



North & West Melbourne Association Inc.
For those who live or work in North or West Melbourne
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David Mayes
Strategic Planning
City of Melbourne
GPO Box 1603
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Dear David,

This submission by the North and West Melbourne Association is based on resolutions passed unanimously at the meeting convened by the Association on June 21st and briefed by the Council Strategic Planning officers. Thank you for your input. Members of the local community who attended the meeting expressed considerable alarm at the proposals contained in both the City North and the Arden Macaulay Structure Plans. The two motions passed are as follows:

Motion 1

‘This public meeting, convened by the North and West Melbourne Association, to consider the Melbourne City Council’s Arden-Macaulay and City-North Structure Plans expresses its alarm at the details of the proposals and the process leading up to the current situation.

This public meeting calls on the Melbourne City Council and The Victorian State Government to review the criteria used in the preparation of these Structure Plans so that the views of local people, voters, stakeholders and ratepayers be better represented. It appears that these Plans are more about providing developers with high-rise development sites, rather than implementing a vision of a sustainable and human scale city - a repeat of all the problems of the development of Docklands.

In this review process the following matters need further urgent detailed consideration:

- ***The assumption is wrong that the only way ahead for the study areas to achieve increased population is by high-rise development, that is completely out of scale with the existing built form of these communities,. Higher density is not only achieved by high-rise.***
- ***The building heights proposed are excessive and not mandatory. This is particularly dangerous given that the proposed discretionary height limits will result in significantly higher buildings. For example, based on recent VCAT Decisions, the buildings in the Structure Plans with indicated heights of 60 metres could actually go to approximately 135 metres (i.e. 40 / 45 storeys or a 150% increase).***
- ***Insufficient consideration has been given to the need for significantly improved and increased civic and public infrastructure such as parks, open space, child and aged care, hospitals and education facilities etc.***
- ***Insufficient consideration of the existing social infrastructure and the future needs of the proposed significantly increased population.***
- ***No justification for the increase of the current population of North and West Melbourne which is approximately 15000. It is proposed in the City North Structure Plan that the population increase from 5500 to 19000 and the Arden Macaulay Structure Plan from 3000 to 25000.***
- ***Insufficient regard for the heritage and built form of inner Melbourne. For example, the 24 metre height limit proposed for the heritage listed Meat Market Craft Centre in Courtney Street, North Melbourne which is a double storey heritage building. Under the proposed plan an eight storey building could be build within the heritage facade.***

- ***Insufficient consideration of the current traffic and parking issues facing inner Melbourne and the resulting situation that would result if these Structure Plans were implemented. Public transport is already to capacity.***
- ***Too much reliance has been placed on the once proposed Metro Line to justify the high-rise development. Much of this development will proceed without the Metro Line being approved to the detriment of the inner area. It may never be approved and we would be left, yet again, with an inadequately serviced, huge population base, devoid of the old viable and more sustainable economic base that it replaced.***
- ***Insufficient consideration has been given to the serious question of inundation in large parts of the Arden-Macaulay Structure Plan study area.***
- ***The loss of commercial / industrial areas, in both studies, that are linked to the Central Business Area of Melbourne and surrounding areas. They provide important employment and economic opportunities. Sustainable populations require economic activity nearby.***
- ***Insufficient consideration to the proposal to link Boundary Road and Spencer Street, given both currently carry excessive traffic volumes and have an adverse impact on the adjoining areas.***

We object to the process involved in adopting these plans. This is not consultation. This is briefing us on what the Council and the State Government propose to do, asking for our feedback, and then Council proceeding, ignoring most of what we have said in response. There has been no enunciation of a vision, of how the various parts of North and West Melbourne relate to this proposal, the need for community infrastructure to be planned first, or even the consideration of a range of options as to how the plan might develop to give the community some role in deciding its direction.

This meeting requests that the 30 June deadline for public submissions be extended to 30 November, 2011, to allow for a more detailed consultation process and other important work to take place.'

Motion 2

‘That the structure plans not be signed off until primary and secondary school sites, with adequate active open space, and also additional public open space have been identified and secured. (keeping in mind that North and West Melbourne is recognised by Council as having the least open space within the City of Melbourne)’

In conclusion, the Association reserves the right to make further comments as the process proceeds and on further issues that may arise.

We draw particular attention to the recommendation in our resolution that the deadline be extended to November 30th to allow many of the issues we have raised to be further considered and the plan further developed. We do appreciate that the Council is at least resourcing a consultation process that reaches out into the diverse communities within the City of Melbourne – it was possible for us to have attended six different meetings on these plans. However, we feel that much more needs to be done to incorporate the views of residents and small business, who feel very excluded by much of the process adopted by this Council in determining both the MSS and these Structure Plans.

Yours sincerely

Kevin Chamberlin
Chairperson
North & West Melbourne Association Inc.