

[REDACTED]

From: Anthony Savenkov
Sent: Thursday, 24 December 2020 1:39 PM
To: [REDACTED]
Cc: Aaron Lenden
Subject: RE: Notice of Intention to Sell Council Land - 39-47 Camden Street, Balaclava - acknowledgement

Hello [REDACTED]

We acknowledge receipt of your submission.

Thank you.

Regards

Anthony Savenkov

(Acting) Executive Manager Property and Assets | Property and Assets

[REDACTED]
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

From: [REDACTED] >
Sent: Friday, 18 December 2020 7:06 PM
To: Anthony Savenkov [REDACTED]; Aaron Lenden
Subject: RE: Notice of Intention to Sell Council Land - 39-47 Camden Street, Balaclava

[External Email] Please be cautious before clicking on any links or attachments.

Dear Anthony,

Thanks again for your time in the past week on the phone and again during our meeting on the 11th of December to discuss the notice of intention to sell Council land at 37-49 Camden Street, Balaclava.

As discussed, I represent the owners of a number of consolidated land parcels, including the Coles Supermarket directly adjacent the Woolworths carpark (37-49 Camden Street). Plans are currently afoot to redevelop the Coles Supermarket site in line with Council's objectives for the Balaclava Retail Renewal Precinct. We will be appointing an Architect next week to commence the Masterplan for the redevelopment of the precinct and we look forward to further engagement with you and other Planning stakeholders within City of Port Phillip to ensure we release all of the potential for the future of this part of Carlisle Street.

Although the Woolworths carpark does not directly form part of the site proposed to be redeveloped, we view it as an important inclusion to the development of the masterplan for the Carlisle Street supermarket precinct. Further, we continue to see the benefits to the precinct to have a fully resolved and comprehensive masterplan which includes the Woolworths carpark (and ideally the supermarket) and to that end, my clients would like to confirm their strong interest in acquiring all 4 lots that form Carpark "A" on Camden Street, as identified on the Carlisle Street Carparks Strategy document.

You have advised that the sale of this land, when it occurs will be offered to the market via a public process. I would, however like the opportunity to meet with you again in early 2021 to present our draft of the Masterplan and to further discuss how an integrated design response to the future redevelopment of both sites will be the best outcome for Council's objectives for the renewal of this section of Carlisle Street. If there is a mandate for Council to sell this land as part of the renewal strategy, I would like to appeal to you to consider preliminary discussions with my clients and I for their acquisition of these titles prior it being offered to the market.

To formalise this, in accordance with Section 223 of the Act, I wish to be heard in support of the above submission at a meeting of the Council or its committee.

I hope you have a safe holiday break and I will be in contact again in late January to present our first drafts of our proposed plans.

Regards,

[REDACTED] | Project Director

PDSGROUP



Happy holidays from all the team at PDS Group. Our office will be closed from 12pm on Tuesday 22 December 2020 and will reopen Tuesday 12 January 2021. We hope you have a safe and relaxing holiday.

Property Development Solutions (Aust) Pty Ltd

M: [REDACTED] P: [REDACTED]

E: [REDACTED]



FLEXIBILITY: PDS Group supports working flexibly. Although it may suit me to send emails outside standard business hours, I do not expect you to respond outside your regular work hours.

DISCLAIMER | COVID-19 OUR WORKING APPROACH | OUR VALUES