


**Intention To Sell: 351 St Kilda Road, St Kilda**

Title/Question: Intention to sell 351 St Kilda Road, St Kilda  
 on:  
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ID	Please type your submission below	Do you have any other feedback you'd like to share with us about the proposed sale of this Council-owned land?	To what extent do you agree/disagree with the following statements	
			Council provided me with access to information to enable me to meaningfully participate in this process	Council actively supports community involvement in decision making
28953	I approve.	I think selling it is a good idea. It does not work as a park. I really hope that this reserve and the adjacent corner property can be developed well. The area is pretty ratty right now.	Strongly agree	Strongly agree
28952	I don't support the sale of this council owned land to the lack of open public and green space in the area. Small spaces like this can be used as a community garden and commons with trees and seating and even public art.		Neutral	Neutral
28951	As a long term local resident I believe this small land parcel needs to be kept as an open public space. It provides valuable water permeation space in a flood prone zone. It also provides welcome open air green space for local residents, of which there is a lack in the immediate vicinity due to the Residential Growth Prowth Program. Ideally this space would be incorporated into the Pocket Park programme & be available for all to use.	What would the proceeds of the sale go towards if it was sold? How does this fit in with the council Climate Action Plan & social inclusion strategies if it was sold?	Disagree	Strongly disagree
28950	<p>South Port Community Housing Group (SPCHG) is a community managed organisation that has operated in the City of Port Phillip for 38 years. The organisation manages over 285 units of affordable housing for singles on low incomes with prior lived experience of homelessness.</p> <p>SPCHG acknowledges that we operate on land of Yalukit Willam clan of the Boon Wurrung and pay our respects to elders, past, present, and emerging. We welcome the opportunity to provide feedback and to raise concerns regarding Council's intention to sell Council owned land by competitive market process.</p> <p>It can be said, available land for social housing development in the City of Port Phillip is a rare commodity. As is the availability of affordable private rentals for low-income households. The City of Port Phillip Council's current 10 year Plan identifies this as less than 1 per cent of the current 44 per cent of residents currently renting their homes. It acknowledges the problem of housing affordability in Port Phillip is getting worse, from affecting the lowest 50 to 60 per cent of the income range in 1995, to affecting the lower 70 per cent of the income range in 2015 (City of Port Phillip, 2016).</p> <p>SPCHG acknowledges the site limitations of 351 St Kilda Rd as identified in Council Officer's report. However, we wish to raise a number of questions regarding due diligence of the decision to sell the land on the open market and its alignment with the Council's 2015-25 In Our Backyard Affordable Housing Strategy.</p> <p>These include:</p> <p>1. How does the decision to commit to a competitive market process align with Council's Action 1.2 under the In Our Backyard Strategy, to develop an Expression of Interest process for the allocation of 'packaged' Council property and cash contributions with a preference for local community housing providers?</p> <p>2. To what extent has the Council investigated the feasibility of low-cost pre-fabricated housing options to deliver social housing on the site? This could be undertaken by local community housing providers with the current balance of available funding from the In Our Backyard strategy.</p>		Agree	Agree

	<p>3. Can Council provide further detail on the abatement mechanism that might be offered prior to sale, to assist interested community housing providers and developers to understand the financial viability of any potential partnership?</p> <p>Thank you again for the opportunity for us to provide feedback on matters regarding affordable housing in the City of Port Phillip.</p> <p>Yours sincerely</p> <p>██████████</p> <p>CEO South Port Community Housing Group</p>			
28949	Please do not sell so another massive apartment block can be built.		Neutral	Neutral
28948			Agree	Agree
28945	I don't support the proposed sale, we already have very limited green space in the area, it is crucial to sustain what is left/		Agree	Neutral
28944	Don't support it, although it might be small, planting that with indigenous plants would be a good plan to keep green space in an urban setting. The apartments behind it don't need another build up directly there, it's good for mental health to look out and see nature.	Just put some love into it, nature wise	Strongly agree	Agree
