MONASH TENNIS CENTRE PROJECT PROPOSAL

September 2020



ACTIVE MONASH | CITY OF MONASH

NORTH EASTLINK PROJECT

PROPOSAL SUMMARY

Monash City Council is pleased to submit the following project proposal to deliver the Monash Tennis Centre in partnership with North East Link Project (NELP).

Under the proposal Council will deliver a regional standard tennis complex with:

- Twenty LED lit tennis courts, incorporating two show courts with spectator seating;
- Multi-sport pavilion;
- Mini-golf, play space and golf practice facilities; and;
- Car parking, traffic and pedestrian improvements; and
- Site landscaping.

The opportunity to work with NELP presents a unique opportunity to leverage the significant strategic planning and pre-project planning undertaken by Monash and incorporated with the attached Integrated Site Plan (ISP).

Our project team has extensive experience in planning, developing and constructing major recreation facilities.

Specifically, Monash has recently overseen and delivered the $25 million Oakleigh Recreation Centre Development and $6 million Caloola Reserve upgrade incorporating eight LED lit artificial surface tennis courts, landscaping and multi-sport pavilion.

We believe this experience combined with the level of investigation and engagement with tennis and golf plus the commitment of our senior executive gives Monash the best possible chance to deliver this ambitious and exciting project in partnership with NELP.

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PROJECT OVERVIEW

The subject area for the proposed Monash Tennis Centre project is approximately 3.4 hectares, situated on the western boundary of the Glen Waverley Golf Course, 915 Waverley Road, Glen Waverley.

Within this area lays a 125m outdoor driving range, a practice chipping area, the old green keeper's house now known as the Halcyon Centre where Council runs a service for people with dementia and an open space area used for informal overflow car parking and a dog off lease zone.

In 2019, Council commenced an Integrated Site Planning process to explore potential site development options in response to a number of site constraints for golf. The existing driving range is both constrained by its size and proximity to adjoining properties.

Working with the existing golf contractor and Glen Waverley Tennis Club, Council identified the opportunity to locate a tennis facility on the site as a potential solution to a range of local issues.

Supported by Council's Tennis Plan, Council has expanded the draft design to accommodate the requirements of NELP and considered activating the space through the introduction of multi-functional spaces and entertainment options to maximise the site's utility and community benefit.

Council's site planning and vision for the site is included within Attachments A and B (Option 4) and would require the support of NELP to deliver all tennis and supporting infrastructure including intersection and entry work and in return Council would commit funding all golf infrastructure alterations & improvements to accommodate the new tennis centre.

PROJECT OVERVIEW Cont..

