and had disallowed the VCAT review in relation to 545 – 563 Station Street Box Hill.

“While it is important to encourage development in Box Hill, it is crucial to make sure it is the right kind of development,” Mr Madden said.

“This proposed development was refused a planning permit by Whitehorse City Council and generated significant community concerns.

“This project was called in from VCAT to ensure a coordinated and timely review of the issues could be undertaken - particularly in relation to its height, impact on local amenity, pedestrian access and connections to public transport.

“The Victorian Government agrees with council’s assessment that this design does not support the policy objectives of Melbourne @ 5 Million and has refused the permit.”

Mr Madden said the proposed development had comprised serviced apartments, dwellings, a gymnasium, office and retail space and restaurants.

“This site is located in one of our six Central Activity Districts so it is essential that we progress any proposal in a coordinated manner,” he said.

“As submitted, the proposal was a stand-alone development and not in keeping with the Whitehorse Planning Scheme or the State’s strategic vision which encourages development that responds to, integrates with and improves upon the surrounding area.

“It just wasn’t the right development as stated by the council, the community and now the Victorian Government.”

A working party including Council representatives, architects, urban designers, government representatives and the developer will be established to address the outstanding matters related to design, public transport access and community concerns.

This process will ensure that any future development proposal can respond to the requirements of Box Hill.

“Box Hill is an important Central Activities District where over 9000 people work. It is important that we support development that secures the liveability of Melbourne’s communities into the future,” Mr Madden said.

<http://www.premier.vic.gov.au/component/content/article/10604.h>

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SAVE WILLIAMSTOWN



Key sites for housing

Tuesday, 1 June 2010

Hobsons Bay LeaderTue, 01 Jun 2010
by James Twining

Tuesday, 01 June 2010

“Industrial sites cleaned up to satisfy inner-suburbs demand

OLD fuel depots and mills are a step closer to becoming our latest residential hotspots under a transformation of local industrial sites.

An appetite for inner-suburban accommodation has seen companies and government departments start to clean up

disused industrial sites in the hope they will be used for housing. Hobsons Bay Council's planning officers are considering three industrial rezoning applications in Newport, South Kingsville and Williamstown North.

A fourth – the former Port Phillip Woollen Mills in Williamstown – was taken over by Planning Minister Justin Madden in controversial circumstances in March.

The council had rejected a draft concept plan for the Nelson Place site, which included 412 dwellings, comprising 328 flats and 84 townhouses up to 13 storeys. An independent advisory panel will now decide the best use for the site.

The Newport Flour Mill on Melbourne Rd is a step closer to becoming a row of townhouses and flats after Mr Madden recently authorised its re-zoning.

This will allow for an \$ 80 million development of 120 flats, shops and offices along the rail corridor and residential interface on McRobert St.

The first units are expected to be on the market within a year. Developer Massi has outlined plans to build a wall on the site's north-west boundary to protect residents from rail noise.....”

See eReader version of Hobsons Bay Leader

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SAVE **WILLIAMSTOWN**



Future of mills on the table

Tuesday, 1 June 2010

Hobsons Bay LeaderTue, 01 Jun 2010
by James Twining

Tuesday, 01 June 2010

“A SET of rules for the biggest game in Williamstown has been drawn – but this is not your usual sporting contest. An independent advisory committee, charged with determining planning controls for the former Port Phillip Woollen Mills site on Nelson Place, was handed its terms of reference last Friday. This means the committee can now investigate what sort of residential development is appropriate for the site, near a naval shipyard and petroleum holding tanks.

A consortium of developers wants to replace the derelict mill with a 412-home village, including 328 flats and 84 townhouses varying from three to 13 storeys.

But this has drawn widespread criticism from residents. Planning Minister and former footballer Justin Madden was accused of changing the goalposts

In March when he stepped over Hobsons Bay Council to rezone the mill site to residential.....”

<http://hobsons-bay-leader.whereilive.com.au/news/story/future-of-williamstown-mills-on-the-table/>

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SAVE **WILLIAMSTOWN**



No parking relief in Altona and Williamstown

Tuesday, 1 June 2010

Hobsons Bay LeaderTue, 01 Jun 2010
by James Twining

Tuesday, 01 June 2010

“A SHORTAGE of car parks in Hobsons Bay’s busiest shopping strips won’t be fixed any time soon as shoppers’ frustration continues to grow.

Two car-parking strategies that include plans to provide more spaces in Altona and Williamstown are gathering dust, as Hobsons Bay Council and other Victorian municipalities wait for the Victorian Government to announce changes to its parking guidelines.

It is hoped an independent review of Clause 52.06 will, among other changes, provide for cash-in-lieu payments from developers, so councils can pay for more car parks in areas experiencing a shortage.

