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GLEN WAVERLEY GOLF COURSE ISP

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A3 1:4000		GLEN WAVERLEY GOLF COURSE INTEGRATED SITE PLAN	MONASH CITY COUNCIL	20274	06.06.2020	1

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THREE ACRES LANDSCAPE ARCHITECTURE

Irrelevant

CITY OF MONASH DESIGN TEAM

Irrelevant

CONTRIBUTORS
Active Monash
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City Design
Capital Works
Strategic Asset Management

Integrated Site Plan (ISP)
Integrated Site Planning is an holistic site planning and design process which considers the unique characteristics of the site to develop a set of integrated, evidence based site planning and design recommendations.

The ISP process identifies site planning and design opportunities which:
- aim to deliver engaging and coherent urban spaces for the enjoyment of all visitors.
- support diversity, access and equity.

PROCESS

Internal consultation
Preparation of ISP documents included collaboration with the following Council departments:
- Active Monash
- Property
- Community Strengthening & Place Making
- Engineering - Transport, Development & Infrastructure Planning
- City Design
- Capital Works
- Strategic Asset Management

External consultation
Preparation of ISP documents included collaboration with the following key stakeholders.
- City of Monash

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INTRODUCTION

The Glen Waverley Golf Course site is bounded by Dandenong Creek to the east, Waverley Road to the south, residential areas to the west, and Shepherd Road to the north.

The main area is occupied by an 18 Hole Public Golf Course, with the entrance located opposite Jells Park on the corner of Waverley and Jells Roads, Glen Waverley.

Facilities at the Golf Course include:
- A self contained clubhouse for the Glen Waverley Golf Club
- A fully equipped pro-shop with club fitting and coaching services
- Warm-up nets
- Practice green
- Landscaped gardens and surrounds
- BBQ and picnic facilities; and
- Practice fairway.

Other facilities include:
- The Halcyon Day Centre;
- Glenvale Tennis Court; and
- An open grassed area used for dog-walking, and overflow carparking for Jells Park and the Waverley Womens Sports Centre.

Halcyon Positive Ageing Activity Centre is available to Monash residents who are frail, experience memory loss and other associated challenges related to dementia. While members are enjoying themselves at the centre their carers can enjoy some time to themselves knowing their loved ones are being cared for.

Glenvale Tennis Club is a private non-profit tennis club with six artificial grass tennis courts. It is located on the NW corner of the site on Shepherd Road.

PROJECT OUTLINE

PROJECT OBJECTIVE

The City of Monash aims to be safe and welcoming to people of all ages, gender, physical abilities and cultural backgrounds.

The Integrated Site Planning (ISP) process identifies site planning and design opportunities which:
- aim to deliver engaging and coherent urban spaces for the enjoyment of all visitors; &
- support diversity, access and equity

STRATEGIC ALIGNMENT

Explore opportunities to:
- create a regional destination and integrated learning environment
- balance heritage with contemporary design expression

OPEN SPACE STRATEGY 2018

Planning for Diversity:
- Diversify recreational opportunities and environmental features in open space and open space corridors in the city.
- Consider diversifying opportunities in parks by adding physical elements to environmental parks, adding social elements to physical opportunities and by adding social and environmental elements to play and sporting parks.
- Seek to vary the landscape setting types in parks across each suburb, and the diversity of recreational opportunities along trails.
- Develop a target for increased tree canopy and increase the number of trees in parks, around sports facilities and in streets for shade, character amenity, natural values and climate change adaption.
- Enhance the diversity, play value and inclusiveness of play spaces and migrate selected spaces to social /family recreation sites.
- Provide accessible path circuits and nature play elements in all spaces.

ISP PRINCIPLES

The ISP process is structured into three areas of design: activity, access and site character.

1. Activity and Activation
- Identify site activation opportunities and constraints.
- Identify creative opportunities for integrated site usage and activation.
- Investigate opportunities to optimise site activation and viability with regard to local and regional context.
- Investigate opportunities to better integrate built form and landscape.

2. Access and Equity
- Provide equitable access to people of all ages, gender, physical abilities and cultural backgrounds.
- Adopt Crime Prevention through Environmental Design (CPTED) principles.
- Consider all transport modes while giving priority to active pedestrian transport modes.
- Improve walking and cycling safety.
- Improve lighting and natural surveillance.

3. Site Character
- Respect the existing Heritage Overlay and historical references.
- Investigate creative opportunities to leverage the unique character
- of the site.
- Preserve Monash's garden city character.

SUSTAINABILITY
- Proposals have to be adaptable and flexible to respond to future changes in use, lifestyle and demographics.
- Proposed works have to be robust and be of high level of quality and design excellence.
- Maintenance over time to be considered.
- Include WSUD and IWM on site where applicable.

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1.0 OVERVIEW

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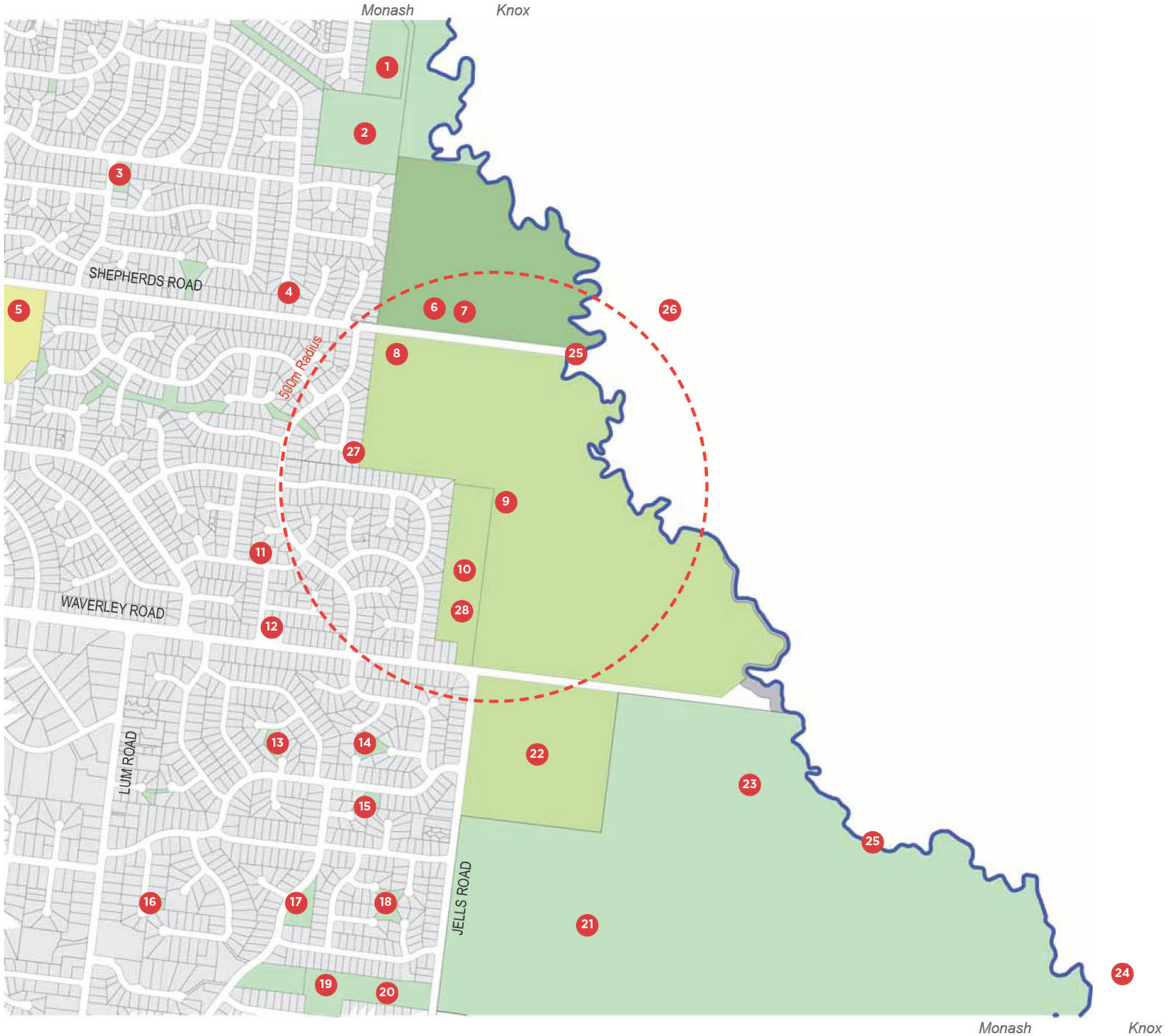
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2.0 CONTEXT

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LEGEND

1. Waverley Baseball Club
2. Napier Park
3. Wellesley Road Playspace
4. Connaught Place Reserve
5. Mount View Primary School - Glen Waverley
6. Shepherds Bush Community Garden
7. Parks Victoria Depot
8. Glenvale Tennis Club
9. Glen Waverley Golf Course
10. Halcyon Day Centre
11. Pennington Street Reserve
12. Small Retail Shopping Centre
13. Sheldon Garrick Reserve
14. Sandhurst Court Reserve
15. Strickland Reserve
16. Cuthbert Court Reserve
17. Sunnybrook Reserve
18. Buxton Court Reserve
19. Wheelers Hill Tennis Club
20. Scotchmans Creek Reserve
21. Jells Park (Jells Lions Club Park)
22. Waverley Womens Centre
23. Jells Park East Picnic Area
24. Chesterfield Park
25. Dandenong Creek Trail Bridge Crossings
26. St Pauls Missionary College
27. St Georges Court Reserve
28. Informal Dog Park and Event Overflow Parking

