

9.2 CONFIDENTIAL
NORTH EAST LINK PROJECT
(Author: RH)

Responsible Director: Russell Hopkins

RECOMMENDATION

That Council:

- 1. Endorses the development of a tennis and multi-sport (tennis and golf) sporting hub at the Glen Waverley Golf Course based on the understanding that the State Government will contribute a minimum of \$21 million toward the project, specifically for the development of an eastern region tennis facility;*
- 2. Notes that a \$5 million Council contribution will be required over the next 18-24 months leveraged through a competitive tendering process for the management rights to the facility; and*
- 3. Authorises the Chief Executive Officer to execute the Common Funding Agreement for this project.*

INTRODUCTION

This report outlines a significant opportunity for the City of Monash to develop an eastern region tennis facility at the Glen Waverley Golf Course.

This report recommends that in line with the expected State Government funding announcement, that Council approve the development of the proposed tennis facility. A detailed planning and consultation process will form the first part of the project, leading to the construction of an 18 tennis court and multi-sport (tennis and golf) sporting hub at the Glen Waverley Golf Course.

BACKGROUND

Integrated Site Planning

In 2019, Council commenced an Integrated Site Planning (or ISP) process for the Glen Waverley Golf Course to, amongst other things, specifically explore potential site development options for the driving range. The existing driving range is constrained by both its size and close proximity to adjoining properties.

Monash Tennis Plan (Council approved draft)

The Monash Tennis Plan was developed following a comprehensive community consultation process in partnership with Tennis Victoria (TV) and directly supports Council's agenda for a healthy and resilient Monash Community. The actions of the Monash Tennis Plan are aligned to Tennis Australia's Four Key Pillars of Successful Tennis Venues (accessibility, sustainability, community benefits and accountability) and have informed the development of key actions aimed at:

- Optimising the use of tennis facilities.
- Delivering inclusive and accessible tennis clubs.

- Ensuring high quality and successful tennis venues.

Working with the existing golf contractor, plus Glen Waverley and Glenvale Tennis Clubs, Council identified the opportunity to develop a tennis facility on the site as a potential solution to a range of local issues and is supported within the draft Tennis Plan.

North East Link Project (NELP) Tennis Opportunity

Works associated with delivery of the North East Link Project (NELP) will necessitate the demolition of the existing Boroondara Tennis Centre (23 floodlit courts) on Bulleen Road, Balwyn North. NELP has been investigating possible sites in Melbourne's east to cater for a new tennis complex to replace the Boroondara Tennis Centre (BTC).

Following a decision by the Boroondara City Council to forgo the opportunity to replace the BTC within its municipality, Monash has been involved in a process run by NELP to explore potential opportunities to locate tennis infrastructure to replace the BTC outside of Boroondara.

A proposal to locate a tennis complex on the western boundary of the Glen Waverley Golf Course, 915 Waverley Road, Glen Waverley was submitted to NELP on 30 September 2020.

Monash Tennis Centre Proposal

On 23 November 2020, Council received advice from the Chief Executive of NELP that Monash Council had been selected as the preferred site for a new tennis centre and would be offered \$520,000 (ex GST) to undertake preliminary planning activities and consultation to confirm the scope and cost of the project.

This amount currently forms part of total funding offered for the project by the State Government of \$21M for planning and works associated with the proposed tennis facility. At the time of writing officers are seeking that the \$520,000 be in addition to the \$21M, but have been advised that this is not supported.

DISCUSSION

The proposal submitted by officers and selected by NELP is preliminary and has not undergone broader consultation beyond direct engagement with key stakeholders in non-specific discussion. In this regard, officers have engaged in a preliminary manner with the two relevant tennis clubs and golf course contractor on the proposal and received in-principle support to undertaken further planning. Residents, current users of the Halcyon program, users of the golf course or broader community have not been consulted in the initial stages.

If Council agrees to accept the funding and develop a tennis complex at the site, it must commit to implementing the proposal which may or may not be universally supported by the local community, Halcyon users or the two tennis clubs or golf club members. To this end, a comprehensive community consultation plan has been prepared that identifies the stakeholders to be engaged in the process.

