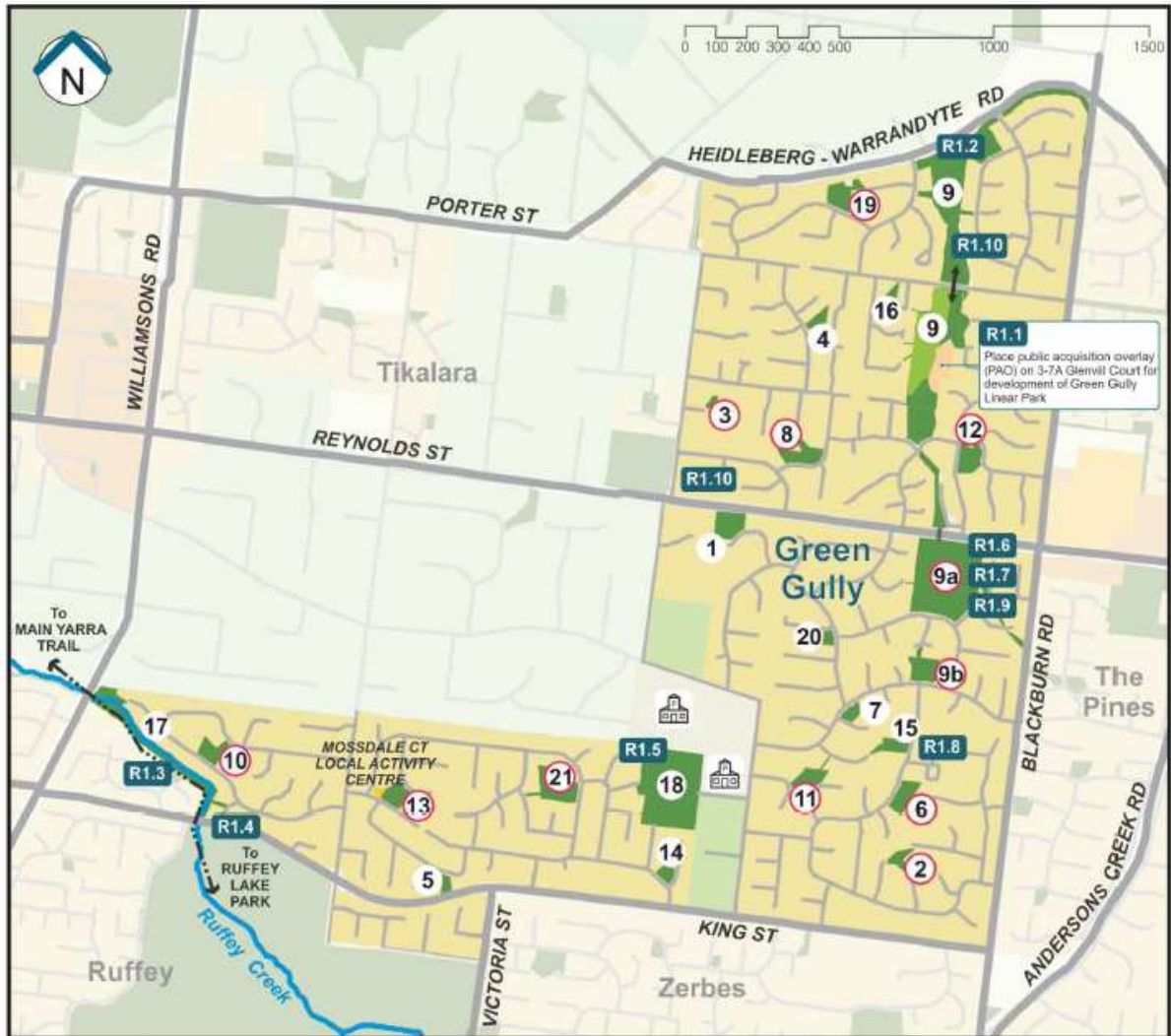


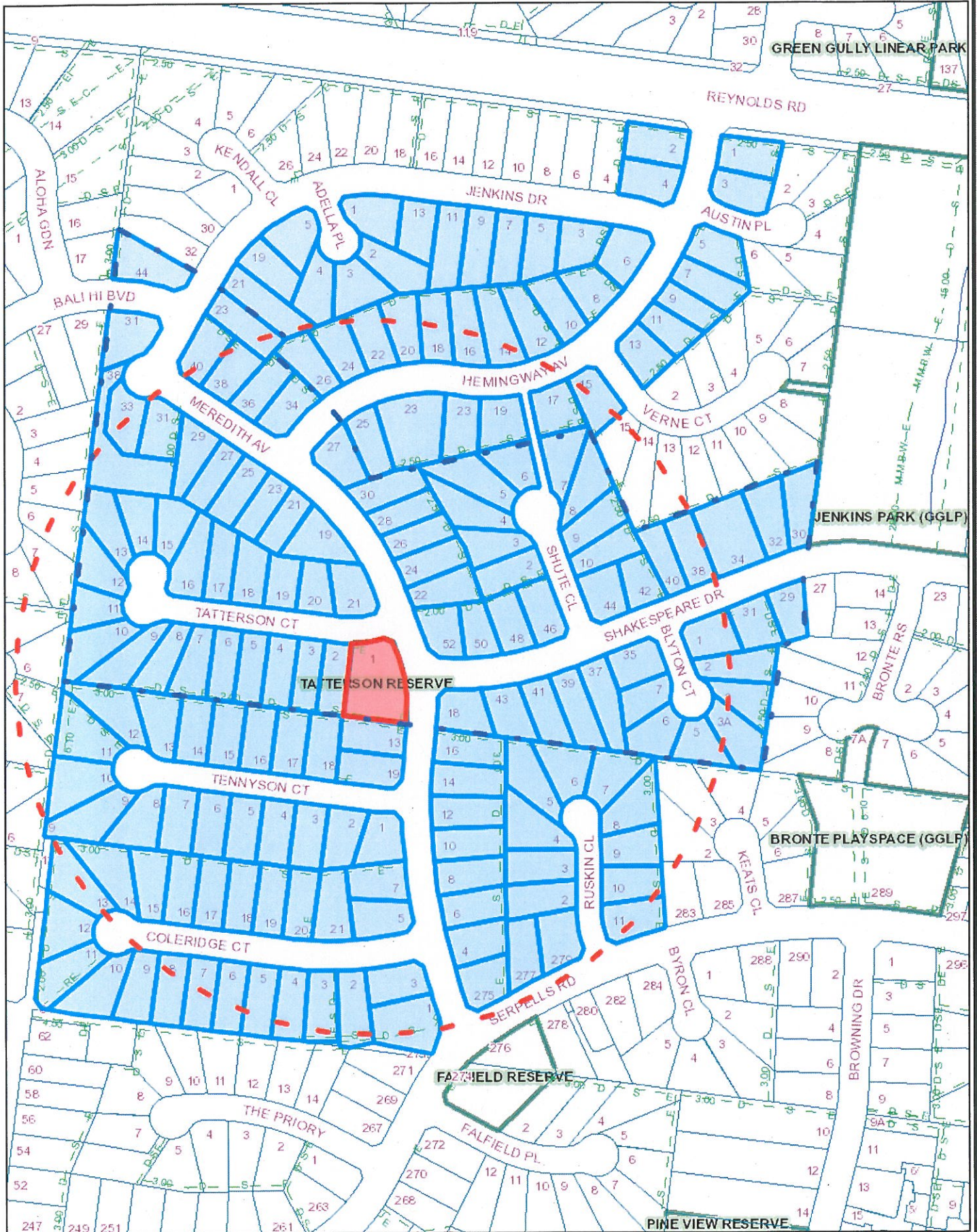
Attachment 1: Green Gully Precinct Map



LEGEND	
	Open space
	Incremental Residential Change Area
	Low Density Residential Area
	Activity Centre
	Future Open Space Land Acquisition (Manningham City Council)
	Extent of Biosite
	Existing link
	Potential future link
	School (P=primary S=secondary)
	Regional Playground
	Proposed traffic lights
	Reserve
	Reserve with Playground
	Recommendation reference
	Area of future open space provision for medium density areas. (The actual location of new open space will be subject to further investigation as future development occurs.)

1	Aloha Reserve
2	Apple Blossom Reserve
3	Beb's Reserve
4	Bedervale Reserve
5	Birchgrove Reserve
6	Browning Reserve
7	Falfield Reserve
8	Fielding Reserve
9	Green Gully Linear Pak
9a	Jenkins Park
9b	Bronte Playspace
10	Hillcroft Reserve
11	Lamaca Reserve
12	Matisse Reserve
13	Mossdale Reserve
14	Noral Reserve
15	Pineview Reserve
16	Porter Reserve
17	Ruffey Creek Linear Park
18	Serpells Community Reserve
19	Spring Valley Reserve
20	Tatterson Reserve
21	The Grange Reserve

Map Report



Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



1:3,007

Metres 50 100 150

23/02/2016 9:28 AM

ATTACHMENT 3

Submission No.	Address	Verbal Submission
1	19 Tennyson Court, TEMPLESTOWE VIC 3106	No
2	4 Shute Close, TEMPLESTOWE VIC 3106	No
3	8 Tatterson Court, TEMPLESTOWE VIC 3106	No
4	11 Tatterson Court, TEMPLESTOWE VIC 3106	No
