

[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**



Can Williamstown and Newport cope with more traffic?

Friday, 5 March 2010

11am Friday - traffic on Melbourne Rd has been gridlocked in the middle of the day at times taking more than half an hour from Williamstown to the entry ramp onto the Westgate Bridge. Constrained by a single lane and 40 kph speed limit over Newport Railway Bridge, residents are wondering if we can cope with thousands more commuters entering the Westgate Freeway from Melbourne Rd.

[< previous](#)

[next >](#)



Mr Davis said it was "inconceivable" that Mr Madden's media adviser, Peta Duke, "was producing such documents without at least a broad-brush knowledge on the part of the minister". He said Victorians could no longer have confidence in the planning approvals process, and Mr Madden had no choice but to resign....."

<http://www.theage.com.au/victoria/madden-censured-second-time-20100310-pza0.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**



High-rise push to halt urban sprawl

Tuesday, 16 March 2010

The Age article by Marika Dobbin and Dewi Cooke

“SKYSCRAPERS have been declared the answer to Melbourne’s urban sprawl by two leading developers, with both revealing plans for more towers as the city struggles to cope with a surging population.

Developer Lorenz Grollo, whose family co-owns the Rialto Towers on Collins Street, is planning to build more skyscrapers modelled on the iconic building.

.....

But the skyscraper plans drew immediate criticism from designers including high-profile urban planner Rob Adams, director of Design and Culture for the City of Melbourne.

Professor Adams, a leading voice in the push for more targeted low-rise developments across the city, said high-rise developments often had more to do with profitability and image than "sensible" town planning.

"Really what it is about is buying the land as cheaply as you can and then maximising the development on it. That's all about dollars. It's got nothing to do with good design or sustainability, it's all about economics," he said.

High-rise buildings tended to be less environmentally efficient than low-rises, he said, and greater housing density could still be achieved without the need for more towers.

....."

<http://www.theage.com.au/victoria/highrise-push-to-halt-urban-sprawl-20100315-q9n5.html>

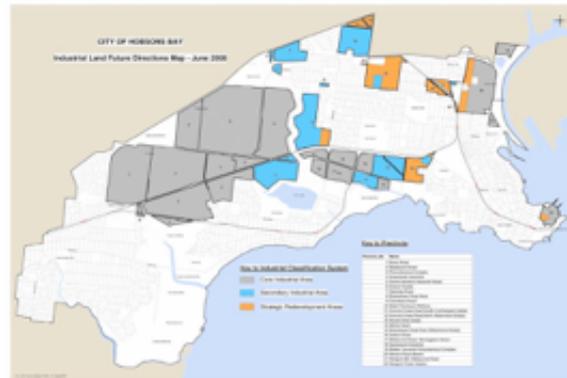
< previous

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**



State to fast-track housing on industrial sites

Friday, 19 March 2010

The Age article by DEWI COOKE

“OLD industrial sites will be fast-tracked for rezoning under planning changes proposed by the state government, raising fears that councils will be sidelined in decision-making over new housing developments.

A new "urban development zone" targeting large industrial sites will aim to free up land in the inner city for mixed-use housing and shave months off the "lengthy process" of rezoning under current rules.

The new zone would operate similarly to the growth zone on Melbourne's fringe, speeding up planning for rezoning big parcels of industrial land, Planning Minister Justin Madden

said.

"We don't want it to be bogged down in a lengthy process, we want it to be a little bit more concentrated and we'd like to have that conversation with local government," he said.....

Municipal Association of Victoria president Bill McArthur said the group knew nothing about the new zone. "First schools, then social housing, now housing in established areas...is this another 'fast-track' proposal that will limit or exclude councils and community input rights?" he said.

"The MAV has not been consulted on the proposed new 'urban development zone', nor provided with any evidence that the existing zones and planning process are failing. We'd be alarmed at any further erosion of community input rights."

Mr Madden said local councils and the public would still be involved but that "good consultation shouldn't take forever". "Unfortunately, in some of these locations the time frames have blown out and that puts these sort of developments at a very significant disadvantage when we're trying to encourage these developments," he said....."

<http://www.theage.com.au/victoria/state-to-fasttrack-housing-on-industrial-sites-20100318-qicn.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



Council may get more say on planning decisions

Friday, 19 March 2010

ABC News Victoria

"The State Government is considering giving the Melbourne City Council more power to consider large planning applications.

Projects with more than 25,000 square metres of floor space are currently handled by the Planning Minister, Justin Madden.

Yesterday, the Minister approved the contentious \$200 million redevelopment of Melbourne's Windsor Hotel.

But Mr Madden has hinted at a possible reduction in his discretionary powers.

"Maybe in the future, there might be other mechanisms to

deal with that, which is slightly more collaborative," he said. "I have had conversations with the Premier [John Brumby] and also the Lord Mayor [Robert Doyle], that I think a more collaborative arrangement going into the future around the decision-making of projects over 25,000 square metres is worth considering

Greens MP Greg Barber says a collaborative process like locals councils have, would be better than the current arrangement.

"If he had to share that power with some representatives of his local council, it would be public process and you'd know there were a whole range of different people who were making the decisions," he said....."

