



Town and Country Planning Association

Box 312, Collins Street West P.O., Melbourne 8007

Submission to City of Port Phillip

A Response to the Montague Precinct Draft Structure Plan

Introduction

The Town and Country Planning Association (TCPA) is a not-for-profit community organisation funded by members' subscriptions and donations; it is not affiliated with, or supported by, any party political or commercial organisation. TCPA's objectives include the following:

- To promote the application of principles of ecological sustainability to existing and new settlements and urban regeneration;
- To encourage the practice of environmental planning;
- To advocate the establishment of an effective strategic planning framework.

Summary

We congratulate the City of Port Phillip for producing a thorough and visionary plan for the Montague Precinct. We endorse the plan in its entirety.

Observations

Section	Comments
Strategic Directions 1 & 2	Fully supported
Strategic Directions 3	Thorough design principles (p55) but: "New development across the Precinct must achieve urban design and architectural excellence" How can this be ensured within the current planning process?
Strategic Directions 4 pt 1	Fully supported
Strategic Directions 4 pt 2	Fully supported
Strategic Directions	Fully supported

5	
Strategic Directions 6	Fully supported
City Road Corridor	Fully supported
Southern Neighbourhood	Fully supported
Northern Neighbourhood	Fully supported
Implementation Framework	<p>p. 140: "A new zone is required to facilitate a 'true' mixed use future for the Precinct."</p> <p>We agree with the above statement and make the observation that the Capital City zone is also inappropriate for this precinct.</p>