5	10 Tennyson Court, TEMPLESTOWE VIC 3106	Yes
6	8 Meredith Avenue, TEMPLESTOWE VIC 3106	No
7	14 Meredith Avenue, TEMPLESTOWE VIC 3106	Yes
8	9 Tatterson Court, TEMPLESTOWE VIC 3106	Yes
9	52 Shakespeare Drive, TEMPLESTOWE VIC 3106	No
10	10 Tatterson Court, TEMPLESTOWE VIC 3106	No
11	4 Tatterson Court, TEMPLESTOWE VIC 3106	No
12	11 Tatterson Court, TEMPLESTOWE VIC 3106	No
13	13 Tatterson Court, TEMPLESTOWE VIC 3106	No
14	13 Meredith Avenue, TEMPLESTOWE VIC 3106	No
15	13 Meredith Avenue, TEMPLESTOWE VIC 3106	No
16	13 Meredith Avenue, TEMPLESTOWE VIC 3106	No
17	13 Meredith Avenue, TEMPLESTOWE VIC 3106	No
18	13 Meredith Avenue, TEMPLESTOWE VIC 3106	Yes
19	13 Meredith Avenue, TEMPLESTOWE VIC 3106	No
20	5 Meredith Avenue, TEMPLESTOWE VIC 3106	n/a
21	PO Box 4130, DONCASTER HEIGHTS VIC 3109	No
22	21 Tatterson Court, TEMPLESTOWE VIC 3106	Yes
23	18 Tennyson Court, TEMPLESTOWE VIC 3106	n/a
24	6 Meredith Avenue, TEMPLESTOWE VIC 3106	No
25	20 Tatterson Court, TEMPLESTOWE VIC 3106	No
26	18 Tatterson Court, TEMPLESTOWE VIC 3106	No
27	2 Tatterson Court, TEMPLESTOWE VIC 3106	Yes
28	2 Shute Close, TEMPLESTOWE VIC 3106	n/a
29	4/412 Church Road, TEMPLESTOWE VIC 3106	No
30	12 Meredith Avenue, TEMPLESTOWE VIC 3106	Yes
31	16 Meredith Avenue, TEMPLESTOWE VIC 3106	Yes
32	50 Shakespeare Drive, TEMPLESTOWE VIC 3106	No
33	24 Hemingway Avenue, TEMPLESTOWE VIC 3106	Yes
34	18 Meredith Avenue, TEMPLESTOWE VIC 3106	Yes
35	Petition - 18 residents	No
36	7 Glenvista Place, TEMPLESTOWE VIC 3106	No
37	Petition - 77 residents	No