<http://www.abc.net.au/news/stories/2010/03/19/2850163.htm>

< 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**



Fears planning list will sideline residents

Wednesday, 24 March 2010

The Age by Jason Dowling

“RESIDENTS and councils fear being sidelined from big neighbourhood planning decisions because of the establishment of a "major cases" list at Victoria's planning tribunal.

Click here for full coverage of Project Melbourne
The list is expected to be established by June at the Victorian Civil and Administrative Tribunal and is intended to speed up the hearing of planning applications worth more than \$5 million, with cases to be settled on average within 16 weeks.

Attorney-General Rob Hulls has announced that 150 cases

would be moved to the list immediately.

The accelerated hearing of planning decisions involving multimillion-dollar developments follows other government moves to fast-track planning decisions that include: establishing new development assessment committees in suburbs targeted for growth, redrafting the Planning and Environment Act and assuming planning control for all projects funded through federal government stimulus spending.

Councils and community groups say residents increasingly are being shut out of the planning process as Melbourne's surging population adds pressure to house more people in existing suburbs.

Save Our Suburbs president Ian Wood said the major cases list was an incentive for developers to bypass councils

"There would appear to be no specific reason why they [the planning cases] should be fast-tracked, other than it is favouring the larger developers," he said.

"Non-compliant" developments took up most council and VCAT time, he said....."

<http://www.theage.com.au/victoria/fears-planning-list-will-sideline-residents-20100323-qu3l.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**



So they don't care about JOBS in
Williamstown - Ignoring the community
Madden has rezoned RESIDENTIAL.....

Friday, 26 March 2010

PORT PHILLIP WOOLLEN MILLS SITE REZONED
RESIDENTIAL

From the Minister for Planning

Friday, 26 March 2010

Planning Minister Justin Madden has cleared the path for residential development at the former Port Phillip Woollen Mills site in Nelson Place, Williamstown.

Mr Madden rezoned the 2.7 hectare former industrial site and announced an independent advisory committee will be appointed to recommend planning controls to shape the future design of the site.

“The Brumby Labor Government is taking action to address Melbourne’s housing supply by making planning decisions that create jobs, manage the growth of our cities and helps families secure their lifestyle,” Mr Madden said.

“The iconic Port Phillip Woollen Mills site can provide much needed housing in a vibrant inner city location.”

Mr Madden said the residential rezoning does not endorse any proposal for the site and it was important to have controls to guide any future development.

“Because it is important to have controls about how the site is used and what it looks like, an independent committee has been appointed to advise on the most appropriate form and content of design and development controls for the site,” he said.

“This decision provides certainty about the future for the Woollen Mills site and allows the next critical phase of appropriate design controls to begin.”

The rezoning of the former Port Phillip Woollen Mills site was in line with local Council’s strategic vision for the site.

“Hobsons Bay City Council has already given in-principle support of the site’s residential land use and will be consulted on the draft terms of reference for the advisory committee,” Mr Madden said.

“Existing height and heritage controls will remain in effect and Council, community groups and key land owners will be consulted on the planning design controls through the advisory committee process.

“There will be consultation for any development and any concerns regarding the ultimate design layout for the site can be discussed in an appropriate forum.”

Mr Madden said this rezoning demonstrates the Brumby Labor Government’s commitment to facilitating key projects that support sustainable growth in activity centres throughout Melbourne.

“It is crucial we provide certainty to the community and to the development industry to encourage investment, promote

housing choice and secure jobs for Victorians. Residential use of the site will make an important contribution to achieving the housing supply required for the city's growing population," he said.

<http://www.premier.vic.gov.au/newsroom/9897.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



Local Member Wade Noonan offers to work with the Community to make a formal submission to the advisory committee.

Friday, 26 March 2010

Media Statement by Wade Noonan MP, Member for Williamstown
26th March 2010

Port Phillip Woollen Mills (Williamstown)

The Planning Minister Justin Madden has made a decision to rezone the 2.7ha former Port Phillip Mills site in Nelson Place in Williamstown to Residential 1.

The Minister has also decided to appoint an independent advisory committee to recommend planning controls to



shape the future design of the site.

The Hobsons Bay City Council will be consulted on the draft terms of reference for the advisory committee.

No development has been approved for the site and the proponent will need to lodge a planning permit application for development with the Hobsons Bay City Council for its consideration.

The residential rezoning does not endorse any proposal for the site.

Existing height and heritage controls will remain in effect and Council, community groups and key land owners will be given the opportunity to make submissions to the advisory committee before a recommendation is made to the Minister.

I will also be working with the community to make a formal submission.

I have long had an interest in this site and will continue to be a strong advocate for the community in its future development.

I've previously stated that I believe there are a range of concerns about the proposed development of this site. These concerns have now been well researched and documented by the Council, and include the height of the development, neighbourhood character, heritage aspects, traffic management, and the potential impact on the viability of surrounding industries.

Although I am not opposed to residential development on this site, I do have concerns that a large scale development may undermine the activities of the local ship builders, and potentially diminish the unique character of Williamstown.

I've said it before, and I'll say it again: I will stand shoulder to shoulder with my community against a large scale development at this site.

This is a proud community that has a history of defending the uniqueness and charm of the local area.

