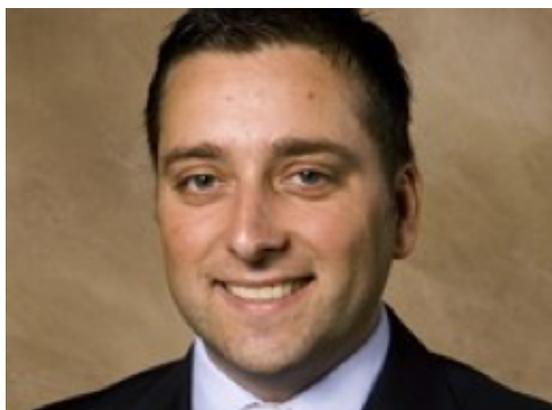


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Body to plan for a city divided

Saturday, 2 March 2013

The Age
Jason Dowling
2nd March 2013

<http://www.theage.com.au/victoria/body-to-plan-for-a-city-divided-20130301-2fc02.html>

“IN A Melbourne increasingly divided between wealthy inner and struggling outer suburbs, a new planning body will be created to map future housing development and identify where services are most needed.

The new metropolitan planning authority, which will advise the government on where health, education and transport services should go, will be the biggest planning change in Victoria since the Kennett government years. Planning Minister Matthew Guy has pledged that the body will not be "a toothless tiger". But in a surprise move, the authority that already oversees development in Melbourne's struggling outer suburbs - the Growth Areas Authority - will be expanded and renamed to become the new body.

The Growth Areas Authority presently lacks the power and money, when designing new suburbs, to deliver new services.

A recent report warned that the city's fast-growing outer suburbs need \$10 billion spent on new education, transport and health services in the next 15 years in order to prevent entrenched disadvantage.

Mr Guy said the body will have strong powers to implement the metropolitan planning strategy. Its exact powers are unclear, however it is unlikely to have the power to override the minister.

News of the authority comes as up to 1000 people, including Premier Ted Baillieu, will meet on Saturday to discuss a 40-year development plan for Melbourne, with a draft strategy to be released midyear. The role of the new authority will be to implement the plan.

Mr Guy said the new body would work with councils and other statutory authorities. It would "start to take a lot of the politics away from planning" and resolve tensions between inner-city councils and the state government.

"Its powers are currently under review ... but it is fair to say there are planning functions that exist within government at the moment that we envisage this authority to have."

However, Michael Buxton, associate professor in environment and planning at RMIT, warned that unless the powers and responsibility of the Growth Areas Authority were "totally reworked", the new body risked being little more than a "hollow failure". The Baillieu government is working on contentious and wide-ranging changes to Victoria's planning zones that determine what can be built and where.

Developer groups have long called for the establishment of a metropolitan planning authority to "de-politicise" the planning process, reducing the impact of local council elections and planning rules that change at council boundaries.....

..... Tony De Domenico, the Victorian executive director of the Urban Development Institute of Australia, said the new body "should have the authority to make some of those planning decisions that councils sometimes handpass to VCAT and that ministers have to from time to time call in"...."

SW COMMENT:

Ministers cutting out democratic rights more and more!

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Minister's \$10,000 dinners

Tuesday, 5 March 2013

The Age
5th March 2013

<http://www.theage.com.au/victoria/ministers-10000-dinners-20130304-2fh3y.html>

“Planning Minister Matthew Guy helped to approve applications made by Melbourne property developers who had attended secret dinners with him and the then chief of the Baillieu government's urban renewal authority

after paying a Liberal fund-raising arm \$10,000 each.

A Fairfax Media investigation has found that some developers who attended the dinners had needed Mr Guy's approval for various applications, including a city tower height increase, land rezoning and extra car parking spaces.

The invitation-only dinners, two attended by Mr Guy and one by then Places Victoria chairman Peter Clarke, represent a conflict of interest because both men had the potential to influence the planning processes of the developers' projects. One of Mr Guy's staff also attended. Mr Guy appeared at the mid-2011 dinner despite Premier Ted Baillieu's then ban on ministers attending fund-raising events.....”

SW COMMENT:

Matthew Guy made decisions to remove height limits, to ignore the Ports and Environs Advisory Committee Report cutting out reference to Point Gellibrand Port of Melbourne facilities during 2011 - was this a coincidence?