Proposed Sale of Tatterson Reserve to Fund the Purchase of Open Space in Glenvill Court, Templestowe

your say
manningham

FACT SHEET

April 2016

Why is Council proposing to sell the land?

Providing public open space is a priority for Manningham and, wherever possible, Council is committed to expanding its open space network. However limited funds are available to purchase additional areas of public open space.

At its meeting on 15 December 2015, Council formally resolved to purchase land at Glenvill Court and incorporate it as a Council owned municipal reserve into the Green Gully Linear Park. At this meeting, Council also agreed to the sale of Tatterson Reserve to fund the purchase of this land for open space as it would enable the purchase of the additional larger and more strategically significant open space in the nearby area. This will result in a net increase in Manningham's open space network of 6,621m² (more than 1.5 acres).

What additional public open space is being purchased and why?

Council is purchasing 8,256m² of vacant land in Glenvill Court, Templestowe.

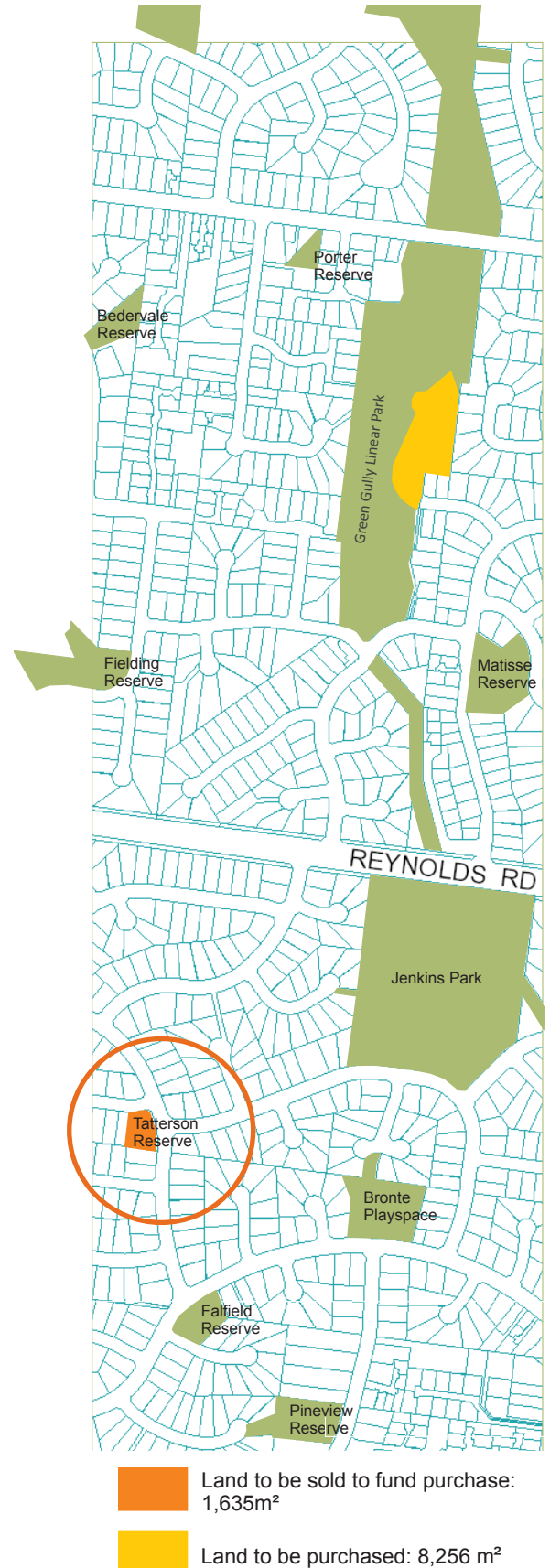
The purchase of this land was identified as an action in the Green Gully Linear Park Management Plan adopted by Council in 2014 and Council's Open Space Strategy 2014. Acquiring the land is of strategic importance for the Green Gully Linear Park and a major priority for Manningham's open space network. The purchase will ensure the long term capacity, character and amenity of Green Gully Linear Park and will also provide certainty in relation to its ongoing management and maintenance.

