



Response to Planning Minister's Proposal for an Enlarged CBD

The Planning Minister (Matthew Guy) has proposed to extend the boundaries of what is currently defined as the Melbourne CBD to incorporate Docklands, Fisherman's Bend, E-gate (an area of North Melbourne currently used for freight railway yards), Southbank (extended southwards along St Kilda Road to Toorak Road) and a small part of Carlton as shown in Figure 1, below.

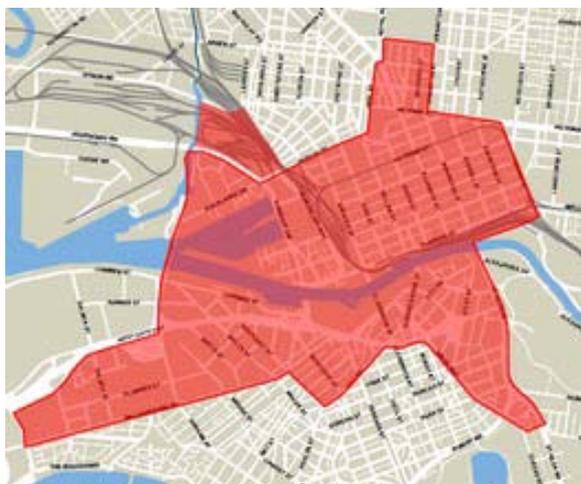


Figure 1: Proposed Expanded CBD

It would appear that the motivation for this is to take control of planning in these areas away from local government in order to facilitate the construction of high-rise apartment towers, with the objective of reducing development pressure in the middle suburbs, where many of the State Government's political supporters reside.

"Many people are concerned about high-rise towers dominating quiet suburban

streets, so we need to ask if high rise should be primarily concentrated in the inner city to take growth pressure off Melbourne's existing suburbs, while also capitalising on existing infrastructure", said Mr Guy.

"Concentrating high-rise, high-density growth takes development pressure off existing suburbs and can maintain livability in existing residential areas, while providing a large, vibrant heart to a growing central city area", Mr Guy said.

Our view is that the additional housing that will be required to house Melbourne's growing population would be better distributed throughout the metropolitan area, where there is demand, but particularly in close proximity to train stations or tram lines, and at designated mini-CBDs such as Dandenong.

Fisherman's Bend has no high capacity public transport to support a mass of high-rise apartment towers. It would be better developed at medium density, with buildings no higher than (say) six storeys, and with a mixture of land uses to allow jobs to be located close to housing. Such a density could be supported by light rail, which would be relatively inexpensive to provide.

Chadstone Shopping Centre Expansion

We submitted proposals for connecting Chadstone to Camberwell and Monash by light rail. Our submission can be seen on our web site: <http://www.tcpa.org.au/>.

Montague Precinct Submission

TCPA prepared a brief submission to the City of Port Phillip on the Draft Structure Plan for the Montague Precinct (at the eastern end of Fisherman's Bend). You can read our submission at our web site: <http://www.tcpa.org.au/>.

The Future of Melbourne

The Victorian Government recently launched a discussion paper "Melbourne, let's talk about the future" to inform the development of the new Metropolitan Planning Strategy and to seek further public consultation into the development of the strategy.

The discussion paper, developed by the expert Ministerial Advisory Committee (MAC) on Metropolitan Planning Strategy, canvasses a number of key issues that are expected to attract debate including:

- growing the central city as a 24-hour world city;
- delivering jobs and services to our outer suburbs;
- using our existing infrastructure more efficiently; and
- consideration of a permanent boundary around parts of the metropolitan area.

Comments on the discussion paper close Friday 1 March 2013.

View the discussion paper at www.planmelbourne.vic.gov.au.

Web Site Replacement

We are planning to have a brand new web site written to replace our existing site, which was originally written in 1996, and is showing its age.

Annual General Meeting

At our Annual General Meeting held on 20th November a new committee was elected. The office bearers are:

President: Russell Thompson
Vice President: Oz Kayak
Secretary: Peter Hill
Treasurer: Ray Walford

Our guest speaker (who came at short notice) was Peter Matthews, from the Orrong Group, which is fighting a massive development of a site in Orrong Road adjacent to Toorak Station. For more information about this group, see <http://orronggroup.wordpress.com/>.