<http://www.premier.vic.gov.au/newsroom/9897.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**



PROTEST 11.30am Monday 29th March, Corner
Nelson Place and Ann St Williamstown

Sunday, 28 March 2010

Join Save Williamstown in protesting against the Minister calling in this planning application and taking it behind closed doors...

[< 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



Minister Calls in Project amid Conflict of Interest Concerns

Sunday, 28 March 2010

Save Williamstown Press Release - Spokesperson Godfrey Moase

Planning Minister Justin Madden has unilaterally rezoned the former Port Phillip Woollen Mill site and called in an 'independent' advisory committee to progress the plans for a 13 storey 'village' proposed by major developer Evolve.

Save Williamstown (SW), a local community group fighting for sustainable and appropriate development of the site, is angered by the decision, and mystified by its timing.

"We are highly concerned that this decision may have been motivated by the Minister's relationship with the developers," said SW spokesperson Godfrey Moase.

“Our elected Council was dealing with Evolve’s application to rezone the site and develop it in an objective and accountable manner.

Why does the minister therefore need to take this out of Council hands and make these important decisions about our community behind closed doors in Spring Street?”

“At a Council meeting in December 2009, Hobsons Bay City Council asked the developer to modify its application according to the recommendations of the independent report it commissioned. The developer disappeared for a few months, and the next thing we hear the Minister has rezoned the land and called in a Panel. The obvious question is why.

“The Minister had previously promised to let the Council work through the development application, and now seemingly out of nowhere the Minister has made this decision.

“Our trust in the Minister has been broken,” said Mr. Moase.

SW understands the following about the links between the Minister and the developers:

- The Minister went to the same secondary school and graduated in the same year as one of the Directors of Nelson Place Village. Both Justin Madden and Paul Jeremy O’Brien graduated from St Bernard’s Essendon in 1978.
- The Minister worked closely with former Liberal Party powerbroker Ron Walker during the 2006 Commonwealth Games. Ron Walker has a 50 per cent holding in the joint venture to develop the site.
- By disposing of Council process and unilaterally rezoning the land to residential the Minister has increased the property value of the Port Phillip Woollen Mill site.

Save Williamstown has also called into question the timing of the decision.

“I would like the Minister to come clean with how long he has been intending to make this decision.

“Save Williamstown does not think it is any accident that the Mr. Madden has decided to make such a controversial announcement on the Friday before the Easter School Holidays start; after all, the Minister does have some quality Media Advisors.”

However, SW has welcomed and backs the stand taken by local member for Williamstown, Wade Noonan.

Save Williamstown Press Release continued

“We commend Mr. Noonan on the stand he has taken with the community and for publically raising his concern for this development’s impact on the community, the tourism economy of Williamstown and the ongoing future of the shipyards and the thousands of jobs they create.”

The campaign for appropriate and sustainable development of the site has also received public support from former Premiers Steve Bracks and Joan Kirner, as well as upper house Greens member Colleen Hartland.

Mr Moase confirmed that he had personally written to Justin Madden on a number of occasions requesting the involvement of Save Williamstown in the consultative process, but had not received one response.

[< 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



Greens seek to take from Madden's hands and put into that of the locals

Monday, 29 March 2010

Press Release by Colleen Hartland for the Greens

Port Phillip Woollen Mill site - Greens seek to take from Madden's hands and put into that of the locals

29/03/2010

On the proposed rezoning and redevelopment of the former Port Phillip Woollen Mill, Colleen Hartland, Greens MP for Western Metropolitan Region, today announced that the Greens will seek to disallow Justin Madden's amendment in the Upper House, to put the council back in charge.

"This is a large scale development proposal, in a sensitive location, with many complex planning issues. We simply

don't have confidence in Justin Madden to grasp that complexity, or even to care" Colleen Hartland said.

"With Justin Madden in charge, you'll get a fake consultation, followed by a rubber stamp on the developer's ambit claim. We will seek to disallow his amendment in the Upper House, to put the council back in charge."

"The council and the community all agree there should be development on this site. But there are many sensitive issues to be considered before that goes ahead and we think the Hobsons Bay council have shown they are the best body to do that."

"We want to see more strategic residential development, but in this case, there are industrial jobs on adjoining sites to consider" Ms Hartland concluded.

Contact: Colleen Hartland 9689 6373

Hobsons Bay City Council information and position:

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

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

Hobsons Bay City Council response to the proposed amendment:

http://www.hobsonsbay.vic.gov.au/Files/Appendix_4_Amendment_C75_Port_Phillip_Woollen_Mills_Site.pdf

< 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



Statement from Wade Noonan read to Protest Group 29th March 2010

Monday, 29 March 2010

Statement by Wade Noonan MP - for the Public Rally
Monday, 29th March 2010 at 11.30am (at the Woollen Mills
in Williamstown)

“Due to a standing commitment to visit a housing provider in connection with a parliamentary inquiry, I am not able to be with you this morning.

I have asked that this short statement be read on my behalf.

I've previously stated that I believe there are a range of concerns about the proposed development of this site. These concerns have now been well researched and documented by the Council, and include the height of the

development, neighbourhood character, heritage aspects, traffic management, and the potential impact on the viability of surrounding industries.

Although I am not opposed to residential development on this site, I do have serious concerns that a large scale development may undermine the activities of the local ship builders and potentially diminish the unique character of Williamstown.