A draft review of the clause has been sitting with the Government since 2007.

Local shoppers have expressed frustration at not being able to find a park in Altona and Williamstown shopping areas during peak times, while traders fear losing customers.....”

<http://hobsons-bay-leader.whereilive.com.au/news/story/no-parking-relief-in-altona-and-williamstown/>

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SAVE **WILLIAMSTOWN**



Council bypass a shonky plan for Melbourne

Wednesday, 2 June 2010

The Age by Tim Smith

"A LAND use planning document for Melbourne that predicts the demise of the United States and the "rebalancing" of the globe in favour of China was always going to be slightly provocative. The Committee for Melbourne's Shaping Melbourne Taskforce Report does not disappoint.

Beginning with the extraordinary assumption, unbacked by evidence, that it's "feasible that the city will surpass 8 million people in the late part of this century", the report evokes worrying images of a tsunami of people, buildings and cars in a future megalopolis.

After its initial utopian vision of a massive Melbourne, the report

gets down to business by calling for a single city-wide planning agency and questioning the role of local government in the current planning process.....”

<http://www.theage.com.au/opinion/politics/council-bypass-a-shonky-plan-for-melbourne-20100601-wv5c.html>

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SAVE WILLIAMSTOWN



Judgement day

Thursday, 3 June 2010

The Advertiser
BY GOYA BENNETT
02 Jun, 2010 10:18 AM

“WILLIAMSTOWN residents have expressed "unease" after Friday's appointment of an advisory committee by Planning Minister Justin Madden to decide the fate of Williamstown's Port Phillip Woollen Mill site.

Nelson Place Village Pty Ltd has submitted a proposal to Hobsons Bay Council for a high-density residential development, including four towers ranging from seven to 13 storeys high.

In December, the council refused to rezone the mill as residential, saying the developer's proposal should go back to

the drawing board.

In March, Mr Madden reversed that decision, rezoning the land from industrial and special use to residential and announcing an independent committee would be appointed to guide future development on the site.

Mr Madden last Friday named the advisory committee: John Keaney, VCAT member Ann Keddie and Bob Evans. All three have served on priority development panels whose role is to cut through red tape and fast-track development. Mr Keaney and Ms Keddie are permanent members of Planning Panels Victoria. Save Williamstown spokesman Godfrey Moase said the composition of the committee made residents uneasy.

"Having two out of the three advisory committee members being priority development panel members would cause a level of unease in the community," he said.

State government spokesman Chris Owner said the committee would determine height controls for the site.

"The advisory committee will assess if the current height limits of between two and three storeys that apply across the site are appropriate," he said. "It is not possible to pre-empt the recommendations of the advisory committee."

It is unlikely the future of the site will be finalised before November's state election.

"Any development on the site will require planning approval completely separate to, and independent of, the election cycle," Mr Owner said.

"Given the time it will take for the advisory committee to undertake their work it is not possible to put a timeline on the process or a definitive decision."

State Williamstown MP Wade Noonan, Williamstown resident and former premier Joan Kirner, and Heritage Council of Victoria deputy chairwoman Shelley Penn will make a joint submission to the committee....."

<http://www.themail.com.au/news/local/news/general/judgement-day/1847014.aspx#>

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SAVE WILLIAMSTOWN



SAVE WILLIAMSTOWN Campaign Meeting

Sunday, 6 June 2010

4pm Sunday 6th May
Pirates Tavern
Seaworks
Nelson Place (entry via Ann St to Car Park)
Williamstown

IMPORTANT campaign meeting - all supporters welcome.

We need volunteers for the campaign.

WEAR YOUR T-SHIRTS.

More T-shirts available for sale in all sizes - \$20 each

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SAVE WILLIAMSTOWN



The Power that “Development Plan Overlays” give Developers

Monday, 7 June 2010

Williamstown and Hobsons Bay Council could be in a similar situation described in The Age today at Moreland Council. If an inappropriate Design and Development Plan Overlay is decided for the Former Port Phillip Woollen Mill Site by Minister Madden on advice from his Advisory Committee, then the developer will be able to proceed with compliant designs and avoid the scrutiny of Councillors and the Williamstown Community. This is why the community needs to make its submissions to the Advisory Committee with powerful arguments for appropriate sustainable development. Contact us about submissions

planning@savewilliamstown.net

Read this article...

The Age

Dewi Cooke

June 7, 2010 - 3:00AM

“MORELAND Council has approved a 185-apartment complex near Sydney Road, Brunswick, but locals have no rights to appeal under a development plan for the area signed in the 1990s.

The three-tower proposal for 284-294 Albert Street, by Brisbane-based developer Citimark, was approved by council officers last week and a development permit issued.

