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## SAVE **WILLIAMSTOWN**



### Rezoning could sink Titanic

**Thursday, 1 October 2009**

Article in The Advertiser by Goya Bennett

“WILLIAMSTOWN'S Titanic theatre restaurant is doomed if the adjoining Port Phillip Woollen Mill site becomes residential, says proprietor Andrew Singer.

Hobsons Bay Council is considering an application to rezone the site bounded by Nelson Place and Ann and Kanowna streets from industrial and special use to residential.

If successful, it could pave the way for a high-rise development comprising four residential towers between seven and 13 storeys, and 84 three-storey townhouses.

Mr Singer said this would sink the business in which he has invested hundreds of thousands of dollars.

"When I came here over 20 years ago this was a fully

industrial site," he said.

"It was known as the arse end of Williamstown.

"In all the years I have been here, I have realised that we can't make a living out of a day-to-day pub, restaurant or whatever. So many, many years ago we decided we would turn the place into a special events establishment, namely the recreation of the maiden voyage of the Titanic.

"It has cost us megabucks to create this.

"The nature of the business made it very suitable for an industrial area.

"There were no residents here to get upset if we let off rockets, distress flares and bangers, or if people left at early hours of the morning....."

<http://www.themail.com.au/news/local/news/general/rezoning-g-could-sink-titanic/1636391.aspx>

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# SAVE WILLIAMSTOWN



## Report blasts San Remo development plan

**Friday, 2 October 2009**

Article in The Age

Interesting report on the role of lobbyists in seeking to push planning decisions.

“A CONTENTIOUS plan to triple the size of San Remo near Phillip Island by redrawing town boundaries and developing the neighbouring clifftops is in tatters after an independent planning panel warned the scheme could result in a planning "blight".

In a snub to the State Government and Bass Coast Shire, both of which had backed rezoning of the clifftop land, the panel warned the move may result in a surplus of residential land and poor, ad hoc housing development.

In July The Age revealed details of the campaign by

developers, the Labor-linked Trinity Group and Melbourne-based Brian Rule, to move a draft town boundary more than one kilometre eastwards along Anderson peninsula to allow for new housing, retail and tourism precincts.

The Age revealed how the State Government pressured the local council to "expedite" the rezoning, and detailed financial links between the developers and local councillors....."

<http://www.theage.com.au/national/report-blasts-san-remo-development-plan-20091002-ggjf.html>

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## SAVE **WILLIAMSTOWN**



### Developers' lobby 'shifted' freeway route

**Monday, 5 October 2009**

Article in The Age

Another interesting report on the role of lobbyists in the State of Victoria seeking to influence planning decisions.

“The 73-kilometre Outer Metropolitan Ring Road is an eight-lane freeway.

It will not be built for at least a decade, but its route around Melbourne is being planned now so the process of acquiring land in its path can begin.

When the ring road's first alignment was released earlier this year, it was to run close to Caroline Springs.

On that route, it would have sliced through 2185 hectares of land that Mr Walker's company, Evolve Development, told the Government it controlled.

With two other property development companies, Hamton and Mondous, Mr Walker's firm had proposed "Stoneleigh", a 30,000-person housing estate.

The Age has obtained concept drawings for Stoneleigh. They show the housing estate would have been directly in the ring road's path....”

<http://www.theage.com.au/national/developers-lobby-shifted-freeway-route-20091004-ghwc.html>

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# SAVE WILLIAMSTOWN



## Silver screen

Tuesday, 6 October 2009

Article in The Star by Nicole Precel

“A FILM studio could be on the cards for Williamstown, following a resident-led proposal for Nelsons Place.

Residents and Save Williamstown members have been collaboratively creating a plan for the Williamstown industrial site and former Port Phillip Woollen Mill and how it could be redeveloped in a way that suits the community.

The site has been earmarked by developers to be rezoned as four apartment blocks up to 12 storeys high.