During the public consultation associated with the development of the Green Gully Management Plan, there was significant community support for incorporating this land into Green Gully Linear Park.

Green Gully Linear Park is currently 18.7 hectares in size and 2.2 kilometres long; it is an important habitat corridor and includes walking and cycling trails and three playspaces.

Where is Tatterson Reserve?

Tatterson Reserve is an area of Council owned land of 1,635m² located at 1 Tatterson Court (corner of Meredith Avenue) in Templestowe.



Why has Council selected Tatterson Reserve for sale?

Several factors were taken into account as part of Council's decision to sell Tatterson Reserve to fund the purchase of the land in Glenvill Court, including:

- Proximity to the land being purchased, so that the benefits of the purchase could be experienced in the same local area.
- Impact on the open space network – Tatterson Reserve is located within walking distance of several other areas of open space, including Falfield Reserve and Green Gully Linear Park, which includes Jenkins Park and Bronte Playspace
- Reserve visitation – the use of a number of reserves in the area, including Tatterson Reserve, was monitored over a period of time, including various times of the day, week, and during both school holidays and the school term
- Site characteristics, including topography, site context and accessibility
- Reserve size – size was considered both in relation to minimising the loss of open space, and in consideration of the likely impact of urban development on the land.

Council considers that the sale of Tatterson Reserve will secure substantially more strategically important land for the open space network in a financially responsible manner, as it provides a net increase in public open space resulting in maximum community gain for minimal loss.

How did Council decide that Tatterson Reserve was the reserve to be sold?

A range of factors were considered by Council officers to determine the reserve most appropriate for release for sale. A shortlist of three reserves was based on proximity to the land being purchased, size of the reserve and level of recreation facilities provided. Each of the three reserves was then assessed in further detail, including:

- **Proximity to the open space gain:** The area where land for open space was to be purchased was considered the most appropriate location to release land for other uses. The Green Gully precinct and nearby surrounds were the focus area.
- **Meeting open space standards:** The Open Space Strategy 2014 established standards for open space provision, detailed in *Guidelines 1 – Addressing Future Open Space Provision*. Based on these, the reserves that are considered priorities for retention include:
 - » Reserves larger than 2,000m², which could result in new or increased gaps in open space provision.
 - » Reserves less than 2,000m², which are located in an open space gap.
- **Calculation against criteria:** The Open Space Strategy *Table 5: Criteria to ascertain the comparative value of open space parcels* was applied.

- **Minimising the impact on existing open space and recreation opportunities:** This included consideration of:
 - » Minimising the amount of land to be sold
 - » Avoiding the sale of reserves which already have developed recreational facilities such as play equipment, sporting equipment or paths
 - » Avoiding the sale of well used reserves
 - » Proximity of alternative open space and recreation opportunities
 - » Future open space and recreational potential.
- **Minimising the impact of future uses** involved consideration of the likely nature of future development, and associated visual, amenity and traffic impacts on the surrounding area, noting:
 - » Larger parcels are likely to have increased visual and traffic impacts and potentially support non-residential uses
 - » Visibility due to size, slope or aspect
 - » Relationship to other urban features such as transport routes, schools or other open spaces.

What standards have been set for open space and how have they been determined?

Manningham's Open Space Strategy 2014 established the standards for open space, outlined in *Guidelines 1 – Addressing Future Open Space Provision*, on pages 37-38.

Walking distance – 400 metres

The average distance covered in a five minute walk is 400 metres, which is a standard for a reasonable walking distance universally accepted in Australia and many other areas throughout the world. Manningham's Open Space Strategy rigorously assessed these distances by walkable routes, rather than simply 'as the crow flies,' ensuring that gaps were accurately mapped.

Minimum size for open space – 2,000 m²

It was determined that 2,000m² is an appropriate minimum size for open space during the development. It ensures that future open spaces will be properly planned high quality spaces and also set a high but realistic benchmark for Council to work towards in improving standards of open space across Manningham.

Using these standards, gaps in open space provision have been mapped by measuring 400 metres from all open spaces larger than 2,000m²; any areas that were not within these standards are defined as a gap. This mapping assists Council and the community to understand the areas of open space need.

Manningham's Open Space Strategy rigorously assessed these distances by walkable routes, rather than simply 'as the crow flies,' as well as considering barriers to movement such as busy roads and waterways, thereby ensuring that gaps were accurately mapped.

Which other reserves were considered for sale and why?

All reserves in the Green Gully precinct were assessed but only two reserves were considered for sale, including Falfield Reserve (2,550m²) and Tatterson Reserve (1,635m²). Corsican Reserve (1,637m²), in an adjoining precinct, was also considered as it is 1.1km from the land being purchased and due to its size.

The three reserves considered included:

- Corsican Reserve (1,637m²)
- Tatterson Reserve (1,635m²)
- Falfield Reserve (2,550m²)

In addition to the considerations outlined in the previous question *How did Council decide that Tatterson Reserve was the reserve to be sold?*, these reserves and nearby alternative reserves were surveyed to determine visitation levels. All reserves, plus three of the nearby playspaces, were visited over a period of four weeks, including various days, times and during school holidays and term times. Recorded visits are listed in the table below.