The proposal is for a 14-storey tower and two towers of 10 storeys. None of the apartments will be social housing, but 10 per cent will be built with accessible design features for people with limited mobility.

The site, close to trains, trams and shops, meets state government objectives for inner-city development along transport routes and near community services.

But not even Moreland councillors have been required to have any say on the plans. Greens councillor Toby Archer said a development plan overlay, which removed the right of third parties to appeal to the Victorian Civil and Administrative Tribunal, was placed over the site in 1994.....

..... Marti Cuatt, who was among a group of residents concerned by the plans when they were lodged with the council in 2008, was aghast it had been approved. "The only reason people knew about [it] was because the direct neighbours get notification," she said...."

<http://www.theage.com.au/victoria/no-appeal-right-on-brunswick-towers-20100606-xna9.html>

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targets of Melbourne@5Million in a robust way. Apparently there are no other 3 hectare sites in Williamstown that could be used for High Rise High Density Dwellings. That is questionable!

The views of these outsiders from the Eastern Suburbs seem at huge variance with the realities of the inner West.

When asked about heritage, Williams didn't seem to have any appreciation of the heritage values and tourism values of Williamstown. He seems to believe that high rise should be allowed because the heritage overlays do not really cover the Former Port Phillip Woollen Mill Site site and only the actual streetscape should have the height limits imposed. Ask that of any Williamstown resident in the Government Survey Heritage Precinct who has constructed any extensions or new building in their backyard (away from the street). In streets such as Cecil St adjacent to the site, street frontages are mostly required to be single storey and rising to 2 storeys in the backyard unless there is an existing two storey frontage. The two storey heritage overlay is over the whole area NOT just the front part of the building. Similarly the three storey limit on the whole of Nelson Place is strictly applied in the council planning scheme. Williams seems to think 46.5 metres or 17 storeys is okay just because it is a few metres away from the street.

Williams has also asked about the failure to provide Private Open Space within the development, as plans submitted to council appear to show no private open space for the townhouses within the development. Many of these townhouses and lower level apartments will be overshadowed and overlooked by the high rise towers. If houses in Cecil St which is 100 metres away from the development are overshadowed then the dwellings within the development will clearly be overshadowed. Overlooking is a far more serious issue than overshadowing as it applies 24/7 365 days a year and effects privacy. Williams seemed to contend that the modern way of housing was to go for greater density and have housing densities similar to those of terrace housing in the 19th century. However he seemed to fail to understand that in the 19th century, the houses did not have 17 storey high rise towers in their midst overlooking and overshadowing them. It would seem that this style of housing has little to do with the needs of those living in the ground level in townhouses and apartments and more to do with the multi million dollar penthouse apartments which would ride on top of the development and make the profit for the developer.

When questioned about whether the developer had considered

other uses of the site, such as a much needed business area for Williamstown, it was dismissed as not making enough profit and that residential high rise was the only way the developer would consider developing the site. The recent increase in activity at the Shipyards did not seem to have altered the developer's perspective, although earlier in his presentation he, himself, referred to the site having presented a buffer zone between heavy industry and the residential areas of Williamstown.

Save Williamstown has learned in the last month that local clubs and organisations have been asked to invite the developer to speak. At the conclusion of the meetings, forms are being handed out headed "Community Consultation". These forms will no doubt form part of the developer's presentation to the Advisory Committee to support a case that they have, although belatedly, consulted with the community. Unfortunately precise building proposals are still not detailed by the developer so the community still does not know what the developer will ask of the Advisory Committee and the Minister.

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SAVE WILLIAMSTOWN



Critical shortages in inner-city schools as population swells

Sunday, 13 June 2010

The Age
by Natalie Craig
June 13, 2010 - 3:00AM

"MELBOURNE'S population boom is causing a critical shortage of schools in the inner suburbs, with research showing an urgent need for as many as 14 new schools in the next five years. Research commissioned by The Sunday Age reveals the state government's delay in building new schools in inner suburbs could lead to sudden overcrowding, with more than 4000 additional primary school-aged students expected to be jostling for desk space in 2016. That's enough students to create 164 extra classes of 25

students each.

Docklands, Southbank, Port Melbourne, Coburg, Northcote, Brunswick and Preston are expected to be placed under the greatest pressure from the soaring student population.

"There's going to be a huge shortfall of schools in inner-suburbs," said Melbourne University planning professor Kevin O'Connor, who based his research on official government population projections.

"It's unlikely there is capacity for existing primary schools to grow much more ... We've been closing schools and selling school sites, and urban growth has gone on unabated without consideration for social infrastructure."