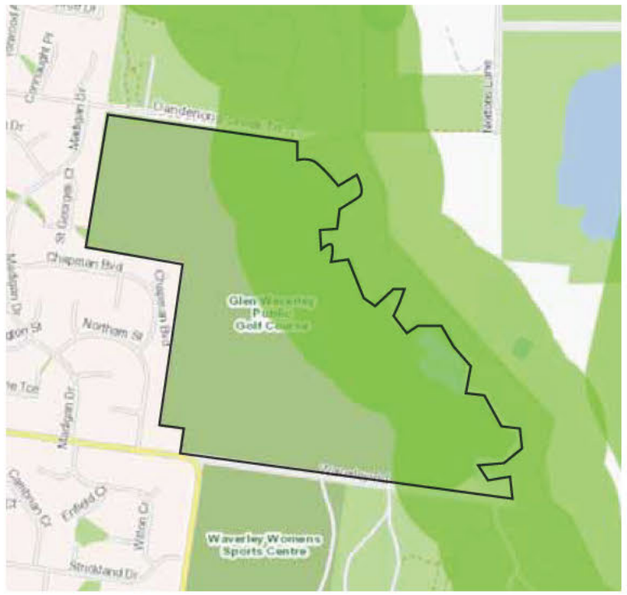
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2.01 CONTEXT PLAN

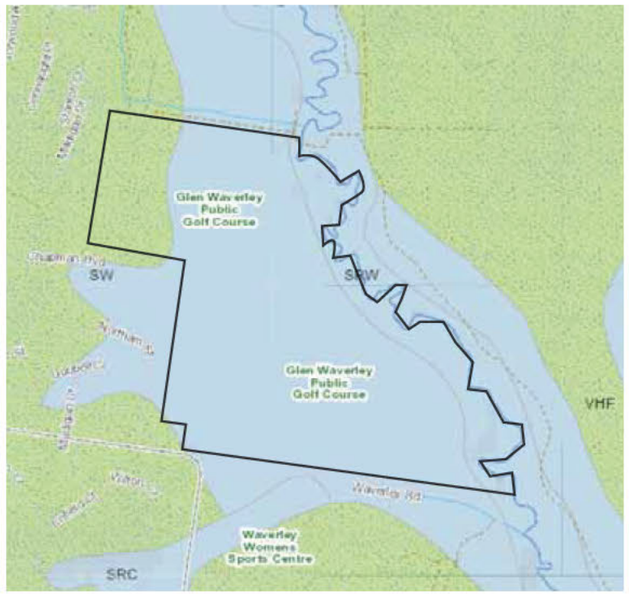
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Areas of Cultural Heritage Sensitivity
Source: ACHRIS online tool



EVC 937 Swampy Woodland
EVC 83 Swampy Riparian Woodland

EVC 127 Valley Heathy Forest

Ecological Vegetation Communities
Source: NatureKit (DELWP)

CULTURAL HERITAGE MANAGEMENT PLANS

Cultural Heritage Management Plans (CHMP's) involve an assessment of a particular area of proposed ground disturbance activity to determine the nature and extent of Aboriginal heritage in the area, and provide recommendations for management and protection of the heritage identified during the assessment for the CHMP.

A cultural heritage management plan is mandatory for an activity if:

- All or part of the activity area for the activity is an area of cultural heritage sensitivity.
- All or part of the activity is a high impact activity.

If a plan is required, the responsible authority (i.e. City of Monash) cannot grant a statutory authorisation (such as a planning permit) until it receives a copy of an approved Cultural Heritage Management Plan. A planning permit cannot be granted for an activity that is inconsistent with the approved Cultural Heritage Management Plan.

CULTURAL HERITAGE SENSITIVITY

The areas of sensitivity were developed by Aboriginal Affairs Victoria through analysis of the known sites on the Victorian Aboriginal Heritage Register, data relating to where Aboriginal heritage is found in the landscape and also with reference to areas where cultural heritage has been threatened. The list of areas of cultural heritage sensitivity include the following:

- Registered cultural heritage places and land within 50 metres of the place.
- Current and prior waterways and land within 200 metres of the waterway.
- Parks (as defined in the National Parks Act 1975).

In the context of Glen Waverley Golf Course, defined areas of sensitivity are found:

- within 200 metres of Dandenong Creek.

Being within 200 metres of Dandenong Creek, a large part of Glen Waverley Golf Course is located within an area of cultural heritage sensitivity. Specific points of sensitivity are located north and south of the subject area.

In some cases, if the defined area has previously been subjected to significant ground disturbance, then the area is not an area of sensitivity. Sensitivity Mapping can be refined by local Councils, in consultation with Aboriginal Affairs Victoria and Registered Aboriginal Parties, to reflect conditions and land-use history, and any previous significant ground disturbance. Refined maps can then be included in Schedule 1 to the Regulations to take precedence over the state-wide maps.

HIGH IMPACT ACTIVITIES

The Regulations also define what constitutes a high impact activity. The list of high impact activities is quite substantial, and includes

- Building or works for specified uses that would result in significant ground disturbance
- Construction of specified infrastructure that would result in significant ground disturbance.

ECOLOGICAL VEGETATION COMMUNITIES

Bioregion and Ecological Vegetation Classes (EVC) benchmarks have been developed by the Department of Environment, Land, Water and Planning (DELWP) as a landscape-scale approach to classify the Victorian environment. They use a range of attributes, such as climate, geomorporphology, geology, soils and vegetation to determine each classification.

The subject area is located in the Gippsland Plain bioregion. The subject site is located in an area that, prior to 1750, was covered by Swampy Woodland, Swampy Riparian Woodland, and Valley Heathy Forest.

EVC 937 Swampy Woodland
Swampy Woodland consists of open eucalypt woodland to 15 m tall, with a ground-layer dominated by tussock grasses and sedges, and often rich in herbs. It occurs on poorly drained, seasonally waterlogged heavy soils, primarily on swamp deposits but extending to suitable substrates within some landscapes of sedimentary origin.

EVC 83 Swampy Riparian Woodland
Swamp Riparian Woodland consists of woodland to 15 m tall, and generally occupying low energy streams of the foothills and plains. The lower strata are variously locally dominated by a range of large and medium shrub species on the stream levees in combination with large tussock grasses and sedges in the ground layer.

EVC 127 Valley Heathy Forest
Valley Heathy Forest consists of low, open forest to 15 m tall with a sedgy/grassy understorey and a component of small ericoid shrubs and grass-trees.

Considerations for the masterplan:

- There is an opportunity to plant indigenous plants and restore the original vegetation and ecological communities of the area. Indigenous plant species will not only grow well, as they are well-adapted to the geology and micro-climate of the site, but they can also attract native fauna and improve biodiversity.
- A broader range of plant species can be planted with different microclimates, soil types and water regimes.

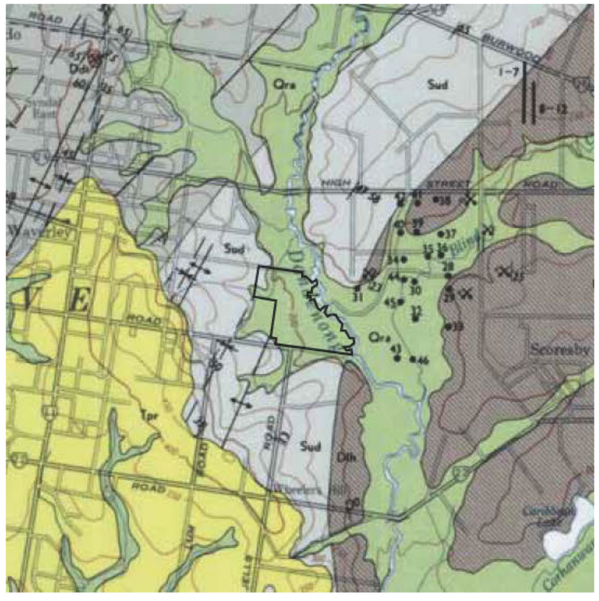
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2.02 CULTURAL HERITAGE AND ECOLOGICAL VEGETATION COMMUNITIES

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Qra - Quaternary, Holocene.
Fluvial: Alluvium, Gravel, Sand & Silt

Tpb - Tertiary, Pliocene to Miocene, Brighton Group.
Fluvial: Gravel, Sand, Silt.

Dlh - Devonian, Humevale Siltstone.
Marine: Siltstone, Minor Sandstone

Sud - Silurian, Dargile Formation.
Marine: Siltstone, Thin-bedded Sandstone

Geology
Source: Geological Survey of Victoria 1:250,000 geological map (1997)

GEOLOGY

Most of the study area geology consists of recent Quaternary sediments, laid down in the valleys of the Dandenong Creek.

Many areas to the west, have been overlain by sedimentary rocks, sands and gravels, known as Red Bluff Sands, thought to range in age from Late Miocene into the Pliocene (Tertiary Period).

The higher parts of the site are likely to consist of Devonian Humevale siltstone. Both Silurian and Devonian siltstone provide the bedrock for much of the Melbourne area.

The higher areas just outside and to the north of the study area consist of Silurian mudstone, siltstone or sandstone. These rocks are steeply dipping sandstones and siltstones, and were deposited in deep water. They were folded into a series of anticlines and synclines in the Middle Devonian period. The axes of the folds trend approximately north-north-east to south-south-west. In places the rocks are broken by faulting.

