

Public Question Time – answers to questions taken on notice*

Questions from Christine Walker

Q1: Can the Council demonstrate it has used an exhaustive process to consider the best possible use of the land 46-58 Marlborough Street, Balaclava, which it proposes to severely limit the public use of?

Response

The use and development of the land is regulated by the Port Phillip Planning Scheme, a statutory document. Changes to the Planning Scheme over time have involved extensive community consultation, review by Council officers, adoption by Council, and review by the Minister of Planning.

Under the proposal, Council would retain a public carpark area, with minimal impact on the number of car spaces.

Q2: Why is it that Council representatives believe property prices in the area will be diminished?

Response

From the studies of social housing projects in Australia and abroad that we are aware of, we do not draw the conclusion that the impact on surrounding property prices will necessarily be negative, or that it will be a dominant driver of price.

Q3: Why is it that Council is choosing to make decisions that will diminish this area in the City of Port Phillip?

Response

Council takes great care with the decisions it makes. Council is yet to make a decision on whether to proceed with the intention to sell. It is considering the submissions received.

Q4: Are the trees in the Marlborough Street carpark significant and will they be preserved in this development?

Response

The development of the site, as envisaged by the concept plan, would require the removal of some of the trees. It also provides the opportunity for planting of others.

Each tree on the site has been inspected by an arborist. None of the trees were identified as having very high retention value. One tree was identified as having high retention value. That tree is situated along Balaclava Walk. The concept design provides a deep soil zone for this tree. It also indicates significant new planting, for instance, at the interface with Marlborough Street.

A landscape design plan is anticipated to be part of the development application and assessment process, should the initiative proceed to that stage.

Q5: What will be done to ensure the bird life in the trees is preserved?

Response

A fauna assessment is anticipated to be part of the development application and assessment process, should the initiative proceed to that stage.

**Please note: answers to any questions in Public Question Time which were answered at the meeting are included in the minutes of that meeting.*