NOTE: 1. To provide an update on EES Chapter 17 Social, Appendix F – Sport and Recreation Preliminary Options Assessment, which assessed opportunities to relocate sport and recreation facilities impacted by North East Link (NEL).

REQUEST: N/A

RESPONSE:

Background

2. The NEL Sport and Recreation Preliminary Options Assessment, 15 March 2019 (SRPOA) published with the EES identified permanent and temporary impacts on sport and recreation facilities across the Project corridor and identified potential options and opportunities to relocate those facilities and uses to alternative sites.

3. The relocation options have been divided into three areas:
   
   3.1 Northern area (Banyule City Council)

   3.2 Bulleen Park area (Manningham City Council and Boroondara City Council)

   3.3 Southern area (Whitehorse City Council)

4. The options presented in the EES represent North East Link Project’s (NELP’s) progress at that time. Since then NELP has continued to work with stakeholders to resolve the constraints and complexities of the proposed options. This has resulted in several changes including further resolution and refinement of the options presented in the EES.

5. The sport and recreation relocation options have been visually represented in a sequencing diagram for each of the three areas. These diagrams have been included in expert witness statement, Land Use Planning Expert Witness Statement by Michael Barlow and are also attached to this technical note.

Consultation and engagement

6. A summary of this consultation and engagement on the options explored in the SRPOA following the release of the EES on 10 April 2019 NELP is provided below.
Councils
7. NELP has established separate fortnightly meetings with Banyule, Manningham, Boroondara and Whitehorse City Councils specifically to progress relocation options planning. Plans for some sites have progressed to the project scoping, scheduling and concept design stages, while more complex options remain under negotiation.

Sports community
8. Discussions with many of the sporting clubs, leagues and state sporting associations have continued since the publication of the SRPOA. Stakeholders have been involved in discussions progressing facilities design and staging. Conversations have been ongoing to ensure an understanding of the complexities and constraints of temporary and permanent relocation options.

Wider community
9. Wider community engagement with relevant schools, business and property owners has also progressed. In one location where planning has progressed to the concept design stage for a sports facility on a school ground, NELP conducted a drop-in information session aimed at the school parents. There are a number of other schools that have been considered as potential sites for relocation of sports facilities and discussions have been held with the relevant schools, clubs and local councils.

10. NELP is also progressing discussions around private school’s sports grounds directly impacted by the project, as well as private property indirectly impacted by sports facilities relocation options.

11. NELP has reviewed the EES public submissions to ensure that community feedback regarding the sport and recreation impact is understood and considered in the development of the sports and recreation options.

Northern area relocation options update
12. Since the release of the EES, NELP has worked with Banyule City Council to progress discussions regarding the feasibility and implementation of sport and recreation relocation options in the northern area. These discussions have progressed to the development of a Memorandum of Understanding (MOU) and Project Control Group’s (PCG) between NELP and Council which will guide the implementation.

13. The current relocation options for the northern area are outlined in Table 1. Facility scoping has commenced for the temporary relocation sites at Binnak Park, De Winton Park and Greensborough Secondary College (GSC).
14. In relation to GSC, an agreement has been made with the Victorian School Building Authority (VSBA) that they will lead the design and delivery of these works at GSC and a PCG has been established between VSBA, Council and NELP. Procurement is now underway to engage architects to progress the design. Works would not commence until after NELP planning approvals have been obtained.

15. The Banyule Council meeting on 5th August will consider the NELP/Banyule sports relocation plan and seek Council endorsement. Club meetings have been scheduled to provide an opportunity for impacted clubs to provide input into the facility scope.

**Macleod College**

16. Macleod College was introduced by the Macleod Junior football and cricket clubs as an alternate option to be investigated for relocation from Winsor Reserve. Through the EES submissions, these clubs have requested to relocate to Macleod College, their local school grounds rather than GSC, given the close proximity of this school to their home ground and their member families. The clubs have sought support from Macleod College and Banyule Council. The NELP relocation plan (without Macleod College) can provide suitable replacement facilities for all impacted clubs, however upgrading facilities at Macleod College would spread the club’s allocations across another site.

17. A sports facilities masterplan for Macleod College has since been produced by NELP in collaboration with the two clubs, the school and Banyule City Council. While this option is still subject to further investigation, the school and clubs are supportive of the use of the school grounds (as indicated in their EES submissions). This is due to the school being close to where players live, well serviced by public transport, within walking distance of Macleod Park where members gather after games for social activities and also due to many junior players attending the school.