ASHLEY WILLIAMS SPEAKING TO ASIANS ABOUT INVESTING IN
EVOLVE'S MELBOURNE PROPERTY DEVELOPMENTS

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A fistful of dollars

Tuesday, 5 March 2013

Sydney Morning Herald
5th March 2013

<http://www.smh.com.au/victoria/a-fistful-of-dollars-20130304-2fgr8.html>

“THERE is an unwritten rule among Melbourne's power elite who have attended Peter Janson's soirees - what is said and done inside his historic CBD home is kept strictly within its 168-year- old bluestone walls.

For decades, cabinet ministers, judges, tycoons, aristocrats, sports stars, writers and actors have happily adhered to this requirement as they dined, drank and gossiped the night away at the bon vivant's Rutherglen House home just off Flinders Lane.

But, in a dramatic and revelatory break from tradition, details of two secret meetings between Victorian Planning Minister Matthew Guy and some of the city's biggest property developers have been revealed.

In 2011 and 2012, a small select group of developers paid a fund-raising arm of the Liberal Party \$10,000 to attend exclusive dinners with Guy and a few other party events. In August 2012, the man Guy appointed to head the government's urban renewal authority, former Liberal City of Melbourne councillor Peter Clarke, also attended.

That some of those developers had projects still awaiting planning approval could be seen as presenting a real or potential conflict of interest risk for Guy and Clarke.

That some of the projects would require Guy's direct intervention - either through his special ministerial powers or referrals back to councils - raises other significant questions.....”

SW COMMENT:

Not that we didn't have our suspicions?



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EVOLVE'S MELBOURNE PROPERTY DEVELOPMENTS

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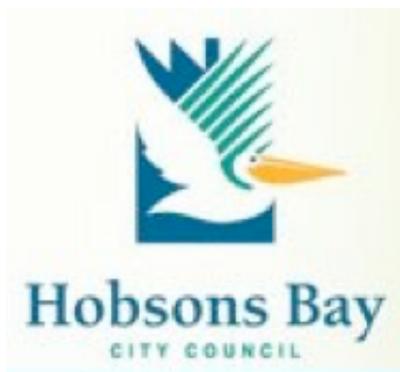
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The questions Council couldn't answer to inform us
about Safety on Point Gellibrand

Tuesday, 5 March 2013

Hobsons Bay Council Meeting Minutes

12 February 2013

http://www.hobsonsbay.vic.gov.au/Council/Council_meetings/Ordinary_Council_Meeting_12_February_2013?minutes

9 PUBLIC QUESTION TIME

A number of questions were not read out as the person asking the question was no longer present. In accordance with the Council's Public Question Time Policy, a written response will be forwarded.

...

Save Williamstown Strategy Group

Q. 1. Risk Assessment Reports. Can the Council provide the community with a copy of the last "ROBUST" Point Gellibrand Major Hazard Facility Risk Assessment report that was undertaken and that covered: (1) people safety in the Point Gellibrand Peninsula (2) the Port of Melbourne land leased to Mobil (3) port facilities including all jetties and visiting ships under their control at Point Gellibrand?

2. Is it true that the last robust risk assessment covering the Point Gellibrand Peninsula and prepared for the government, local government or occupational health and safety authority or any statutory organisation was in 1992/93 and the then Williamstown Council never received a copy because it was suppressed by the Kennett Government? Is that report in the Council archives?

3. Is it true that prior to 1992, a risk assessment was prepared in 1987 "A previous Quantified Hazard and Risk Assessment of the operations associated with Gellibrand and Breakwater Piers was undertaken by Det Norske Veritas (DNV) for the Port of Melbourne Authority in 1987". Does the Council have that for reference purposes in the Council archives (City of Williamstown documents)?

ANSWER

In response to your questions regarding risk assessment reports covering the Point Gellibrand Peninsula we have searched our records and have not located a copy of the reports from 1992 or 1987. Our records department have advised that these documents from the former City of Williamstown may have been sent the Public Records Office of Victoria. I recommend that you contact the Public Records Office regarding these documents. They can be contacted on 9348 5600, their website is www.prov.vic.00v.au and the Victorian Archives Centre is located at 99 Shiel Street, North Melbourne.