Education Department spokesman Nick Higgins said a report looking at school facilities and education needs in central Melbourne was under way, and the department "had not ruled out building of additional schools in inner Melbourne suburbs". But Professor O'Connor said the government's own projections did not account for the trend for families to live in inner-city apartments, and so the number of extra students in 2016 could be even greater.

An early childhood industry source said maternal and child health figures for Docklands alone showed that the government's projections for inner-suburban growth were vastly underestimated.

"Apartments are supposed to suit child-free young professionals and older empty-nesters," Professor O'Connor said. "But this is just not the case any more."....."

<http://www.theage.com.au/victoria/critical-shortages-in-innercity-schools-as-population-swells-20100612-y4re.html>

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Willi's keeper of the record is honoured -
Congratulations to one of us, from Save
Williamstown

Tuesday, 15 June 2010

The Hobsons Bay Leader

"PATSY Toop is a born and bred Williamstown local who has dedicated her adult life to preserving the suburb's historic treasures.

So it will be little surprise to many that she has received an Order of Australia Medal for that work.

A foundation president of Preserve Old Williamstown since 1998, president of the Williamstown Maritime Association and secretary of Seaworks Foundation, Ms Toop has become a spokeswoman for "old Williamstown".

"It's our roots, you can't replace it," she said.

"Williamstown is rich in history and has a vibrant heritage which

ought to be protected and preserved as best we can.” Ms Toop, a personal injury compensation lawyer, has also dedicated almost two decades to helping others.

This includes 17 years’ unpaid service as a lawyer to WISE Employment, a disability jobs provider with 400 staff.

Ms Toop, 53, is a past board member and vice-president with the Western Hospital/ Maribyrnong Medical Centre (now Western Health).

Helping others was instilled in her by her parents at an early age. “ I’m very passionate about social justice, community service and volunteering,” Ms Toop said.....”

<http://leader.newspaperdirect.com/epaper/iphone/homepage.aspx#...a-a099-5ec994a92ce4/334901f6-e089-4b5a-a099-5ec994a92ce4//true>

The Long and the Short of it - Patsy Toop and David Baird perform regularly at The Pirates Tavern, Seaworks, Nelson Place Williamstown

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Heritage Victoria under fire

Tuesday, 15 June 2010

The Age
by Jason Dowling
June 14, 2010 - 3:00AM

"VICTORIA'S heritage watchdog has come under attack for not doing enough to protect some of Melbourne's most valued buildings as a string of prominent central business district properties are targeted by developers.

The chief executive of the National Trust, Martin Purslow, has attacked Heritage Victoria's decision to grant the Halim Group a heritage permit for a 91-metre hotel tower to be built at the back of the Windsor Hotel.

"When you allow a building like this, 91 metres, on economic grounds, we don't feel you take due consideration of the heritage overlay applying to that whole precinct. You basically open the floodgates on economic grounds," he said.

Mr Purslow said Heritage Victoria registration now offered questionable protection for buildings given the Windsor permit in an area with a 23-metre height limit.

Some Melburnians are now considering forming a new community group to champion the heritage protection of significant CBD buildings.

In August, the Melbourne City Council will begin its first review in two decades of its heritage overlays and protection of significant buildings in the city.

It follows the destruction this year of the 1934 art deco Lonsdale House to make a laneway wider for delivery trucks.

Across the CBD, heritage buildings are attracting the attention of developers.....”

<http://www.theage.com.au/victoria/heritage-victoria-under-fire-20100613-y5ya.html>

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SAVE WILLIAMSTOWN



Lights, camera, lots of action could be in Williamstown

Tuesday, 15 June 2010

Expansion of TV production studio facilities is much needed in Melbourne as Docklands fails to cope. The article in today's Age and SMH below explains some of the issues facing this industry.

Maybe Williamstown really should be considered for TV Studios, to complement the large number of on-location filming activities in Williamstown.

The 3 hectares site at the Former Port Phillip Woollen Mill could provide an ideal location for TV Studios with land values a quarter of that at Docklands ie needing less subsidy for the state government.

By contrast, Docklands is an ideal location for high rise apartments which is modern and does not impact on heritage values or endanger jobs at the Williamstown Shipyards.

Williamstown is an ideal location for TV film studios, as it is chosen by many TV producers for on-location sets - up to 50 per year including Stingers, Blue Heelers, Horace and Tina, Rush and Underbelly.