<table>
<thead>
<tr>
<th>Site</th>
<th>Users</th>
<th>Interim relocation options</th>
<th>Final relocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Lines Reserve</td>
<td>Plenty Valley Cricket Club, Watsonia Football Club and St Mary’s Greensborough Junior Football Club</td>
<td>Binnak Park</td>
<td>Return to AK Lines Reserve</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greensborough Secondary College</td>
<td></td>
</tr>
<tr>
<td>Gabonia Avenue Reserve</td>
<td>Watsonia Heights Football Club</td>
<td>Greensborough Secondary College</td>
<td>Return to Gabonia Avenue Reserve</td>
</tr>
</tbody>
</table>
**NORTH EAST LINK PROJECT ENVIRONMENT EFFECTS STATEMENT**

**INQUIRY AND ADVISORY COMMITTEE**

<table>
<thead>
<tr>
<th>Site</th>
<th>Users</th>
<th>Interim relocation</th>
<th>Final relocation options</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Winsor Reserve</strong></td>
<td>Macleod Junior Football Club training and Macleod Cricket Club</td>
<td>Greensborough Secondary College or Macleod College (pending further investigation)</td>
<td>Return to Winsor Reserve</td>
</tr>
<tr>
<td></td>
<td>Macleod Junior Football Club competition</td>
<td>De Winton Park</td>
<td></td>
</tr>
</tbody>
</table>

Table 1 is an update of Table 5 Banyule relocation options to be considered, page 22 SRPOA.

**Barling Reserve**

18. Barling Reserve was initially considered an option for Watsonia Football Club who are located at AK Lines Reserve, however further investigation has identified that the club can be accommodated at their preferred site of Binnak Park. Binnak Park is in close proximity to AK Lines minimising impact on club members.

**Bulleen Park area relocation options update**

19. Since the release of the EES, NELP has worked with both Manningham and Boroondara Council’s to progress discussions regarding the feasibility and implementation of sport and recreation relocation options in the Bulleen Park area.

20. Several options have been investigated for the relocation of sport and recreation facilities in the Bulleen Park area. The focus of work since the release of the EES documentation has been to progress Option 3 (refer SRPOA Appendix 2 Bulleen Park Area Sports and Recreation Options Assessment) as this option is able to accommodate all users within the Bulleen Park area and adjacent offset site on Templestowe Road.

21. The current relocation options for the Bulleen Park area are outlined in Table 2.

**Table 2 Relocation options - Bulleen Park Area (Manningham City Council and Boroondara City Council)**

<table>
<thead>
<tr>
<th>Site</th>
<th>Users</th>
<th>Interim relocation</th>
<th>Final relocation options</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulleen Park</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>existing Oval 1</td>
<td>Yarra Junior Football League</td>
<td><strong>Ford Park</strong></td>
<td><strong>Ford Park</strong> or <strong>Bulleen Park</strong> new Oval 1 (existing Oval 3) or 165-177 Templestowe Road (pending further investigation)</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bulleen Lions</td>
<td></td>
<td></td>
<td>Veneto Club</td>
</tr>
<tr>
<td>Park Area</td>
<td>Existing Facilities</td>
<td>New Facilities</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------------------</td>
<td>---------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Bulleen Park</td>
<td>Oval 2</td>
<td>Oval 2 and new Oval 3 (at existing soccer fields 4/5)</td>
<td></td>
</tr>
<tr>
<td>Bulleen Park</td>
<td>Oval 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Templestowe United Football Club</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bulleen Golf Driving Range*¹</td>
<td></td>
<td>Bulleen Park Golf Driving Range<em>¹ and Parks Victoria</em>² sites</td>
<td></td>
</tr>
<tr>
<td>Bulleen Park archery range</td>
<td>Yarra Bowmen Archery Club</td>
<td>Potential shared facility with Aeromodellers &amp; archery (pending further investigation)</td>
<td>Bulleen Park Potential shared facility with Aeromodellers &amp; archery (pending further investigation)</td>
</tr>
<tr>
<td>Bulleen Park aeromodellers field</td>
<td>Doncaster Aeromodellers Club</td>
<td>Potential shared facility with Aeromodellers &amp; archery (pending further investigation)</td>
<td>Bulleen Park Potential shared facility with Aeromodellers &amp; archery (pending further investigation)</td>
</tr>
<tr>
<td>Boroondara Tennis Centre</td>
<td>Community</td>
<td>Bulleen Park Area and Trinity College Playing fields</td>
<td>Bulleen Park area (Koonung Creek Site)</td>
</tr>
<tr>
<td>Freeway Public Golf Course</td>
<td>Various clubs and community</td>
<td>n/a</td>
<td>Bulleen Park course extended onto archery range</td>
</tr>
</tbody>
</table>

Table 2 is an update from Table 6 Bulleen Park Area – Summary, page 27 SRPOA.