Reserve visits recorded 28 September – 25 October 2015				
Reserve	Number of days surveyed	Number of days with visitors	Total number of visitors	Average visitors
Jenkins Playspace	12	7	20	1.67
Larnoo Playspace	12	4	16	1.33
Bronte Playspace	12	6	32	2.67
Falfield Reserve	12	1	2	0.17
Tatterson Reserve	12	1	2	0.17
Corsican Reserve	12	2	4	0.33

Consideration of Corsican Reserve (1,637m²)

Size: This reserve is smaller than 2,000m².

Location: This reserve is not located within the Green Gully Precinct and is 1.1km as the crow flies from Glenvill Court, across two major roads, so the correlation between open space loss and gain is poor. It is located outside, but in proximity to, the major residential growth anticipated along Reynolds Road.

Recreational potential: This is a fairly level site, currently allowing for ball play and ease of access. Usage: This reserve had twice the recorded visitation of either of the other reserves, currently being used by families for ball sports.

Consideration of Tatterson Reserve (1,635m²)

Size: This reserve is smaller than 2,000m².

Usage: Two people were observed in Tatterson Reserve during this assessment period. By comparison, at Bronte Playspace 32 people were observed and at Jenkins Playspace 20 visitors were observed at comparable times. Both reserves are within walking distance of Tatterson Reserve.

Provision: This reserve is not located in an open space gap, nor would its sale result in a gap in open space provision according to Open Space Strategy standards due to its size.

Proximity: This reserve is the closest of the three to the land being purchased.

Impact on existing open space and recreation opportunities: This reserve was the best located of the three in terms of access to sizeable alternative open spaces. From this site, Falfield Reserve is a walkable distance to the south, and the 56,881m² Jenkins Park (which is currently being upgraded) and larger Green Gully Linear Park are a walkable distances to the east.

Consideration of Falfield Reserve (2,550m²)

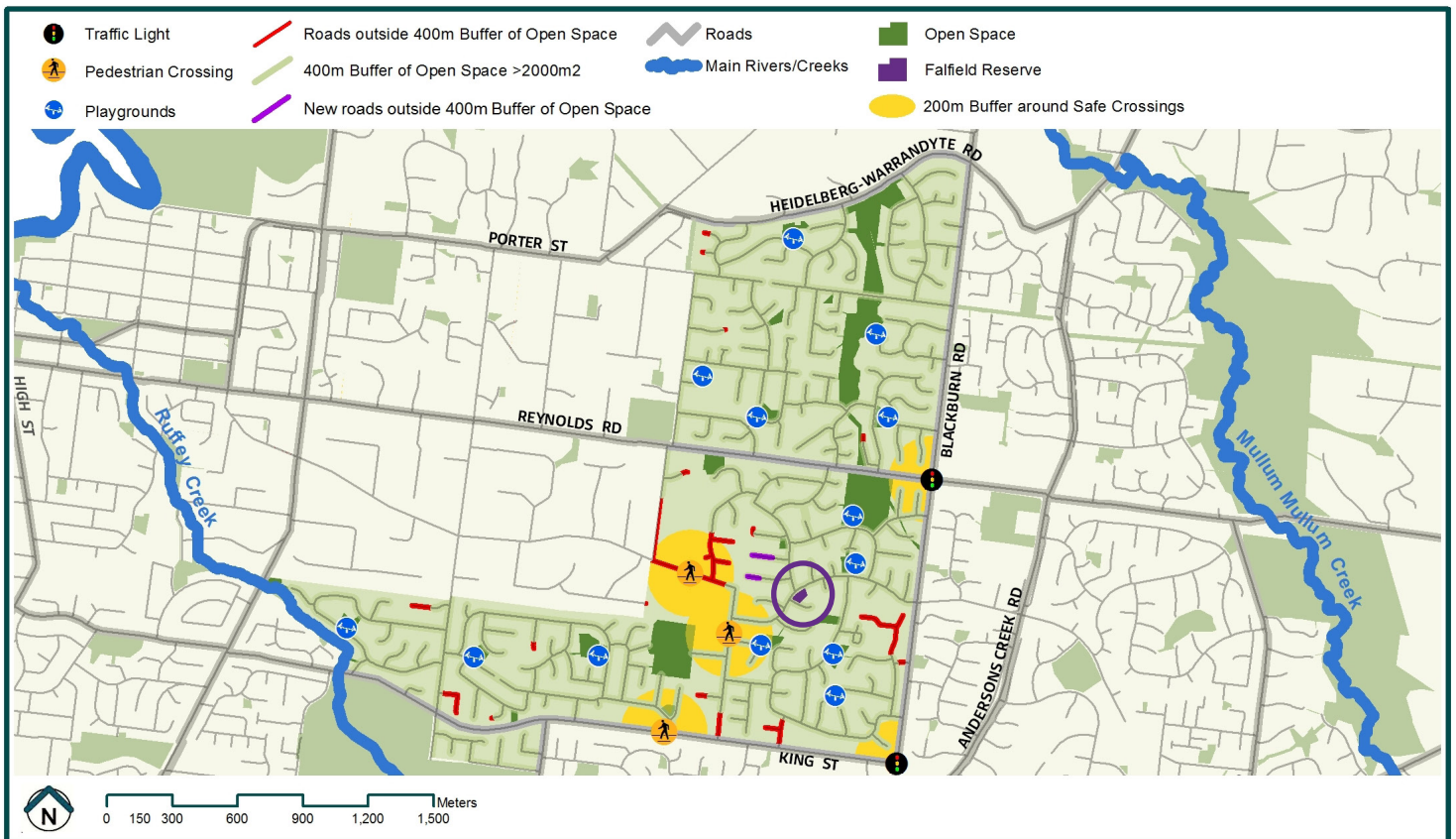
Size: This is the largest of the three reserves, and the only one which exceeds 2,000m².

