



PROPOSED SITE REZONING FROM B4 TO B1 IMPACT ON OTHER POSSIBLE USES

ADDENDUM 2 TO COUNCIL'S SUBMISSION 12th JUNE 2007

Issue:

1. During presentation of Council's submission, Council was asked to confirm whether the rezoning of the proposed site from Business 4 to Business 1 would have an impact on potential future development – namely the attraction of bulky goods and/or other uses usually accommodated in a B4 zoning.

Issue:

2. The attached map shows the B4 zones that would remain after the proposed Amendment C12 and also the complementary Mixed Use zones in the Maryborough CBA.
3. The map clearly delineates sites of between 2,500 m² and 4,000m² that could be assembled in a reasonable timeframe to accommodate such uses.

Comment:

4. It should also be noted that the sheer size of the MKM site would be unlikely to attract a single B4 user, due to the size of the retail catchment in which Maryborough is located and its proximity to both Bendigo and Ballarat.
 5. Consequently, subdivision of the site would be required to accommodate a range of B4 uses. This is believed to be uneconomical due to the costs of demolition, subdivision and land values in Maryborough.
 6. Not to rezone from B4 to B1 will undoubtedly result in this former industrial site remaining underutilised and a continuing visual blight for years to come.
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