*¹ The Bulleen Golf Driving Range at 37-59 Templestowe Road is currently privately owned land with a public acquisition overlay for open space.
*² The Parks Victoria site at 27-33 Templestowe Road, Bulleen.

22. Discussions with both Councils have progressed and a summary of each is outlined below. At this stage, the councils have not confirmed their support for the options presented.

**Manningham Council**

23. NELP and Manningham Council officers have in principle agreement for the strategy for the northern portion of Bulleen Park where the current 2 AFL/Cricket fields and 2 soccer fields are located in Bulleen
Park and the relocated facilities at the proposed relocation site (Bulleen Golf Driving Range and Parks Victoria site). This strategy ensures that Manningham retains the same number of AFL, cricket and soccer fields as they currently have within Bulleen Park. Furthermore, a specific sport and recreation MOU between NELP and Manningham Council is currently being discussed, which will guide the implementation of the sports relocation plan.

24. Manningham Council endorsed their Yarra River Corridor Concept Plan at the February 2019 Council meeting. This concept plan responds to Manningham’s NELP – Preliminary Issues and Opportunities report (June 2018) and illustrates strategic opportunities including the Driving Range / Parks Vic land and 165-177 Templestowe Road. The concept plan is consistent with the draft objectives of the State Governments’ strategies including the Yarra River – Bulleen Land Use Framework and the Yarra River Action Plan 2017.

**Soccer fields**

25. Further investigation into the provision of sporting facilities at the Bulleen Golf Driving Range and Parks Victoria site (both on Templestowe Road) has confirmed that three senior soccer fields, and associated car park and pavilion could be constructed to accommodate some of the soccer allocation from Oval 1 and the two relocated fields from Bulleen Park. The draft masterplan is consistent with the draft Yarra River - Bulleen Precinct Land Use Framework Plan, which proposes the expansion of parklands / potential active recreation to the southern portion of the site.

26. The draft masterplan has been developed in collaboration with Manningham Council, and feedback and advice has been provided by DELWP (Land Management Policy) and Parks Victoria.

27. Appropriate buffers from the Yarra River are also able to be achieved to support the expansion of parklands / ecological connections to the north as recommended in the draft land use framework plan.

28. Facility scoping has commenced and architects and other specialists are being engaged to progress the design. Club consultation will be scheduled to ensure the relevant clubs can provide input into the plan.

**Archery range**

29. The Bulleen Golf Driving Range site was previously considered as a potential relocation site for the archery facilities in Bulleen Park. However, further assessment has identified that this site is no longer considered suitable due to safety requirements (as specified by Archery Victoria), potential conflicts with shooting towards Templestowe Road and being within close proximity to other potential users of this site (such as soccer and/or passive recreation users).
30. Given the lack of a suitable relocation alternative, the preferred option at this stage is for the Yarra Bowmen Archery Club to share an upgraded version of the existing Aeromodellers site at Bulleen Park. This would require exclusive allocation at certain hours split between both clubs. This option requires further investigation and consultation with both clubs but would ensure the continuity of both clubs using a shared facility.

165-177 Templestowe Road site

31. The Crown land at 165-177 Templestowe Road, Templestowe Lower was considered as a relocation site in the EES SRPOA report. Following Manningham Council’s endorsement of their Yarra River Corridor Concept Plan, further discussions have progressed regarding the future use of this site, for future sporting use.

32. The site is currently leased to Henderson Seed Group Pty Ltd and NELP have been informed that the lease has recently been re-signed for an additional 15 years, which limits the ability to use this land for sports and recreation in the short-term.

33. However, the site may provide a medium to longer term solution to increase open space provision and to provide recreation opportunities for the community.

Boroondara Council

Freeway Public Golf Course

34. The Option 3 golf design (18 hole Par 69), was undertaken on behalf of NELP by Boroondara Council’s preferred golf designer Pacific Golf and input was provided by Boroondara Council officers. Since then, NELP have engaged TP Golf to provide further design and construction staging advice. This option relies on Manningham Council agreeing to transferring their land to Boroondara, however Manningham Council’s position is to retain their land and the archery on this site.