Provision: Sale of this reserve would result in a gap in open space provision for residents along Tennyson Court and Coleridge Court (being more than 400 metres from a reserve of 2,000m² or larger). Refer to the plan below.

Impact of future uses: Council officers had concerns that the development of this site would have a significant impact on the local area due to this reserve's large size, prominent location and aspect onto Serpells Road, and proximity to Serpell Primary School. Development of this site would likely be into a large unit development or non-residential use such as child care or medical facilities which could also result in significantly increased traffic movement in local streets.

Future recreational potential: Due to its size, proximity to Serpells Primary School and prominent location on Serpells Road, this reserve is considered to have the greatest long term recreational potential of the three.

Ability to source funds: Estimates indicated that Falfield Reserve would attract funds greater than those required for the purchase of 3-7A Glenwill Court.



Following the consideration of all these elements, Council officers recommended, and Council supported, that Tatterson Reserve is the most appropriate reserve for sale.

How much will the purchase of 3-7A Glenwill Court cost?

In November 2015 Council officers and the private land owner concluded negotiations for Council to purchase the 8,256m² property at 3-7A Glenwill Court. This was a private sale so the purchase price remains confidential.

What is the estimated sale price of Tatterson Reserve?

As set out in the "Notice of Intent to Sell Land" and subject to the statutory processes, the Tatterson Reserve land will be sold at public auction. Council's City Valuer will establish a reserve price for the land prior to the auction and the land will not be sold below the reserve price. It is anticipated that there should be little difference between the purchase and sale prices.

What happens if the sale results in more funds than are needed for the purchase?

In investigating the sale of land, the most appropriate approach was to source near sufficient funds for purchase of 3-7A Glenwill Court, without seeking to produce a financial excess.

Council resolved on 15 December 2015 that should the sale price for Tatterson Reserve exceed the acquisition price for 3-7A Glenwill Court, any surplus funds would be preserved to fund future open space land purchases. If there is a shortfall between the sale and purchase, this shortfall will be drawn from the Open Space Reserve Fund.

Why can't Council use open space contribution funds collected from developers?

Council collects open space contributions from residential developers in Manningham in accordance with the *Subdivisions Act*. The funds are generated from subdivisions of three or more lots. These contributions may be land or an equivalent financial contribution. However, as open space contributions relate to the additional population growth, which has resulted from new residential development, these funds are specifically used to expand open space opportunities in precincts that have been designated for substantial growth. The Green Gully Precinct is not an area which has or will experience significant residential development in the foreseeable future, and as such Council should not spend significant funds gained from open space contributions to purchase land in this precinct.

Council's Open Space Strategy 2014 Part 1 has a specific objective: 1.3 "Expand and improve open space in line with population increase". This section sets out the areas that require additional open space and Objective 1.4 "ensure the financial viability of open space network expansion and enhancement".

Why was this land reserved at the time of the original subdivision?

Tatterson Reserve was created as a reserve for municipal purposes in the 1983 subdivision of the local area. This means Council can use it for any purpose, and it is not reserved exclusively for open space.

The former Hemingway Estate is now part of the wider suburb of Templestowe and is located in the Green Gully Open Space Precinct. Of the 15 precincts in Manningham's Open Space Strategy, Green Gully has the least gaps in open space provision, and the area of open space is set to increase with the purchase of 3-7A Glenwill Court.

What is the Open Space and Streetscape Advisory Committee (OSSAC)?

The Terms of Reference of the OSSAC is to provide advice on the design and development of Manningham's public open spaces and streetscapes, and to oversee the implementation of the Open Space Strategy and Streetscape Character Study. The role of the Committee includes providing advice on the purchase and sale of open space.

It should be noted that this committee does not have the authority to make decisions on behalf of Council. The Open Space and Streetscape Advisory Committee (OSSAC) does not produce reports.

What did the OSSAC have to say about the proposed sale?

The proposal to sell a Council open space reserve to fund the purchase of 3-7A Glenwill Court was considered at the November OSSAC meeting. The principle of the sale of open space land to facilitate the purchase was supported. Three potential open space reserves were considered for sale. Some committee members supported selling an alternate open space reserve. Three of the six community representatives suggested that Tatterson Reserve should be maintained as open space. These views were provided to Councillors prior to Council making the decision to commence the statutory process to sell Tatterson Reserve at the 15 December 2015 Council meeting.

What other reserves are in the Green Gully Precinct?

The names and sizes of all the reserves in the Green Gully precinct are listed in the table below.