Save Williamstown spokesman Godfrey Moase said the alternative plan could net developers \$80 million in profits.

The plan includes apartments, units for the elderly, a film studio or production facility, business hub, medical health and fitness offices or suites, hydro pool and health facilities and a museum heritage information centre and shop.

He said while the developers seemed keen to push ahead, the group would be happy to meet with them to discuss their proposal.

“It’s a way of showing that if they’re prepared to work with us a bit more there could be an outcome that could be better for everybody. We’re not just saying ‘no development’ ... we’re opposing what the developers are doing because we have a constructive vision for Williamstown,” he said.”

<http://www.starnewsgroup.com.au/story/80809>

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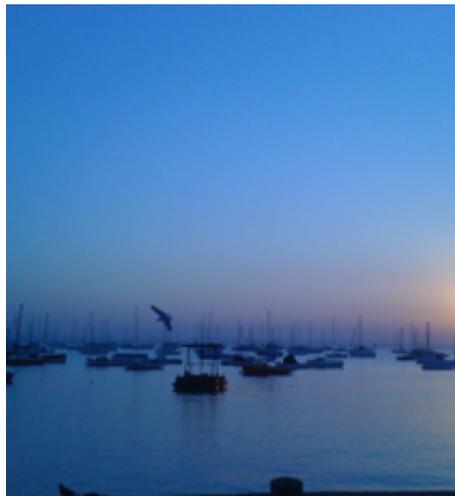
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# SAVE WILLIAMSTOWN



## Pride in Williamstown foreshore

**Wednesday, 7 October 2009**

This Draft Plan includes

**“Ensuring new development and facilities are low-scale and complementary to existing activities and facilities”**

If you would like to find out more:

Information session: Parks Victoria, 82 Nelson Place, noon-3pm, Saturday. Plan available for public comment until

October 30. Details: Parks Victoria, 131963 or

[www.parkweb.vic.gov.au](http://www.parkweb.vic.gov.au)

Article in The Advertiser

“WILLIAMSTOWN Sailing Club captain Bill Pride, pictured, is one of many parties affected by a foreshore plan for the next decade.

The draft Williamstown Foreshore Plan Review, released last week for community feedback, outlines a vision for recreation, industry, residential development and the environment along a 5.5-kilometre stretch.

Mr Pride said the future of the club and the 4th Williamstown Sea Scouts was assured under the plan.

"We didn't lose the clearway, which was most important for the future of the sailing club, and we didn't lose the Sea Scouts."

Parks Victoria has urged the public to attend an open day this Saturday to find out how the plan affects them.

#### HAVE YOUR SAY

A DRAFT plan outlining development of the Williamstown foreshore for the next 10 years has been released for public comment.

A public information session will be held this Saturday on the draft Williamstown Foreshore Strategic Plan Review, covering Stony Creek Park to Point Gellibrand Coastal Heritage Park.

State Williamstown MP Wade Noonan said the revised plan provided direction for the use and development of land along the foreshore and adjoining waterway. He said the key features of the plan included:...

..."We know that our foreshore is very precious and helps make Williamstown a wonderfully unique seaside village," Mr Noonan said.

"Maintaining the balance between appropriate development, open space, parkland and recreational activities is critical. The draft plan has been prepared by Parks Victoria in consultation with Hobsons Bay Council and the Port of Melbourne Corporation.

High priorities identified are:

Implications of climate change in protecting foreshore and potential developments.

**Ensuring new development and facilities are low-scale and complementary to existing activities and facilities...."**

<http://www.themail.com.au/news/local/news/general/pride-in-williamstown-foreshore/1642475.aspx?storypage=0>

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# SAVE WILLIAMSTOWN



## 'No' to film studios at mill?

**Wednesday, 7 October 2009**

In the article which appears in The Advertiser, the developer Ashley Williams acknowledges that he would seriously investigate the concept of a net \$80M that Save Williamstown demonstrated was possible in our business plan for "Option 1".