Unfortunately when Colleen Hartland MLC in an adjournment debate on 11 November 2009, asked that Minister Justin Madden meet with Save Williamstown to discuss alternative visions for the site, the minister was not even in parliament but was busy at the DEC function in Crown Casino. The huge event welcoming an indian developer to Victoria, was organised by Jump PR, which just so happens to be owned by Suzanne Northey. Suzanne is the JUMP Property PR and Media consultant for Ashley Williams' development company Evolve and Nelson Place Village. She is pictured on Facebook with Justin Madden (aka BIG HARRY). Suzanne Northey and Ashley Williams are currently visiting clubs and organisations in Williamstown promoting the building of over 400 residential apartments/town houses at the Former Port Phillip Woollen Mill Site. Ashley Williams was highly critical of suggestions that the site could be used for film studios.

<http://www.smh.com.au/entertainment/movies/lights-camera-lots-of-action-20100614-ya7u.html>

The Age and The Sydney Morning Herald
by Karl Quinn
June 15, 2010 - 10:13AM

"YOU can see it in the location trucks parked in clusters all around the city. You can see it, if you're lucky, in the famous faces around town. You can even see it in the "coming soon" posters at the cinema. Victoria is in the middle of a film and television boom.

"You know there's a boom on when you can't even hire a Portaloo," says Wayne Hope, director of the ABC sitcom The Librarians.....

..... the budget for an hour of drama made in the US is about five times that of an hour made in Australia.....

Producer John Edwards agrees. Already, he says, "we're spending more on our shows and as a consequence they're looking better and doing better, both here and overseas". In Australia, an hour of drama costs about \$800,000 to make, with some reality shows now costing more than \$1 million an hour.

Add in the fact that drama qualifies for a 20 per cent federal rebate on production costs while reality television does not and you can see why, as Edwards puts it, "drama has become more sensible again".

If the TV sector can convince the federal government to increase the producer offset (a rebate on production costs paid through the tax system) to 40 per cent - the same level as applies to the film sector - it could even start to look like a no-brainer.....

Victoria would be in with a shot for films of that size, but if they are much bigger, it becomes problematic because the Docklands studios are not big enough. "If we want to attract big international productions, we need more infrastructure," says Docklands boss Rod Allan. "We're going to need bigger sound stages. *******The other option is to look at additional space for television productions. But that's ultimately a decision for the government.*******"

Having commissioned a \$770,000 report on the future options for the studio complex, the state government is, in fact, expected to make a decision on that sometime soon. And having allocated \$4.4 million in the last state budget to improvements aimed at making one of the soundstages more suitable for television production, it has shown it remains committed to the complex....."

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SAVE WILLIAMSTOWN



Secret meetings raise concerns

Wednesday, 16 June 2010

The Age
 Jason Dowling
 June 16, 2010 - 3:00AM

"DEVELOPERS are quietly seeking approval for massive and often contentious developments from the state government and heritage authorities months before applications are formally lodged and the public is notified. The hidden meetings, that can include well-connected lobbyists, has led to calls for the secret meetings to be urgently regulated. An email shows the head of Heritage Victoria met the developers behind the controversial \$260 million redevelopment of the Windsor in December 2008, eight months before a heritage permit application was lodged. The email indicated that the project could "have legs". The email was sent on December 19 2008 from the executive

director of Heritage Victoria. It was obtained by The Age under Freedom of Information, with the recipient of the email deleted. "They were looking for a view as to whether it would have legs from a heritage perspective. I think it could, but there is a significant history of opposition to redevelopment at the Windsor and a lot of very interested parties in the building over the road," the email said.

"Since the development is big enough to require the minister's approval of a planning permit, I thought it would be wise for them to make a presentation to him early in the new year."

It goes on to ask that a meeting be organised with the Planning Minister, Justin Madden.....

.....Mr Madden has refused to release the notes of that meeting or say who attended or where it was held.

Last month, Mr Madden told a parliamentary committee he often met developers and other groups prior to planning permit applications....."

<http://www.theage.com.au/victoria/secret-meetings-raise-concerns-20100615-yd9o.html>

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Schmoozing behind the scenes?

Wednesday, 16 June 2010

The Advertiser

BY GOYA BENNETT

16 Jun, 2010 04:00 AM

“PLANNING Minister Justin Madden has been asked to explain photos on social networking site facebook, showing him socialising with developers at a Crown Palladium event last November.

The photo shows him socialising with Jump Property Public Relations & Media head Suzanne Northey, who represents developers wanting to build a high-rise development on the Port Phillip Woollen Mill site in Williamstown.

Ms Northey has since strengthened the security settings on her facebook page.

Residents protesting against the Nelson Place Village proposal want to know why Mr Madden has not met them but was happy to "duck out of Parliament" to attend the Crown event hosted by

Jump PR.

On the same night of November 11, Western Metropolitan Greens upper house MP Colleen Hartland raised an adjournment issue about Mr Madden listening to the community on alternative ideas for the mill site.

Save Williamstown spokeswoman Charmian Gaud lashed out at Mr Madden.