BIODIVERSITY

PROTECTED MATTERS SEARCH TOOL

Matters of National Environmental Significance (MNES) within a 1km buffer of the site was analysed on the 13th April 2020 using the Department of Environment and Energy (DoEE) Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Protected Matters Search Tool. This tool lists those species, species habitat and vegetation communities that may occur, or are likely to occur within the 1km buffered area. For this site, this encompasses Dandenong Creek, Parks Victoria land, and the Melbourne Water wetlands on the eastern bank.

MNES identified as potentially occurring included:

1 Listed Threatened Ecological Community:
- Natural Damp Grassland of the Victorian Coastal Plains

28 Listed Threatened Species:
- 9 Bird Species
- 2 Fish Species
- 1 Frog Species
- 1 Insect Species
- 6 Mammal Species
- 9 Plant Species

14 Listed Migratory Species
- 1 Migratory Marine Bird
- 5 Migratory Terrestrial Species
- 8 Migratory Wetland Species

22 Listed Marine Species
- 22 Bird Species

BIODIVERSITY

VICTORIAN BIODIVERSITY ATLAS (VBA)

DELWP's Victorian Biodiversity Atlas (VBA) was reviewed to obtain records of fauna within 1km buffer of the study area (accessed 13th April 2020). The review included species listed under the EPBC Act and Flora and Fauna Guarantee Act 1988 (FFG Act).

The VBA dataset is collated from a a wide range of contributors, including DELWP biodiversity staff, government agencies and partner organisations, non-government organisations such as Birdlife Australia, ecological consultancies, university students and community wildlife survey groups.

The majority of the data is from project based work where structured surveys were undertaken. However, many areas are data deficient, particularly established urban areas.

23 Threatened Species have been recorded within 1km of the study area. They include:
- Lewin's Rail (Vulnerable)
- Black-faced Cormorant (Near Threatened)
- Pied Cormarant (Near Threatened)
- Whiskered Tern (Near Threatened)
- Caspian Tern (Near Threatened)
- Latham's Snipe (Near Threatened)
- Royal Spoonbill (Near Threatened)
- Little Egret (Endangered)
- Plumed Egret (Endangered)
- Nankeen Night Heron (Near Threatened)
- Australasian Shoveler (Vulnerable)
- Hardhead (Vulnerable)
- Blue-billed Duck (Vulnerable)
- Grey Goshawk (Vulnerable)
- Powerful Owl (Vulnerable)
- Sooty Owl (Vulnerable)
- Swift Parrot (Endangered)
- Azure Kingfisher (Near Threatened)
- White-throated Needletail (Vulnerable)
- Regent Honeyeater (Critically Endangered)
- Grey-headed Flying Fox (Vulnerable)
- Caladenia orientalis (Eastern Spider Orchid)
- Great Egret (Vulnerable)

A total of 182 Terrestrial Fauna Species have been recorded within or adjacent to the study area. They include:
- 1 Fish species
- 160 Bird species
- 4 Amphibian species
- 16 Mammal species

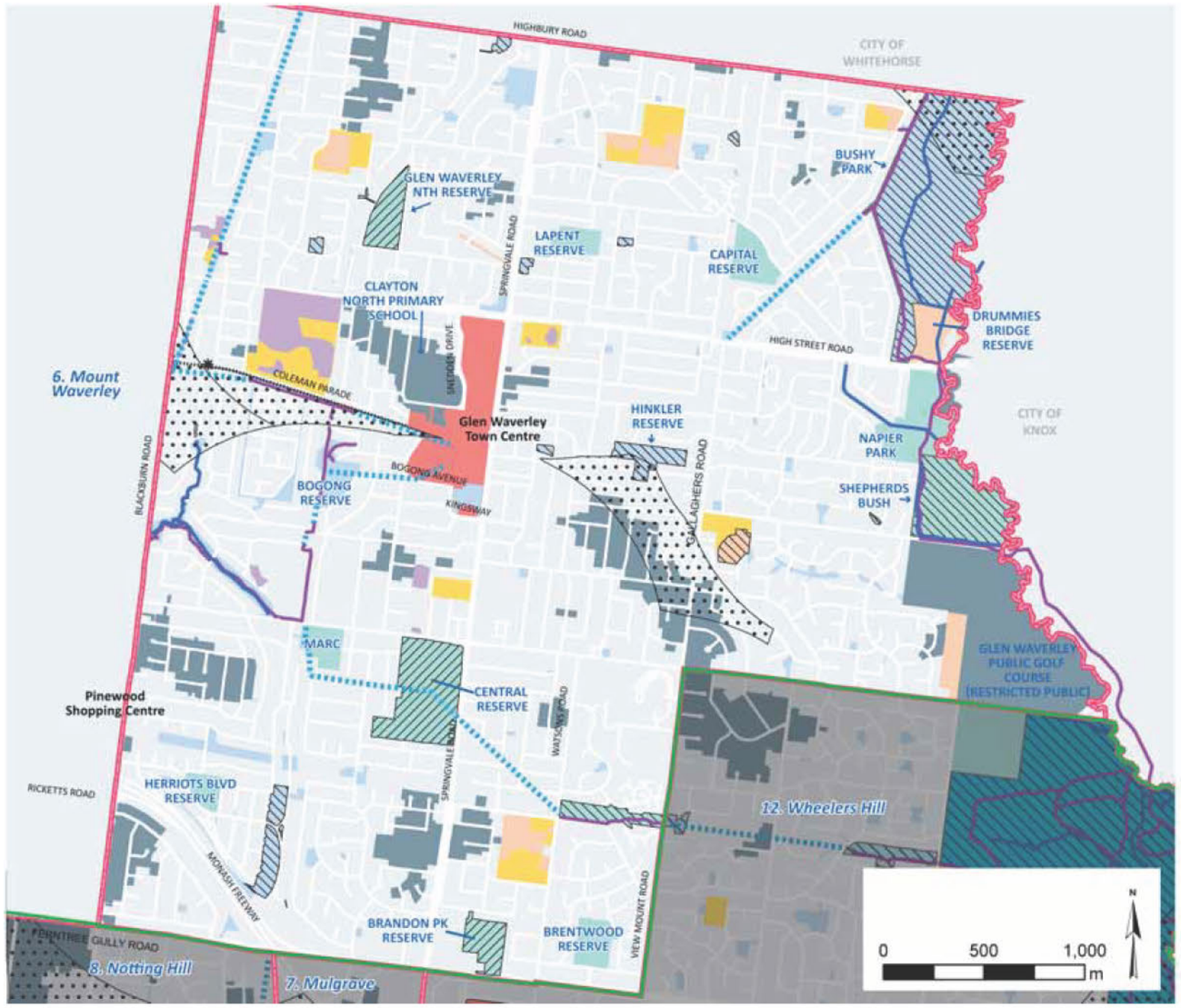
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2.03 GEOLOGY AND BIODIVERSITY

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Monash Open Space Strategy 2018 - Map 8 - Precinct 4 - Glen Waverley Precinct Plan

Open space provision

- District catchment
- Local catchment
- Regional catchment
- Restricted public access
- Private access open space

Secondary function

- Social / family recreation
- Accessway / trail

Gap analysis

- Community open space gap (400m)
- Sports open space gap (1,000m)

Trails

- Shared trail existing
- Current major trail works
- Trail gap or opportunity
- Other features
- Open space precincts
- Schools and tertiary
- Creeks



MONASH OPEN SPACE STRATEGY 2018

Glen Waverley Golf Course is located in the Glen Waverley Precinct.

Glen Waverley Precinct is a large precinct located in the north western area of Monash and makes up over a fifth of the total land area. The precinct shares a common boundary with the City of Whitehorse along Highbury Road and the City of Knox along the Dandenong Creek.

GLEN WAVERLEY PUBLIC GOLF COURSE DESCRIPTION

Glen Waverley has been identified as restricted public access outside of the catchment classification system. Hence, the large parcel on the eastern side of the precinct has been identified as having no open space within 400m. According to the Open Space Strategy, the Golf Course represents a large area of green and undeveloped amenity land on the eastern boundary of the City of Monash.

PRECINCT CONTEXT

Overall, open space is moderately well provided for within the precinct.

Social/family recreation is not well provided for in the precinct, with only one as a primary function (Highview Park). There are also three sports parks that provide social family recreation as a secondary function, including Central Reserve.

There are 10 sporting fields within the precinct that are used for a range of sports. There are two Council owned sports parks (including Glen Waverley Golf Course) that are restricted public space, and six restricted public sports parks that are owned by other land owners (mainly schools).

There are a very few continuous off-road trails or local circuit trails in this precinct, except for Dandenong Creek Trail to the east. The Trail crosses Dandenong Creek north of the Golf Course, and returns to the City of Monash side in Jells Park. Hence, the Golf Course blocks access up and down the west bank of Dandenong Creek.