Question 2

RISK ASSESSMENT NEEDS POINT GELLIBRAND

Can council provide specific details about the requirements of a Risk Assessment, including whether they are aware of Buncefield, HSE UK PADHI (Planning Advice for Developments near Hazardous Installations) as related to residential dwellings, Worksafe as related to workplaces, issues with shipping tankers including the ability to respond to fires from the water and land?

Under agenda item 7 it says "It is not considered appropriate that the

Council undertake its own risk assessment for areas around MHFs.” This is because for a robust and informative risk assessment to be produced, the Council requires access to information regarding the operations MHF sites which may not be available because of confidentiality and/or security reasons.

In the absence of council’s willingness to undertake the risk assessment, will council seek funding from other organisation who have a business/financial interest in the Pt Gellibrand peninsula?

As Mobil is the operator of the Point Gellibrand Major Hazard Facility and Port of Melbourne the owner of the land and jetties, has council asked Mobil and Port of Melbourne to jointly fund the provision of a professional independent and robust Risk Assessment of the Point Gellibrand Peninsula including the tank farm and fuel importation and the safety impacts beyond their land at the Point Gellibrand Peninsula?

ANSWER

The Council is also aware of the Buncefield incident and associated material you refer to. WorkSafe Victoria discussed these matters as part of its presentation to the Former Port Phillip Woollen Mills Advisory Committee. At its Ordinary Council Meeting on 12th February 2013, Council received a further report on Major Hazard Facilities Planning and resolved to advocate the State government and respective Major Hazard Facilities (MHFs) operators to facilitate a comprehensive risk assessment for all MHFs in Hobsons Bay. This action may help to address some of the specific issues you have raised.

Question 3

MOBIL SAFETY CASE

Can council ascertain from the Mobil Safety case whether it has a safety buffer zone around the fuel importation by ship on the Gellibrand Pier? Given that the Victorian magistrates court found both Mobil and the ship owner of the Leyte Spirit both responsible and both were fined for the loss of containment incident in 2009, has Mobil redrafted any matters in their Safety Case registered with council which takes responsibility for fuel importation matters on ships and loading arms? NB we understand that prior to the conviction Mobil regarded the ships only as paid couriering services.

Can council ascertain whether at any port in Australia, Mobil’s has included safety buffer distances (or zones) and smoke buffer distances in their Safety Cases and if it is normal to do so at any other port petrochemical facility? If these buffers are not provided at Pt Gellibrand, will council undertake to ask Mobil to amend their Safety Case for the Altona Refinery (which includes Pt Gellibrand) to prepare and include such maps? Do councillors in Strand Ward and the people in the Point Gellibrand peninsula have the right to know this information?

ANSWER

In response to your questions regarding the Mobilzgatity Case I note that Mobil has Safety Cases for public exhibition which are published on its website www.exxonmobil.com.au. However, Safety Cases for public exhibition are summaries only and do not include safety buffer zone information. The actual safety case undertaken by MHFs looks at the area of influence by most likely risk and is then discussed with the Municipal Emergency Management Plan Committee. I understand this information is not provided in formal documents. I have also been advised that the MEMP does not refer to safety buffer zones around any specific MHF.

Council's Director of Planning provided responses (not answers) on Tuesday, 5 March 2013

SW Comment: Why could council officers not inform us and councillors when the last risk assessment was done when it was an item on the agenda. Looking for funding sources and knowing when the last assessment was done would seem to be the sort of background information which should have been considered as part of reporting on Risk Assessment near Pt Gellibrand.

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Council throws hands in air on Hobsons Bay disaster plan

Wednesday, 6 March 2013

Hobsons Bay Weekly
By Goya Dmytryshchak
24th February 2013

<http://www.hobsonsbayweekly.com.au/story/1312240/council-throws-hands-in-air-on-hobsons-bay-disaster-plan/?src=rss>

“HOBSONS Bay Council is calling on the state government and major hazard facility operators to "urgently" assess risks at eight sites in Hobsons

Bay.

Evolve Development plans a high-density, high-rise development on the former Port Phillip Woollen Mill site within 300 metres of Mobil's Point Gellibrand tank farm which supplies half the state's fuel.