Our community will need to demonstrate in both actions and words to the planning advisory committee that any development at this site should not exceed the community's expectations. The community does not want a 'Beacon Cove' type development in Williamstown.

Finally, thank you for turning out this morning. This is a proud community that has a history of standing up for what it believes in. That's why I'm proud to be one of the community's elected representatives.

On this issue, you can be assured that I will be a strong voice for our community."

Many thanks,
Wade Noonan, MP
State Member of Parliament for Williamstown District
101 Douglas Parade
Williamstown Vic 3016
Tel: 03 9399 9022
Fax: 03 9397 7227
Email: wade.noonan@parliament.vic.gov.au

[< 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



Councillor Altair read the following Council Press release to the protest group

Monday, 29 March 2010

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.

Williamstown Ward Councillor Angela Altair said the way

forward was not to abandon the amendment, but to provide the opportunity for all planning concerns to be identified and considered in a revised proposal.

“The Council takes its responsibility under the Planning and Environment Act very seriously, and has decided not to support the proposal in its present form, because it fails to justify removing existing planning protections and key planning requirements, and does not adequately protect the adjoining port and ship building operations,” said Cr Altair.

“The Council is going to great lengths to make sure concerns about the development are followed up. An independent urban design study of the site has also been done by McGauran Giannini Soon Pty Ltd and will be made available on the Council’s website with an updated Amendment C75 fact sheet.

“Since receiving the study, and the extra information we asked for from the proponent, the Council has decided more consultation is needed with the community and other parties before it considers publicly exhibiting Amendment C75.”

As discussed in July with the Hon. Justin Madden MLC, Minister for Planning, the Council is maintaining its role as the planning authority for the site, while ensuring the community and stakeholders are consulted, and will advise the proponent it will be willing to consider a revised proposal that responds to concerns raised.

The Mayor of Hobsons Bay Councillor Peter Hemphill said the Council continued to follow correct planning procedures to maintain a fair balance between heritage values and existing neighbourhood character within the objectives of the Hobsons Bay Planning Scheme.

“The Council has requested the Minister arrange a meeting with the Department of Innovation, Industry and Regional Development (DIIRD), the Port of Melbourne Corporation, BAE Systems, VicRoads, Parks Victoria and Mobil, to gain insight into what they think would be a suitable development of the site,” said Cr Hemphill.

“Since the development has received such strong interest from the community, the Council will invite the Minister to an information session with Councillors and community

representatives including submitters to go through the urban design study and gather further feedback.

“The planning process does not require the Council to conduct this information session however it’s imperative the community has opportunities to remain involved and provide further input.

“The Council is working diligently with all parties to bring this amendment process to a satisfactory resolution.”

[< 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 will sell Williamstown laneway to Titanic restaurant (6 July 2006 report)

Monday, 29 March 2010

Star Newspaper by By Cameron Weston

The council resolved to discontinue the right of way between the Titanic Restaurant and 3 Nelson Place, owned by Nelson Place Village, paving the way for a sale to KAS Enterprises, which runs the Titanic Restaurant.

Titanic Restaurant manager Sally-Ann Wilson said she was “delighted” with the result.

“We are just thrilled that the council has supported the little guy. It is great that they have decided to support a unique business in Williamstown.”

Property lawyer Marine Nincevic, who delivered the final submission to the council on behalf of Nelson Place Village

at the June 13 ordinary meeting, would not comment on the council's decision.

However, during the same submission hearing on June 13, Nelson place Village director Brendan O'Brien told the council "we will not be dispossessed of this land".

Mr O'Brien indicated at that time that the company would be willing to contest the issue if the council ruled in favour of KAS Enterprises, including taking the matter to the Supreme Court.

The recommendation adopted by the council noted that "the discontinuance is consistent with and meets relevant planning controls in relation to the area".

<http://www.starnewsgroup.com.au/story/18104>

< 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



Protest Meeting held 29th March at the Site

Monday, 29 March 2010

A group of about 100 people braved more bad weather conditions to protest about Planning Minister Madden making a unilateral decision to rezone the site residential and take the planning decisions out of the hands of the council of Hobsons Bay City Council into an independent committee (or panel).

This is a BAD day for democracy at the local level and will remove the community's third party rights.

This decision also flies in the face of the Minister's own decision in late 2008 to amend Hobsons Bay Council C33 Planning Scheme Amendment (Hobsons Bay Industrial Land Management Strategy Precinct 20) by stating that the zoning should be business, commercial, some tourism and residential on Ann St.

Save Williamstown members questioned why the Minister had changed his mind and rezoned it residential giving an immediate profit to the land owners/developers with the land value increasing up to fivefold just at the stroke of the Minister's pen. The impact on the shipyards, infrastructure in this heritage suburb seem to have been totally ignored in the Minister's backflip.

Save Williamstown is encouraged by the courageous stand of Wade Noonan and Colleen Hartland to try to change this ministerial decision and hope it is successful. Also we are grateful for the support of previous Premiers Joan Kirner and Steve Bracks.

At last the national media has recognised that this planning issue is important and part of the growing disquiet with Minister Madden's handling of his planning portfolio. We thank Channels 7, 9 and 10 and the ABC for their coverage in the main news on 29th March. We would however like to emphasize the importance of industry and heritage to the specific case of Williamstown and note that this is not just a case of rejecting more residences but looking to what is appropriate and sustainable development in the unique working suburb of Williamstown.