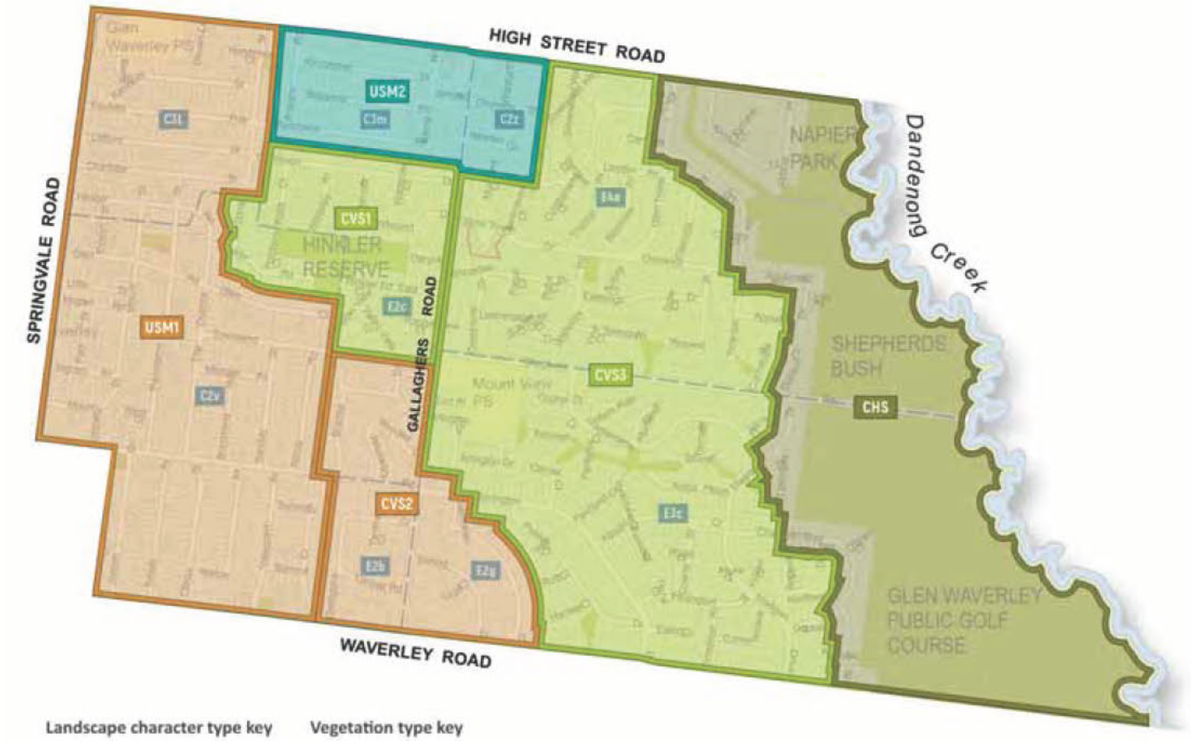
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2.04 MONASH OPEN SPACE STRATEGY

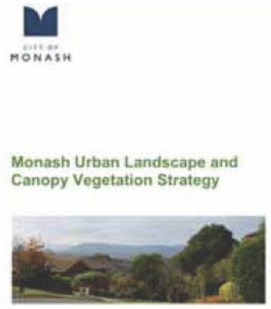
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Monash Urban Landscape and Canopy Vegetation Strategy
Glen Waverley - Landscape Character & Vegetation Type Plan



LANDSCAPE CHARACTER

According to the Urban Landscape and Canopy Vegetation Strategy, the landscape character type of the Glen Waverley site is Creek Habitat Corridor, and the vegetation type is Indigenous Tall Eucalypt.

To maintain and improve the landscape character and vegetation type of the site, the strategy proposes the following:

1. Encourage the use of local provenance indigenous species including large canopy trees in the public open space, the streetscapes and on private land to improve the biodiversity values of the City of Monash.
2. Encourage the use of local provenance indigenous and native shrub and ground layer planting in private landscaping (non-residential) and gardens (residential). As a minimum, the use of non-invasive exotic species is required.
3. Where indigenous species do not meet the specific requirements of the site, then native species are to be selected to demonstrate they will not detrimentally impact on the indigenous vegetation values.
4. Street tree planting in close proximity to the waterways will complement the biodiversity values in the adjoining open space. This may include planting indigenous species, large canopy trees, or landscape treatment that assists the role of the streetscape as an effective bushfire buffer zone where this is required.
5. Indigenous species are to be of local provenance to the local area.

For improvements to public open space, the strategy proposes the following:

- Continue to maintain existing mature canopy trees in public open space and maximise their retention as part of any future upgrades to the open space.
- Potential to increase canopy vegetation cover in selected areas of open space, ensuring that the existing and future recreational use of open space is retained and improved with the additional trees.
- To reinforce and strengthen the preferred landscape character type through appropriate species selection for new canopy vegetation, shrub and ground layer planting.
- Potential to maintain and increase bushland areas where appropriate.
- Encourage other public land management agencies including Melbourne Water and Parks Victoria to increase canopy vegetation where appropriate on their land.

INDIGENOUS TALL EUCALYPT PLANT LIST

List of typical trees for use in the Indigenous tall Eucalypt vegetation type:

Acacia melanoxylon	Blackwood	8 x 6m
Allocasuarina littoralis	Black Sheoak	5-8 x 4-5m
Allocasuarina verticillata	Drooping Sheoak	9 x 5 m
Banksia serrata	Saw Banksia	10 x 5m
Eucalyptus cephalocarpa	Sliverleaf Stringybark	8-20 x 10m
Eucalyptus goniocalyx	Bundy	8-12 x 4-6m
Eucalyptus melliodora	Yellow Box	10-15 x 10m
Eucalyptus radiata	Narrow-leaf Peppermint	15-20 x 12m
Eucalyptus yarrarensis	Yarra Gum	12 x 8m

Preference will be given to the use of indigenous species, however where a suitable indigenous species cannot meet the design criteria, then species from the following table can be used.

Angophora costata	Smooth-barked Apple Myrtle	12 x 8m
Corymbia citriodora	Lemon-scented Gum	15-20 x 15m
Corymbia citriodora	Dwarf Lemon Scented Gum	7 x 5m
Corymbia eximia	Yellow Bloodwood	12 x 10m
Corymbia eximia 'Nana'	Dwarf Yellow Bloodwood	8 x 6m
Corymbia maculata	Spotted Gum	20 x 18m
Eucalyptus melliodora	Yellow Box	10-15 x 10m
Eucalyptus radiata	Narrow-leaf Peppermint	15-20 x 12m
Eucalyptus sideroxylon	Ironbark	15-20 x 15m
E. sideroxylon 'Rosea'	Red Ironbark	15 x 6-10m

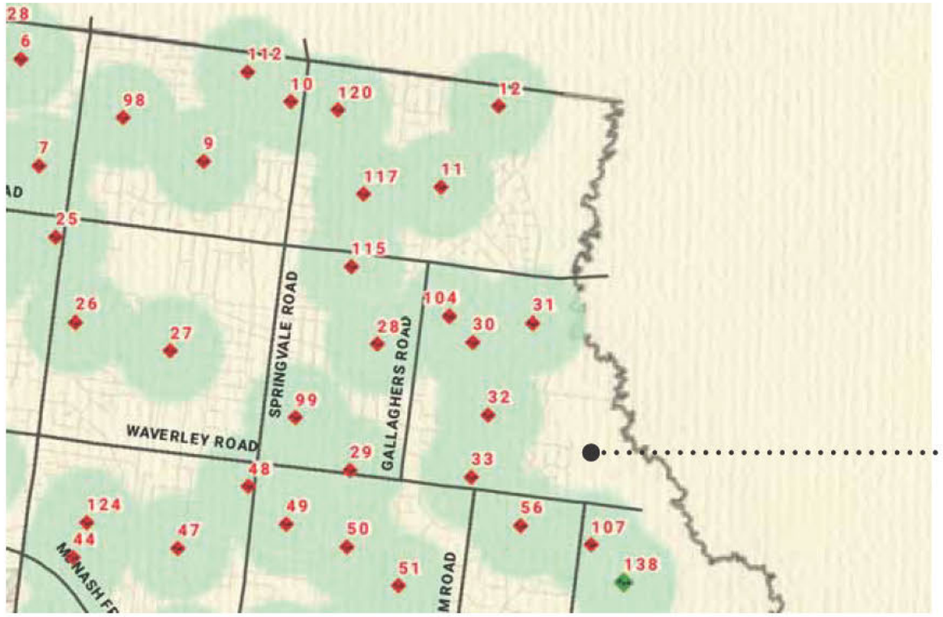
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2.05 MONASH URBAN LANDSCAPE AND CANOPY VEGETATION STRATEGY

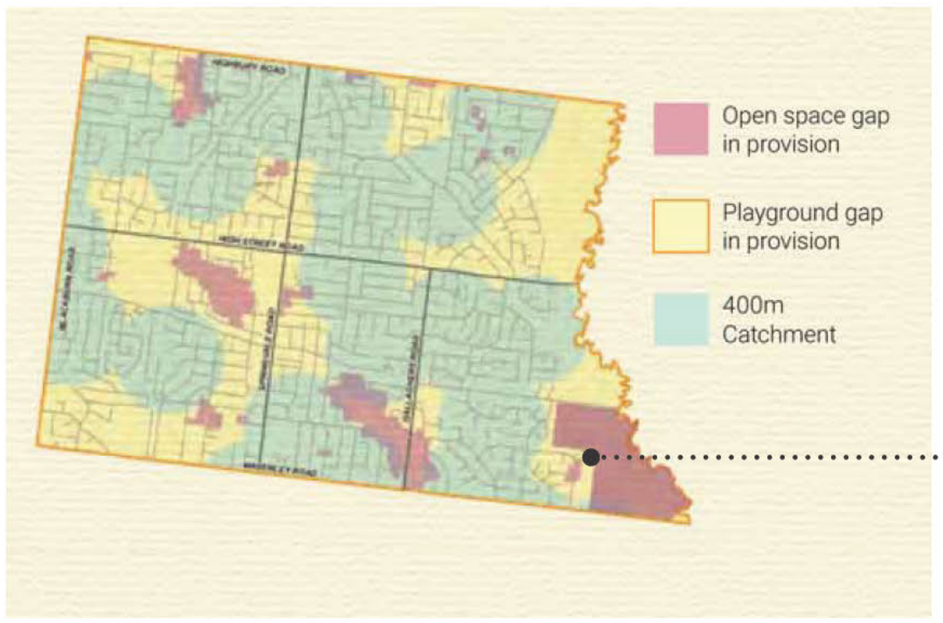
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Location of residences in relation to playgrounds (400m buffer)
Source: Monash Plyaground & Playspace Strategy 2020



Open Space and Playground Provision Gap Analysis
Source: Monash Plyaground & Playspace Strategy 2020



PLAY SPACE PROVISION

According to the draft playspace strategy, Glen Waverley Golf Course is located in a gap in open space and playground provision. This is due in part to its restricted public access status. It also does not allow for the fact that large parts of the catchment are non-residential areas where provision of playgrounds is moot.

