




Minister for Planning

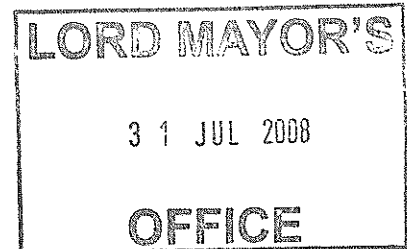
Ref: CMIN000233

25 JUL 2008

Cr John So
Lord Mayor
Melbourne City Council
GPO Box 1603
MELBOURNE VIC 3001

Dear Lord Mayor 

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FUTURE MELBOURNE - CONSULTATION DRAFT

Thank you for the opportunity to comment on the Draft Future Melbourne Plan.

The Draft Future Melbourne Plan presents a challenging set of aspirations to deliver an inclusive, dynamic and sustainable future for our capital city in 2020 and beyond. The visions articulated in the Pathways and Outcomes demonstrate leadership in local strategic planning that will enable the City of Melbourne to focus on issues such as affordable housing and achieve its longer term goals. I commend your Council on the extensive consultation process undertaken and particularly for the innovative use of the 'e-village' and the interactive 'Future Melbourne wiki'.

I note that Prof Lyndsay Neilson, former Under Secretary, Department of Premier and Cabinet was a member of the Draft Future Melbourne Plan Reference Group until he resigned from Government in September 2007. Although a replacement Government representative was not appointed to the Reference Group, I understand that the intention of the stakeholder consultation was not to formally invite Government contribution, but rather to focus on input from the general community.

I would welcome and recommend further consultation with the State Government as the details of the plan and its delivery framework progress, in order to monitor the plan's alignment with State Government objectives and policies.

The Government is committed to supporting the City of Melbourne in planning for the amount and diversity of housing needed in the municipality and will also work in partnership with councils to implement new residential zones, with extensive community engagement. The recommendations of the Melbourne 2030 Audit are a catalyst for positively moving forward with many of the Pathways and Outcomes identified in the Draft Future Melbourne Plan. It should be noted however, that at present there is no Victorian Government policy or supporting mechanism for the provision of a specified housing mix through inclusionary zoning.

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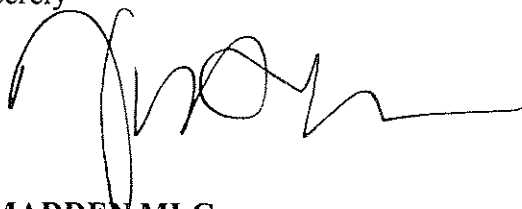


Other pathways identified as requiring careful analysis and weighing of impacts before implementation in the Planning Scheme include the proposed 6 storey maximum building height, which is contrary to Melbourne 2030 and the current Melbourne Planning Scheme; the objectives for a 'Stimulating and safe 24 hour City', which indicate a shift in emphasis from the existing policy relating to the Capital City Zone; and the 'Zero Carbon City', which has ambitious 'Outcomes' that would require State level policy and regulation and raise possible contradiction with other outcomes in the plan (i.e. Pathway 2.1 and Pathway 6.4).

Some additional general comments for consideration are appended to this letter.

I look forward to further opportunities to participate in the review process to progress the Future Melbourne Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Justin Madden', written over a faint circular stamp or watermark.

JUSTIN MADDEN MLC
Minister for Planning

Encl.

**APPENDIX
FUTURE MELBOURNE - CONSULTATION DRAFT**

House Prices

According to the report, in the 12 months between December 2006 and 2007, the median house price in the City of Melbourne increased by 50 percent, while units/apartments increased by 17 percent. These numbers are higher than Valuer General data, which recorded a 12 percent increase in house prices and +8 percent increase for apartments in that period:

Units/Apartments

2006 median: \$349,000 (from 3,087 sales)

2007 median: \$378,000 (from 3,776 sales)

Houses

2006 median: \$570,000 (from 404 sales)

2007 median: \$636,000 (from 499 sales)

Population projections

The population projection figures used in the Draft Future Melbourne Plan appear to be out of date. It is understood that the Department of Planning and Community Development and Council officers have recently agreed that the population projection for the City of Melbourne by 2020 is 138,000 persons.