The film and tourism industries are specialisms within Williamstown/Hobsons Bay context with over 50 film bookings a year and thousands of tourists. The alternative design group within Save Williamstown identified these as industries which could be supported in the woollen mill site. Along with this, there is a need for a Williamstown business/commercial hub as retailing expands in Douglas Parade and Ferguson St and more and more parking restrictions apply. Included in our vision for the site would also be state of the art conference facilities and

health/fitness and medical suites with a programmed hydrotherapy warm water pool. Our plans aimed not to replicate what is already well provided for in Williamstown but to build on identified needs of a growing vibrant community, whilst looking after our heritage. See more details of Alternative Designs.

To quote the article by Goya Bennett in The Advertiser:

<http://www.themail.com.au/news/local/news/general/no-to-film-studios-at-mill/1642479.aspx>

"INVESTORS could net about \$80million profit from "appropriate development" of the former Port Phillip Woollen Mill site, according to business plans produced by residents' lobby group Save Williamstown.....Residents have put forward three alternative proposals for the site:

Proposal 1: Three film studios in the old mill; at the rear a three-story commercial building, medical and healthcare suites, a health and fitness centre and medium-density residential development, including housing for the elderly.....Mr Williams said film studios were an unrealistic option given the significant amount of competing purpose-built facilities that were heavily subsidised by the State Government.

"We have completed a significant amount of research on alternative uses for the site and have concluded that the grab bag of uses contained in the proposals would not yield a viable development outcome, as they do not generate a sufficient return to meet the underlying land value, site holding costs, demolition and site remediation costs, particularly as many of the uses would typically be community based and dependent on local or state government funding.

"I would seriously investigate the concept of a net \$80million; [but] having been in the development/construction business for 18 years, and having worked on this proposal for five years, I do not accept that these proposals are profitable or viable for private sector investment..."

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# SAVE **WILLIAMSTOWN**



## Media Release : Save Williamstown No 5

**Wednesday, 7 October 2009**

Alternatives could net Developers \$80m in Profit

Developers could net an estimated substantial \$80m in from an appropriate alternative development of the Old Port Phillip Woolen Mill site according to Save Williamstown (SW). Many residents volunteered for the SW Alternative Design Committee and have drawn up a preliminary business plan (attached) which highlights the profitability of one of the design alternatives submitted by Williamstown locals.

As far as SW is aware the developers still intend to have the provisions in the planning scheme changed to allow them to push through large scale hi-rise, high density, residential development which will add the equivalent of approximately

10 per cent to the population of the suburb.

According to Save Williamstown spokesperson, Godfrey Moase, “the story of the Port Phillip Woolen Mill encapsulates the problems of our economy today. The interests of a few wealthy individuals in the hard-line pursuit of profit will only have a negative effect on the wider community and could put the livelihood of thousands at risk.”

The high-rise residential development right over the road from the Williamstown shipyards could threaten thousands of manufacturing jobs in the Victorian Defence Industry\*, one only has to look to Garden Island, Sydney.”

The infrastructure of this small peninsula community is almost at breaking point. Documents submitted by the developer appear to bypass Council requirements and are short of approximately 600 car parks (over 1200 approximately are required but only 671 provided). Traffic congestion and car parking have been some of the greatest areas of concern expressed to SW by residents as well as the length of waiting lists for Childcare and concern that Kindergartens, Schools, GPs and health facilities are all at capacity, not to mention ageing road, water and energy infrastructure – they'll all be stuffed if we just dump thousands of new residents down that end of Williamstown.”

\* The Australian defence industry employees over 11 000 Victorians and generates annual over in excess of \$1.7B. Forty per cent of Victoria's defence-enabled companies export their goods and services. In 2006-07, these defence-related exports were valued at \$310 million and 55 per cent of these exports were generated by Victoria's aerospace and maritime sectors.

