

**2.3 COMMUNITY CONSULTATION OUTCOMES – PROPOSED TENNIS COURTS
AT CALOOLA RESERVE OAKLEIGH**
(JG: F16-110042)

Responsible Director: Julie Salomon

RECOMMENDATION

That Council:

- 1. Authorise officers to proceed to tender for the installation of eight (8) synthetic grass tennis courts with LED sports lighting at Caloola Reserve Oakleigh to be initially funded from the 2017/18 Oakleigh Recreation Centre Redevelopment budget;*
- 2. Notes that the proposal will involve the demolition of the existing pavilion at Caloola Reserve and provision of temporary buildings for use by the three sporting clubs until a new pavilion is constructed;*
- 3. Authorises officers to commence the design process for stage 2 developments at Caloola Reserve including the new pavilion, car-park and hot shot courts with the view to potentially start construct in the 2018/19 financial year;*
- 4. Authorises officers to enter into a heads of agreement with Oakleigh Tennis Club and North Oakleigh Tennis Club for future usage agreements for the shared use of the new facility at Caloola Reserve which will include a condition that when the preferred days and hours of use of the new facility have been agreed with the tennis clubs, there must be in place an appropriate public booking system for the use of tennis courts by the general public;*
- 5. Receives a further report advising of the tender outcomes for construction of the new tennis courts at Caloola Reserve;*
- 6. Commences the statutory process to sell the land at 14-16 Atkinson Street, Chadstone (Title Volume 5465 Folio 1092880, Volume 4995 Folio 998905 Volume 6331 Folio 1266163 Volume 7508, Folio 033) and appoints a Committee of Council comprising Mount Waverley Ward Councillors to consider submissions received under Section 223 of the Local Government Act at a time and date to be fixed if no submissions are received, Council authorises the Chief Executive Officer or her delegate on behalf of Council to sign and seal all documentation required to effect a sale of the land; and*

7. Directs officers to speak with the Department of Environment, Land, Water and Planning to determine the best option to achieve a rezoning of the land and then report to Council on the preferred option and seek a resolution of Council to commence the rezoning process and in turn authorise the Chief Executive Officer or her delegate, on behalf of Council, to undertake the necessary processes to rezone the parcel of land at 14-16 Atkinson St, Chadstone to its underlying zone (General Residential Zone 2).

INTRODUCTION

The purpose of this report is to advise Council of the results of the community consultation undertaken as part of the proposal to install eight new tennis courts with LED lighting at Caloola Reserve located at 88A Drummond Street, Oakleigh (Caloola Reserve) to accommodate the relocation of Oakleigh Tennis and North Oakleigh Tennis Clubs.

The report also recommends Council commence the process for the rezoning and sale of 14-16 Atkinson Street, Chadstone which is the current site of the North Oakleigh Tennis Club.

BACKGROUND

Council, along with State and Federal Government, has made a commitment to a significant capital works investment in the redevelopment of Oakleigh Recreation Centre. As the design process for this project began it became clear that the best design option for the redevelopment to provide functionality and avoid tree removal would include partial or full removal of the adjacent tennis courts, home to Oakleigh Tennis Club.

Council officers have had without prejudice discussions with both the Oakleigh Tennis Club and North Oakleigh Tennis Club regarding the potential to relocate both clubs to a new facility to be constructed at Caloola Reserve. The initial conversations and designs included the possibility of incorporating netball courts but the site limitations made this difficult to achieve. As a result netball and other multiuse options were removed from the design process.

At the 27 June 2017 Ordinary Council Meeting, Council authorised officers to continue relocation discussions with the clubs in a more formal sense to determine if there was agreement for the two clubs to move to a new facility at Caloola Reserve. These discussions have progressed successfully with both clubs agreeing in principle to relocate to a new eight (8) court facility at Caloola Reserve. The clubs would like to obtain some assurances on elements to be constructed and future usage agreements to be documented in a heads of agreement before making a final commitment to the project.

At the 27 June 2017 meeting, Council also authorised officers to commence a community consultation with local residents on the proposal.