ISP – Preferred Option



Pavilion Building

Plaza

Practice Putting Green

Car Parking

Dandenong Creek Trail Connection

Entry Road

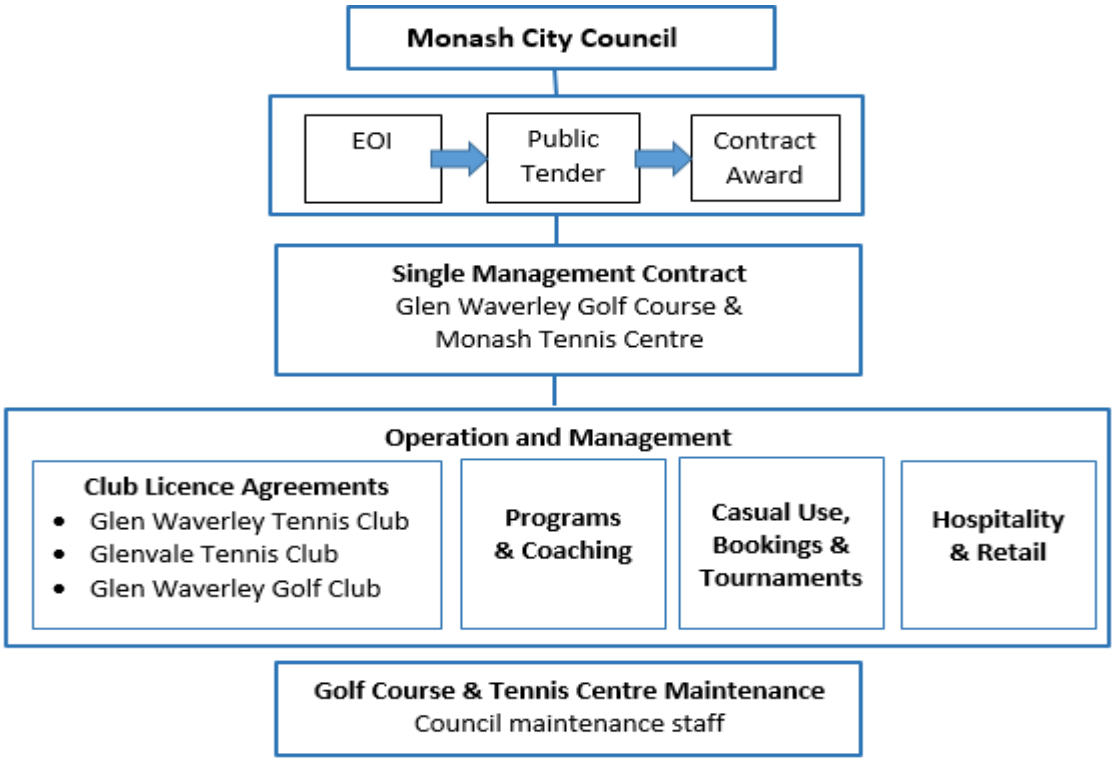
OPERATING MODEL

The suggested operating model for the proposed Monash Tennis Centre would be under contract with a preferred operator selected through an EOI / tender process. Council would manage the maintenance of the tennis courts and golf course.

Under the model (as shown below), a single commercial or not-for-profit operator would oversee and manage the tennis centre and golf course operations on behalf of Council and local clubs.

All clubs would secure preferred usage times for members and club competition, allowing the contractor to maximise the use of the courts at all other times.

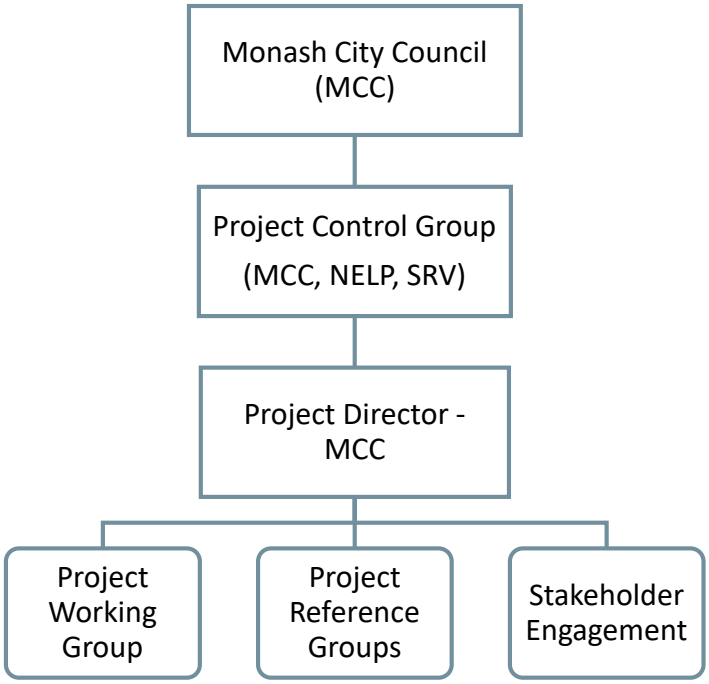
Tennis Australia's Coaching Agreement Schedules would be used to clearly articulate roles and responsibilities of the contractor, clubs and Council in the management and maintenance of the courts and golf course.



PROJECT DELIVERY

Monash Council is willing to deliver the project under a grant funding agreement with the State Government/NELP including all relevant approvals, consultation, design and delivery.

Under the model (as shown below), Council would appoint a suitably qualified and experienced project director to oversee the delivery of the project in collaboration with relevant stakeholders and in accordance with an agreed project management framework and approval process.



CONSULTATION

Consultation will be a key factor to the success of this project.

Tennis

Extensive consultation has occurred with Council's tennis community and in-principle agreement reached with the Glen Waverley Tennis Club to explore the potential relocation to the Glen Waverley Golf Course location.

Through it's endorsed draft Tennis Plan, Council has also committed to the following actions for tennis:

1. Council to engage with clubs located in Mount Waverley and Glen Waverley to explore potential relocation & merger opportunities.

2. Alternate management models be explored.

3. Implement a pilot program to introduce an Active Monash membership for tennis club(s) in partnership with other Council facilities including aquatic centres and golf courses.

Golf

Council's current contract partner has been involved in the development and planning of Council's ISP for the golf course and potential management opportunity. To this end, preliminary discussion has been held regarding the timing of the existing golf contract (first term scheduled to conclude 30 June 2020) and new EOI-tender and contract.

Community

Perhaps the single greatest threat to the success of the project, Council recognises that significant work needs to be undertaken prior to any public announcement pertaining to the future of the site. A preliminary consultation plan has been prepared and includes the immediate commencement of a social impact assessment to guide the final design and outcome.

This process includes direct consultation with all adjoining residents prior to any announcement.

