



North & West Melbourne Association Inc.

For those who live or work in North or West Melbourne
ABN 68 099 241 363

PO Box 102
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Tel 0404 515 763
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Meeting with Daniel Parsons, on behalf of the Minister of Planning Friday 4th November 2011 at 11am Level 7, 1 Spring Street

We would like to discuss the strategic planning situation in the City of Melbourne (standard of decision making, consultation etc. etc.), Municipal Strategic Statement, the various Structure Plans, poor planning decisions, the future, good planning and process matters.

The North and West Melbourne Association is a long-established organisation affiliated with the Coalition of Residents and Business Associations in the City of Melbourne (CoRBA).

- A number of other proposals for inappropriate development are of serious concern for a range of reasons, - concerns ranging from demolition of and impact on heritage buildings, building heights being approved that bear no resemblance to so-called 'height limits' contained in Design and Development Overlays, inappropriate builtform and excessive - up to 100% - dispensation for the provision of car-parking.
- The Planning Scheme has been described as being "broken" It is not so much the content of the scheme which is at fault but the ease with which it is ignored and abused, that is the centre of the problem.
- We note the significance of VCAT in the developer's use of process to gain green lights for their developments that too often are not necessarily endorsed by the LGA.
- The Association is not opposed to reasonable appropriate development. Over an extended period we have played a key role in the strategic debate. Along with the then Carlton Association, we drove the introduction of residential development in inner Melbourne, with opposition coming from the then City of Melbourne and the development industry.
- Over the life of the last Australian Labor Party State Government, inner Melbourne suffered greatly, particularly in the area of Council representation, and especially, the capacity of the Council to deal with urban planning in a strategic and sustainable way. A flawed election system has contributed to this dumbing down of the Council.
- The current Liberal/National Coalition has announced a review of the election system in the City of Melbourne and the issues relating to the standard of representation. The Association congratulates the State Government for this very positive step forward.
- The City of Melbourne is currently dealing with a number of very serious strategic planning matters. They are the Municipal Strategic Statement, Structure Plans and individual planning applications. If action is not taken, this process is heading for a disastrous loss of Melbourne's liveability. There is a fixation on the priority of increasing densification at the expense of amenity that is not appropriate to areas such as ours, which already has a high degree of density compared to the middle and outer suburbs of Melbourne.



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- Residents and small business people have been excluded from a positive role in the development of these plans and the results reflect the views of the Council bureaucracy, developers and State Government policy rather than a local vision for the area.
- The consultation process conducted by the City of Melbourne on these very important strategic planning matters was abysmal. It was not consultation, but just an information provision – ratepayers being told what the Council administration had decided. Many present believed they were meeting with us to present their plans because they had to.
- This is not our view of what constitutes consultation and is in stark contrast to the previous revision where local input was genuinely sought and valued. Resident Association written submissions to the Council on this MSS were totally ignored. Not one change was made in response.
- It has been left to the Association and members of the community to raise the significant issues that need to be addressed in the strategic planning process. Some of these issues include the planning of social/public infrastructure, traffic/parking, sustainable development, family accommodation and builtform, we feel, were totally ignored.

In terms of statutory planning, we know that we cannot discuss these applications with you directly, but we have attached a schedule listing those applications that have caused us most grief in recent times. Some are related to direct decisions by the Minister, but others are in the province of the City of Melbourne.

WE REQUEST:

- That the State Government intervene in the current urban planning process and impose interim planning controls over North Melbourne, West Melbourne, Carlton and Kensington to maintain the current builtform, population densities, traffic/parking levels and sense of community. This interim control is to stay in place until an appropriate and sustainable amendment, supported by the inner Melbourne community, is incorporated into the Melbourne Planning Scheme.
- That current inappropriate planning applications in the above suburbs be called in by the Minister for Planning and refused or amended to bring them into line with the current community expectation and the builtform of the area.
- That a wide ranging reform programme for the City of Melbourne be implemented as soon as possible and before the proposed interim planning controls are lifted.

Kevin Chamberlin
Bill Cook
Chairperson and Committee Member



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Attachment A

List of planning applications about which we have serious concerns in recent times

- Woolworths, 101-117 Canning Street North Melbourne -inadequate strategic planning definition for this site by the COM, lack of respect for surrounding builtform/ interface with residential zone
- 420 Spencer Inappropriate heritage treatment, excessive height to DDO
- Younghusbands, Kensington, Inappropriate heritage treatment, excess height to DDO
- 130-140 Errol Street Inappropriate heritage treatment, lack of respect for surrounding builtform
- 91-95 Flemington Road, North Melb, Heritage demolition, excess height, insufficient car parking
- 132 Roden Street West Melb - Proposed demolition of heritage graded façade, excess height to DDO
- Zagame, 577 King Street, West Melb - excess height to DDO, lack of respect for surrounding builtform,/ interface with residential zone
- Dryburgh Street Discreet development in back yards having severe detrimental affect on local amenity and neighbourhood character.