A preliminary concept plan of what is being proposed at Caloola Reserve is detailed in Figure 1: Preliminary Concept Plan. The proposal involves the construction of eight (8) new tennis courts along the southern boundary of the reserve with lighting and demolition of the old tennis facilities at the Oakleigh Recreation Centre early 2018 (*Stage 1*). It is proposed that the new multi-sport pavilion, car park and potential hot shot courts works are progressed over the coming years (*Stage 2*). Other elements of this concept plan such as the circular walking track, cricket net upgrade, reserve furniture, fitness stations, sports lighting upgrade and the like (*Stage 3*) may take longer to deliver. Both Stage 2 and Stage 3 developments are subject to Council's future budget considerations.

Subject to the successful delivery of Stage 1 (eight (8) tennis courts and LED lighting), it is proposed that design of Stage 2 works (new multi-sport pavilion, car park and potential hot shot courts) commence now with a view that they be considered for funding as part of Council's 2018/19 capital works program.

Figure 1: Preliminary Concept Plan



Oakleigh Recreation Centre

As detailed in the June 2017 Council report, the relocation of the Oakleigh Tennis Club will provide additional space on the Oakleigh Recreation Centre site to ensure the best possible design for the new *Oakleigh Recreation Centre Indoor Stadium and Waverley Gymnastics Facility Development* which is being delivered as part of Council's 2017/18 and 2018/19 capital works programs. This approach will avoid significant tree removal and includes an increase in onsite car parking from 130 spaces to approximately 200 spaces.

Broader Community Benefits

The relocation of tennis will provide improve design outcomes for Oakleigh Recreation Centre and see the development of new tennis courts and a multi-purpose facility for tennis and the existing tenant clubs at Caloola Reserve. Additional reserve improvements including development of a circular walking track around the playing field, installation of hot shots courts and a basketball half court, sealed car parking, fitness stations and reserve furniture would also be considered as part of Stage 2 and 3 works. This is an exciting opportunity for Council to improve recreational facilities and outcomes for the community at both Oakleigh Recreation Centre and Caloola Reserve.

The relocation of both Oakleigh Tennis and North Oakleigh Tennis Clubs to Caloola Reserve enables Council to rationalise ageing tennis infrastructure at the two clubs whilst consolidating tennis assets in the immediate area to ensure the long-term viability and sustainability of tennis in the area.

The total number of courts in the immediate area would be reduced from ten (10) en-tout-cas courts to eight (8) synthetic grass courts and from three pavilions to a single shared multi-purpose pavilion which will result in reduced asset maintenance and renewal costs. Both tennis clubs have reviewed their current usage requirements and have confirmed that these will be adequately accommodated on eight new courts.

It is proposed that the new eight (8) court facility will be separated into two (2) four (4) court enclosures. One enclosure (courts 1-4) will be designed with the capacity for tennis poles and nets to be removed to enable other usage, this usage would only occur if there was no demand for tennis usage. There will only be tennis court line markings as it will not be specifically designed for any other sport. The other enclosure (courts 5-8) will be designed for tennis use only.

The provision of flexible, multi-use spaces is consistent with Council's commitment to activate spaces, optimise usage and increase participation opportunities. This has been the driver behind the different lighting designs for the two enclosures – both which will meet tennis lighting design standards for uniformity, spill and lux levels. The final design and layout is still being discussed and resolved with the clubs.

Officers have advised the clubs that Council aims to future-proof new facility developments for the benefit of the community. Whilst we acknowledge that the club will have full access and control over the courts, there is an expectation that if the clubs cannot fully utilise the courts (the existing courts at Oakleigh Recreation Centre are often not in use), they can be booked for use by the broader community, including other usage if there was no demand for tennis use.

The tennis facilities at Oakleigh Tennis Club (7 courts) will be demolished to make way for redevelopment of ORC and the existing 3 unlit courts at the North Oakleigh Tennis Club located at 14-16 Atkinson Street, Chadstone (corner of Timmings and Atkinson Streets in Oakleigh), will become surplus to community tennis needs.

DISCUSSION

Tennis Club and Tennis Victoria Discussions

Discussions with Oakleigh and North Oakleigh Tennis Clubs have progressed successfully with both clubs agreeing in principle to relocate to Caloola Reserve. The clubs would like to obtain some assurances on elements to be constructed and future usage agreements to be documented in a heads of agreement before making a final commitment to the project.

The clubs are requesting that eight courts are constructed in stage one of the project and that stage 2 which includes the construction of a new pavilion is undertaken as soon as possible. The pavilion upgrade is scheduled for consideration in 2019/20. It is expected that the tennis clubs would co-locate with the existing users of the reserve in a new shared use multi-sport pavilion.