According to the Open Space Strategy, the Golf Course represents a large area of green and undeveloped amenity land on the eastern boundary of the City of Monash. There is an opportunity to incorporate a playspace in any redevelopment of the subject land.

To the south of Glen Waverley Golf Course (Site 138 on the buffer plan), Parks Victoria are building a new $3M nature-based all abilities play space. Works are expected to be completed in late 2020.

Nearby plaspaces include:

- 31. Napier Park, Glen Waverley (Neighbourhood)
- 32. Atheldane Drive Reserve, Glen Waverley (Pocket). Due for upgrade in 2022-23.
- 33. Paxton Drive Reserve, Glen Waverley (Local)
- 56. Garrick Court Reserve, Wheelers Hill (Pocket)
- 107. Jells Road Reserve (Waverley Womens), Wheelers Hill (Neighbourhood)
- 138. Jells Park (Parks Victoria) (Regional)

KEY RECOMMENDATIONS RELEVANT TO

1. Aspire to meet a minimum playground provision standard of within a 400 metre radius (as the crow flies) of 95% of all residential dwellings.

2. Implement consistent playground classifications for all future playground developments.

3 Implement consistent playground infrastructure provision standards for each playground classification.

14. Prioritise playground upgrades in larger social/family recreation parks that can be used by multiple age groups (intergenerational), people of all abilities and for physical, social and environmental activities e.g. regional, district and neighbourhood playgrounds as these playgrounds have the potential to attract visitors from a wider catchment and deliver a greater community benefit.

26. Prioritise the development of new playgrounds (with a focus on improving open space for social family recreation) in areas where the minimum playground provision standard of within a 400 metre radius (as the crow flies) of 95% of all residential dwellings is not met i.e. in open space and playground gaps.

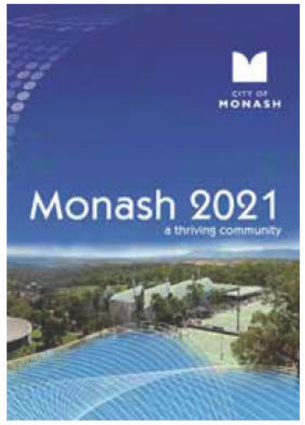
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2.06 MONASH PLAYGROUND & PLAYSPACE STRATEGY 2020 (DRAFT)

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MONASH 2021 - A THRIVING COMMUNITY

The Monash 2021 Strategy Plan outlines four areas of focus:

1. A fair & healthy community
2. A planned & connected city
3. An inclusive and safe city
4. A green & naturally rich city

The following actions are relevant to the Glen Wavereley Golf Course ISP:

1.1 Developing our reserves to encourage active living in Monash. Both active reserves (for a range of sports) and passive reserves (for walking and recreation).

1.4 Planning for refurbishment of facilities for the community.

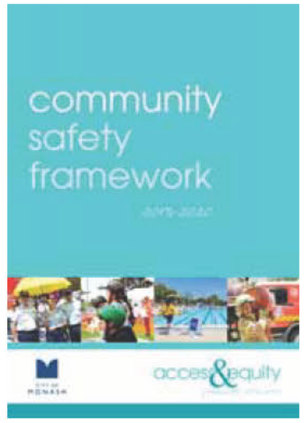
2.4 Investing in the city's pedestrian and bicycle network.

3.2 Optimising our use of sporting reserves and facilities and explore new technologies to enhance them.

4.4 Leading by example in adopting sustainable practices and technology in council buildings and operations.

4.6 Maintaining Council's provision of open space, for passive and active uses.

4.7 Maintaining the leafy character of the city and streetscapes.



COMMUNITY SAFETY FRAMEWORK

The following actions are relevant to the Glen Waverley Golf Course ISP:

6 Implement locally-based place-management programs to capitalise on local community assets and to create public spaces that promote residents' health, safety, happiness and wellbeing.

7 Deliver local activities, programs and events that increase social participation, community engagement and connectedness.

10 Maintain and improve the accessibility, safety and attractiveness of public places and spaces to increase levels of safety and community engagement.

21 Lead the way in creating safe physical, urban and natural environments through adherence to Safer Design principles including Crime Prevention Through Environmental Design (CPTED) where residents feel inspired to actively participate in community life and to go about their daily activities

A HEALTHY & RESILIENT MONASH: INTEGRATED PLAN 2017-2021

The following objectives are relevant to the Glen Waverley Golf Course ISP:

Healthy lifestyles, minds & environments

- Activate neighbourhood & public spaces
- Develop network of accessible play spaces
- Deliver and support recreation, arts and cultural events
- Facilitate opportunities for active ageing
- Explore opportunities to address parking issues faced by an ageing population
- Promote & facilitate the use of councils recreational facilities for all
- Develop the Monash network of open spaces for recreation, relaxation and recuperation
- Activate public open space



Liveability

- Make Monash as walkable and accessible as possible
- Provide links between key activity areas, including places to rest, public toilets and way-finding
- Provide safe off-road shared paths
- Advocate for a strong public transport system

Programs, Activities & Creative Expression

- Support community organisations to develop and deliver sustainable initiatives
- Promote opportunities for public art

Neighbourhoods and Place

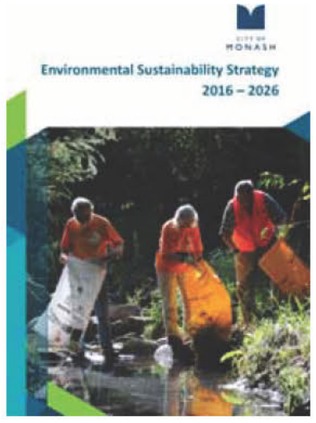
- Encourage residents to connect with community through organisations/services such as libraries, neighbourhood houses, sports clubs and local shopping strips

Partnerships and Funding

- Develop and support partnerships, networks and collaborations that contribute to a healthy & resilent Monash.

Environmental Design

- Adopt Environmentally Sustainable Development (USD) and Universal Access principles in all capital works projects.
- Work in partnership with the relevant areas of Council and community stakeholders to advocate for and create safe physical, urban and natural environments through adherence to Safer Design principles including Crime Prevention Through Environmental Design
- Create safe, inclusive and accessible spaces
- New pavilions to meet SRV female friendly guidelines.
- New pavilion designs to incorporate ESD and CPTED considerations.
- Monash spaces are designed to meet and welcome the diverse needs of the Monash community.



MONASH ENVIRONMENTAL SUSTAINABILITY STRATEGY 2016-2026

The following priority areas and objectives are relevant to the Glen Waverley Golf Course ISP:

1 Built Environment

- Garden city character is retained & improved
- ESD & WSUD principles
- Integrated and active transport

2 Urban Ecology

- Biodiversity, habitat connectivity and ecosystem resilience
- Long-term biodiversity outcomes
- Increased community understanding & participation
- Community food gardens

3 Climate Change

4 Waste & Resource Management

5 Integrated Water Management

- Health of waterways, wetlands & catchments,
- Water conservation & re-use and water sensitive landscapes
- Water sensitive landscapes

6 Partnerships & Leadership

- Develop and strengthen partnerships that achieve Council's sustainability objectives.

7 Education, Engagement & Reporting

- Sustainability targets and outcomes are monitored, evaluated & reported.

DRAFT

2.07 BACKGROUND REPORTS

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PROPERTY DETAILS

Five Parcels
96 SHEPHERD ROAD GLEN WAVERLEY 3150
Crown Description: Five parcels
Standard Parcel Identifier: Five parcels
Local Government Area (Council): MONASH
Council Property Number: 206311
Planning Scheme: Monash
Directory Reference: Melway 71 J3

Single Parcel
Address: 915 WAVERLEY ROAD GLEN WAVERLEY 3150
Crown Description: Lot 2 LP77585
Standard Parcel Identifier (SPI): 2\LP77585
Local Government Area (Council): MONASH
Council Property Number: 208138
Planning Scheme: Monash
Directory Reference: Melway 71 J5

UTILITIES

Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: Yarra Valley Water
Melbourne Water: inside drainage boundary
Power Distributor: UNITED ENERGY

ROAD MANAGEMENT

All surrounding roads are Council Local Roads managed by City of Monash.



PLANNING ZONES

The Glen Waverley Golf Course site is covered by a single zone, Public Park and Recreation Zone (PPRZ).