[< 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



Greens to block Williamstown development

Monday, 29 March 2010

ABC News

The Greens are seeking to strip Victoria's Planning Minister, Justin Madden, of control over a controversial development in Williamstown.

Mr Madden has intervened in the development, which includes plans for a 13 storey tower near Williamstown's old woollen mill site.

Greens Upper House MP Colleen Hartland will move a motion in State Parliament to return control of the precinct to the local council.

She says if passed, the motion would be binding on the Government.

"Unlike in previous times, when we did it for the Barwon Heads Bridge, the Government was able to overturn it, but that is because they were the proponent," she said.

"In this case it is a private proponent, so we don't believe they would be able to overturn it."

She says she will need to get support from other parties to pass the motion.

"The Greens, the Liberals and the DLP would need to vote together to pass it, and then what it would mean is that we disallow the amendment," she said.

<http://www.abc.net.au/news/stories/2010/03/29/2858731.htm>

< 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



Residents rally against Williamstown wool mill decision

Monday, 29 March 2010

Hobsons Bay Leader BY RICK EDWARDS AND JAMES TWINING

WILLIAMSTOWN residents opposed to a proposed 46.5m high-rise development on the suburb's foreshore say they have no confidence in Planning Minister Justin Madden. They protested this morning over the Minister's decision, made on Friday, to speed up residential development at the former Port Phillip Woollen Mill site on Nelson Place. About 50 people, including children, held placards and chanted outside the proposed 2.7ha development site today. As revealed on hobsonsbayleader.com.au, Mr Madden stepped in to rezone the site from industrial to residential, paving the way for housing on the site.

>> Has Justin Madden made the correct decision to endorse residential development at the site? Leave a comment

below or email hobsonsbay@leadernewspapers.com.au
No decision on the site's future has been made and an independent advisory committee, appointed by Mr Madden, will decide what is an appropriate development for the site. Developer Nelson Place Village has proposed a 400-apartment development, including four towers up to 46.5m, for the site – which has been strongly opposed by residents and former premiers Joan Kirner and Steve Bracks. The council and local state MP Wade Noonan have also described the proposed towers as inappropriate. The residents and council are angry Mr Madden went over the council's head to re-zone the site. Western Metropolitan Greens MP Colleen Hartland said she would try to use the Greens' and Liberals' balance of power in the Upper House to block Mr Madden's move.....

<http://leader-news.whereilive.com.au/news/story/madden-decision-on-willi-towers-plan-leaves-residents-livid/>

< 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



Residents hold grave fears for future of Williamstown woollen mill site

Monday, 29 March 2010

Hobsons Bay Leader

“SAVE Williamstown says it is “highly concerned” about Planning Minister Justin Madden’s decision to allow a housing development at Williamstown’s former Port Phillip Woollen Mill site.

“Our elected council (Hobsons Bay Council) was dealing with (the) application to rezone the site and develop it in an objective and accountable manner,” Save Williamstown spokesman Godfrey Moase said.

“Why does the Minister therefore need to take this out of council hands and make these important decisions about our community behind closed doors in Spring Street?

“At a council meeting in December 2009, Hobsons Bay Council asked the developer to modify its application according to the recommendations of the independent report it commissioned. The developer disappeared for a few

months, and the next thing we hear the minister has rezoned the land and called in a panel. The obvious question is: why?

“The Minister had previously promised to let the council work through the development application, and now seemingly out of nowhere the minister has made this decision.”

Save Williamstown has previously raised concerns about a potential conflict of interest for Mr Madden.

The Minister went to the same Essendon private school and graduated in the same year as one of the Nelson Place Village directors, Paul O’Brien.

In October, State Government spokesman Chris Owner said Mr Madden knew the O’Brien family but they hadn’t met to discuss Nelson Place Village.

“Suggesting otherwise is pure conjecture,” he said.

The anti-towers group called into question the timing of Friday’s decision.

.....

Mr Moase said he had written to Justin Madden on a number of occasions requesting the involvement of Save Williamstown in the consultative process, but had not received a response.....

<http://hobsons-bay-leader.whereilive.com.au/news/story/residents-hold-grave-fears-for-future-of-williamstown-woollen-mill-site/>

< 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**



Port Phillip Woollen Mill decision: Mayor's verdict

Monday, 29 March 2010

Hobsons Bay Leader BY JAMES TWINING

"HOBSONS Bay Council Mayor Bill Tehan says his council is "concerned" by Planning Minister Justin Madden's decision to allow a residential development at the former Port Phillip Woollen Mill site.

.....

"The matter has been properly dealt with by the council. We have consulted widely with the community, the developers and other relevant stakeholders.

"The council will be making a detailed submission to the advisory committee to advocate for a suitable development. Expert advice provided to the council was that the proposed height of 46.5 metres was too high.

.....

<http://hobsons-bay->

leader.whereilive.com.au/news/story/port-phillip-woollen-mill-decision-mayors-verdict/

< 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



Setting the record straight.... Save Williamstown in perspective

Tuesday, 30 March 2010

by Charmian Gaud, member of Save Williamstown

The Minister by calling in and rezoning the Former Port Phillip Woollen Mill site has gagged our community. Residential zoning is the wrong zoning for this site. It should be mixed use and it should be zoned as such by the authorities taking the lead not by private application which removes third party rights.