Construction of eight courts would mean that the current brick pavilion needs to be demolished to provide the required space. The clubs could be housed in temporary buildings until a new pavilion is designed and constructed.

This is considered to create the best outcome for the site and the clubs and also means that the temporary pavilion can be located well away from and not be in the way when works on the new pavilion commence. It also recognizes that the clubs will need to be placed in temporary facilities when the new pavilion is to be built. Officers discussion with the relevant clubs has confirmed that appropriate temporary facilities would provide a more superior outcome to the existing pavilion which is in poor condition.

The opportunity for Council to rationalise and improve tennis infrastructure will strengthen tennis generally and provide more sustainable tennis opportunities in Oakleigh.

Tennis Victoria fully supports the concept of the two clubs securing their future at Caloola Reserve whilst assisting Council's redevelopment plans for Oakleigh Recreation Centre.

To facilitate this to occur, North Oakleigh Tennis Club has suggested that they could co-locate with Oakleigh Tennis Club now. This would make their existing site at 14-16 Atkinson St, Chadstone vacant. There is no identified need to retain the site for tennis usage. The playground is small and infrequently used, there are other playgrounds nearby that service the area and the area has reasonable provision of open space. There are Council owned open space areas and recreational land in the vicinity including the well established Oakleigh Public Golf Course, Scotchmans Creek Linear Park and the Oakleigh Recreational Centre. The land is therefore considered surplus and it is recommended that this land be considered for sale.

Meetings with Existing Tenants

Caloola Reserve is home to East Oakleigh Cricket Club (summer tenant) and Monash City Football Club (winter tenant). Monash City Football Club also operates from Argyle Reserve, Hughesdale as their main ground.

Officers have met with the existing tenant clubs regarding this proposal. Both clubs have expressed that they consider the current pavilion to be in a poor condition, not fit for purpose and in urgent need of an upgrade or replacement. They are supportive of the proposal and are keen to see the development of a shared multi-use pavilion at Caloola Reserve fast-tracked. To enable the development at Caloola Reserve to occur, they are open to utilising temporary facilities to allow the early demolition of the existing brick pavilion. The temporary facilities would support participation for all players and provide a greater amenity than they currently access.

Community Consultation

To date, community consultation on the preliminary concept plans for the redevelopment of Caloola Reserve has included:

- Information about the proposal on Council's website;
- An online community survey on Council's website at 'Have your Say';
- Fliers placed on the notice board and available in hard copy at the Oakleigh Recreation Centre;
- Residents in the immediate area of Caloola Reserve were letterboxed on 29 June 2017;
- Local residents were invited to 'Have your Say' either online or by emailing their comments to Recreation Services; and
- Residents were also invited to request a meeting with Council officers and/or discuss the proposal with Council's Manager Active Monash.

At the close of the on-line consultation at 5pm on Monday 17 July:

- No residents had requested a meeting with Council officers; and

- A total of 39 responses were received with thirty two (32) in support and seven (7) opposed to the proposal.

Overall the majority of feedback on the proposal was very positive.

Some opposition came from residences backing onto Caloola Reserve whose primary concerns focused on a perceived impact new tennis courts could have on their amenity. These include concerns about noise, light spill, car parking, and vandalism, impact on privacy and impact on property values. Whilst acknowledging these concerns, officers believe that the majority of these concerns can be addressed through appropriate planning, design and management. For example:

a) Car parking

Council is in the process of conducting a traffic management study for the area and will ensure the appropriate traffic management and traffic calming measures (such as regular parking patrols, traffic controls to slow vehicles and amendments to parking conditions where necessary) are undertaken to protect local amenity.

Stage 2 works also includes the construction of a formal car park in Caloola Reserve which will supplement on-street car parking.

b) Noise levels

The reserve has historically been used for active sport (soccer and cricket) and the addition of tennis to the site is not expected to increase noise levels to unacceptable levels. Noise levels generated from the reserve and tennis courts would fall within acceptable Environmental Protection Authority (EPA) guidelines.

It is also important to note that the lighting for the tennis courts will also operate on a timer system to limit operation within a set curfew time. It is proposed that for the two (2) eastern courts (closest to the residential area) this will be 9pm and for the remaining six (6) courts until conclusion of play.

c) Tennis court lighting

New LED lighting will be provided on all eight courts to a community tennis standard. LED lighting is more energy efficient and will contain light spill within the boundary of the reserve.