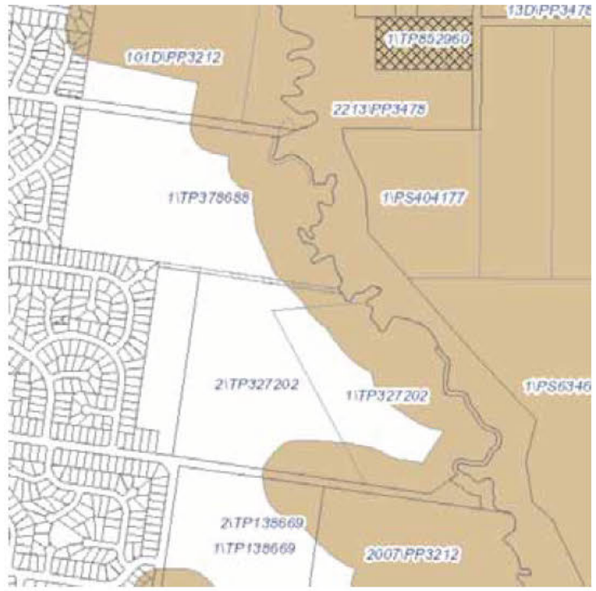


LAND SUBJECT TO INUNDATION OVERLAY

This overlay identifies land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

The purpose of the overlay is:

- To ensure that development maintains the free passage and temporary storage of floodwaters;
- To minimise flood damage, and is compatible with the flood hazard and local drainage conditions;
- To not cause any significant rise in flood level or flow velocity;
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.



BUSHFIRE PRONE AREAS

This overlay identifies designated bushfire prone areas as determined by the Minister for Planning, and are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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2.08 LAND OWNERSHIP, PLANNING ZONES AND OVERLAYS

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VEGETATION PROTECTION OVERLAY

The residential areas to the west of Glen Waverley Golf Course are covered by a Vegetation Protection Overlay.

The purpose of a vegetation protection overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation



ENVIRONMENTAL SIGNIFICANCE OVERLAY

The area to the east of the subject site (within the City of Knox) is covered by a Environmental Significance Overlay.

The purpose of this overlay is

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

According to the schedule of the overlay,

"The areas covered by this overlay include some of the most significant indigenous remnant vegetation in Knox. The indigenous vegetation along the waterways currently forms important riparian and wildlife corridors, providing protection to the waterway and to water quality. The indigenous vegetation on the slopes, particularly the higher or steeper areas, provides habitat, land stability and a characteristic, bushy landscape that can often be seen from a broad viewing area.



PUBLIC ACQUISITION OVERLAY

There is an area of land on the east side of Dandenong Creek (within the City of Knox) that is covered by a Public Acquisition Overlay.

The purpose of a public acquisition overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land which is proposed to be acquired by a Minister, public authority or municipal council.
- To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
- To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

According to map reference PA02, the acquiring authority is Parks Victoria, and the purpose of the acquisition is for public open space (as part of the Dandenong Valley Parklands)..



CROWN LAND

There are areas immediately outside of the study area that are crown land. The interest or objective of DEWLP, the landowner, is to ensure that crown land reserves are managed appropriately and in line with the Reserve's purpose.

Any works would require DELWP assessment and consent prior to proceeding. Checks or considerations relating to vegetation control, public benefit, planning requirements, etc, would apply in the conduct of the assessment. Generally, future management proposals that retain the current or historical usage of the area receive a positive reception.

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2.09 LAND OWNERSHIP, PLANNING ZONES AND OVERLAYS

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LEASE AGREEMENTS

1

Glen Waverley Golf Club Inc
5 year Lease with 5 year option
Commencement: 1st July 2016
Completion: 1st July 2021
with an option of one extra term of 5 years

2

Glenvale Tennis Club
15 year Lease
Commencement: 1st October 2006
Completion: 30th September 2021

3

Halcyon Day Centre managed by City of Monash.

Information provided on the 24th March 2020.

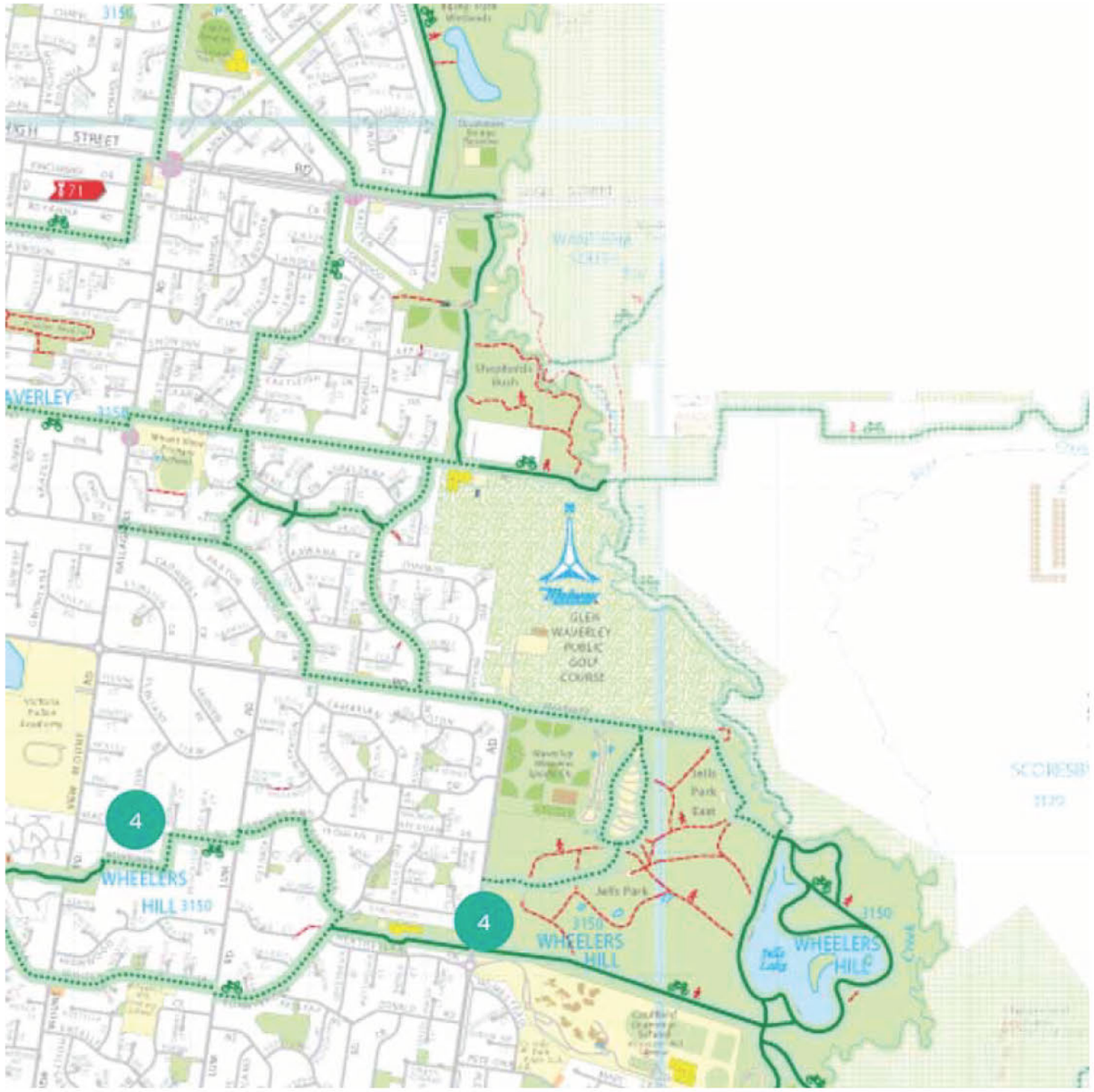
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2.10 LAND OCCUPANCY AGREEMENTS

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Glen Waverley Trail Network
Source: Monash Walk-and-Ride Map

CYCLING

The Dandenong Creek Trail spans 44 kilometres and connects with Scotchmans Creek Trail at Jells Park. Most sections of the trail have a gravel surface.

There are 3 sections to the trail:

Upper Dandenong Creek – Heathmont to Jells Park
Middle Dandenong Creek – Jells Park to Dandenong
Lower Dandenong Creek - Dandenong to Patterson Lake

The Dandenong Creek Trail does not pass through the subject site. The trail exits Shepherds Bush to the north of the subject site and crosses Dandenong Creek to run along the east bank within the City of Knox. The trail returns to the City of Monash in Jells Park.

An alternative on-road route uses Madigan Drive to the west of the Golf Course. The Monash Walk-and-Ride Map also identifies informal bike routes running east-west on Shepherds Road and Waverley Road.

PUBLIC TRANSPORT

The No. 754 Bus runs west along Waverley Road and south along Jells Road. It runs between Rowville and Glen Waverley, via Caulfield Grammar & Wheelers Hill. The bus generally runs every 30 minutes, but more frequently during school travel times.

Bus stops are located on Waverley and Jells Road.



Bus Network
Source: Public Transport Victoria

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2.11 WALKING, CYCLING AND PUBLIC TRANSPORT

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HISTORY

1951 Aerial Photo

- The site is predominantly cleared pasture.
- The main area of vegetation is a riparian forest strip along Dandenong Creek, and isolated shelterbelts.
- The surrounding areas are undeveloped farmland and orchards

1963 Aerial Photo

- The site is relatively unchanged. There has been some clearing of trees along Dandenong Creek.

1972 Aerial Photo

- The golf course has been laid out and is operational, including the pro-shop building, club house and maintenance sheds. The golf course is very open, with very few trees or vegetation defining the fairways, although a tree planting program appears to be underway.
- A large irrigation dam has been built adjacent to Dandenong Creek, consisting of two water bodies split by a levee bank.
- Residential development is underway to the west. The Halcyon Centre building has been built.

1982 Aerial Photo

Glenvale Tennis Club has been constructed on Shepherds Road. Trees beside the fairways have become more established and the fairways are more defined. Residential development to the west is complete.

1992 Aerial Photo

Dandenong Creek Trail has been constructed. A small detention basin near St Georges Court Reserve is in place. The club-house building has been extended.

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2.12 HISTORIC CONTEXT

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HISTORY

1999 Aerial Photo

- The form and character of the course is essentially complete. There is very little change beyond this point. The canopies of the trees surrounding the fairways are beginning to close.