TIMELINES

A draft construction timeline has been developed and assumes a Council decision to proceed with the project in accordance with the timelines below:

	Sept 2020	Oct 2020	Nov 2020	Apr 2021	May 2021	Oct 2021	Dec 2021	June 2023
Proposal to NELP	X							
Pre- planning	X	—	X					
Consultation & engagement		X	—	—	—	—	—	X
Council Decision			X 24th					
Investigation & prelim design			X	— X				
Reference design, scope & cost approval				X				
Final design					X	— X		
Construction							X	— X

PROJECT SCOPE & COSTS

It is estimated that $0.52 million is required to progress the concept to a point where a final concept plan and funding proposal can be considered.

	Est. Cost	NELP	Council	Comments / Includes
Proposal to NELP	34(1)(b)		**100%**	ISP
Pre-planning		**100%**		PM, Admin, Traffic, Site investigations
Consultation & engagement		**100%**		Social Impact Assessment & Business Case
Investigation & prelim design		**100%**		PM, Admin, Traffic, Site investigations
Reference design, scope & cost approval		**100%**		
Final design		**100%**		
Construction		**TBC**	**TBC**	

PROJECT SCOPE & COSTS Cont..

A preliminary cost plan for the draft ISP has been developed and used to inform costs for this proposal. A number of items (*) below are estimated costs at this time and need to be further assessed and costed.

	Est. Cost	NELP	Council	Comments
Preliminaries	34(1)(b)	**100%**		
Pavilion & Plaza		**80%**	**20%**	
Tennis Complex		**100%**		
Mini Golf & Golf Practice Facilities			**100%**	
Site Civil Works		**100%**		Subject to authority approvals
Car parking & drainage		**100%**		Subject to authority approval
Entry & Intersection		**100%**		Subject to VicRoads approval
Demolition & re-purposing existing tennis sites			**100%**	
Relocation of existing Services			**100%**	Eg. Halcyon
Est. construction costs *exclusive of* preliminaries, design, PM, margins, cost escalation, contingencies & GST.	**$25.6M**	**Pro-rata**	**Pro-rata**	

VALUE FOR MONEY

Council's proposal to create a state of the art sporting precinct at the Glen Waverley Golf Course will lead to the priority investment by Council across a number of sites in Monash.

Specifically, a decision to fund the Monash Tennis Complex will:

- Expedite Council's investment in golf and supporting infrastructure at the Glen Waverley Golf Course,
- Facilitate the delivery of a new local playground on the site of the Glenvale Tennis Club in accordance with Council's playspace strategy adopted by Council in 2020; and
- Lead to the opportunity to expand parking at the Monash Aquatic & Recreation Centre and progress planning for the centre's planned redevelopment in accordance with the needs assessment report presented to Council in late 2019.

The proposal will also lead to the upgrade of the Jells Road and Waverley Road intersection, expand precinct parking for the benefit of the adjoining Waverley Women's Sports Centre Precinct, local residents and Council's Carols by Candlelight event in Jells Park.

This approach will mean that the entire Monash community will stand to benefit from this exciting opportunity and enormous goodwill generated from this project and toward NELP.

PROJECT RISKS

Risks

Identified risks or other issues that have been identified for this proposal that could lead to delays or impacts on potential scope are listed in Attachment C – Draft Project Risk Assessment.

Key risks impacting the potential delivery of this project and proposed risk mitigation strategies are listed below:

Major Risk	Mitigation Strategy
Resident consultation and feedback	Undertake a Social Impact Assessment to assess the social consequences of delivering the project with the view to mitigating any negative impacts on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these.
Site complications	Commit to immediate site planning investigation to maximise the time available to identify any potential site risks or constraints.
Scope and budget	Implement a project framework to set clear milestones and approval process to ensure all parties agree to the final scope and budget.
Traffic and parking	The Jells Road and Waverley Road intersection and parking are key elements of this project that need to be addressed to satisfy resident and existing user concerns. In this regard, funding is required to immediately commence investigation & design solutions to be incorporated within the final project. Delivery of same remains a key consideration & risk.
Council Approval	The project is subject to Council approval. Officers will brief Councillors at a meeting scheduled for 17 Nov, before potentially obtaining permission to proceed on 24 Nov.

PROJECT SCOPE OF WORKS

The proposed scope of works of the tennis complex and associated works are as follows:

- 20 LED lit tennis courts incorporating 2 show courts with seating & shade
- Pro shop and retail space for golf and tennis
- Bar / kitchen / café for functions and daily use
- Multipurpose room/s to cater for meetings and functions
- Administration offices for clubs and tournament use
- Golf cart, general storage and bag storage
- Golf and tennis teaching opportunities
- Mini golf and associated infrastructure
- Local playground
- Tennis court maintenance storage
- Indoor virtual golf and practice facilities
- Members lounge with change rooms, showers and toilets
- Public toilets
- Golf hole re-alignment and new practice putting green
- Bike and pram connection and parking
- Internal road upgrade to support increased usage and large vehicles
- Integrated landscaping into the plaza zone catering for outdoor events, with shade buggy parking whilst in the pro shop and marshalling zone for tournaments, charity events and shot-gun starts
- Car parking (170 spaces)
- Intersection (Jells Road and Waverley Road) and precinct entry works / boulevard
- Underground low voltage power lines to maximise open space & distance of courts from residents
- Site drainage improvements
- Lighting, landscaping and signage.