Boroondara Tennis Centre – Option 3

35. Further investigations have been undertaken on the relocation options for the Boroondara Tennis Centre (BTC). Option 3 requires the BTC to be relocated immediately north on land to be acquired for construction at the Bulleen Swim Centre site, part of the Manningham Hotel and Club car park and a section of Koonung Creek.

36. Further work has included site planning and spatial testing to better understand the opportunities and constraints, a review of options for access and siting of facilities, and a review of staging to ensure the continued operation of BTC during the construction of North East Link. These investigations have confirmed that a new (and expanded) BTC club house and the existing 23 tennis courts could
be accommodated at the site with the tennis courts in the preferred north south orientation. It is acknowledged that there are impacts associated with this option including the covering of Koonung Creek and compromises due to the constrained site, which include a reduction in available space for circulation and future expansion.

37. This option would also require a staged approach with a reduced number of courts being available at this location during construction in addition to the close proximity of the construction activity. Additional courts could be provided at Trinity College to ensure that 23 courts are provided at all times.

*Boroondara Tennis Centre – other possible options*

38. Given the complexity of the site considered for Option 3, other alternate sites have been considered including Option 4 Freeway Golf Site and Musca Street Reserve.

39. The EES SRPOA included Option 4 - which retains the golf and tennis centre within the Boroondara owned land. This option results in a 9 or 12 hole golf course and space for other golf products such as mini golf and a driving range (alternate golf product). This location also provides the required space for 23 tennis courts plus opportunity for additional courts to accommodate growth, and the associated club house and car park. Further investigation is required to provide a secondary access point onto Bulleen Road.

40. Musca Street Reserve was included in the EES SRPOA as a site not progressed. However, this site meets a number of Boroondara Council’s objectives as it is in close proximity to the existing site (2km’s) and also has sufficient size to accommodate the 23 courts plus additional courts for future growth and the associated club house and car park. As this is a large site, there is still land available at this location to accommodate passive recreation users and a buffer can be provided to the residential properties.

**Southern area relocation options update**

41. NELP has been working closely with Whitehorse Council to refine the relocation options to mitigate the Elgar Park impacts. A summary update of relocation options are outlined in Table 3.

42. The impact to the north west oval is anticipated as short term (up to two seasons), and it has been identified that the three impacted cricket teams can be fixtured to Springfield and Wilsons Reserves. Both these reserves would receive some upgrade works to ensure they can cope with the additional usage.

43. The impact to the north east oval is up to five years however the current usage on this oval is limited to a four hour Saturday morning allocation for junior cricket. This usage can be shifted to Bennetswood Reserve, or the club can use the available space on
their home ground at Mont Albert Reserve if preferred, with the opportunity to roll out a junior flexi-pitch on the turf wicket.

Table 3  Relocation options - Southern area (Whitehorse City Council)

<table>
<thead>
<tr>
<th>Site</th>
<th>Users</th>
<th>Interim relocation options</th>
<th>Final relocation options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elgar Park north west oval</td>
<td>Mont Albert Cricket Club (seniors - 3 teams)</td>
<td>Springfield Reserve west oval</td>
<td>Elgar Park north west oval</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wilsons Reserve</td>
<td></td>
</tr>
<tr>
<td>Elgar Park north east oval</td>
<td>Mont Albert Juniors Cricket Club</td>
<td>Bennetswood Reserve north oval</td>
<td>Elgar Park north east oval</td>
</tr>
</tbody>
</table>

Table 3 is an update from Table 11 Relocation options for Elgar Park, page 46 SRPOA.

Davy Lane Reserve and 182-190 Boronia Road, Vermont

44. Davy Lane Reserve and 182-190 Boronia Road Vermont were considered a relocation option for Elgar Park North East Oval site but later discounted. The 182-190 Boronia Road, Vermont site is located adjacent to the Dandenong Creek and extensive excavation would be required to make it suitable for sporting fields due to the site topography. Furthermore, both sites were considered by the club as too far to travel.

Conclusion

45. Since releasing the EES in April 2109, NELP has continued to work closely with Councils, land managers and clubs to resolve sport and recreation relocation options. In most cases this has progressed well beyond feasibility investigations to facility scoping and early concept design, while other more complex options continue to be developed and refined or require agreement from other parties e.g. Council’s as land managers. NELP will continue to work with stakeholders to refine the relocation options to provide suitable replacement facilities for sport and recreation users and the continuity of these highly valued recreational uses.

CORRESPONDENCE: N/A

ATTACHMENTS: A – Sport and recreation relocation options visually represented in sequencing diagrams
Attachment A - Sport and recreation relocation options visually represented in sequencing diagrams