

Monash Tennis Centre: Feedback Report 1

Listening Post, Glen Waverley Golf Course Driving Range, Wednesday 20 January 2021 (v1.2 17/2/2021)

PROJECT BACKGROUND

On Wednesday 16 December 2020, the State Government announced that they are committing \$21 million for the development of an 18-court public tennis facility at the Glen Waverley Sports Hub.

The new tennis centre will replace the existing 23-court tennis centre in Boroondara, currently located on land needed for two crucial interchanges for North East Link, connecting the M80 to an upgraded Eastern Freeway.

A series of informal online meetings have been held with tennis clubs and neighbouring residents prior to any further planning taking place. This report summarises the first in-person engagement with neighbouring residents held on 20 January 2021.

SUMMARY OF ENGAGEMENT

Monash City Council wrote to the 27 households adjoining the current driving range, the site selected for the development of the tennis centre. The residents of these households were invited to meet with councillors, staff and specialist consultants on site to share their thoughts and questions.

The session was organised as a drop-in Listening Post held between 6 to 8pm. Attendees were asked to register online, and a Covid-safe plan was in place.

The purpose of the Listening Post was to hear initial thoughts and questions from people living directly adjacent to the development, before planning begins.

Councillors, staff and consultants were in attendance at the site to listen to feedback, answer questions if possible, discuss ideas and possibilities, and take note of concerns and questions arising from the project.

Some sketches of possible layouts were on display to aid visualisation of the facilities and infrastructure, but with no actual planning yet commenced. Consultant engineers experienced in sports facility design and sound mitigation were on hand to answer questions on these matters.

The Listening Post was attended by approximately 30 people in total. Residents from 11 of the 27 adjoining households attended, and some residents from further afield also attended. The community engagement session was also attended by representatives of Ratepayers Victoria and the media.

The media have been provided with written responses to their questions arising from the session.

ENGAGEMENT RESULTS

Summary of Feedback

While it was not possible to capture every observation, statement and question, a summary of officers' notes is presented below.

Feedback received
<ul style="list-style-type: none">• Siting of tennis courts• Several residents mentioned they were not willing to re-engage with Council until the feasibility of an alternate location (further away from residential boundary) had been explored• Can the tennis be swapped with the sixth green of the golf course – if you do that you'll never hear from us again• Feeling acutely distressed. Don't want this complex near my house• Houses have dropped \$200k in value since the announcement• A 'buffer' distance of at least 35m from properties**
Noise <ul style="list-style-type: none">• Voices – e.g. shouts from on-court• Ball/racquet noise – anticipated to be more regular/annoying than golf ball hits• Question whether anything can be done to contain noise at all• Noise from larger crowds for events/tournaments• Shouts and PA from existing Waverley Netball Centre and Softball pitches can be heard at these residences• Evenings are especially quiet – can hear cows mooing from rural land cross Dandenong Creek• Pinging of golf balls and voices/activity on the driving range and off-leash dog area are considered pleasant• Can hear the PA system from the netball centre, will there be a PA system with the tennis at 10pm at night?• There will be increased traffic noise from the car park• Noise is the biggest concern – from tennis and traffic• We can hear tennis from Glenvale and the softball Easter tournament• It will create a noise funnel• When the netball is on we can see the lights and hear the noise• The quietest possible court surface to aid in noise buffering **
Lighting <ul style="list-style-type: none">• Glare from lights – resident provided image of an existing nearby tennis court• Concerned about lights on at all hours of the night with lighting entering bedroom windows• Car headlights from carpark• When the netball is on we can see the lights and hear the noise
Traffic <ul style="list-style-type: none">• Traffic management (on and off-site)• Event parking in residential streets

Feedback received
<ul style="list-style-type: none"> • Said traffic was a major issue particularly near Caulfield Grammar and said the road would come to a standstill • Cars already speed up and down the driveway into the golf, there will be more • There will be increased traffic in the surrounding streets with people taking shortcuts in streets like Northern and Shepherd • Three times I've had cars on my front nature strip because of people speeding and cutting through streets • People parking over driveways during Council's Carols by Candlelight event • The 50km/hr speed zone on the road leading into Jells Park should be 35km/hr • Traffic - Caulfield Grammar roundabout is at a standstill at school pickup and drop-off times • Already have problems when netball is on – I have difficulty getting into my driveway (Waverley Rd) • Traffic will be as bad as it is for Carols by Candlelight • Worry about traffic flow here, especially around Caulfield Grammar where it's a disaster • Needs traffic lights • Parking – how many cars, what will the impact be? • Madigan; Waverley, Jells and Gallaghers will be impacted * • Increased parking*
<p>Visual</p> <ul style="list-style-type: none"> • Uninterrupted vistas of the golf course and parklands from properties is valued, so not keen on large walls or screening interrupting the view • I don't want to lose our views – it was the reason for buying here • People will be able to see into my house and garden, see my kids playing • The buffer is too close. We love our views • A natural green colour for court surface** • Preference towards natural planting as buffering rather than unsightly man-made elements**
<p>Environment</p> <ul style="list-style-type: none"> • Please ensure that any future design work is considerate of preserving trees and birdlife (additional comment from resident re expectation and support of pines going) • Flooding is a problem • Drainage is a problem – it is wet all year • Tree lines part of a bird path stop off for parrots, owls • Worried about loss of trees • Question about Urban Landscape and Canopy Vegetation Strategy and Open Space Strategy and ensuring these have been taken into consideration, for example non porous surfaces * • Protection of established trees** • A plan around protecting and encouraging more native species to the area.**
<p>Shared Path</p> <ul style="list-style-type: none"> • Strong comments re: lack of support for shared path and proximity to residents. Reasons included concerns for safety, sightlines into backyards given see-through fencing, and questions around usage/demand for a shared pathway through the site