28943	It's important to keep the few remaining green areas. We have enough concrete surfaces		Neutral	Neutral
28942	<p>To whom it may concern,</p> <p>I don't support the sale of this piece of land. I think it would be great if the council could put some money into it and make it a community space - a community garden, small dog park, playground or a retail shop. I am very supportive of community housing but we have a lot already in St Kilda especially around the area, and it is a small piece of land. Also, that corner would really benefit from something nice like a small garden or playground for local families/dogs etc.</p> <p>Thanks for your consideration.</p>	It would be fantastic to put this land to good use for another purpose, and help improve the surrounding area.	Strongly agree	Agree
28941	As a long term resident of Blanche Street St Kilda I know well the area of 351 St Kilda Road. I appreciate this green space with five paperbark trees. I was disappointed to read that the Port Phillip Council would like to sell this small pocket of land. I realize that commercial property developers would be interested in building on this site. I ask the Council to consider more than economic benefit. We all know the increasing risks of climate change. While important policy decisions for our country are taken by the Federal Government and will be hopefully enhanced following the Glasgow meeting, there is room for local government to make a difference to lessen climate change. One small but important decision could be to retain this small green space with five trees at 351 St Kilda Road	I see you propose to use the results of the sale for low cost housing. While I support that movement I am asking that you consider green spaces. Once lost they will never be recovered and the planet is the loser.	Agree	Agree
28940		AFFORDABLE HOUSING IS IMPORTANT TO KEEP COMMUNITIES TOGETHER, IT IMPROVES DIVERSITY AND EQUALITY	Strongly agree	Strongly agree
28938	I understand the space isn't deemed usable by the council but a little fenced in playground would be great or fitness equipment. Also if I lived in an apartment looking out over that area I would be devastated to be built in. I'm sure we can come up with a really fun way to use the space and not sell it.	As above. I am a resident of market street only 100m away and it's the closest piece of grass to my house.	Strongly agree	Strongly agree
28935	<p>I do not support the sale of the site.</p> <p>I own an apartment that overlooks the site. Realistically if the block is sold privately then only option would be to build in that's space which would mean that my apartment along with all of the others facing the reserve would no longer see any light AT ALL.</p>	The out look to this park is beautiful for all of the apartments that face onto it. It this were to be sold on, that outlook along with the trees that have been grown there would be removed. All of this construction would significantly disturb the area.	Agree	Neutral
28934	<p>I live nearby on Inkerman St. I do enjoy the paperbark trees as a shady spot on the walk up the hill. That said, I agree that the council's reasons for sale are valid.</p> <p>I strongly agree with a requirement for public amenity as a term of sale, if that is for social housing .</p> <p>One last thing: please find a rehome or at the least, recycle for the trees. Make an effort not to see them ditched in landfill.</p>		Agree	Agree

28932	This small piece of land includes five beautiful trees and has been well kept by council. It is as all oasis along St Kilda road. I would prefer it be available as a small relaxing space rather than be sold - with maybe a couple of park benches and a tall night light so that it is safe. Thank you		Agree	Agree
28931	I feel as though it will be detrimental to my property directly adjacent		Agree	Agree
28930	I think it would be an interesting opportunity to create some Public owned architecturally innovative "Tiny Houses" on the site rather than offering it up to what we can all assume will probably be developers. It could possibly be designed by architectural students in a competition environment that diversifies the spaces to a myriad of architectural /residential expression and models . There is potential here to create an international model of housing that has a focus on budget, sustainability and innovation in recycled materials with homeless, indigenous, low income and disability residents in mind. Also a focus could made on plans that views tenants who are public transport users or cyclists to eliminate the need for driveways and car storage which will maximise the sites land usage without the need to alter curb side access. It could potentially house an International/Australian Artist residency program in one of the "works" that fuels an outcome at the Town Hall Gallery given its proximity and tying it all back in to the City of Port Phillip. Ultimately this is an opportunity to turn a small pocket of underutilised green into a international expression of community, future housing and hope.  ██████████ ██████████ St Kilda /Elwood resident since 1990 to present.		Agree	Agree