Although Save Williamstown featured in the media on 29th March with our anger about the Minister's actions - our message was diluted and in some cases the reporting was blatantly misleading.

As someone who was quoted I would like to set the record straight about what I believe the community has been saying

to us is important.

Firstly the community was pleased with the way our council (Hobsons Bay City Council) and its officers were handling the application by Nelson Place Village. Any delays were not caused by council but by the proponent not supplying the required documents in the required time frames, so there was no reason for the minister to say this application was not being dealt with expediently and properly. The result is that the community has never been asked to comment on the proposal and make submissions. Whether the minister will even allow us to comment on the actual plans is now open to question. We have yet to see what process the minister has in mind... but we do know that the minister is seeking a speedy solution.

It is my interpretation that the community is concerned about a number of very important issues:

IIINFRASTRUCTURE, JOBS AND HERITAGE

Firstly the infrasturcture of Williamstown cannot cope with an extra 1000 plus residents without substantial investment in schools, roads and services. Tourism in the heritage area of Williamstown around the site already puts extreme pressure on local residential streets and increasing the number of residents with below minimal car parking provision will cause more problems for local residents. Activities at Seaworks on Nelson Place are resticted by the lack of parking.

Secondly Williamstown is a working town not just a residential suburb. The shipyard industry should not be compromised. The shipyards are viable and have large contracts and increasing jobs. Putting residences too close to the shipyards and port has the potential to create similar problems to those experienced in Garden Island Sydney where curfews and community liaison with nearby apartment owners have severely restricted hours of operation, noise and light emissions. A buffer zone is needed to protect the viability of this major industry in Williamstown (and of national and state significance) . Although Ann St and Cecil St should be residential, the rest of the site is NOT suited to residential use and in particular High Rise residential.

Thirdly the site is the original site of first settlement in

Melbourne and as such should be developed in a suitable sustainable way and not detract from any of the heritage values as set out in the detailed planning schemes of Williamstown. The heritage of the area should be respected and that includes retaining existing height limits of 2-3 storeys and architectural style which is considered by qualified heritage architects to be suitable for the area.

These are the main constraints that residents have articulated to us over the last year.

We have also tried to be positive and think about what would be suitable for the site. In December 2008 the minister (Justin Madden was Planning Minister at that time) approved C33 Planning Scheme amendment in which he directed the council to amend the Industrial Land Management Strategy (for precinct 20 - the former Woollen Mill site) to reflect the Government position on protecting the Port Environs. Professional service, commercial offices and light industry was specified as a desirable outcome which would assist in meeting the needs of the local population. Those attending Save Williamstown meetings have agreed that a mixed development incorporating appropriate zoning for these activities would be good for Williamstown. We have invited residents submissions and prepared concepts which we can share with council, the developer, the minister and any committee he may establish.

One of the main advantages of the commercial light industrial solution is that it brings people into Williamstown to work during the week, but provides extra off road parking at weekends and public holidays for tourists and thus takes pressure off residential streets. By establishing a business activity centre, it also takes pressure off the adjacent residential streets surrounding the existing retail centre in Douglas Parade/Ferguson St which are experiencing growth in professional services and medical service offices in adapted houses. Hobsons Bay Council needs to analyse how economic development is impacting on Williamstown. There is no purpose built business/commercial centre and the former Woollen Mill site could offer great opportunities.

It should also be noted that in the various reports prepared for council in assessing the application, it was stated that although Hobsons Bay anticipated an increase in population of about 4500 to meet state government population targets,

there was no plan to increase the population of Williamstown only to increase diversity of housing type. Council cited lack of infrastructure. For this reason it is probably a good idea to specify that the area of the site in Cecil St near to the railway station could be suited to elderly persons units.

Pressure on schools and child care is increasing every year and even without the increase in population of the proposed development children in the Riffle Range will be zoned out of Williamstown school and required to enrol in schools in Altona from next year.

All this leads me to summarise that Jobs, Heritage and Infrastructure need to be considered and residential zoning is not suitable for the site whereas mixed use presents good opportunities for a development which contributes to the Williamstown community and provides a better planning framework for the owners and developers of the land to work to.

And our message to the minister is please do not gag our community, concur with the Greens to change the zoning to mixed use.

I hope that this interpretation of the constraints and opportunities presented by the redevelopment of the former Port Phillip Woollen Mill is in line with what other members of Save Williamstown consider appropriate.

Sincerely
Charmian Gaud.

[< previous](#)

[next >](#)



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Objecting to Plans 2012 Planning Scheme Amendment 2010 SW Presentation
2014 NUGGET Heritage 2014 Oriental Heritage ISSUES Events Downloads
NEWS Contact Us

SAVE WILLIAMSTOWN



Greens to fight Williamstown site rezoning

Tuesday, 30 March 2010

The Age by Dewi Cooke and David Rood

"THE Greens will try to block a decision by Planning Minister Justin Madden to rezone a Williamstown industrial site that could pave the way for a controversial high-density housing development overlooking the bayside suburb's naval shipyards.