Source: From “Defence Industry, Melbourne, Victoria, Australia” published by Invest Victoria and DIIRD in 2008 – refer Defence Industry Unit, DIIRD ([www.business.vic.gov.au/defence](http://www.business.vic.gov.au/defence)) – Document IV – DefenceIndustry-Jun08.pdf

Alternatives for the Port Phillip Woolen Mill Site

The Save Williamstown campaign's Planning Policy subcommittee has found three proposals which encapsulate an alternative vision for the Port Phillip Woolen Mills site.

The criteria the alternative proposals were judged against were:

- Consistency with Williamstown's unique local character and heritage
- The protection of thousands of jobs at the shipyards
- The creation of new jobs in the community
- A positive impact on social and environmental well-being

#### (1) The Williamstown Creative Industries/Health & Well-being Complex

The main features of this design are the inclusion of 3 film studios within the old Port Phillip Woolen Mill building which would provide much needed facilities to an area already world renowned as a shooting location.

Directly behind the film studios would be a three storey structure zoned for commercial purposes. The first two storeys would be highly useful for business related to film & television production, including perhaps critical post-production facilities. While the third storey could be used as an IT Hub.

Over Aitkin Street and bordering Kanowna Street, would feature medical suites for medical and related health practitioners and a health & fitness program pool.

The rest of the site could be used for appropriate medium density residential development, including housing for the elderly (especially given its strategic proximity to a health & well-being complex), and still leave adequate space for 600 car parks. It also goes without saying that all existing heritage structures would be preserved.

Attached to this press release is a preliminary business plan which suggests development along this model could produce an estimated profit of \$80 million for the developers.

#### (2) The Williamstown Creative Industries Hub

The main difference with this proposal would be one less film studio as well as no three storey commercial building. Instead, two small lanes off Nelson Place and Kanowna Street would lead into a circular village open space. While the Titanic Theatre Restaurant end of the site would feature a Arts & Craft Bazaar within the converted warehouse

structure.

### (3) The Williamstown Arts Hub

This design would have one less film studio again but feature a hall devoted to exhibiting produce, speciality foods and wines similar to the world-famous Ferry Building on the maritime precinct in San Fransisco. Like the Ferry Building the more modest Woolen Mill Building would be a certified farmers market featuring local, seasonal and sustainable produce, while celebrating the maritime history of our community.

The rest of the Port Phillip Woolen Mill site would be devoted to Art and Design production as well as appropriate medium level residential development.

The purpose of this community development process was to neither be prescriptive nor seek absolute consensus, rather it was a way of Save Williamstown attempting to provide a space for more sustainable and suitable alternatives to be considered. What it has highlighted is the limited reach of the developers' imagination and their inflexible pursuit of the greatest profit regardless of the consequences for the rest of us in Williamstown.

C33 Precinct 20 BUSPLAN.pdf

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## SAVE WILLIAMSTOWN



### Overlay a gag: residents

**Wednesday, 21 October 2009**

Hobsons Bay City Council Director of Planning has confirmed to the media that Save Williamstown is correct in saying that residents will be gagged if the planning scheme amendment C75 is approved, with no third party rights of appeal by residents or other stakeholders such as BAE to any building plans. If 46.5 metres is approved on the Kanowra St side of the site, then high-rise residential up to 17 storeys can be built without further community consultation. Overshadowing, impact on local streets, impact on schools will not be considered if the planning amendment were to be approved and there will be no appeal to VCAT.

Article in The Williamstown Advertiser by Goya Bennett

“WILLIAMSTOWN residents opposed to plans for a 13-storey development say they will be gagged if a rezoning application is approved by Hobsons Bay Council. Evolve Development has applied to Hobsons Bay Council to rezone the former Port Phillip Woollen Mill site from industrial and special use to residential. The developer is proposing a residential development comprising four towers between seven and 13 storeys tall and 84 three-storey townhouses. However, the Save Williamstown lobby group says a development plan overlay would give the developer carte blanche to build whatever it liked. Hobsons Bay planning and environment director Peter Gaschk confirmed that an overlay would remove residents' right to have a say at the planning permit stage.....”