28928	Hello, appreciate the opportunity to have my say. Would you consider transforming into a community garden or some kind of community space?		Agree	Agree
28927	Sell it. I've never seen anyone use it as a park and it is quite often a dumping ground for rubbish.		Strongly agree	Agree
28923	Here are the reasons I don't support the proposed sale of the land: There is already a substantial residential development at 92-96 Carlisle Street and an existing development of a large number of apartments. I feel the reserve would be better served as community space rather than selling for further re-development on an already fully loaded residential area. Some suggested alternative uses: 1: A solar powered Electric Vehicle (EV) Charging station. This is an ideal location being just off Brighton Road / St Kilda Road and the gateway to St Kilda. This showcases the CoPP commitment to renewables and would be an investment in the future and the net zero targets. There could also be on-site coffee facilities and enable a small business to thrive. There could be a design competition resulting in some great architecture to serve as the gateway to a green St Kilda.  2: A multi-story children's play area. Safe from the main road and enclosed with appropriate ladders, tunnels, slides etc to go between levels and a safe place to let children play. With coffee facilities for parents etc. The recent closure of Interaxcity due to the pandemic ( <a href="https://www.interaxcity.com.au/">https://www.interaxcity.com.au/</a> ) this plot of land would be an ideal new home.	There are a number of alternative uses for this small parcel of land rather than overdevelop the area. This piece of land has been vacant for a long time now and this could and should be used to enhance the community, rather than simply sell for more housing. The CoPP need to balance the amount of housing with community facilities.	Agree	Neutral
28922	I am extremely upset that Port Phillip would consider taking more public land and selling it. Stop it. We need these local grassy areas for dogs to exercise. We also have Christmas get togethers on this land. Instead of selling it why don't you put a couple of picnic tables, a bin and a free bbq. You could also use the area for food trucks and homeless food trucks. The locals of St Kilda do not want you to sell this land. Why not use our rates to make it more presentable and usable for locals instead of trying to make more money		Strongly disagree	Strongly disagree
28921	I believe this land is best suited for a park to help people cope with today's struggles and allow families in the vicinity to have access to a park instead of having to get in a car or having to cross the busy Nepean hwy.  The area needs to have some nice feel about it and not just buildings everywhere and block the sun for people's neighbouring plants.	This land should be utilised as a park that is fenced off as there is no parks in the vicinity or at minimum should have some tables and chairs. It seems that side of Nepean hwy is neglected. People in that vicinity should have a park to go to especially being council is allowing so many apartments on Carlisle st. For people's well being it should be a park. Its about time people well being is prioritised.	Strongly disagree	Disagree
28920	this is against the policy of climate change when you can add green space to the city you take it away. this is wrong don't do it change it to a small green spot.  steven kazeme		Disagree	Disagree

28915	Please don't!!!! This should be kept as public space for the community, not turned into more apartments!		Strongly disagree	Agree
28914	This site should be beautified and kept as a green space, nature, garden area. These green spaces are vitally important for the health and joy of the community.		Agree	Neutral
28909	Please include significant social housing for teachers, nurses, care workers, retail and hospitality workers and others who work for and in the community but increasingly can't afford to live affordably in this area. I'm a school teacher but I could have to move if I can't work full time as I get older.	Please build in any car parking. Street parking is already full at night as I park on the street	Strongly agree	Strongly agree
28907	Please don't sell this land. Green space is becoming increasingly hard to find in Melbourne and though small it is important to preserve any space we can. If anything the council should maintain the land and turn it into a micro park with a bench and native plants to encourage local wildlife.		Agree	Neutral
28906	I don't support the sale of this reserve. there are far too many apartment blocks on this street and no trees or gras. do not develop this land.it will also block the windows on the building behind the fence if you build any structures here.	turn it into a playground for children!	Agree	Neutral