Reserve name	Area (m ²)
Aloha Reserve	7,500
Apple Blossom Reserve	2,865
Bebs Reserve	914
Bedervale Reserve	2,685
Birchgrove Reserve	1,688
Browning Reserve	5,891
Falfield Reserve	2,550
Fielding Reserve	6,453
Green Gully Linear Park (including Jenkins and Bronte)	186,600
Hillcroft Reserve	5,000
Larnaca Reserve	5,500
Matisse Reserve	6,500
Mosssdale Reserve	5,000
Noral Reserve	2,325
Pineview Reserve	4,034
Porter Reserve	1,113
Ruffey Creek Linear Park	94,809
Serpells Community Reserve	45,400
Spring Valley Reserve	7,000
Tatterson Reserve	1,623
The Grange Reserve	12,000
TOTAL	407,450

What processes must Council follow to sell the land?

Council must complete two separate statutory processes:

Application for planning permit

1. Under the Manningham Planning Scheme, a permit is required to remove the reserve status (municipal reserve) from the land.

Council is required to give notice of any such application. Council has sent letters to approximately 180 land owners in the vicinity of Tatterson Reserve, enclosing a copy of the Notice of Application for a Planning Permit, this fact sheet, and explaining the process for making a submission.

Notice of intention to sell land

2. As Council intends to sell land, under section 189 of the *Local Government Act 1989*, it must give public notice of its intention to do so and people have the right to make a submission to Council on the proposed sale.

In relation to that process, a public notice was published in the *Manningham Leader* on Monday 29 February and a copy of that notice was also sent to the land owners in the vicinity as described above. Under that process, persons making a submission may request to be heard by a Special Committee of Council appointed at the December 2015 Council meeting to hear those submissions on 27 April 2016.

What will happen to the land after it is sold?

The land will be sold at auction as a single lot. It is currently in a General Residential Zone Schedule 3 and is likely to be purchased for residential development. A planning permit would be needed to develop the land for more than one dwelling. This would be subject to a separate process which could include further public notification.

General Residential Zone Schedule 3 applies to residential areas with more recent housing to enable moderate housing growth while maintaining neighbourhood character. These areas are generally away from main roads and activity centres that provide some opportunity for additional dwelling density. While there is no maximum height limit, any application would need to comply with Victoria's residential design code ('Rescode') which nominates a maximum of nine metres, or 10 metres on sloping sites. The current planning zones have recently been reviewed and there are no plans to review or amend these from their current state.

How can I make a submission?

Any person may make a submission to Council and any submission must:

- a. Specify whether the submission relates to the application for planning permit or the notice of intention to sell land or both
- b. Include your name, address and contact phone number during business hours and the address of the property, and
- c. If the submission relates to the notice of intention to sell the land, specify whether or not you wish to be heard by the Special Committee of Council appointed to hear oral submissions.

Any submission must be in writing and must be received by Council by Wednesday 13 April 2016 and can be lodged:

- By mail to the Director Planning and Environment, Manningham City Council, PO Box 1 Doncaster, Victoria 3108
- By email to statutoryplanning@manningham.vic.gov.au
- Online at www.yoursaymanningham.com.au/tatterson-reserve

How will submissions be considered?

Each submission will be acknowledged in writing by Council and submitters will be informed about the next steps.

A Special Committee of Council has been established under section 223 of the *Local Government Act 1989* specifically to hear submissions relating to the proposed sale of the land.

The Tatterson Reserve Special Committee of Council will consist of the Mayor and three Heide Ward Councillors, that is:

- Cr Jennifer Yang (Mayor)
- Cr Geoff Gough
- Cr Jim Grivokostopoulos
- Cr Michelle Kleinert

The Special Committee will hear those submitters who have indicated that they wish to be heard. The Special Committee will meet on Wednesday 27 April at 7.00 pm in the Council Chamber at the Manningham Civic Centre, 699 Doncaster Road, Doncaster

The committee's report will be considered by Council, together with all the other submissions received. This is anticipated to be at the Council meeting on 31 May 2016. At that meeting, Council will make a decision in relation to both the application for the planning permit to remove the reserve status and the Notice of Intention to Sell.

How do I find out more?

If you have any questions about Council's intention to sell the land, please call Anna Bunbury, Senior Open Space Planner on 9840 9323.

Should you have any further queries in relation to the application for planning permit process, please call Simone Boyd on 9840 9320 or visit www.manningham.vic.gov.au/application-process
More information about the proposal is available at www.yoursaymanningham.com.au/tatterson-reserve



MINUTES

Meeting of the Tatterson Reserve Sale (Submissions) Committee

Meeting Details

Date of Meeting: Wednesday 27th April 2016

Time: 7.00pm

Venue: Koonung Room

699 Doncaster Road

Doncaster

Chairperson: Cr Yang (Mayor)

1. Committee Members

2. Attendees

Committee Members:

Cr Yang (Mayor)	Chairperson
Cr Gough (Heide Ward)	Member
Cr Grivokostopoulos (Heide Ward)	Member
Cr Kleinert (Heide Ward)	Member

Other Councillors:

Cr Haynes (Deputy Mayor, Koonung Ward) arrived 8.20pm

Officers:

Warwick Winn	Chief Executive Officer
Teresa Dominik	Director Planning & Environment
Vivien Williamson	Manager Economic & Environmental Planning

45 Residents were in attendance.

10 Residents spoke to their submission:

A and N Hinds
C and P Nehme
G Tham
P Jenkins
R and M Arulanantham
P and J Mitchell
J Ledingham
L Moody
S K Lee
A Moxon

2 Residents spoke in support of their parents' submission:

J Hinds
V Atme

3. Apologies

Graeme Wallace
Kevin Ayre Manager Financial Services

Late Apologies re previous confirmation to be heard:

Dane & Neda Jakolis
Judy Cheney
Marleine & Elias Harika

4. Disclosure of Conflicts of Interest

There were no disclosures of conflict of interest.