Pictured on the website:

“No say: Save Williamstown members Charmian Gaud and Liz McKeag warn that rezoning the mill site will remove third-party rights...”

<http://www.themail.com.au/news/local/news/general/overlay-a-gag-residents/1654532.aspx#>

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## SAVE WILLIAMSTOWN



### \$2bn threat from rising oceans

Tuesday, 27 October 2009

Article in The Age

“MORE than 80,000 coastal buildings in Victoria are at risk and large parts of Western Port are likely to be swamped as climate change triggers rising seas, floods and erosion, a report to Federal Parliament has warned.

An 18-month investigation by a House of Representatives committee, backed by members of both major parties, warns the Government that the "time to act is now" to prepare thousands of kilometres of Australian coastline for the threat of sea-level rise and extreme weather.....”

<http://www.theage.com.au/environment/2bn-threat-from-rising-oceans-20091026-hgqv.html?autostart=1>

In the Developer's Infrastructure report as downloadable on Hobsons Bay City Council's Greenlight website - the Dalton Consulting Engineer's Infrastructure Report on Page 17 refers to the impact of climate change on the former Port Phillip Woollen Mill site and states that "Council has indicated in amendment C75, (Refer to Appendix for extract) that part of the site would be impacted by the climate change sea level rise."

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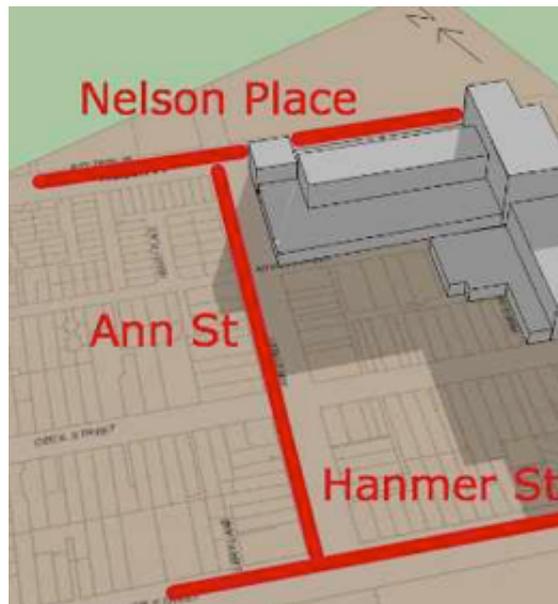
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# SAVE WILLIAMSTOWN



## 'No conflict' for Madden

**Wednesday, 28 October 2009**

Article in The Hobsons Bay Leader by James Twining

"THE State Government denies any potential conflict of interest for Planning Minister Justin Madden over a proposed Williamstown apartment tower. Save Williamstown, the residents' group opposed to the foreshore towers, said it had concerns over a link between Mr Madden and a director of a company that is funding the redevelopment.

Paul O'Brien, who graduated from St Bernard's College with Mr Madden, has a stake in the O'Brien family's Red Rock Leisure Pty Ltd. ASIC records show Red Rock Leisure is in a consortium behind Nelson Place Village Pty Ltd.

Nelson Place Village has applied for a planning scheme amendment to rezone the former Port Phillip Woollen Mill

and adjacent land, converting it into apartments. The tallest of the four apartment towers would reach 13 storeys, sparking community outrage.

Government spokesman Chris Owner said Mr Madden knew the O'Brien family but they hadn't met to discuss Nelson Place Village....."

To view this online you need to use the Hobsons Bay Leader Electronic Newspaper version as no weblink to the article is available.

<http://hobsons-bay-leader.whereilive.com.au/news/story/your-full-leader-newspaper-now-online/>

This article refers to the land owner of the site at the Former Port Phillip Woollen Mills - Nelson Place Village Pty Ltd which according to ASIC records is a company wholly owned by Red Rock Leisure Pty Ltd. Articles which have appeared in the media with Ashley Williams as the spokesperson refer to the development company Evolve Development Pty Ltd which is a separate entity.