Scope of Works

The scope of works included in the Funding Agreement includes:

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| <ul style="list-style-type: none"> • Design and construction of all tennis infrastructure including site investigation and site preparation substantially in accordance with the Integrated Site Plan • Demonstrated commitment to minimizing impacts to adjacent residents • Universal access to all courts and tennis facilities • Demonstrated consideration to child safe requirements within site and pavilion • All approvals and permits • Giving consideration to environmentally sustainable design outcomes • Upgraded intersection on Waverley Road as required • Internal road upgrade • Drainage infrastructure to tennis site with consideration to impacts to adjacent residents • Service connections and upgrades (if required) to tennis infrastructure • Formalized parking for tennis participants (minimum 4 parking bays per court) • Lighting, landscaping and signage |
| <ul style="list-style-type: none"> • 18 International Tennis Federation (ITF) standard courts • Courts to be acrylic hard surface • Lighting to courts • All general tennis infrastructure – nets, posts, fencing, ball-stop netting, GPOs courtside (for automatic ball launching machine) • Pavilion facilities to cater to tennis participants, minimum 600m2 • Female, male and accessible change rooms and amenities • Public amenities • Kiosk/café • Social space • Venue management office/meeting room • Tournament management office with visibility across all courts • Club storage • Drink fountains • Bench seating • Shade consideration • BBQ/outdoor plaza/gathering space • Tennis court maintenance storage |

A bubble drawing of the proposal is included as Attachment 1 and highlights the area proposed as being the existing driving range of the Glen Waverley Golf Course and incorporating the Halcyon day care centre. Investigations to transition this service to a new location are already underway, and will be included within the first stage of the project as part of the community consultation and engagement plan.

Community Benefits

The potential community benefits associated with this project are expected to include (dependent on final design and costings):

- Significant State Government investment in Monash of \$21 Million

- Improvement works to the Jells Road and Waverley Road intersection, to assist with easier and safer traffic flow in the area
- New car parking in the Glen Waverley Golf Course, as well as improvements to existing car parking area to ensure sufficient parking on site is provided
- Improved drainage to the site, especially sections of the reserve that back onto residential fencing and have previously been prone to water pooling and problem wet areas
- The retention and improvements of space in the southern section of the reserve as a leash free dog area (or potential dog park), as well as increasing the number of native trees on site
- The development of a community hub, with a shared building to accommodate golf course and tennis needs
- Current driving range to be replaced with golf practice cages to manage concerns with errant golf balls
- Potential relocation of existing tennis clubs, reducing burden of aging infrastructure at these sites
- Generation of significant economic benefit and job creation opportunities – the opportunity presents significant tournament opportunities for Monash
- ESD investigations and recommendations e.g. site ecological and sustainability improvements, such as LED lighting, water harvesting, tree planting
- Strategic support for an integrated tennis facility in Glen Waverley identified through development of Monash Tennis Plan and golf course ISP

The proposal also provides an opportunity to leverage broader community outcomes by re-purposing the sites currently occupied by the Glen Waverley Tennis Club and Glenvale Tennis Clubs.

Consultation & Engagement Plan

Consultation will be a key factor to the success of this project. Officers recognise that significant work needs to be undertaken in conjunction with a formal announcement pertaining to the future of the site. A Consultation and Engagement Plan has been prepared for this project in partnership with NELP. This plan proposes officers consult directly with all adjoining residents prior to or immediately following a State Government funding announcement should Council endorse the proposal.

It is important to note that the community will be informed that this project will happen (i.e. tennis centre at Glen Waverley Golf Course is non-negotiable) but they will be able to influence a range of negotiable elements such as:

- Number of tennis courts
- Facility operating hours
- Screening infrastructure and/or barrier planting
- New recreation infrastructure and general reserve improvements e.g. playgrounds, fenced dog park, fitness stations, mini-golf, etc.
- Design materials – noise mitigating, buffer zones, CPTED principles
- Incorporation of Environmental and Sustainable Design elements – LED lighting, tree plantings, underground power lines, water tanks, etc.
- Parking and traffic improvements, zones and restrictions

Next Steps

Subject to Council adoption of the recommendations in this report, the next steps include:

1. State Government announcement confirming the Glen Waverley Golf Course site has been selected as the site for the eastern region tennis centre.
2. Execution of a Funding Agreement with the State Government (NELP)
3. Commence site investigations, develop business case and commission traffic and ESD studies, etc.
4. Broad community and key stakeholder consultation and engagement, including local residents and Halcyon users.
5. Site investigations, business case and consultation findings to inform development of a concept plan and project scope and budget.
6. Detailed design to inform tender documents for construction, with the works to be completed in mid-late 2023.