"He's supposed to respond to an adjournment motion within 30 days, but he's never done that. Yet at an event the same night, he's seen shaking hands and talking to the developer's PR lady. It just so happens she is also the Evolve Development PR.

Suzanne Northey has the glittering opportunity to talk about development. Did she discuss the former Port Phillip Woollen Mill site?

"Madden would have known that it had been raised as an adjournment item in the upper house of Parliament that very night," Ms Gaud said.

Mr Madden's spokesman avoided all questions relating to the facebook photos taken of him with Suzanne Northey.

State Government spokesman Chris Owner said Mr Madden did not plan to meet Save Williamstown members....."

<http://www.themail.com.au/news/local/news/general/schmoozing-behind-the-scenes/1859121.aspx?storypage=0#>

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SAVE WILLIAMSTOWN



Gong for one who helps

Wednesday, 16 June 2010

The Advertiser

BY LINA MESITI

16 Jun, 2010 04:00 AM

"PATRICIA (Patsy) Toop, a Williamstown champion for a good cause, has had a triple celebration in recent days.

A partner in the successful law firm Clark, Toop and Taylor, Ms Toop received a Medal of the Order of Australia in the Queen's Birthday honours for services to heritage, maritime and social welfare organisations.

"It's a great honour and I'm totally humbled by it," she says.

"It was completely out of the blue. I had no idea at all, until the letter arrived.

"It was amazing, even more so to think that someone nominated me and that a number of people actually took the time to write something about me that must have influenced the decision. I think it's quite remarkable."

Ms Toop is president of the Williamstown Maritime Association,

secretary of Seaworks Foundation, and a committee member of Preserve Old Williamstown.

She's also a member the Workers Occupational Health Centre board and in her spare time brews beer and sings with a band called Long & Short of It.

And last week, she had more good news.

Her new CD titled In the Middle was launched on Monday at Pirates Tavern in Williamstown.

As well, she received some long-awaited news about Seaworks. "At long last, we've been presented with a lease for Seaworks from Parks Victoria. It's [the redevelopment] been a huge project just getting to that point, and we're just at the cusp on signing off on it and hope it will be finalised by June 30.

"It's ultimately a 21-year lease which effectively means the Seaworks Foundation will become the equivalent of a landlord who will direct development and management of the site [Nelson Place], so we are all very pleased."

<http://www.themail.com.au/news/local/news/general/gong-for-one-who-helps/1859116.aspx?storypage=0#>

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SAVE WILLIAMSTOWN



Push for regional growth but what about Tourism in Williamstown

Thursday, 17 June 2010

Queenscliff and Port Fairy are to receive "millions of dollars in grants to help them prevent losing their charm as "sea-changers" move in." BUT places like Williamstown which are only a short journey for Melbourne residents to visit and accessible by public transport and ferries are being slowly destroyed by developer led planning....

See this article in The Age for information on regional support by the state government.

The Age
by Paul Austin
June 15, 2010 - 3:00AM

"VICTORIA'S main regional cities will grow faster but sensitive coastal areas will be better protected from over-development under a population plan to be unveiled by Premier John Brumby

today.

Geelong, Bendigo, Ballarat and the Latrobe Valley will be earmarked for population booms over the next 15 years in a bid to ease some of the "growing pains" evident on Melbourne's clogged roads and overcrowded trains.

But the heritage coastal towns of Queenscliff on the Bellarine Peninsula and Port Fairy on the south-west coast, as well as Ninety Mile Beach in Gippsland, will get millions of dollars in grants to help them prevent losing their charm as "sea-changers" move in.....”

<http://www.theage.com.au/victoria/push-for-regional-growth-20100614-ya73.html>

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SAVE WILLIAMSTOWN



Madden responds to critics in Letter to The Age

Thursday, 17 June 2010

In the midst of letters to the Editor of The Age criticising planning issues being decided behind closed doors and “cash for chat”, the minister has decided finally to comment by way of his own letter to the editor and defend his position in having pre-application meetings with developers.

What is ironical in the case of the Former Port Phillip Woollen Mill Site in Williamstown is that Council told the developer his application was incomplete and needed to be resubmitted. Then the developer applies directly to the minister to change the zoning without reference to Hobsons Bay City Council. We are definitely subsumed in a developer-led planning environment where community consultation is either dead or ignored.

“The minister says

PRE-APPLICATION meetings with developers take place, but it is wrong to report that approval is sought or given at these

meetings. No indication of whether an application will be approved is given.

All councils encourage pre-application meetings for significant developments because they avoid lodging of incomplete applications. They are good practice, whether the decision-maker is the council or the Victorian government.

