

Wade Noonan MP

Member for Williamstown



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9 July 2009



Dear [REDACTED]

**RE: PROPOSED PORT PHILLIP WOOL MILLS DEVELOPMENT,
WILLIAMSTOWN**

I thank you very much for your strong interest in this matter and for your letter to me dated 2nd July 2009.

The Hobsons Bay City Council is the principal planning authority for the proposed Port Phillip Wool Mills development in Williamstown.

The vast majority of the site is currently zoned for industrial use and can't accommodate residential development unless the council approves an application to rezone the land for residential purposes.

Through discussions with BAE Shipyards the developers have also made an application to rezone land that fronts Kanowna Street. This land forms part of the shipyards and is currently zoned for special use. Unlike the industrial zoned land, special use (zone 5) land falls under the planning control of the Minister.

Whilst people propose developments all the time, the debate at the moment is really about the future use of the land and whether it should now be zoned for residential purposes.

It also needs to be understood that this site has served as a buffer to both the Port of Melbourne's operation and those of the shipyards. I would expect that the Port of Melbourne will form a view about the appropriateness of residential development at this site.

If the land is rezoned for residential use, the next question will become: what type of development might be appropriate for the site?



There's no doubt that a proposed development along the lines shown in the architect's concept drawings, which include towers to a height of 46.5 meters are highly ambitious.

Maintaining the unique character and charm of Williamstown has to be a priority when considering the merits of these types of proposals.

In terms of my role, I've made it absolutely clear that I will work with the Hobsons Bay City Council, community members and other relevant stakeholders to ensure that any potential development on this site does not exceed the community's expectations.

We must ensure that Williamstown always retains its uniqueness.

As a matter of courtesy, I will be on-forwarding your views to the Minister for Planning, the Hon. Justin Madden and asking him to provide a formal response.

If you haven't already done so, please also ensure that you communicate your views to the Hobsons Bay City Council directly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Wade Noonan', with a long, sweeping horizontal line extending to the right.

Wade Noonan MP
Member for Williamstown