POLICY & STRATEGY CONTEXT

This project Precinct Plan and associated development priorities are cognisant of and align with key State Government and relevant State Sporting Association (SSA) strategies and plans such as:

- Active Victoria Framework
- Tennis Victoria's Strategic Plan 2020 & State-wide Facilities Plan
- Victorian Golf Infrastructure Strategy & Infrastructure and National Golf Facilities Guidelines.

The Precinct Plan is consistent and aligns with the following key Council documents:

- Council Plan 2017-2021
- A Healthy and Resilient Monash: Integrated Plan 2017-2021
- Active Monash Capital Works Prioritisation Framework 2018
- Asset Management Strategy
- Monash Open Space Strategy 2018
- Monash Tennis Plan (Council approved draft)
- Glen Waverley Golf Course Integrated Site Plan

SOCIAL IMPLICATIONS

This project, when implemented, will enhance social connectedness and community wellbeing by providing improved and accessible amenities and facilities at the golf course.

FINANCIAL IMPLICATIONS

Stage 1: Preliminary Planning & Investigation Costs

Subject to Council approval, Monash will receive a \$520k grant to undertake community consultation, business case development and site investigations (traffic, geo-tech, ESD, soil testing etc.) over the next six months to progress the project proposal and integrated site plan to a point where a final concept plan and more detailed costings are known.

Stage 2: Estimated Construction Costs

The proposal submitted by Council estimates total construction costs of more than \$25 million. The proposal notionally allocated \$20 million to be paid by NELP and \$5 million by Council. Council's contribution to the project also includes costs associated with the

relocation of the Halcyon program, and a number of suitable sites are currently being considered.

A full business case for the project will be prepared as part of stage 1 and is likely to include additional third party funding secured through a competitive tender process to manage the joint tennis/golf complex. Preliminary investigations from similar facilities and Council's own experience with recent Expressions of Interest for major sports facilities indicate that a figure of \$5 million in third party funding for the project in return for a 10 year management agreement is not unrealistic.

On this basis, it is officers' intention to continue to develop the proposal on a capital neutral cost basis except for any costs associated with the relocation of the Halcyon day centre and/or development of sites vacated by the two tennis clubs.

Risks

The State Government funding is capped at \$21M (currently including the \$520k for planning and feasibility), and requires Council to bear any project costs above this. While officers have undertaken a preliminary site assessment, firm costs for the project are dependent upon the outcomes of the first stage of planning. Officers are also working with NELP to ensure that should there be significant unforeseen additional costs, the parties shall discuss options for rescoping the project.

It is also expected that there will be some opposition and concerns expressed in relation to the project regarding traffic and parking, the relocation of existing tennis clubs, and impact on residential amenity.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights considerations.

CONCLUSION

The Glen Waverley Golf Course ISP independently identified the opportunity for tennis at the golf course.

Extensive consultation has been undertaken with Monash tennis clubs and Tennis Victoria in relation to the Monash Tennis Plan which recommends Council looks to consolidate tennis facilities in Glen Waverley. Officers have also had preliminary meetings with the Glen Waverley and Glenvale Tennis Club representatives which have indicated they are open to exploring the opportunity to relocate bigger and better facilities.

The opportunity to work with NELP to deliver a tennis centre at the golf course presents a unique opportunity to leverage the significant strategic planning and pre-project planning undertaken by Monash and deliver on a number of significant improvements to the surrounding precinct including road network and Waverley Women's Sports Precinct.

It is recommended that Council approve the development of the proposed tennis facility. A detailed planning and consultation process will form the first part of the project, informing and leading to the construction of an 18 tennis court and multi-sport (tennis and golf) sporting hub at the Glen Waverley Golf Course.

ATTACHMENTS

Attachment A – Monash Tennis Centre Proposal – bubble drawing

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