A qualified and independent lighting consultant has been engaged to ensure that the design controls the spill of light into the surrounding residences. The design will be fully compliant with relevant Australian Standards for sports lighting (including AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting) which means the new lights will limit the spread of light spill to surrounding properties and control

luminous intensity to residential standards. The floodlights will also operate on a timer system to limit operation within a set curfew time.

There is a significant buffer zone of over 14 metres from the residential boundary to the edge of court 8. There is existing vegetation that will be retained in this buffer zone and additional tree planting will take place to ensure the impact on neighbouring residential properties will be reduced.

d) Broader community benefit and number of courts

The relocation of the Oakleigh Tennis Club from the Oakleigh Recreation Centre site provides additional space to ensure the best possible design outcomes for the ORC redevelopment. This will directly benefit the many existing and potential users of ORC.

The relocation of two tennis clubs to Caloola Reserve results in a net rationalisation of tennis courts in the Oakleigh area from ten (10) courts to eight courts with an increase in the number of lit courts from four (4) to eight (8). The co-location of two clubs at one single site reduces the overall asset maintenance and renewal burden on Council and the community and enables aging and redundant assets to be demolished.

Plans to improve sport and recreation infrastructure at Caloola Reserve under stage two of the project includes: the development of a new multi-purpose facility for tennis and tenant clubs; installation of hot shots courts and sealed car parking. These enhancements will be accessible to the broader community and increase local participation opportunities.

Potential additional improvements such as hot shots courts, fitness stations, cricket net upgrade, circular walking track and reserve furniture (Stage 3) may take longer to deliver and are subject to Council's budget considerations. Under a licence agreement with Council, it is proposed that the tennis courts will be available for casual hire/use outside of club competition and coaching activities to increase community use.

e) Tree removal

The relocation of the Oakleigh Tennis Club to Caloola Reserve results in a reduction in the overall number of trees requiring removal to accommodate the redevelopments across the two redevelopment sites.

If the Oakleigh Tennis Club was to remain at the Oakleigh Recreation Centre (ORC), not only would the design and functionality of the building be compromised, it would mean expanding ORC to the east into parkland and over the existing shared path. This would require the

removal of a number of large well established trees and leave only a small narrow thoroughfare for the shared path.

Whilst some trees would need to be removed at Caloola Reserve to accommodate eight new courts, these are fewer than those that would require removal at ORC. It is proposed that further trees would be planted as detailed in section (c) above.

Furthermore, as part of the review of the site, an independent arborist has undertaken an inspection and provided advice on how Council can retain as many of the existing trees as possible. Large eucalyptus specimens located along Atkinson Street and at the vehicle entry to Caloola Reserve will be retained and additional planting will occur to supplement the removal of any smaller specimens to enable construction of the tennis courts.

f) Vandalism and anti-social behaviour

The development of tennis courts at the southern boundary of Caloola Reserve, along with future demolition of the old pavilion and public toilets, will transform and activate this space resulting in increased community use and improved visibility that will deter vandalism and anti-social behaviour.

New court LED lighting and car park lighting will improve perceptions of safety in the reserve. Future CCTV monitoring of the new pavilion and court surveillance measures may also be considered.

A detailed report of all the feedback received at the close of consultation on 17 July is detailed in Attachment 1: Community Feedback.

SALE PROCESS

This report recommends that Council commence the statutory process for the sale of the land at 14-16 Atkinson Street, Chadstone. Figure 2: Site Overview provides an aerial view of the proposed sale site.

Figure 2: Site Overview - 14-16 Atkinson Street, Chadstone



The process to sell the land is subject to the statutory process pursuant to Sections 189 and 223 of the Local Government Act 1989 (Act). Prior to sale, consideration must also be given to the principles outlined in the *Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land* including other potential matters that should be addressed before deeming that the land is surplus to Council’s requirements and offering it for sale. These principles have either been addressed or will be addressed as part of the statutory process to sell the land as follows:

Best Practice Consideration	Response
Ensuring that there is no other use by Council for the land prior to selling	The land will become vacant after North Oakleigh Tennis Club relocate to Caloola Reserve. There is no identified need to retain the site for tennis or other community usage. The site will no longer significantly contribute to Council’s current or future service delivery needs and will be considered surplus to Council’s requirements
Ensuring that the land offered for sale is sold at its highest and best	Rezoning the land from Public Use Zone (PUZ6) to General Residential

use	2 with a Vegetation Protection Overlay (VPO) similar to surrounding land.
Presentation of the land to expose its best attributes	If the land is to be sold Council will consider whether improvements are removed or the site if sold as is.
The optimum development potential of the land should be considered for sale (this may include a feasibility study)	Council will base its valuation on the highest and best use of the land. As the land would be residentially zoned it is foreseen that an appropriate residential development subject to all necessary approvals would be the likely outcome.
Preparation of a section 173 agreement or other means should Council wish to control the future use of the land	If the land is sold, then the statutory process will be undertaken to advertise the sale and hear submissions. The residential zoning being the same as adjoining properties should provide the necessary residential protection and appropriate development outcome.
Any environmental reports should be obtained where there is a possible contamination and if so, preparing a strategy for its remediation	Environmental investigations would be undertaken as part of any proposed development.

As there is no readily identifiable use for the tennis courts and pavilion at 14-16 Atkinson Street, Chadstone, after the North Oakleigh Tennis Club have vacated the premises, the land is considered surplus to Council's requirements.

Statutory Procedure to Sell the Land

Section 189 requires Council to do certain things before selling or exchanging any Council land. It must:

- a) give at least four weeks public notice of an intention to sell or exchange land before selling or exchanging this land (section 189(2)(a));
- b) obtain and consider a valuation of the land which is made not more than 6 months prior to the sale or exchange from an appropriately qualified person (section 189(2)(b)); and
- c) allow interested persons to make a submission under section 223 on the proposed sale or exchange (section 189(3)).

Right to make submissions

Section 189(3) provides that a person has a right to make a submission under section 223 on any proposed sale or exchange of land.

In this context, the Council must:

- a) publish a public notice stating that submissions in respect of the proposed sale or exchange of land will be considered in accordance with section 223;
- b) consider any written submission received within 28 days of publication of the public notice;
- c) hear any person who requests to be heard in support of their written submission;
- d) where a person who has made a written submission has requested to be heard in person, fix the day, time and place of the meeting, and give reasonable notice of the meeting to every person who has made a separate submission (in the case of a submission being made on behalf of a number of persons, notice is to be given to the person specified in the submission as the person to give notice to);
- e) consider all submissions made under this section; and
- f) after making a decision, give written notification to all people who have made a submission under this section, stating the decision and the reasons for the decision (where submissions are made on behalf of more than one person, notification in writing needs to be given to 1 of these people).

In the event that submissions were received pursuant to the above process, a Committee of the Mount Waverley Ward Councillors would be established to hear these. Otherwise Council may proceed under delegated authority with the sale via public auction at market price.

The Atkinson Street site is currently zoned Public Use Zone 6 (Local Government). In addition to the above sales process, Council would also need to rezone the land to its underlying residential zone prior to sale in accordance with the Local Government Best Practice Guideline for the Sale, Exchange and Transfer of Land. This will ensure that the ultimate use of the land is determined by the correct zone and the highest sale price is achieved.

As the Public Use Zone is one that is specific to the functions of Council and no longer appropriate if the land is to be sold, the land must be rezoned to reflect its residential surroundings. In this circumstance it may be appropriate that the Minister be asked to exercise his powers and rezone the land. Council officers will speak with officers from the Department of Environment, Land, Water and Planning to investigate what options are available to Council, and the result of these discussions will form the basis for officer's recommendations to Council on the best process for the rezoning of the land.

Future usage agreement

Officers have held discussions about the types of usage agreements that could be entered into for use of Caloola Reserve. The clubs have a preference for entering into a licence agreement structured such that Council undertakes the majority of maintenance of the facility. This is in line with the service provided for shared use outdoor sports club but different to all other locally based tennis clubs in the municipality which are on lease agreements.

Whilst these details will need to be discussed and determined at the appropriate time, a license agreement would enable Council to be able to ensure this larger municipal facility is well maintained and accessible by the broader community outside of the clubs' coaching and competition times. Officers believe that this is an appropriate arrangement given that it delivers an amalgamated and shared use tennis facility that is able to be accessed by club members and community alike through a combination of a licence agreement and the Tennis Victoria central booking system.