28899	I do not support the sale of the land. There is too little open space in the area. Currently it is not being used but with some new landscaping, perhaps a couple of benches & a sculpture it could be improved.		Neutral	Agree
28897	I don't support the proposed sale. This is one of very few sites of greenery around the area. In general it harms the environment to keep chopping down trees and there are five here.		Agree	Neutral
28896	It honestly isn't a big plot for sustainable, low income housing. The site next door at 92-96 Carlisle Street is already a bomb site so a clean up of the area would be good but planning permission for further building on the site should be considered in the negative. To suggest housing on this plot is crazy when the existing building behind runs to the boundary line and where there is already local concerns on parking.		Disagree	Disagree
28891	Hi, I walk past this piece of land frequently, it's a very small space. I understand there are plans to build 32 apartments at 92 Carlisle street, it makes more sense that this land is sold to the owner of that property so that the corner doesn't become an over developed, concrete corner with no room for greenery. Looking at the bigger picture, in some ways this corner area is the gateway to St Kilda, given it is across the road from the town hall, it would be nice if the St Kilda road/Carlisle street intersection was made to look much nicer and planning took more interest in lifting the overall appearance of the suburb. As a resident I would prefer to see more green spaces, more old buildings protected and less inappropriate development and huge, cheap apartment blocks. Please don't allow poor development choices to ruin our suburb. Kind regards Christy Flannery		Agree	Neutral
28862	Council should be trying to retain as many assets as possible rather than selling off. Land value will keep increasing		Agree	Agree
28860	I don't support the sale, we are an ever increasing high density area with sooooo many apartments. There are sooo many apartments that are already vacant and have been vacant for a long time, why cant the council negotiate with the owners and give them discounts on council rates (or other incentive) to lease to social housing. I live in an apartment near by and having garden space, even though small, is nice to walk the dogs and have some greenery. The space would be great for local outdoor sculpture for everyone to enjoy and support the art culture of the area. Private apartment development is everywhere, council owned land is so valuable for social and planning diversity. Please don't sell.	Please don't sell council owned land, we wont get it back.	Strongly agree	Agree
28859	Council shouldn't sell it. Council could make make it an activated play space for children or additional off leash dog park for the community.	Council shouldn't sell it. Council could make make it an activated play space for children or additional off leash dog park for the community.	Agree	Neutral
28858	Given the huge amount of development that has happened and no doubt will continue in our neighbourhood I would presume that any green pocket of land should be retained as is to provide the area some "lungs". Its high density around here now, these little gardens are great, they provide people with respite from all the concrete that seems to surround us. The birds like them too.		Strongly agree	Strongly agree
28856	I think it is ok to sell this small block in open auction provided it is not sold to anyone associated with a councilor.		Neutral	Neutral
28846	We feel that the land should be kept as a green space, fenced from the road, with seating for the community.		Agree	Agree

28832	<p>I understand Council is proposing to sell Council land at 351 St Kilda Rd, St Kilda. I live in Vale Street and pass this stretch daily. Whilst in theory I think it's a good idea to do something with this land as it does feel very unsafe in the evenings I have a few concerns.</p> <p>1) <del>S</del>ocial Housing: I would highly recommend that the Council work with a social housing association to ensure that only affordable housing is built on this land. There is enough commercial builds in this area.</p> <p>2) <del>R</del>eserve the root system to the trees lining the Western side: I understand the trees on the western side of the land (behind the fence) have significance, so I was very disappointed when I saw how much land the owners of the build at 88 Carlisle Street took in their construction. Given this I would like attention paid to preserving these trees and ensuring they have the best requirements necessary to ensure their survival, i.e. access to sunlight and appropriate soil.</p> <p>3) <del>R</del>etention of some of the trees on the actual site: I would appreciate as many trees as possible being retained on the site for environmental/bird life reasons.</p> <p>4) <del>R</del>ecognize this is a small parcel of land so the intention will be to build up. I would like a cap on the height so this would be in keeping with the above requirements i.e. nothing higher than the tree height along its western side.</p> <p>5) I would also appreciate a condition of sale to ensure the property is built according to best environmental standards which ensures: proper insulation and air flow in each of the flats, solar panels, water tank (if possible) etc.</p>	<p>Please commit to selling this land for social housing only.</p> <p>If, for whatever reasons, this is not acceptable then please consider making it a safe park. More green space is always necessary for community well being and for the environment.</p>	Agree	Agree