Mobil spokeswoman Melanie Saliba said it would be happy to help the appropriate authority

According to the Former Port Phillip Woollen Mill advisory committee report dated May 10, 2011, the onus is on the owner of the former Port Phillip Woollen Mill site to prepare an evacuation plan.

Owner, Evolve managing director Ashley Williams, said a risk assessment had been "extensively considered" at advisory committee hearings, where it was agreed that the only party that could prepare a detailed and accurate risk assessment was Mobil.

"Despite requests, Mobil has declined to provide any data that would allow us to undertake this task."....."

SW Comment

There is a huge difference between an Emergency Evacuation Plan and a Risk Assessment. Hobsons Bay Council officers and the Councillors and the Developer need to understand this..

The Risk Assessment MUST be done first to inform the EEP. The Risk Assessment relies on accurate but confidential information from the hazard facility operators - in the case of Pt Gellibrand - Mobil for the Tank Farm and Port of Melbourne for the ships paying to berth on their jetties

HAVING ASKED COUNCIL TO PROVIDE INFORMATION ABOUT THE LAST RISK ASSESSMENT - WE HAVE NOW BE OFFICIALLY INFORMED THERE IS NO RISK ASSESSMENT ON COUNCIL RECORDS ABOUT PT GELLIBRAND. NOR DOES COUNCIL HAVE THE 1987 AND 1992 RISK ASSESSMENTS DONE FOR CITY OF WILLIAMSTOWN OR VOHSA (Victorian Occupational Health and Safety Authority)



ASHLEY WILLIAMS SPEAKING TO ASIANS ABOUT INVESTING IN
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Reformed residential zones released

Thursday, 7 March 2013

Department of Planning and Community Development
Media Release

<http://www.dpcd.vic.gov.au/planning/news-and-events/news/reformed-residential-zones-released>

“Planning Minister Matthew Guy has announced final details on the reform of Victoria’s residential planning zones.
Three reformed residential zones will be introduced on 1 July 2013 which follows a detailed consultation process involving individuals, businesses,

councils and community groups.

The existing Residential 1 Zone, Residential 2 Zone and Residential 3 Zone are to be replaced by three new residential zones:

- Residential Growth Zone
- General Residential Zone, and
- Neighbourhood Residential Zone.

The new Neighbourhood Residential Zone, which will be the strictest planning zone in Australia, is aimed at protecting existing the neighbourhood character of existing suburbs.

The Victorian Government's Ministerial Advisory Committee on zone reform suggested a number of improvements to the residential zones to ensure the protection of community amenity and provide clearer rules and greater certainty for the community.

The Department of Planning and Community Development will provide assistance to local council in implementing the residential zones.

Implementation of the residential zones will commence on 1 July 2013 and will be completed over a 12 month period....”

SW COMMENT:

Neighbourhood Residential Zone should apply to Williamstown to protect its heritage BUT Hobsons Bay Council need to ensure they apply for this zoning. SW will be watching for an appropriate application from Council

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Asian buyers' \$1 billion war chest

Saturday, 9 March 2013

The Age

by CAROLYN CUMMINS - 06/03/13, 3:00 AM

<http://m.theage.com.au/business/asian-buyers-1-billion-war-chest-20130305-2fj1u.html>

“Flush with cash, Asian investors have mandates with agents to buy more than \$1 billion of office space, shopping centres and industrial warehouses across Australia.....

.....'What we need from Asia is occupiers of the offices as much as the

capital," Mr Southern said.

"But what the Chinese are willing to do is invest in development. Our banks have become derelict in their duty to fund our development sector. That's where the Chinese have come to provide the capital as they understand development risk."

SW COMMENT:

YouTube video above was prepared when Ashley Williams went to Asia to market the Evolve development in Albert Park

[http://www.youtube.com/watch?](http://www.youtube.com/watch?v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz)

[v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz](http://www.youtube.com/watch?v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz)

It shows Evolve is actively involved in seeking asian investors for the residential market. This is in contrast to Mr Williams comments in the press and in Hobsons Bay Council's Special Planning Committee "...provided housing choices for first-home buyers and older people wanting to downsize."

