

2 July 2013

**NOTICE OF MOTION: CR OKE: WOOLWORTHS NORTH MELBOURNE
DEVELOPMENT**

Motion

1. That the Future Melbourne Committee:
 - 1.1 notes that VCAT has reviewed the Planning Minister's decision to grant a permit for the proposed Woolworths development at 101-117 Canning Street, North Melbourne, and has directed the Minister for Planning to issue a planning permit for the proposal similar to that originally proposed;
 - 1.2 notes the extent of community dissatisfaction with the issuing of the planning permit, which aligns with the City of Melbourne's previously endorsed position on the development, i.e. that:
 - 1.2.1 the building represents an overdevelopment of the site; and
 - 1.2.2 the scale and bulk of the building would impact adversely upon the general amenity of abutting streets and the immediate surrounding area.
 - 1.3 notes that that the revised Municipal Strategic Statement and the Arden Macaulay Structure Plan were the subjects of extensive community consultation and articulate the City of Melbourne's desired strategic planning framework for the area within which the Woolworths development falls;
 - 1.4 requests the CEO to write to the Directors of Woolworths Ltd, so as to:
 - 1.4.1 acknowledge the City of Melbourne's decision not to appeal the VCAT determination;
 - 1.4.2 describe how the development breaches the City of Melbourne's preferred strategic planning framework for the area;
 - 1.4.3 reiterate the continued existence of overwhelming community opposition to the development, and the extent to which the community has been consulted on the City of Melbourne's preferred strategic planning framework for the area; and
 - 1.4.4 request the Board to consider reducing the height of the towers to 10 storeys such that the development better reflects the City of Melbourne's preferred strategic planning framework for the area, noting that any moves in this direction would have the effect of increasing the local community's level of acceptance of the development;
 - 1.5 notes management's intention to review local traffic management in the vicinity of the proposed development.

Background

An Application for Review of the Planning Minister's decision to grant a permit for the proposed Woolworths development at 101-117 Canning Street, North Melbourne was heard by the Victorian Civil and Administrative Tribunal (VCAT) over four days from 25 February to 1 March 2013.

The City of Melbourne appeared as an objector to the proposed development, having originally objected to the proposal at the Future Melbourne Committee meeting of 8 November 2011 (at which the Committee generally endorsed the Delegate Report which outlined the City of Melbourne's basis for objection and which articulated an alternative development outcome for the site – [see the meeting paper](#)).

On 17 May 2013 VCAT directed the Minister for Planning to issue a planning permit for the proposal similar to that originally proposed. The City of Melbourne did not appeal the decision.

The City of Melbourne Planners and Councillors have received many requests from local community members to appeal the decision or to seek concessions from Woolworths for a more integrated development than allowed for by the Minister's planning permit.

Such requests have commonly highlighted the extent to which the Council requested the community to be engaged with the review of the City of Melbourne Municipal Strategic Statement (the Council-endorsed version of which can be found [here](#)) and the [Arden Macaulay Structure Plan](#) and its consequent planning scheme amendments. The requests go on to argue that the extensive participation by locals in the community engagement processes associated with these strategic planning framework documents have ended in a sense of betrayal, knowing that the Woolworths development was approved despite contradicting the strategic planning framework.

This motion is an opportunity to formally acknowledge the concerns held by many in the community, and seeks to share with the Directors of Woolworths the extent of these concerns. It goes on to articulate means by which Woolworths can be formally requested to consider voluntarily adhering to the City of Melbourne's strategic planning framework.

Moved: Cr Oke