28810	<p>Development of this land would impact:</p> <ol style="list-style-type: none"> <li>1. vegetation in the area (of which is already limited)</li> <li>2. likely overshadow lots [REDACTED] Carlisle street</li> <li>3. impact privacy at [REDACTED]</li> </ol>		Agree	Agree
28809	<p>I am a resident of [REDACTED] Carlisle street and I strongly oppose the sale of the land for a number of reasons. First with parking already being very limited due to no parking permits, another development or housing estate would make it even harder to find day and overnight parking. Also the area is a nice green and tree friendly place which is good for the environment. I also enjoy the view of the trees. Selling this land to a developer is a big mistake and a cash grab that will effect all the residents.</p>	<p>I am a resident of [REDACTED] Carlisle street and I strongly oppose the sale of the land for a number of reasons. First with parking already being very limited due to no parking permits, another development or housing estate would make it even harder to find day and overnight parking. Also the area is a nice green and tree friendly place which is good for the environment. I also enjoy the view of the trees. Selling this land to a developer is a big mistake and a cash grab that will effect all the residents.</p>	Disagree	Neutral
28807	<p>I live by close by and love the fact that there are trees and an open space close by as do not have one in my building. It is nice to have a place like that And do not like cutting down tree for building area Thanks</p>		Strongly agree	Strongly agree
28806	<p>haveyoursay is not the correct forum for input into this decision. Council officers should seek feedback from every surrounding property owner and occupant. Then get on with it. This is a waste of time.</p>	<p>Stop wasting resources conducting this type of open survey. Survey the directly affected people, then get Councillors (the elected representatives) to make the decision. Stop hiding behind surveys.</p>	Strongly disagree	Strongly disagree
28805	<p>No issue with the sale of the land but not for social/affordable housing.</p>		Neutral	Neutral
28804	<p>I DO NOT support this as it will devalue surrounding properties affordable housing developments often suggest that it will harm surrounding communities. Feared consequences include increases in crime, declining property values.</p>		Agree	Agree

28803	This site gives much needed public amenity on a side of the road that doesn't have any. More development increases the area's propensity to become a wind tunnel and heat spot. Instead it could be used to increase tree canopy and could be a well used place to to rest, with park benches, bikes parking and being well lit. It's near a tram stop, so it has good foot traffic.		Agree	Disagree
28802		Great if it can be utilised for public housing.	Agree	Agree
28801	To Whom It May Concern, I am an owner of ██████ Carlisle Street St Kilda. Today 27.09 i received your letter regarding this proposed sale for the housing of low income and very low income people. I will be driving the rejection of this proposition as you are significantly de-valuing, place at risk our safety (especially mine as my apartment is directly opposite the fence). This idea is a complete joke. People are locked in a pandemic, and will be accustomed to home living for many years to come and you are willing to place essentially homeless people right outside my backyard. I have approached our body corporate, and we will be undertaking a petition to reject this sale of this land.		Strongly disagree	Strongly disagree
28800	I would like to see the land used for social housing, safe house , refuge if possible . If thats not possible the absolute best price should be obtained and the money used for either creating a green space in an adjacent area or it should go to social housing and or services for homeless people etc .		Neutral	Neutral
28799	I oppose to selling public land. I should be better look after for public use of green space.	CoPP should never sell public land.	Disagree	Strongly disagree
28798	Please just let it be a green space. There are enough houses and buildings in the area		Neutral	Neutral
28797	Keep it, develop it, and rent it out yourselves. Council would be a far better developer and landlord than real estate ██████.		Neutral	Neutral
