

Request to be heard?: No

Precinct: Sandridge

Full Name: Dorothy Pura

Organisation: Osprey Developments Pty Ltd

Affected property: 239 & 241 Ingles St Port Melbourne

Attachment 1:

Attachment 2:

Attachment 3:

Comments: This submission is being written in support of a parcel of land in the precinct of Sandridge which has potential for redevelopment into a high rise complex. The goals of the Fisherman's Bend redevelopment as expansively developed in the document " Fisherman's Bend Framework The next chapter in Melbourne's growth story Draft for consultation " are high minded and praiseworthy. However, I must question if the seeds of potential failure are not already present. Diverse, vibrant commercial activity must include businesses of all sizes or it is unlikely to be achieved. All businesses need a manageable cost structure. Housing which caters for the socially disadvantaged as well as more affluent citizens cannot be prohibitively expensive or it is unachievable also. However, problems of affordability are already present. Anecdotal evidence indicates that local and state governments have created an underlying cost structure in their Port Melbourne rates and land taxes , which have already driven economic activity out of Port Melbourne and continue to do so at an escalating rate.