2004 Aerial Photo

- Additional bunkers have been introduced.

2009 Aerial Photo

- Aeration of the irrigation dam is evident.

2014 Aerial Photo

- The central levee in the irrigation dam has been removed and it is now one water body. A loop path has been introduced at the Halcyon Centre.

2019 Aerial Photo

- The tennis courts have been resurfaced, but overall change has been minimal in the last 20 years.

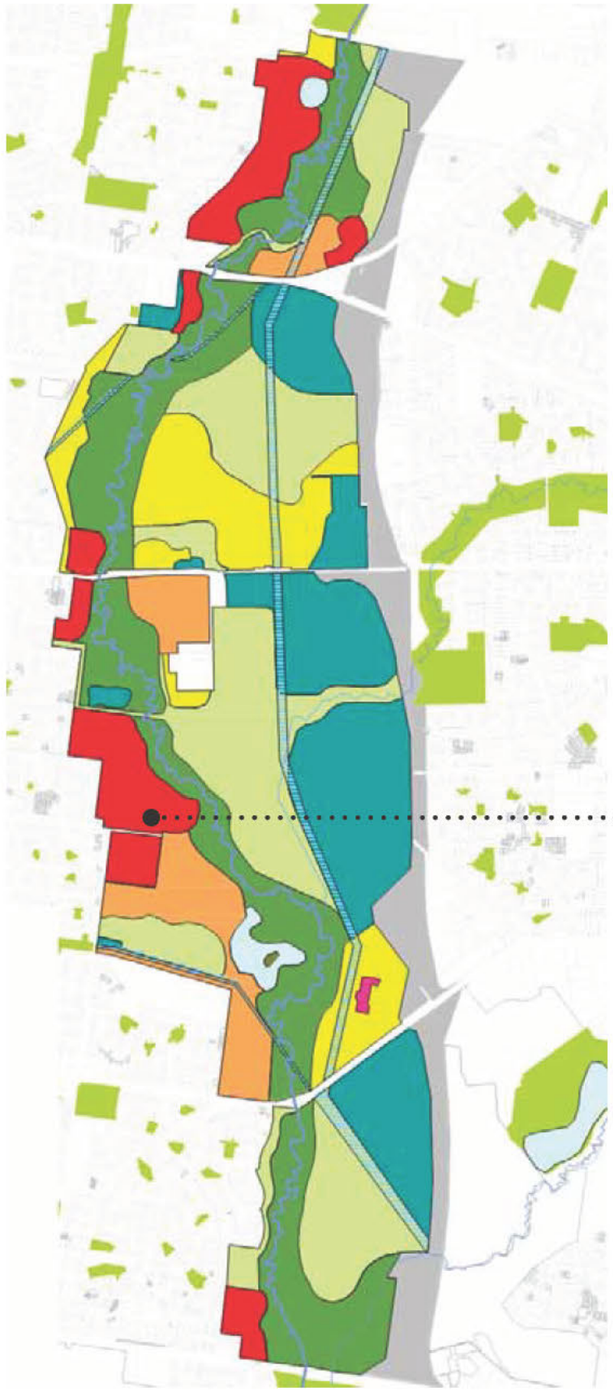
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2.13 HISTORIC CONTEXT

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Dandenong Valley Parklands - Future Directions Plan (2006)
Management Zones.
Source: Parks Victoria

Dandenong Valley Parklands - Future Directions Plan (2006)

Glen Waverley Golf Course is part of the broader Dandenong Valley Parklands.

Dandenong Valley Parklands are a series of regionally significant reserves extending 10km along the Dandenong Creek from Vermont South to Wheelers Hill. The Parklands cover an area of 1,306 hectares.

The Parklands have been progressively developed as regional open space since the initial reservation of land in 1973. The Parklands currently comprises land managed by Parks Victoria, Melbourne Water, City of Monash, City of Knox, City of Whitehorse and private landowners. Cooperative partnerships between public land managers, private landowners and community and user groups continue to be an integral aspect of the management of the Parklands.

The last Future Directions Plan was prepared in 2006. The main objectives of the plan are to provide strategic management directions, and identify management zones and key actions to guide decision making regarding current and future uses within Dandenong Valley Parklands for the next 10 -15 years.

Implementation of the actions within the Future Directions Plan is dependent on the timing of non-compulsory land acquisition, visitor demand, funding and agreement with other agencies. The plan concedes that the ongoing management of the Parklands will occur within a changing social, political and economic environment, which may explain the age of the last report.

Management Zones

The Plan identifies Glen Waverley Golf Course as a Sports and Community Events Zone. It also shows the west bank of Dandenong Creek as a Conservation Zone.

Sports and Community Events Zone

The purpose of the Sports and Community Events Zone is the provision of space and / or facilities to cater for organised sporting and group recreational activities and community events.

The Sport and Community Events Zone is provided and managed by Local Government.

The role of the Sports and Community Events Zone is as follows:
- To provide facilities for active recreation and sport for the local and regional community.
- To provide settings and facilities for community use which diversify recreational opportunities and experiences for park visitors.

The types of recreation activities that are appropriate for this zone include community events, sport, picnicking and playing.

Key actions include:
- Liaison with Local Government to ensure complementary land management practices are undertaken.
- Work with Local Government and sports ground managers to protect the environmental and cultural heritage values along the Dandenong Creek by undertaking measures such as fencing, revegetation and weed control.

Conservation Zone

The purpose of the Conservation Zone is the protection, maintenance and enhancement of natural bushland with significant habitat and environmental values.

The Conservation Zone applies to areas of remnant indigenous vegetation with significant environmental values and extensions to these habitat corridors. The zone encompasses the Dandenong Creek riparian corridor.

The role of the Conservation Zone is as follows:
- To conserve remaining areas of bushland that contributes to regional biodiversity and to protect the natural landscape for current and future generations.
- To protect and manage the significant remnant vegetation communities and fauna habitats along the Dandenong Creek Valley.
- To enhance connectivity between areas of remnant vegetation along the Dandenong Creek Valley to protect the significant habitat corridor.
- To protect and enhance the significant riparian values and aquatic habitats of Dandenong Creek, Corhanwarrabul Creek and associated wetlands.
- To facilitate filtration of waterborne pollutants prior to the creek reaching Port Phillip Bay (via Patterson River).
- To recognise and protect archaeologically sensitive areas.
- To promote enjoyment of the bushland by providing opportunities for visitors to appreciate nature, and learn about natural values and processes.
- To provide a natural setting for visitors to experience tranquillity.
- The types of recreation activities that may be appropriate for this zone include walking, contemplation, bird watching, and appreciating nature.

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2.14 DANDENONG VALLEY PARKLANDS

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Precinct Overflow Car Parking

Part of the Glen Waverley Golf Course Site is relied upon by the Waverley Womens Sports Precinct and Jells Park as overflow carparking for large events, including Carols by Candlelight.

Use of the open grassy space is limited by weather and seasonal conditions. Use of the site is also likely to be compromised by possible future drainage and detention works.



Waverley Women's Sport Precinct - Development Proposal - ISP 2019

Waverley Womens Sports Precinct and Jells Park

Despite use of the overflow parking area, pedestrian connections between the site and the sports precinct are quite poor.

An Integrated Site Plan for the Sports Precinct has identified improving pedestrian links from Waverley and Jells Road, and formalising on-site car parking to improve parking efficiency.

There are opportunities to improve pedestrian links and way-finding between the facilities, including proposed new fitness hubs and play spaces in the sport precinct and Jells Park. This could include extending road-side footpaths and crossing points on Waverley Road.

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2.15 WOMENS SPORTS PRECINCT & JELLS PARK

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3.0 ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

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LEGEND

- Tee
- Fairway
- Green
- Bunker

Note:
Golf course layout is indicative only, based on aerial photo analysis.

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3.01 ANALYSIS - EXISTING GOLF COURSE LAYOUT

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LEGEND

Possible Golf Ball Hazard
with neighbouring properties and roads.
Identified as possibly higher risk
by staff and golf course consultants

Possible Golf Ball Hazard
with neighbouring properties and roads.
Identified as possibly lower risk
by staff and golf course consultants.

30m buffer from Dandenong Creek
showing close proximity of course
infrastructure.

This risk diagram is indicative only. Potential risk is dependent is specific and local site conditions, such as extent of tree canopy, frequency of use and user behaviour.