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## SAVE WILLIAMSTOWN



### Madden kept in dark over Docklands mega-tavern

**Thursday, 29 October 2009**

Planning decisions occurring under delegation within Minister Madden's Department.

Article in The Age

“PLANNING Minister Justin Madden will investigate his own department after it failed to inform him of a controversial application for a 750-person tavern at Docklands until after the planning approval had been granted.

The decision for the new Platform 28 tavern at Docklands - attacked by critics as a new beer barn for the precinct - was made under delegation by Mr Madden's department..”

<http://www.theage.com.au/national/madden-kept-in-dark->

over-docklands-megatavern-20091028-hl0f.html

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## SAVE **WILLIAMSTOWN**



### New submarine fleet to cost '\$36 billion'

**Friday, 30 October 2009**

What are the implications for Williamstown Shipyards? “The authors warn that even a smaller and less-sophisticated design might stretch construction capabilities to the limit.” Would a residential development adjacent to Williamstown Shipyards send the opportunity to secure these jobs to another state or even overseas.

Article in The Age by BRENDAN NICHOLSON

“TWELVE missile-carrying submarines to be built for the navy will cost more than \$36 billion, or more than \$3 billion each, an expert report has found.  
The predicted price is more than double the previous best-

cost estimate by defence experts, making them the biggest and most expensive conventional submarines built. The total cost of the existing Collins Class submarines was \$5.7 billion.

The Federal Government said in its defence white paper that the new submarines would carry cruise missiles able to hit a distant enemy. They would also carry complex surveillance equipment and would be able to collect special forces teams while submerged.

The white paper and subsequent defence capability plan did not include a cost estimate other than to put the submarines in the "over \$1.5 billion" category of major projects. Experts then calculated that to do all the Government wanted, the subs would cost about \$1.4 billion each.

A co-author of the new report, Andrew Davis of the Australian Strategic Policy Institute, said there was a scandalous lack of costing information. Dr Davies and Sean Costello, of defence consultancy Miller Costello, have tracked the steady increase in the cost of building submarines since 1961 to estimate that Australia's future submarines will cost about \$3.04 billion each.

To carry all the weapons and equipment the Government wants, the vessels will need to be about 4000 tonnes - much bigger than the 3050-tonne Collins.

The size means that design and construction is likely to be very challenging, the authors say. ..”

<http://www.theage.com.au/national/new-submarine-fleet-to-cost-36-billion-20091029-hnp6.html>

A free pdf copy of the report can be downloaded

[http://www.aspi.org.au/publications/publication\\_details.aspx?ContentID=228&pubtype=6](http://www.aspi.org.au/publications/publication_details.aspx?ContentID=228&pubtype=6)

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## SAVE **WILLIAMSTOWN**



### New subs come with a \$36bn price tag

**Friday, 30 October 2009**

South Australia are already looking at these future jobs...

Article in Adelaide Now  
IAN MCPHEDRAN

“REPLACEMENT of Australia's troubled Collins Class submarine fleet will cost taxpayers \$36 billion, a report shows.

The project will be a boon for South Australia, with the Federal Government saying the 12 next-generation submarines will be built at Osborne regardless of who wins the contract.

But a report out today warns that trying to build the new

subs in Australia would be fraught with danger and the purchase of smaller, short-range "off-the-shelf" overseas submarines should not be ruled out.

The report, from the Government-funded Australian Strategic Policy Institute, predicts the Australian-made subs would cost a "staggering" \$3 billion each - three times the price of the older Collins Class boats.

The bill for the project is more than the annual \$35 billion federal education budget, just shy of the \$42 billion spent on the Government's stimulus package and more than a third of the \$100 billion the nation spends on health each year...."

<http://www.news.com.au/adelaidenow/story/0,22606,26278827-5006301,00.html>

Link to  
The Government's Defence White Paper

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