28796		Should be used to build housing for the homeless	Neutral	Disagree
28795	Please DO NOT make this another low cost housing project. We have enough ██████ in St Kilda. You are ruining this area with social housing. We need ██████ good citizens instead of the sort of people low cost housing brings, why can't we have decent people move in for a change?	You are ruining this area with the amount of ██████ d ██████ social housing brings.	Neutral	Strongly disagree
28794	Do not support. We live in the apartment facing out onto that piece of land. It already is dark with the trees and gets limited sun i can only imagine if another building is built there.	It is a nice green area! Build a small playground there for ppl in the apartments there. Or leave as is, not every piece of open land has be sold for buildings!	Neutral	Neutral
28793	I would ONLY support an abated sale of 351 St Kilda Road, St Kilda if the new build is intended for affordable housing for women and their children or the elderly ONLY! And any such build to be in equal to or greater quality as the Botanical Apartments in Bundalohn Court. I would NOT support any project intended for the housing of men or boys. Men have made a mess of Grey Street and as a rate payer and resident of St Kilda, I do not wish for ██████ men to be making a mess, gathering or constantly walking passed near where I walk, catch the tram or live. The area surrounding 351 St Kilda Road, and Carlisle Street around the corner, now has some lovely new and respectable apartment buildings providing beautification so lets not lower the tone of the area now!! If more social housing is needed for men, it should be arranged nearer the Sacred Heart Mission and Church in Grey Street, keeping the ██████ and ██████ in the one place! Thanks	I would just like to add that it would be a shame to see the little bit of space, grass and trees go. I always liked that little bit of greenery. I would prefer for it to remain as it is maybe with some more low maintenance plantings to neaten it up.	Strongly agree	Neutral
28792		Sell it and use the money to buy land for a parklet in a neighbourhood	Strongly agree	Neutral
28791	Please only sell it for social and/or affordable housing. We are in dire need of that. St Kilda seems to be losing its empathy and compassion, and this would be a powerful statement as well as a practical help.		Strongly agree	Neutral
28790	I don't support the sale, there is not enough green spaces in the area and could be used as a indigenous plants garden/area...	The small term, small financial gain isn't worth the sale...	Neutral	Disagree
28789	Turn it into a rehab or something for the homeless	Don't just sell for profit actually help your struggling region	Agree	Neutral
28788	I lived in number ██████ carlisle street until recently and know the area well. The land will be sold probably to developers who will most likely try and buy 92-96 carlisle street as well as it has been put up for expression of interest. We do not need more turfed out ugly apartment buildings. It is loud ok tbe road enough without neighbours being subjected to more disturbance. I would also say the building that sits next to that will be significantly disrupted.		Agree	Neutral

28787	<p>I live in one of the apartments right near the intersection of Carlisle St and Nepean Highway, on the same side of Carlisle St where the council-owned land is.</p> <p>I don't support the proposed sale for low-income housing, because I am already concerned enough about safety in the area (eg. Greeves St, on the other side of our apartment complex); and my partner and I are wanting to potentially have a family in this area that we are starting out our lives in. With all due respect, there is already enough safety concern in this specific area. If a low-income housing was built in the same position where we live (where other families live too, as well as having primary schools in the area), our place would also be 'sandwiched' between that and Greeves St, which is specifically and notoriously known as an unsafe area to walk down in the day and the night, and where certain individuals also congregate around our apartment.</p> <p>I believe this would be a diservice to people like us living in this part of Carlisle Street, potentially creating more unsafe circumstances, making us need to keep even more alert than we need to.</p>	I am happy for the land to be utilised for anything other than low-income housing (e.g. normal apartments, milkbar, a shop).	Agree	Neutral
28786	<p>Living locally in the area, I am happy for the plot of land to be sold and made into normal residences or even shops/restaurants however I am concerned for the proposal of low income housing as the area already has a few locations around particularly on greeves street that potentially make it unsafe. Particularly for children/given there is a primary school very close by.</p>		Strongly agree	Agree