

LAYOUT OPTIONS ASSESSMENT

Criteria	Layout 1	Layout 2	Layout 3	Layout 4	Layout 5	Layout 6	Layout 7	Layout 8	Layout 9A	Layout 9B	Layout 9C (new)	Layout 10	Layout 11
Description	Driving Range site							Car Park & Golf Club House site	Glenvale TC/17 th Hole Surrounds site	Glenvale TC/17 th Hole Surrounds site	Glenvale TC/17 th Hole Surrounds site	Wellplayed Concept 2	Wellplayed Concept 6
	25m Residential Buffer	35m Residential Buffer	~ 40m Residential Buffer	50m Residential Buffer	35/40m Residential Buffer	35/40m Residential Buffer	~ 50m Residential Buffer	75-100m Residential Buffer	Car park east-west	Car park north-south	Layout suggested by Resident during onsite session 1/3/21	6 th Hole	1 st Hole relocated to Driving Range
	3 x 4 + 2 x 3 Court Array		3 x 6 Court Array	35m Buffer to car park	4 x 4 + 2 Show Courts Array	4 x 4 + 2 Show Courts Array						Linear (east-west) Court Array	Tennis Centre on 1 st Hole
				9 x 2 Court Array		Pavilion closest to residential boundary (Flipped 5)							
SOCIAL IMPACTS AND RESIDENTIAL AMENITY	High Impact	Medium Impact	High Impact	High Impact	High Impact	High Impact	Low Impact	Low Impact	High Impact	High Impact	Medium Impact	High Impact	Medium Impact
ENVIRONMENTAL IMPACTS	Medium Impact	Medium Impact	Medium Impact	Medium Impact	Medium Impact	Medium Impact	Low Impact	Medium Impact	High Impact	High Impact	High Impact	High Impact	Medium Impact
SPORTING OPERATIONS	Low Impact	Low Impact	Medium Impact	Medium Impact	Low Impact	Low Impact	Low Impact	Medium Impact	High Impact	High Impact	Medium Impact	High Impact	High Impact
ENGINEERING CONSIDERATIONS	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	High Impact	High Impact	High Impact	Medium Impact	Low Impact
TIME & COST	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	Low Impact	High Impact	High Impact	High Impact	High Impact	High Impact
LOW IMPACT	[Green Box]												
MEDIUM IMPACT	[Yellow Box]												
HIGH IMPACT	[Red Box]												

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OPTION	COMMENTS
<p>Layout 1 25m residential buffer to courts</p>	<ul style="list-style-type: none"> • High impact to adjacent residential amenity, especially noise and court lighting • Low impact to golf course play across existing 18 holes • Low impact to existing and native vegetation
<p>Layout 2 35m residential buffer to courts</p>	<ul style="list-style-type: none"> • Medium impact to adjacent residential amenity • Low impact to golf course play across existing 18 holes, however some impact to golf course maintenance operations and access • Low impact to existing and native vegetation
<p>Layout 3 35m residential buffer to courts, with courts in 3x6 configuration</p>	<ul style="list-style-type: none"> • High impact to adjacent residential amenity as a result of all courts and new car parking being located to the west of the driveway • Low impact to golf course play across existing 18 holes • Low impact to existing and native vegetation
<p>Layout 4 50m tennis court buffer, 35m car park buffer</p>	<ul style="list-style-type: none"> • High impact to adjacent residential amenity as a result of car parking location (35m from residential boundary) • Less than ideal layout for tennis users, with pavilion connectivity issues for several of the courts • Low impact to existing and native vegetation
<p>Layout 5 35m residential buffer to courts</p>	<ul style="list-style-type: none"> • Medium impact to adjacent residential amenity, especially noise and court lighting • Good layout for sporting user operations, including low impact to golf course play across 18 holes • Low impact to existing and native vegetation
<p>Layout 6 35m residential buffer to courts, with pavilion closest to residential boundary</p>	<ul style="list-style-type: none"> • High impact to adjacent residential amenity as a result of sporting pavilion and its proximity to western residential boundary • Good layout for sporting user operations, including low impact to golf course play across 18 holes • Low impact to existing and native vegetation
<p>Layout 7 50m residential buffer to courts</p>	<ul style="list-style-type: none"> • Low impact to residential amenity as a result of increased buffer distance of 50m for tennis courts and new car parking • Low impact to golf course play across existing 18 holes, as well as existing and native vegetation • Court and pavilion layout allows for good user connectivity for both tennis and golfing users

<p>Layout 8 75-100m residential buffer to courts</p>	<ul style="list-style-type: none"> • Low impact to adjacent residential amenity, especially noise and court lighting as a result of increased buffer distance • High impact to golf course play with pavilion encroaching into area of existing 1st golf tee • High impact to existing trees, with tree removal required to accommodate the required space for this tennis court and pavilion layout
<p>Layout 9a Glenvale Tennis Club/17th hole and surrounds, car park east-west</p>	<ul style="list-style-type: none"> • High impact to residential amenity via significantly increased traffic flow on a local road • High impact on existing vegetation, with significant tree removal required • High impact to golf course play with reconfiguration of the 17th hole required and installation of fairway fencing
<p>Layout9b Glenvale Tennis Club/17th hole and surrounds, car park north-south</p>	<ul style="list-style-type: none"> • High impact to residential amenity via significantly increased traffic flow on a local road • High impact on existing vegetation, with significant tree removal required • Medium impact to golf course play along the 17th hole, including installation of fairway fencing
<p>Layout9c Glenvale Tennis Club/17th hole and surrounds, courts spread eastward along Shepherd Rd.</p>	<ul style="list-style-type: none"> • High impact to residential amenity via significantly increased traffic flow on a local road • High impact on existing vegetation, with significant tree removal required • High impact to golf course play with reconfiguration of the 17th hole, as well as installation of fairway fencing along the western edge of the 16th hole fairway
<p>Layout 10 Tennis courts along the 6th hole with reconfiguration of golf course</p>	<ul style="list-style-type: none"> • Medium impact to adjacent residential amenity as a result of locating the courts along the 6th hole • High impact to golf course layout, with several holes requiring reconfiguration • High impact to native vegetation
<p>Layout 11 Tennis courts along the 1st hole, with 1st hole relocated to current driving range site</p>	<ul style="list-style-type: none"> • Medium impact to adjacent residential amenity, with the 1st hole to be relocated along the existing driving range site • High impact to golf course, with a complete relocation of the 1st hole required • Medium impact to existing vegetation, with removal of some native trees required