Upper house MP Colleen Hartland said the Greens would file a disallowance motion because of the lack of transparency over the decision to rezone the former Port Phillip Woollen Mills site, which has been targeted for redevelopment by a company partly backed by Liberal powerbroker Ron Walker.

"It feels again like mates have got in the ear of the Premier and the Planning Minister, and things for mates seem to be the common practice now," Ms Hartland said.

"There's no transparency in the process."

A 369-apartment proposal for the site - including four towers of up to 12 storeys - has drawn high-profile opponents in former Labor premiers Joan Kirner and Steve Bracks, both Williamstown residents.

Ms Kirner said yesterday it was foolish of the government to have interrupted the council's regular planning process.

Save Williamstown chairwoman Charmian Gaud said the group supported some social and affordable housing on the site but believed it should be used predominantly for commercial and light industrial purposes.

Mr Madden said he had intervened because the council had not acted quickly enough to rezone the land....."

<http://www.theage.com.au/national/greens-to-fight-williamstown-site-rezoning-20100329-r8az.html>

From Letters in The Age

<http://www.theage.com.au/national/letters>

Not for homeless

AS A Williamstown resident who owns no property I oppose the proposed apartments at the old mill site. To me it is a case of ruining the foreshore for the gain of a few greedy developers who will move on with their cash and leave locals with a legacy of overdevelopment.

It is laughable to think that this scheme will provide a solution to youth homelessness in the long term. I predict that these apartments will be priced out of reach of the less well-heeled. Williamstown is a widely diverse suburb that includes public housing high rises next to up-market homes. Bryan Finlay (Letters, 31/3) should gain some experience of the Williamstown community before he indulges in his particular form of bigotry.

Colin Hayes, Williamstown

Response to:

Greens are wrong

While the young people of Melbourne cannot afford housing, the Greens oppose an apartment building for the Port Phillip Woollen Mills site ("Williamstown rezoning battle", The Age, 30/3). It seems that the latte-sipping pseudo workers of Williamstown don't want their million-dollar environment to be shared by the real toilers.

Young people should be wary of the false song of the Greens, which puts the environment of the privileged ahead of the welfare of our community. Melbourne is a city with a housing crisis, we have to have affordable inner-city dwellings and the sooner the greedy land-bankers of Williamstown realise that the better.

Bryan Finlay, Nyora

[< previous](#)

[next >](#)



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Objecting to Plans 2012 Planning Scheme Amendment 2010 SW Presentation
2014 NUGGET Heritage 2014 Oriental Heritage ISSUES Events Downloads
NEWS Contact Us

SAVE WILLIAMSTOWN



Port Phillip Woollen Mill site fury

Wednesday, 31 March 2010

Article in The Advertiser
by Goya Bennett

“WILLIAMSTOWN residents are angry at Planning Minister Justin Madden's decision to rezone the former Port Phillip Woollen Mill site to residential and appoint a panel to decide its future.

Residents and Hobsons Bay Council fear the rezoning will pave the way for a 13-storey development, dubbed Nelson Place Village, over the area bounded by Nelson Place and Ann and Kanowna streets.

Many residents say they have lost faith in the minister after he "went back on his word" to honour the council as the responsible authority.

More than 3000 people signed a petition to State Parliament to retain the community's third-party right to have a say on future development at the site.

Save Williamstown spokesman Godfrey Moase said that at the stroke of a pen, Mr Madden had stripped the community of its democratic right.

Mr Moase said the community was angry and would gear up its campaign before this year's election.

"Trying to attribute rational reasons for the minister's behaviour is a fruitless exercise," he said.

"Quite frankly, I'd like to say this to the minister: It's unfortunate with regard to the timing, but it's not our choice to gear up our campaign before the election - it's your choice."

Lesley Musial, a resident who is not a Save Williamstown member, said people would be able to walk across the top of cars along Melbourne Road if high-density development went ahead.

Former Labor premier and Williamstown resident Joan Kirner vowed to march alongside the community - even in the lead-up to an election.

"Absolutely," she said, "but I think playing the man is not very useful. This is about the future of Williamstown.

"I'm very disappointed [in the minister's decision]. I think that it's best left in the hands of council and the community, negotiating with the developer."

Ms Kirner believed most people in Williamstown "would not wear a high-density money-grabbing" proposal from Ron Walker and his Evolve Development.

State Williamstown MP Wade Noonan has vowed to stand side by side with his community. "I've said it before and I'll say it again: I will stand shoulder to shoulder with my community against a large-scale development at this site.

"This is a proud community that has a history of defending the uniqueness and charm of the local area."

Western region Greens upper house MP Colleen Hartland vowed to challenge the legitimacy of Mr Madden's decision in Parliament. "With Justin Madden in charge, you'll get a fake consultation, followed by a rubber stamp on the developer's ambit claim.

"We will seek to disallow his amendment in the upper house to put the council back in charge."

Liberal upper house MP Bernie Finn said Mr Madden should be sacked.

"After the Windsor Hotel debacle, we cannot possibly have any confidence that minister Madden will respect the views

of local people - or anyone else, for that matter.

"Justin Madden has twice been the subject of successful no-confidence motions in the legislative council - the first minister to have suffered such condemnation in 150 years.