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Ron Walker in tribunal battle for \$200 million housing project

Monday, 18 March 2013

John Masanauskas
From: Herald Sun
March 18, 2013 11:52AM

<http://www.news.com.au/national-news/victoria/ron-walker-in-tribunal-battle-for-200-million-housing-project/story-fndo4cq1-1226599738728>

“A BATTLE over a \$200 million housing project involving Grand Prix chairman Ron Walker has gone before the planning tribunal today.

Mr Walker is part-owner of Evolve Development which wants to build up to 700 apartments and 100 townhouses at Nelson Place in Williamstown. He has faced stiff opposition from Hobsons Bay Council and a local residents' group over the last eight years, making it possibly Victoria's longest running planning dispute.

Mr Walker's business partner Ashley Williams recently told the Herald Sun that councils were buckling under intense pressure from local objectors who resisted change.

Mr Williams accused some residents of being selfish for blocking developments that provided housing choices for first-home buyers and older people wanting to downsize.....”

SW COMMENT:

YouTube video above was prepared when Ashley Williams went to Asia to market the Evolve Monarc development in Albert Park. Ron Walker's role in Evolve was explained to the Asian Investors in the video

[http://www.youtube.com/watch?](http://www.youtube.com/watch?v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz)

[v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz](http://www.youtube.com/watch?v=sRetFzMiBxQ&list=FLd0pZBXiqjI8Xf7CcOm8QSw&feature=mh_lolz)



It shows Evolve is actively involved in seeking asian investors for the residential market. This is in contrast to Mr Williams comments in the press and in Hobsons Bay Council's Special Planning Committee "...provided housing choices for first-home buyers and older people wanting to downsize.”

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Advertised on Greenlight - Application for 178 Dwellings
at PPWM - 40 metre tower overlooking Cecil St

Friday, 29 March 2013

Hobsons Bay Council
Greenlight Planning Applications

Objectors have till 11th April to lodge objections to 178 dwelling application. 40 metre tower overlooking heritage Cecil St. AND townhouse in the Worksafe Advisory Area. The crazy development applications are mounting up and the community needs to keep fighting in Council and VCAT to protect Williamstown from the excesses of a developer who wants to make huge profits and at the same time degrade the lives of existing residents in Williamstown. An application date of 21st December appeared on Council's Greenlight website on 14 January 2013 - now advertising is open we can protest. Some documents originally on the Greenlight

website have been changed and need re downloading. The documents that have been updated are:

- Architectural drawings (no change to layout - more details shown only)
- Waste management plan
- Sustainability Report
- BC - DDA Compliance Statement
- Infrastructure report
- Social Impact Assessment
- Emergency response procedures – new document
- Emergency plan (special) – new document
- 3D renders – showing additional views

Watch this space for more information

Application with reports including Traffic, Social Impact Study by Urbis, drawings (New Architect), Infrastructure Report, Emergency Management Plan report and Blast overpressure reports and more

PA1226025 - Lots 10,11 and 12 are being considered together 178 dwellings and have the usual confusing property addresses as the entire application is NOT on Nelson Place.

Buildings and Works - 178 dwellings under planner Sue Gauci
Addresses

3-39 Nelson PI Williamstown VIC 3016

2-10 Nelson PI Williamstown VIC 3016

16-20 Kanowna Street Williamstown VIC 3016

To clarify the location this is the map supplied to Save Williamstown by council officers.

the equivalent of almost 46,000 persons per sq km. Save Williamstown considers this to be obscenely dense and disrespectful of the neighbouring character and heritage in the Cecil St Heritage Streetscape.

No Heritage Report

There has been no attempt to fit with normal Williamstown criteria of setbacks in line with contributory buildings. Cecil St townhouses will be 3 storeys high and juxtaposed on the street edge. We understand from the documentation that 3 council officers have had regular meetings with the developer before the plans were entered into the system and wonder how such disrespect of the Hobsons Bay Planning Scheme could have occurred. We hope that council officers advised against progressing these plans and that the developer actually went it alone in pushing for this. It is noted that there is NO HERITAGE report in the documentation which is a strange omission given the location on Cecil St.