Justin Madden, Victorian Planning Minister, Melbourne”

<http://www.theage.com.au/national/letters/the-secrecy-and-the-spin-should-worry-us-all-20100616-ygab.html>

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SAVE WILLIAMSTOWN



Windsor scandal to be probed

Friday, 18 June 2010

The Age by PAUL AUSTIN June 18, 2010

“THE Ombudsman has been called in to investigate the Hotel Windsor planning scandal, including any involvement by Premier John Brumby and Planning Minister Justin Madden in a bid to corrupt Victoria's planning laws.

The opposition, Greens and Democratic Labor Party yesterday used their numbers to roll the ALP and order a Ombudsman's inquiry into the affair.

The non-Labor parties have asked the Ombudsman to report back to Parliament by August 31, only three months before the state election.

Sources told The Age that Ombudsman George Brouwer appeared to have the power to question anyone he liked about the planning process for a controversial \$260 million redevelopment of the Windsor, including the senior government advisers who have so far refused to speak about their role.....

.....Sources from all sides of politics said it now appeared the advisers would be required to give evidence to the Ombudsman.....”

<http://m.theage.com.au/victoria/windsor-scandal-to-be-probed-20100617-yjrs.html>

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SAVE WILLIAMSTOWN



Gillard rejects 'big Australia' Sustainability to be important...

Sunday, 27 June 2010

The Age by Josh Gordon
June 27, 2010 - 3:00AM

"PRIME Minister Julia Gillard has declared she does not believe in a "big Australia", signalling a major shift in policy on the nation's burgeoning population growth.

In her first significant policy break from the Rudd-era, Ms Gillard said the nation should not "hurtle down the track towards a big population".

"I don't support the idea of a big Australia with arbitrary targets of, say, a 40 million-strong Australia or a 36 million-strong Australia. We need to stop, take a breath and develop policies for a sustainable Australia.

"I support a population that our environment, our water, our

soil, our roads and freeways, our busses, our trains and our services can sustain.".....

.....Australia's population has been growing faster than some developing countries, including the Philippines, Malaysia, India, Indonesia and Vietnam.

"It is a debate about planning affected by many factors, water supply, open space, infrastructure, ensuring the appropriate tax base to support our ageing population ... the need for skills and the need to preserve a good quality of life," the new PM said.....

....."Having a smart and sustainable population, coupled with the right skills strategy, will help improve this imbalance."

Any move to cut significantly Australia's migration intake would anger business groups, which support strong population growth to keep the economy growing and fix skills shortages....."

<http://www.theage.com.au/national/gillard-rejects-big-australia-20100626-zb1g.html>

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SAVE **WILLIAMSTOWN**



Council to block new apartments Update on VCAT refusal - proximity to industry factor Friday, 25 June 2010

This application was for:

“the construction of two, three-storey buildings for 66 dwellings at 200 Stephen Street, Yarraville” and it went to VCAT on developer appeal 16 April 2010 - the determination (17 June 2010) is probably highly relevant to the proximity of the Former Port Phillip Woollen Mill Site to the Mobil Tanks at Point Gellibrand.

The development is described as medium density and involved buildings containing 66 apartments which is much smaller than the former Woollen Mill proposed development with 400+ dwellings. As the matter was considered by Maribyrnong Council (see The Age article below which we listed in our news in December 2009 and have now elevated

in the SW NEWS blog) and was not called in by the minister, a number of organisations were able to go to VCAT to provide evidence as to why the development should not be allowed and VCAT agreed with them and refused the application.

Industry needs buffer zones which mean that the quality of life of residents are not impinged upon with poorly located heavy industry. If industry is there first then residential developers need to respect the rights of industry. This decision by VCAT is a message for the developers of the Former Port Phillip Woollen Mill Site and Minister Madden.

<http://www.austlii.edu.au/cgi-bin/sinodisp/au/cases/vic/VCAT/2010/678.html?stem=0&synonyms=0&query=%5Esandbar>

Reason for the determination (Summary)

“.....

1. This is an application in respect of a permit application for the construction of two, three-storey buildings for 66 dwellings at 200 Stephen Street, Yarraville. The debate in relation to the application is unusual, different to that which ordinarily surrounds a proposed medium density residential development. There is no real debate about design standards or in more conventional terms the site responsiveness of the proposed development. Rather, the issue to be decided is whether or not the land is suited to a medium density development having regard to its location proximate to Mobil's[1] Yarraville Terminal, a bulk fuel storage and distribution facility[2].

2. This issue was debated before us on the basis of planning scheme provisions and more particularly the local planning policy framework, and on the basis of the orderly planning for the precinct[3].

3. We had regard to:

- Planning policy, in particular the Clause 22.02-3 Francis Street: Mixed Use Zone Policy 3;
- The EPA policy AQ2/86 Recommended Buffer Distances for Industrial Residual Air Emission and the concept of a reverse buffer, and;
- Approaches to orderly planning for risk.