5. Committee Terms of Reference

The Chair explained the purpose of the Committee. The purpose of the Committee is to provide the opportunity for persons to be heard in support of their submissions in accordance with Section 223 of the Act and report to the Council on the oral submissions made, including a summary of hearings.

The Chair also explained that the Committee has no authority to make final decisions and a further report will be provided to the next appropriate Council meeting on the submissions heard and the issues raised.

6. Hearing of Submissions

The Chair confirmed attendance of those registered to speak to their submissions and invited others to be added.

1.

Points highlighted from their detailed submission:

- have very recently moved into your municipality and purchased the house at 2 Tatterson Court, Templestowe which is directly next to Tatterson Reserve.
- moved to this area for the beautiful green spaces, the views, the privacy, the character: all of which will dramatically change with the development of the Reserve.
- see little relevance of purchasing additional space in the Linear Park area that is a reserve that serves the district area, by sacrificing a reserve that clearly services our neighbourhood area.
- Council needs to consider the alternative ideas that have been raised by some of our diligent neighbours.
- the Reserve allows different people with different backgrounds and cultures to meet and congregate in a mutual area. Losing this will take that opportunity away from our court and neighbouring houses.

2.

Points highlighted from their submissions:

- their children have grown up in this area and the park has been a special place to play, is ideal for cricket and other sports that can't be played at Jenkins or Green Gully.
- the reserve is a beautiful piece of land surrounded by many children and families, and is used for family gathering.
- the area is a quiet and peaceful neighbourhood with beautiful homes surrounding; the sale would destroy this.

3.

Points highlighted from a number of her detailed submissions:

- supported points from previous speakers.
- raised concerns that when the Council sent out the notices to the 180 households in February, there were only 2 pages of information. The update with another 4 full pages was provided too late, so requested more time to add to her submissions.
- important that not a single person objected to acquiring new green space as the need for open space, for physical and mental health, scenery and streetscape was very important.
- Council consider that most people bought into the area for the Reserve.
- topography and distance to other parks in the area make them difficult to access.
- had personally observed, over many years, children playing in the Reserve, plus grandparents and grand children.
- had been informed that the Open Space and Streetscape Advisory Committee gave options for Council to raise funds including considering sale of other parks.

4.

Points elaborated on from his submission:

- purchased his home back in 1985 because of the parkland open space.
- he personally purchased, planted and looked after trees in the Reserve.
- elaborated on incidences that had occurred in the park and the many maintenance issues that had not been satisfactorily addressed.

5.

Points highlighted from their submission:

- concerned that the purchaser of the Reserve may be a developer planning high density housing. This type of housing would completely alter the look and peaceful and pleasant feeling of the neighbourhood, and negatively affect the value of properties.
- the Reserve was an important factor in the decision to buy their home.
- over the years the Reserve has been used by children and adults in the neighbourhood for relaxation and activities such as playing with remote controlled toys, flying kites, riding on roller blades and bicycles.
- Reserve is now important for grandchildren to have somewhere to play.
- only thing lacking was a couple of garden seats for the elderly to sit.

6.

Elaborated on their submission:

- moved in over 35 years ago and always believed the Reserve was there to stay.
- was a place for their children to run free and play with other children in the area.
- concerned that Council has done little to preserve the area in last 35 years.

7.

Points highlighted from his submission:

- Council has failed to provide any level of comfort in respect to the future use and development of land at Tatterson Reserve.
- the future plan and/or restrictions and covenants need to be transparent in order to ensure maintenance of the high standards, values and character of the established surrounding residential area.
- Council has failed to show a business case that any/all funds raised by public auction (or private sale) would be adequate to purchase other similar land 5 times the area for an implied equal value.
- Council has failed to demonstrate any alternative funding options related to the sale of any other open space.

8.

Spoke to her submission:

- has been a resident for over 30 years and bought with understanding that the Reserve was part of the Estate.
- supported points from all previous speakers.
- concerned that values and character of the established surrounding residential area will be negatively impacted.

9.

Spoke to her submission:

- is a frequent user of the park with her son.
- the Reserve is a very important part of the neighbourhood.

10.

Spoke in support of parents submissions:

- was concerned that if park went he would not have anywhere to play as other parks too far away and not considered safe to go to by himself.
- was main reason he was looking forward to moving to the new house.

11.

Spoke to his submission:

- has lived in the area for nearly 31 years.
- sale would reduce the appeal and amenity of the area.
- Land being purchased is too far away to justify selling the Reserve.

12.

Spoke in support of parents' submission:

- Reserve was important place for children in the area to play and adults to have gatherings.
- against orderly planning to sell important open space.

7. Recommendations

The Chair explained that minutes relating to proceedings of the oral submissions to this Section 223 Committee Meeting would be submitted to the 31 May 2016 Council Meeting. The full Council report will consider all submissions received together with recommendations for Council consideration.

The Chair explained that residents were most welcome to attend the Council meeting commencing at 7pm to hear the outcome, but should note that no further submissions can be made at the meeting.

The Meeting finished at 8.15pm.