



Mr. Glen Cosham

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7 May 2021

Port Phillip City Council

Private Bag 3

P O St Kilda 3182

ATT: Anthony Savenkov

Dear Sir,

174 Nott Street Port Melbourne

I write to request Council not to proceed with the sale of the above property in the manner outlined in your Public Notice in The Age newspaper.

I firstly do not accept the wisdom of disposing of this asset, which has been a source of revenue to Council for almost 40 years. The City is benefiting from the foresight of the previous Port Melbourne Council in purchasing this property in the 1980s. As you would be aware, the price of land anywhere in the inner suburbs of Melbourne has increased greatly since that time and can be expected to continue to do so in the future.

I do not doubt that Council will receive a large windfall profit should the sale take place. The demand for land for residential development is apparent everywhere in Port Melbourne, including the site next door in Lalor Street. The problem is that this demand is pricing out the availability of housing for low income persons. This is not a situation that Council should exacerbate.

If Council is determined to dispose of this property, it should not ██████████ do so to the highest bidder. Surely this is an opportunity for Council to work with the Victorian Government and/or a non-profit organisation like Housing First to develop the site for much-needed social housing. Within 500 meters of this property are 3 examples in Liardet, Farrell and Princes Streets where Council land has been successfully developed for this purpose. Whilst the Nott Street property is smaller, a proportionate development could be equally successful. Certainly, any private purchaser would have no qualms about squeezing the maximum return from the site.

There need be no pressure on Council to urgently facilitate such social housing. The property provides a steady income stream and Council can wait until circumstances become most conducive to pursue any development. I implore Council not simply to treat this land as a lazy asset. It should be retained to achieve public benefit for generations to come.

Yours faithfully,

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