"Not only does he not have the confidence of the Parliament; the public knows he is not up to the job."

Hobsons Bay mayor Bill Tehan said the council was "most concerned" at Mr Madden's decision.

"The matter has been properly dealt with by the council," he said.

"We have consulted widely with the community, the developers and other relevant stakeholders."

Mr Madden, who mistakenly referred to Nelson Place as Nelson Parade, said his decision provided certainty after "stalling" by the council. He said existing height controls - up to three storeys - would remain in effect.

Mr Madden said he had known applicants Ron Walker and Paul O'Brien for many years; he went to high school with the latter.

"Those two gentlemen, of course, I have known for many years in one form or another. I don't necessarily know them as friends but as colleagues in one form or another.

"But let's remember that nobody influences the decisions I make in relation to any planning controls, any planning applications."....."

<http://www.themail.com.au/news/local/news/general/port-phillip-woollen-mill-site-fury/1791015.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



Minister Justin Madden interviewed on ABC

Tuesday, 30 March 2010

ABC Jon Faine Programme Tuesday 30th March
Interview with Planning Minister Justin Madden

In case you missed what the minister had to say about the Williamstown rezoning...

Godfrey from Save Williamstown (recorded from the previous day): "The developer like to kind of characterise this debate as a dichotomy between their kind of development and no development. But our campaign is really about the appropriate sustainable development on that particular site and quite frankly I don't think socialite houses with a penthouse view of Port Philip Bay is going to solve our current social and affordability crisis"

Jon Faine: and at the same time there is concern being

expressed about something that could be 12 or 14 storeys high on the waterfront in Williamstown

Minister Justin Madden: Well the issue here, Jon, based on my announcements yesterday, was that I have committed to rezoning the land. Its currently an industrial site but it should be rezoned as residential I don't think there is any argument about that - the argument will be about what happens on the site in terms of residential and what I have put in place is an independent panel to make recommendations on the sorts of site controls around that site

Jon Faine: Including height limits?

Minister Justin Madden: Height limits, bulk, mass all those sorts of controls that might be part of the normal planning process, so they can make recommendations on what is fair and reasonable and bearing in mind it's obviously a significant site because it's down there at Nelson Place near the Esplanade in Williamstown but its also very close to some of the defence force industries and so there is a range of conflicts around the site, more than just peoples views of development or not development. There's issues around buffers, around what should happen on the site more than just whether it's a big or small development so I'm looking for the panel to give me expert advice on the sorts of controls which should apply to the site and then any proponent then makes an application on what they believe should happen on the site bearing in mind the controls. Now that's not to say its going to be big or small

Jon Faine: Why can't you just say if the developer wants 14 storeys - why can't you just say that doesn't appeal to me and that way release people's anxieties?

Minister Justin Madden: Well it's a very big site John - its 2.7 hectares and the fact that it is a prominent site, a large site and a former industrial site - is one that warrants redevelopment - its the sort of redevelopment that is in a sense the contentious nature of the site

Jon Faine: Can you rule out high rise

Minister Justin Madden: No I'm not ruling anything in and I'm not ruling anything out. Basically because the independent panel will make recommendations around those controls

and they will be considered accordingly

Jon Faine: They've got high rise in Port Melbourne, South Melbourne and now along the water front on the other side of the bay. Do you want Williamstown to look the same?

Minister Justin Madden: Well I think there are a lot of people in Williamstown who don't want that to be the same and they get a chance.

Jon Faine: Including two former premiers

Minister Justin Madden: Could be Jon but they get a chance if they feel strongly, they get a chance as the council will to have input into that panel process to have those concerns recorded, expressed and considered. Then what is particularly important here Jon is you do have issues around existing industry within that precinct and they also have to be considered in the light of any future tenants cos what you don't want in some of these situations is some of these areas tenanted, then you've got an existing industry that's been there for half a century or more to be undermined or complained about all the time by any potential tenants. So it's about trying to get the advice on that and expert advice from relevant experts and then we can make some determinations on that.

There's some terms of reference out. The council have those terms of reference so the council have an opportunity to have input into the terms of reference for that panel to make considerations. As part of the terms of reference community groups have to be, a widespread number of community groups have to be consulted as part of this process

Jon Faine: So you won't rule it out - you are quite happy to have people continue to stress about it

Minister Justin Madden: Well look

Jon Faine: ...and think that you're going to vandalise Williamstown's historic precinct

Minister Justin Madden: Well put it this way - I'm not going to vandalise any precinct but what will happen is I'll take the advice that comes to me. There'll be a scare campaign, no doubt there will be a scare campaign on this - there already

is and often that is what disturbs me about the planning process is before any decision is made or any recommendations come to enable a decision people run out with a fear campaign and lets not forget that this plays into the hands of political parties - some political parties in that neck of the wood to run a fear campaign

Jon Faine: Come on this is Labor heartland, its nothing to do with your opponents

MInister Justin Madden: Well look

Jon Faine: You've got Joan Kirner, Steve Bracks already saying they are opposed to high rise. you can't say its a good

MInister Justin Madden: Well I'm not sure they are saying they are opposed to high rise- they are opposed to inappropriate development . Now whats inappropriate development - we'll get advice on that - sure

[< previous](#)

[next >](#)