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3.02 ANALYSIS - INTERFACE CONFLICTS

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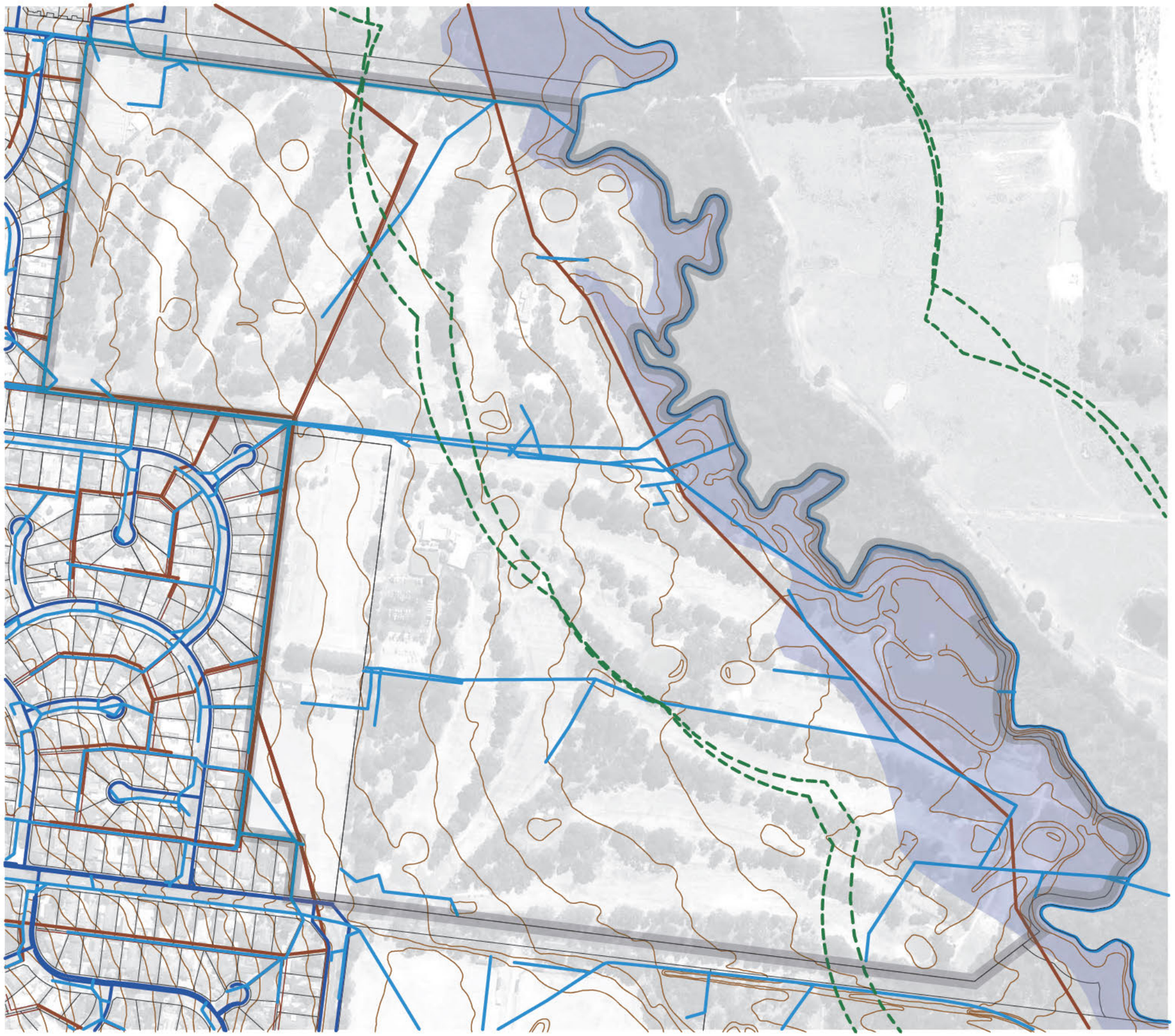
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3.03 ANALYSIS - EXISTING CANOPY COVER

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LEGEND

- Land Subject to Inundation Overlay
- Area of Cultural Heritage Sensitivity
- Stormwater Pipe
- Sewer Pipe (YVW)
- Water Pipe (YVW)
- Contour (1m interval)

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3.04 ANALYSIS - SERVICES

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KEY

1. Glenvale Tennis Club
   Possible Options:
   - Remove or relocate
   - Retain
   - Upgrade
   - Expand
2. Open Space
   Possible Options:
   - Retain
   - Redevelop as a Local/Neighbourhood Park with path connections
3. Possible Conservation Zone
4. Halycyon Day Centre
   Possible Options:
   - Remove or relocate for golf redevelopment
   - Retain
   - Expand or redevelop as a larger community facility
5. Overflow Car Parking
   Possible Options:
   - Remove or relocate for golf redevelopment
   - Retain as overflow car parking
   - Redevelop as a Local/Neighbourhood Park with path connections.
   - Potential alternative community use.
6. Entrance Open Space
   Possible Options:
   - Redevelop as a Local/Neighbourhood Park with path connections.
   - Redevelop as a landscaped gateway to the golf course.
   - Potential alternative community use.

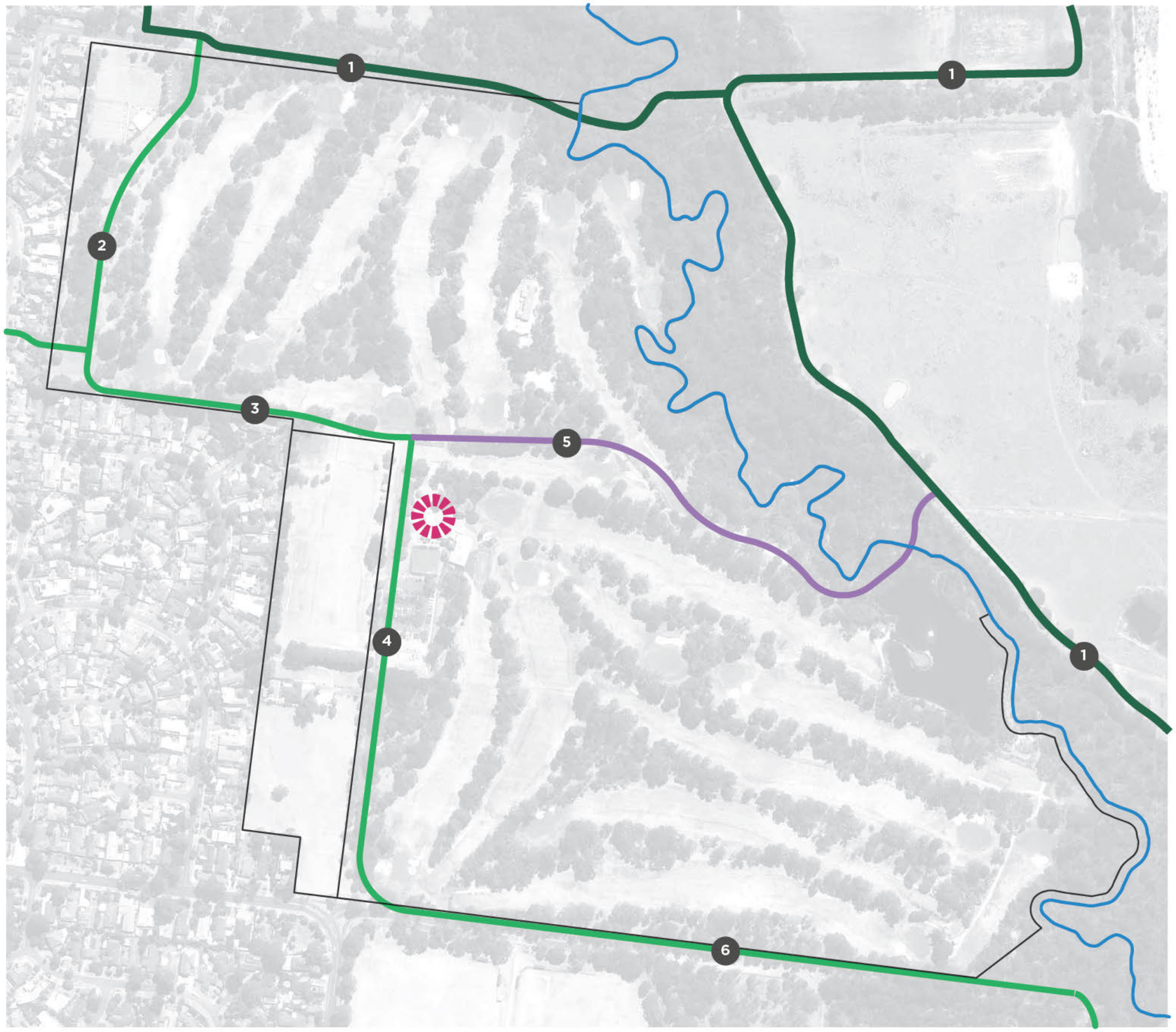
DRAFT

3.05 OPPORTUNITIES - OPEN SPACE

SCALE	KEY	PROJECT	CLIENT	PROJECT #	DATE	PAGE
A3 1:4000		GLEN WAVERLEY GOLF COURSE INTEGRATED SITE PLAN	MONASH CITY COUNCIL	20274	06.06.2020	25

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KEY

1. Existing Dandenong Creek Trail
2. Possible New Trail Alignment
   Western Boundary of Golf Course
   Shared Path Link to St Georges Court
3. Possible Shared Path Access
   to Golf Building and Precinct
4. Possible New Trail Alignment
   Shared Path along Entrance Road
5. Possible New Trail Alignment
   and Bridge Crossing to Dandenong Creek Trail.
   (Extensive consultation required)
6. Possible On-road Trail To Dandenong Creek Trail
   at Jells Park.

Existing Golf Building and Precinct Location.

DRAFT

3.06 OPPORTUNITIES - DANDENONG CREEK TRAIL

SCALE	KEY	PROJECT	CLIENT	PROJECT #	DATE	PAGE
A3 1:4000		GLEN WAVERLEY GOLF COURSE INTEGRATED SITE PLAN	MONASH CITY COUNCIL	20274	06.06.2020	26

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KEY

1. Redeveloped four-way Intersection or roundabout at Waverley and Jells Road to create a defined entrance to the golf course.
2. Avenue with double row of shade trees.
3. Golf Building and precinct pick-up and drop-off loop with DDA carparking, bus parking, and landscaping.

Existing Golf Building and Precinct Location.

DRAFT

3.07 OPPORTUNITIES - MAIN ENTRANCE

SCALE	KEY	PROJECT	CLIENT	PROJECT #	DATE	PAGE
A3 1:4000		GLEN WAVERLEY GOLF COURSE INTEGRATED SITE PLAN	MONASH CITY COUNCIL	20274	06.06.2020	27

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