We conclude that all of these considerations suggest that there should be a buffer between new or more intensive residential development and a Major Hazard Facility such as the Yarraville Terminal. On this basis we

decide that no permit should be granted.

.....”

See also Article in The Age by Jason Dowling
23rd December 2009

“MARIBYRNONG council is opposing a large apartment block development in Yarraville because it is dangerously close to the Mobil fuel terminal.

The council's general manager of sustainable development, John Luppino, said the Mobil terminal was recognised as a "major hazard facility".

Developers are hoping to build the apartment development on a Stephen Street site adjacent to the terminal that stores millions of litres of petrol.

Mr Luppino said the development was too close to the terminal.

"The proposed residential development is within the recommended buffer distance from Mobil Yarraville Terminal, which is a registered major hazard facility," Mr Luppino said.....

..... Mr Bailey said the proposed development was within 300 metres of the terminal and 300 metres was the designated buffer zone for residential developments.

He said it did not matter that there was other housing close to the terminal.

"The terminal has been there for a long time and there has been residential areas close to the terminal, but what you are talking about is - is it appropriate to add to that residential density through a development like this," he said.

.....Proponents have requested that Mobil release its "safety case" for the Yarraville site.

<http://www.theage.com.au/national/council-to-block-new-apartments-20091222-lbqt.html>

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SAVE WILLIAMSTOWN



Developers gave Labor \$1.2m in a decade & meet in August at \$1000-a-head dinner

Wednesday, 23 June 2010

The Age by JASON DOWLING

June 19, 2010

“BUILDERS and property developers have bankrolled the Labor Party in Victoria with lavish donations running into the millions of dollars during its decade in office, with many benefiting from government planning decisions.

Individual companies have contributed hundreds of thousands of dollars and developers have confirmed a yearly phone call from the Labor Party seeking cash.

One large donor from the development industry, who did not wish to be identified, has called for an end to the cash grab and for the introduction of public funding for political parties.

Many developers will again be wooed for a Labor Party fund-raising dinner in August that will include most of the Brumby

cabinet and federal Labor cabinet ministers including Deputy Prime Minister Julia Gillard. **Invitations to the \$1000-a-head dinner say it "is the ideal platform for business and government leaders to interact and build dialogue".**

A snapshot of donations from just eight large developers to the Labor Party in Victoria over the past decade shows more than \$1.2 million heading to the party's coffers. The total amount from developers is much higher - including hundreds of thousands of dollars donated to Progressive Business that flows to the Labor Party.....”

<http://www.theage.com.au/victoria/developers-gave-labor-12m-in-a-decade-20100618-ymx4.html>

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SAVE WILLIAMSTOWN



Developers accessing politicians whilst community consultation wanes

Monday, 21 June 2010

See Brisbane Times article about the DEC function 11 Nov 2009 organised by JUMP PR's Suzanne Northey who is also PR for EVOLVE developers of the Former Port Phillip Woollen Mill Site. When the Indian billionaire property developers were meeting Justin Madden, one of them had to turn down an invitation to sit next to Kevin Rudd at the cricket. Of course the developer aspect of their work might co-incide with other reasons for the meetings with politicians, their company DEC are also sponsors of the Victorian Bushrangers Cricket team and New Zealand Cricket Team Black Caps.

Brisbane Times
by MARK HAWTHORNE
November 11, 2009

“High-flyers grounded

INDIA'S billionaire brothers Dheeraj Wadhawan and Kapil

Wadhawan held a rather glitzy party at the Crown Palladium last night to launch their latest property development venture in Melbourne, including an \$850 million apartment project at Southbank.

Among the VIPs were Victorian Planning Minister Justin Madden, cricket legend Steve Waugh and the entire Victorian Bushrangers cricket team, which is sponsored by the brothers' company, DEC.

Only problem was, the brothers didn't make it to their own party, as their private jet was grounded for six hours at Mumbai airport due to a problem with the tarmac.

When Collins & Spencer last heard from them, the brothers were not scheduled to touch down in Melbourne until after 8.30 last night.

The launch party, which started at 6pm, was to double as a birthday party for Dheeraj, but it was Kapil who was particularly aggrieved by the delay. He had turned down an invitation to sit next to Prime Minister Kevin Rudd at the cricket in India to catch the plane to Melbourne.

With the star guests absent, the crowd was entertained by comedian Dave Hughes, MC Tottie Goldsmith and a Cirque de Soleil aerialist.....”

<http://www.brisbanetimes.com.au/business/thorney-battle-for-control-of-redflex-board-20091111-ia1b.html>

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