Feedback received
<ul style="list-style-type: none"> • Will there be a bike path – Don't want bike path at the back of my property and people going past all the time • People will take shortcuts near my house • There is already an existing bike path, don't need another one • Shared path should be located away from houses and their fence line
<p>Additional or Complementary Facilities</p> <ul style="list-style-type: none"> • Several comments that the mini-golf as a discretionary 'potential' item is unnecessary • Don't want mini golf • No need for minigolf - there is one on Wellington Rd that isn't used and a big one in Dingley that does kids' birthday parties • It should be just a tennis centre, not anything else • Mini golf here would be "cool" (from a young person) • Mini golf not suitable for older residents • Concentrate on the core thing • If a shared bike path needs to be included in the design, it is preferable for it to run adjacent to the driveway and not in the buffer zone**
<p>Existing uses</p> <ul style="list-style-type: none"> • Dog walking and off-lead • The driving range is used by children on the weekends for kids golf and cages will not work as a substitute • Cypruses are a place where teens congregate • Loss of open space for car parking • Loss of the practice fairway will result in loss of a coaching job • Question regarding the Halcyon Centre * • Question regarding the future use of existing Tennis Club land *
<p>Tennis Clubs</p> <ul style="list-style-type: none"> • Will the level of tournaments be the same as at Boroondara Tennis Centre? • What time will tennis be open, til 10pm, 1am? • What type of surface will the courts be, not keen on the hard courts. • Worried about loud parties at the complex • Loss of family feel • What will the operating hours be for the Pavilion and the tennis courts? • Questions regarding if the new tennis centre would be run on a commercial basis by a private enterprise and if there would be public access * • Question regarding the court surfaces * • Concern with the centre being a commercial centre hosting tournaments, and the loss of small community club feel that is currently a big reason of why so many choose to play tennis in Monash now.** • A request for No games on courts adjacent to properties after 9pm with lights turned off** • Sustainable architecture that minimises its impact on our local environment with smart use of materials and energy**

Feedback received

Council's Consultation Process

- The broader community should not have any say about this because they won't be affected
- Unhappy with the lack of consultation about the decision to build a tennis centre here
- The next info session: how wide is the mailout? It needs to be wider and take in more residents
- Other options for meeting than online – not comfortable with zoom
- A resident spoke of a letter they'd written to the Mayor and described the response as average
- I'm not happy with lack of prior notice to surrounding residents
- Will residents be compensated?
- Need for council to find a way to engage with residents and community members unable to attend meetings in person or over zoom – consultation appears to be skewed to those who are comfortable online through the Shape Monash webpage.**

* Added 3/2/21

** Added 17/2/21

Requests and responses

A group of attendees asked for a 'group question and answer session' on the night, in preference to the planned listening post format of individual or small group community engagement.

Most of the questions and comments are captured above. Specific requests made by residents and actions promised by Council at the session are shown below.

Request	Action
Explore an alternative location for the tennis centre, e.g. the sixth green of the golf course.	Officers will investigate the siting options identified by residents.
No further community engagement until alternative siting options have been explored.	A further meeting will be held in late February, once options have been investigated.
That the cost of joining this commercial centre will be in line with what tennis players pay at existing clubs.**	Council's vision for the centre is for a community-focussed centre that will be the home of two local tennis clubs, who will relocate to this site from their existing sites. Tennis Club membership fees and access will continue to be set by the tenant clubs. Outside of tennis club usage, there will be opportunities for casual usage on a fee-for-court hire arrangement, as currently exists with existing tennis courts throughout Monash.

Request	Action
	The Monash Tennis Centre will have a different focus than the existing operations of the Boroondara Tennis Centre.**

** Added 17/2/21

Version	Date	
1.0	2 Feb 2021	Issued
1.1	3 Feb 2021	Updated
1.2	17 Feb 2021	Updated