PARALLEL WORKS

The proposed scope of works will be undertaken by Council outside of the project scope of works subject to Council's future funding provision:

- Relocation of Halcyon Day Centre
- Demolition of the Glen Waverley and Glenvale Tennis facilities
- Investigation, design and funding for the future use of former tennis sites
- Potential upgrade of Council's golf course depot which may or may not incorporate tennis maintenance equipment

ADDITIONAL INFORMATION

Glen Waverley

The suburb of Glen Waverley is projected to experience a population growth of 25.53% between 2020 and 2041, which will bring the overall Glen Waverley population to nearly 55,000 residents. This includes an anticipated growth of 17% for residents aged between 0-16 years old and a substantial 46% increase in Glen Waverley residents aged 20-50 years old. With this anticipated population growth comes the expectation that significant sporting facilities are on offer to accommodate an active and vibrant community.

Tennis in Glen Waverley

Glen Waverley is a thriving and active tennis community, with 6 tennis clubs operating in the suburb on Council owned facilities. From these 6 clubs, 4 have experienced membership growth since 2010. Further to this, tennis participation opportunities are also offered in Glen Waverley at church and school-owned facilities.

On the back of strategic work for tennis that has occurred over the past 2 years, including the Monash Tennis Forum, Tennis In Monash Discussion Paper and the draft Monash Tennis Plan, preliminary relocation discussions between Council and Glen Waverley Tennis Club have been occurring over the past 12 months, with the Glen Waverley Golf Course site identified as one of the options for consideration.

The club acknowledge that their current location has car parking and court restrictions and has nominated this site as a potential option. The club's current courts are non-compliant (size), require re-construction and the site lacks the space required to expand to accommodate said works. 30(1) [redacted]

30(1) [redacted]

ADDITIONAL INFORMATION

Furthermore, Glenvale Tennis Club is another club that has been identified as a suitor to relocate to this proposed venue. From a geographical sense, this club is located directly adjacent to this site, currently sharing a border with one of the fairways of the Glen Waverley Golf Course. This club has structurally compromised court bases that will require significant Council investment if they are to remain operating on their existing site.

An opportunity therefore exists to relocate their activities and transform their current site into public open space with future opportunity for a local playground. The recently adopted Monash Playspace Strategy identifies this area as a playground provision gap.

A meeting occurred on Monday 21 September with representatives from Monash Council, NELP, SRV and Tennis Victoria to plan a coordinated approach and engagement strategy for conversations with clubs and Council, TV and NELP should the opportunity arise. For an overall summary of relocation considerations and implications for Glen Waverley Tennis Club and Glenvale Tennis Club, please refer to Attachment E – Tennis Club Implications.

Economic Impact

REMPLAN Economic Impact Modelling has been undertaken for this project as detailed in Attachment F – Economic Impact Modelling. This modelling identifies this project will generate significant economic benefit and job creation opportunities in sales the following sectors:

- Heavy & Civil Engineering Construction – 651 Local Jobs; 337 Resident Jobs
- Building Construction - 6,155 Local Jobs; 2,501 Resident Jobs
- Construction Services - 9,398 Local Jobs; 3,836 Resident Jobs.

NELP COMMITMENT

An immediate funding commitment of $0.5 million by way of a stage 1 planning funding agreement is required from NELP to progress the concept proposal, achieve or improve on the expected delivery timeframes and mitigate the impacts of potential risks identified in this proposal.

Specifically, funding is required for Council to progress:

- Project management and administration,
- Development of an acceptable project management framework and approvals process,
- Site investigation including soil tests and feature surveys,
- Traffic study,
- Social Impact Assessment; and,
- Reference design and QS report on the entire scope of the project.

Council understands that the initial funding required for pre-project planning would be provided on a without prejudice basis and subject to project sign off by all parties in accordance with the agreed project approval process. Council would continue to commit officer time and resources to the project to ensure a full project proposal can be considered by April 2021.

An organisational commitment toward achieving the objectives of both parties and progressing the matter with Council is given in good faith.

ATTACHMENTS

Attachment A – Glen Waverley Golf Course ISP Analysis Report

Attachment B – Glen Waverley Golf Course ISP – Tennis Court Options

Attachment C - Draft Project Risk Assessment

Attachment D - GWTC 30(1) [redacted] Meeting Minutes

Attachment E – Tennis Club Implications

Attachment F – Economic Impact Modelling