Social Impact by Urbis - for just 38% of the site

All assessments are done on the impact on Williamstown for the stages submitted to date. ie Stage 1A is Ann St, Nelson Place and Oriental Hotel and represents 129 dwellings; Stage 2 has 178 dwellings - a total of 307 dwellings. The original Construction Management Plan indicated 816 dwellings would fill the whole site under the control of NPV (remember there are still titles on Aitken St which are under other ownership and will also lead to more dwellings). The Traffic Analysis for both stages to date shows 800 dwellings are being considered. So for Urbis to prepare a social impact statement for 38% of the site is disingenuous to Williamstown Community to say the least. The report compares the site to Edgewater in Maribyrnong for statistical purposes apparently at the suggestion of HB Council. We are unsure what that actually contributes to the argument given that Edgewater is on a tram route to the city and near a university and major shopping centre and has local services within its boundary.

Examples of the sort of criteria used in the report are the impacts of numbers of school age children for 38% of the site. The reports indicates 28 more primary age group children which expanded for the whole development would indicate 75 more children needing primary places in schools in a peninsula. At 20 children in the class this means 4 more school classes in an education system which is already bursting to the seams. It doesn't take much to work out that this would bring the catchment area for North Williamstown Primary School a number of street further into the peninsula along Melbourne Rd. So the net impact of this development will be very bad for those parents who would expect to use N Willy Primary and will need to search for schools away from the main Williamstown routes ie in Newport if they have spaces.

Similarly shortfalls of places in Child Care, Kindergartens, High Schools will have huge detrimental effects on the existing residents.

Accessibility to public transport is another area to review as there are assumptions that the shopping centre is accessible by foot when the distances involved will add to traffic chaos in the shopper parking.

Accessibility to open space is also an issue as the developer provides no internal open space within the development other than personal balconies and seeks to use the regional coastal heritage park. The safety aspects of this park in the event of a major incident at the MHF are not considered. Council should be seeking Worksafe advice on this.

We encourage everyone to review this Social Impact Statement and be ready to object when council starts the advertising period.

NB When objecting ask that Councillors are given your actual objection to read and not just the summaries compiled by council officers which often miss crucial information which councillors need to determine applications.

Bulk and Form

Just look at the concept drawings - is this going to fit into Williamstown. 40 metres high is much higher than the existing Nelson Place Housing Commission towers. The developer is likely to seek greater height in the Former Port Phillip Woollen Mill block.

The mandatory heights in the Port Phillip Woollen Mill Advisory Committee Report which were changed by the minister to indicative heights have been completely ignored.

Every part of the land is used with no consideration of maximum site occupancy percentage which everyone in Williamstown has had to abide by when applying for planning permission.

This is truly one rule for the developer and another for everyone else. Although there is scant text reference to shadow diagrams, they do not appear to be available in any of the submission documents.

Those with solar panels on the back part of their heritage properties in Cecil St (a council requirement for the location of solar panels on heritage buildings) will find themselves not able to collect the electricity they are entitled to.

Overlooking is totally ignored. The 9m rule of ground low rise dwellings is applied. We wonder how developers Ron Walker and Ashley Williams

would react to their own private backyards being overlooked by hundreds of eyes. There is a MORAL question here.

As for dwellings within the "compound" there are no standards applied for overshadowing and overlooking. It is truly buyer beware. The high rise part in the centre has balconies and windows which open. This seems to ignore the advice to the Port Phillip Woollen Mill Advisory Committee about blasts/explosions. Mobil clearly advised the committee that their 40m diameter tank needed a 400m safety zone - worldwide standard to do with explosion. Societal risk of flying glass, injuries and deafness and other matters seem to have been totally forgotten.

WHY DID WE HAVE AN ADVISORY COMMITTEE! Save Williamstown is disappointed that Council Officers do not appear to be fully *au fait* with the contents to the Port Phillip Woollen Mill Advisory Committee Report as many of these matters are clearly documented there and the gazetted explanatory note makes reference to the Port Phillip Woollen Mill Advisory Committee Report. That report is listed on the Australian Legal Database and thus a public reference document concerning this particular site.

Our judgement on this application is that there is NO consideration of the contents of the report and selective consideration of the DDO11 in C86. The developer has the opportunity to use the Mixed Use zone and not rely on totally filling the site with residential dwellings. The selling off-plan is an attractive way to finance these projects but the developer could also raise moneys on the market to do an appropriate development. They have taken out mortgages for the various titles in this application so why not finance the development via mortgage or other fund raising.