The clubs have indicated a preparedness to establish an appropriate sinking fund for the purpose of contribution to the resurfacing of the courts when required. This is in line with Council's Active Reserves Facility Development Guidelines.

SOCIAL IMPLICATIONS

The consultation regarding this proposal has provided significant opportunities for community participation. This consultation process has provided valuable input into the proposal such that should the proposal be funded, there has been a value add to the final design and improvements to local amenity including traffic management, noise and pedestrian access to Caloola Reserve.

HUMAN RIGHTS CONSIDERATIONS

The consultation process has addressed the substantive right of the community to have a fair hearing.

FINANCIAL IMPLICATIONS

Court Development Costs

Eight (8) courts are required for the two clubs to agree to move to Caloola Reserve and to accommodate their usage requirements.

To construct eight courts the pavilion will need to be demolished and temporary club accommodation provided for all clubs until the new multi-use pavilion is constructed. The pavilion is however in poor condition and even temporary facilities will provide more superior accommodation for clubs.

Total project cost, excluding new pavilion construction, is estimated at \$1.61M.

This report recommends that stage 1 include the demolition of the existing pavilion, construction of 8 tennis courts and the hire of temporary buildings for the clubs as it provides the best outcomes for all of the sporting clubs. This would enable tennis to commence using the site at full capacity and satisfy the soccer and cricket clubs desire to improve the pavilion facilities. As previously mentioned, both clubs currently utilising the reserve are supportive of this option and would ensure a more seamless redevelopment of the site in three discrete stages.

The above costs are estimates which have been provided by a specialist tennis court design company who are currently undertaking detailed design of the courts.

It is proposed that this project and the design of a new pavilion are to be funded initially from the Oakleigh Recreation Centre redevelopment capital works budget and then offset through the proceeds of the sale of land at 14-16 Atkinson Street, Chadstone should the sale process proceed.

Reserve and Pavilion Development Cost

The total reserve and pavilion development cost is still unknown. The development will incorporate a pavilion capable of housing all clubs, a formalised car park within the reserve and potentially community accessible hot shot courts (stage 2). Other optional future developments within the reserve may include fitness stations, new cricket nets, and a loop running track (stage 3). Council has made a notional provision of \$3,000,000 in 2019/20 to redevelop the pavilion and associated works including (but not limited to) car park works. It is proposed that this allocation should be brought forward and may need to be further supplemented to fully fund stage 2 works.

POLICY IMPLICATIONS

The recommendations in this report are aligned with Council's direction to foster confident and connected communities by maximising the use of Council's local facilities for a diverse range of programs, activities and opportunities.

CONCLUSION

The relocation of Oakleigh Tennis Club and North Oakleigh Tennis Club to Caloola Reserve presents itself as an exciting opportunity for Council to consolidate the provision of sporting infrastructure while delivering the optimal design outcomes for the Oakleigh Recreation Centre redevelopment.

The consultation process has revealed a high level of community interest and support for the relocation of Oakleigh and North Oakleigh Tennis Clubs

to Caloola Reserve. Opposition to the proposal has come from a small number of local residents. Council officers will actively engage these residents with the view of addressing their concerns. Officers are confident that these issues can be resolved through the design process.

The two tenant sporting clubs and both tennis clubs fully support the proposal to improve sport and recreation facilities at Caloola Reserve.

It is on this basis that it is recommended that Council authorise officers to proceed with the tender process for the construction of eight (8) synthetic grass tennis courts with LED lighting at Caloola Reserve in Stage 1. This necessitates the demolition of the existing brick pavilion and the provision of temporary facilities to house the resident soccer and cricket clubs and tennis clubs until a multi-purpose pavilion is developed.

It is also recommended that Council authorise officers to:

- a) commence the design process for Stage 2 developments (multi-sport pavilion, car park, and potential hot shot courts);
- b) enter into a memorandum of understanding with the tennis clubs for future shared usage agreements of the new facility;
- c) commence the sale process of the land at 14-16 Atkinson St, Chadstone; and
- d) investigate and recommend to Council the best process to rezone the land at 14-16 Atkinson St, Chadstone in preparation for sale of land.

It is proposed that Council receive a further report that details the outcomes of the tender process and confirms the anticipated construction period of October 2017 to March 2018.

ATTACHMENT

Attachment 1: Community Feedback on the preliminary concept plan of what is being proposed at Caloola Reserve Oakleigh.