

8.2 DEVELOPMENT OPPORTUNITIES FOR COUNCIL LAND WITHIN OAKLEIGH RETAIL PRECINCT

(FBG:SHOP 13, SHOP 8)

Ward: Oakleigh

Responsible Councillors: Paul Klisaris & Stephen Dimopoulos

NOTICE OF MOTION

1. *That Council directs officers to explore opportunities for the development of Council land within the Oakleigh Retail Precinct and provide a comprehensive report on the possible uses of the various parcels of land within the precinct by February 2010.*
2. *In the exploration of opportunities, consideration should be given to each of the following or a mix of the following:*
 - a) *Residential development;*
 - b) *Retail development;*
 - c) *Community Health Centre development;*
 - d) *Social housing development; and*
 - e) *Commercial Development*
3. *The report will explore these possible uses within the context of a thorough analysis of:*
 - a) *alternative options for the provision, funding and location of replacement and new car-parking, to support proposed development as well as options that support the Oakleigh CBD's continued growth. Among these options must be active consideration of dissociating the proposed multi-deck car park on Chester Street with any development in Hanover Street.*
 - b) *the possibility of strategic partnerships with Victorian Government (or Government Agencies) land and Victorian and Commonwealth Government funding opportunities.*

INTRODUCTION

This report requests that an assessment be undertaken and a report presented for Council's consideration on possible development opportunities on Council land within the Oakleigh Retail Precinct.

BACKGROUND

Council at its meeting held on the 21 July 1998 resolved to grant preferred developer status to Home Time Residential Properties Pty Ltd for the development of the Council owned land in Hanover Street and Chester Street, Oakleigh.

Negotiations occurred with the preferred developer over a period of time to the extent that planning approval was granted for a commercial / residential development and associated carparking on the Hanover Street land and for the development of a multi

level carpark on the Chester Street land. Due to the developer being unable to satisfy a number of key requirements the sale of the land did not proceed and Council is now able to explore alternative development opportunities for its land within the Hanover Street and the Oakleigh retail precinct in general.

ANALYSIS

It is proposed that officers undertake an assessment of the development opportunities that exist for the various parcels of Council land within the Oakleigh retail precinct and report back to Council with their findings.

The assessment is to include but not limited to whether opportunities exist for residential, retail, commercial, community health facilities, private and social housing or a combination of the above. It is to also explore potential funding arrangements for any part or all of the proposed developments and gauge both private and government interest in progressing any part of the identified development opportunities.

CONCLUSION

That a comprehensive report for Council's consideration on development opportunities on Council owned land within the Oakleigh Retail Precinct be prepared by February 2010.