There are many other points of contention in the documents provided but the one of huge concern is the Emergency Evacuation Plan.

Emergency Evacuation Plan

If you want to read the ULTIMATE opting out of safety issues, this report is a must-read. After 7 applications the Developer has at last provided an "Emergency Evacuation Plan" EEP (limited to the Worksafe Advisory Area - 25 m from Kanowna St and defined on the C86 DDO11 Map). Save Williamstown was right in alerting councillors at the Special Planning Committee on 17th December re Stage 1A to EEP only applying to workers not residents. Council and planning authorities should not lose sight of the fact that housing is effectively not permitted within the outer safety area because it is not a single entity capable of developing, practicing and implementing an emergency plan. The sorts of entities which WorkSafe and the emergency response agencies accept within this zone are industries only.

We believe the authors of the report recognise the constraints and they deal predominantly with workers in the Construction Phase - not the main thrust of the discussion in the Port Phillip Woollen Mill Advisory Committee hearings... ie under Worksafe rules EEP can only be effected for workers not residents. As Worksafe informed the Port Phillip Woollen Mill Advisory Committee and as is clearly reported in their published report - the UK HSE PADHI report <http://www.hse.gov.uk/landuseplanning/padhi.pdf> offers appropriate tools for dealing with societal risk to people. IT ALL STARTS WITH A RISK ASSESSMENT - something Save Williamstown has been requesting for over 2 years from all relevant authorities including Hobsons Bay Council in its Council meeting in November 2010.

The limited mention of residents in the report refers to "handing over" to residents for Occupancy and is no more really than Hobsons Bay Council's Municipal Emergency Management Plan and the State Government agencies provide for all people in the municipality/state.

To quote "Following occupancy the appropriate messaging will communicate for all evacuation planning requirements."

Thats it.. So move in Elderly, Handicapped, Children do not come home after school on your own, do not use sleeping tablets, do not get blind drunk at home, have your mobile phone to hand at all times and don't mistake the BAE sirens or Titanic loud noises by coming out in your night clothes and assembling on the corner of Ann St and Cecil or Ann St and Aitken. This isn't like the bushfires where a hot day is a signal of danger but a place where 24/7/52 you need to "be prepared". Interestingly the developer looks to provide an EEP for workers in the construction phase but no mention was made of demolition workers in the Former Port Phillip Woollen Mill Site buildings needing an EEP (except by Save Williamstown at VCAT and it wasn't included in the conditions!). Lets please be consistent!

At the start of the report Dynamiq Pty Ltd provide a VERY appropriate statement (note the red highlighted text):

INFORMATION SECURITY NOTE

*This report represents the best judgement of Dynamiq Pty Ltd (The Consultant) and is based upon the current assessment and knowledge of current "best practice" for emergency & evacuation planning and risk management, and from data available at the time of writing. No guarantee is expressed or implied with respect to judgements, and unforeseen escalations or events that may impact upon **NP Development's employees and/or contractors**. This document may disclose sensitive information regarding facilities,*

operations, policies and procedures therefore, distribution of this report should be restricted and access carefully monitored.

Finally the Noise Report

The study only considers the Titanic and BAE Systems as noise sources and says the impact of Mobil is not of significance. All the dwellings have balconies and open doors and windows which immediately gives the residents the opportunity to complain under SEPP-1 about industrial noise and thus the potential to restrict nighttime operations of nationally significant industries.

Local residents already clearly have an issue with the noise from the Mobil and fuel importation and yet the report says for dwellings which are much closer to this noise source, this will not be an issue. The noise sampling was done with very limited times and not with the same range of data submitted to the Port Phillip Woollen Mill Advisory Committee hearings when BAE and the developer were trying to come to an agreement on reverse buffering arrangements. Strangely instead of quoting Victorian EPA statements on noise, reference is made to NSW EPA and WA EPA which seem less onerous than the Victorian provisions of 43decibels at night. This is particularly troublesome when the WA EPA rules on a buffer zone around Fuel Importation of 1000m was not accepted as relevant at the hearings. It seems that rules from interstate are used when it is convenient to do so.

The statements above are opinions of the Save Williamstown group about this development proposal. We call on as many people to object as possible when the advertising period begins. Please refer to our schematic diagram of the Council Planning Process. Diagram of how to object to plans

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