Expert Witness Report
Active Open Space

North East Link Project
Joint Inquiry and Advisory Committee Hearing into the Project’s Environment Effects Statement and Draft Planning Scheme Amendment

PREPARED FOR
Maddocks Lawyers, on behalf of
- Banyule City Council
- Boroondara City Council
- Whitehorse City Council

AUTHOR
Richard Simon, Director Simon Leisure Consulting
14 July 2019
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1. PRELIMINARY INFORMATION

1.1. Name and Address

Richard James SIMON
Simon Leisure Consulting, Office 1, 655 Nepean Highway BRIGHTON EAST VIC 3187

1.2. Qualifications and Experience

1.2-1 My qualifications and membership of professional organisations are as follows:

- Bachelor Applied Science (Physical Education), 1983, Footscray Institute of Technology (now Victoria University)
- Member, Parks and Leisure Australia 1995 – present
- Committee, Parks and Leisure Australia (Vic/ Tas Region) 1997 – 2000
- Executive Officer, Parks and Leisure Australia (Vic/ Tas Region) 2011 – present.

1.2-2 My professional career includes 34 years’ experience as a sports and recreation planner in the local government sector and in the private sector, comprising:

- 1985–1995 Coordinator sport and recreation programs and services (City of Melbourne)
- 1995–1998 Manager Leisure Services (City of Knox)
- 1999–2000 Sports Facilities Capital Works Project Coordinator (City of Moreland)
- 2000–2008 Senior Sport & Recreation Planning Consultant (Stratcorp Consulting)
- 2008–present Director, Simon Leisure Consulting.

1.2-3 My voluntary involvement in the sporting and community sectors is extensive, comprising:

- 1980–2011 Australian Football field umpire with the VFL, AFL, and VAFA
- 1988–1992 Race Director, Zatopek 10,000m Athletics Series
- 2005–2010 Junior Cricket Coordinator, Ormond Cricket Club
- 2008–2012 Committee, Ormond Cricket Club
- 2008–2012 Chairman, Ormond-McKinnon Community Bank
- 2013-2014 Committee, Ormond Amateur Football Club
- 2014–Present President, Ormond Amateur Football Club.

1.3. Area of Expertise

1.3-1 Sports and recreation facility planning, incorporating needs analysis, master planning, feasibility, design and management.
1.4. Expertise to Provide Evidence

1.4-1 I consider I have the requisite expertise to provide this opinion of evidence.

1.4-2 I have prepared the following strategies and plans to guide the planning and development of sports facilities in the following municipal councils:

2. Sport, Recreation and Leisure Needs Study for City of Glen Eira (2018)
5. Sports Facility Provision Analysis for Melbourne City Council (2017)
7. Sports Facility Demand Analysis for Bacchus Marsh & Surrounds and Ballan for Moorabool Shire Council (2012)

1.4-3 I have undertaken the following site-specific and sport-specific feasibility studies and master plans:

1. Redevelopment of the Sandringham Golf Course (options assessment and stakeholder engagement) for Bayside City Council (2018)
2. Women’s & Youth Football Academy Feasibility for Melbourne Victory & Maribyrnong City Council (2017)
3. Review of the Royal Park Public Golf Course for Melbourne City Council (2016)
4. Balwyn Park Tennis and Community Facility (expert advice) for Boroondara City Council (2016)
8. Coatesville Tennis Centre Expansion for Glen Eira City Council (2009)
9. Cricket and Australian Rules Football Strategy for Wyndham City Council (2012)
10. Tennis Court Facility Audit for Mornington Peninsula Shire Council (2012).

1.4-4 I have provided VCAT Panel Hearing expert witness statements relating to the adequacy of the provision of active open space in precinct structure plans for the following Melbourne councils:

1. Casey City Council for the Clyde North PSP (2009)
1.4-5 I have a sound overall knowledge and understanding of the provision and use of sporting facilities throughout the Cities of Banyule, Boroondara and Whitehorse from previous projects, and from the review of past and current sport and recreation strategies and plans.

1.4-6 In addition to the projects outlined above, I have completed more than 60 sports facility planning and feasibility studies, and in excess of 15 municipal sport and recreation plans for Victorian, NSW, Queensland and South Australian councils. Most of these projects required me to undertake an assessment of the adequacy of the provision of existing sporting facilities, and to provide advice on existing and future facility provision.

1.4-7 Further, I have prepared over 80 master plans for sporting and recreation reserves, including established sporting reserves and greenfield sites. Some of the reserves accommodate multiple sports and associated supporting infrastructure, whilst some are single-use sports reserves.

1.5. Instructions

1.5-1 I was engaged by Maddocks Lawyers in May 2019, on behalf of the Banyule City Council, the Boroondara City Council, and the Whitehorse City Council (the ‘councils’).

1.5-2 I have been engaged to provide expert evidence as to the adequacy of the exhibited North East Link Environment Effects Statement in the area of active open space in the Cities of Banyule, Boroondara and Whitehorse (exhibited version dated April 2019). See Appendix 1 for Letter of Engagement.

1.6. Facts and Information Taken into Account

1.6-1 In undertaking the assessment of the adequacy of the provision for active open space in the North East Link Environment Effects Statement, I have referred to the following documents:

1. North East Link Environment Effects Statement, April 2019, specifically:
   - Chapter 13: Land-use-planning
   - Chapter 17: Social
   - Technical Report I Social
   - Technical Report I Social, Appendix E – Community Infrastructure Facilities
   - Technical Report I Social, Appendix F – Sport and Recreation Options Assessment

2. North East Link Environment Effects Statement Map Book, NELP, April 2019

3. Overview of Social Impacts of the North East Link Project, Public Place, May 2019

4. Preliminary Matters and Further Information Request, IAC, 20 June 2019

5. Submission No. 716 to North East Link Environment Effects Statement from the Banyule City Council, the Boroondara City Council, and the Whitehorse City Council, 7 June 2019

6. Various other submissions to the North East Link Environment Effects Statement from sports clubs, sporting associations, and other organisations and individuals, Engage Victoria Website, June 2019
7. North East Link: Infrastructure and Other Works Identified Supporting Projects, March 2018
8. Boroondara City Council, Council Report No. 7.8: North East Link – Bulleen Park, Council Meeting, 26 November 2018
9. Boroondara Tennis Centre Relocation Concept Site Plan, SPORTDEV, June 2019
10. Freeway Public Golf Course: market insights & future viability, WellPlayed, November 2018
11. North East Link: Design principles and project opportunities within the City of Whitehorse, Whitehorse City Council, October 2018

1.7. Declaration

1.7-1 I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Richard Simon
Director, Simon Leisure Consulting
2. SUMMARY OF OPINION

2-1 In relation to the adequacy of the exhibited North East Link Environment Effects Statement in the area of active open space in the Cities of Banyule, Boroondara and Whitehorse, it is the opinion of Richard Simon:

City of Banyule

1. That the relocation option for the St Marys Greensborough Junior Football Club (and the St Marys Senior Football Netball Club women’s team) to new and upgraded facilities at the Greensborough College is supported.

2. That the relocation option for the Plenty Valley Cricket Club to new and upgraded facilities at Binnak Park is supported.

3. That the relocation option for the Watsonia Heights Football Club (soccer) to new and upgraded facilities at the Greensborough College is supported.

4. That a more appropriate and sustainable relocation option for the Watsonia Sports Club (football) is to new and upgraded facilities at Binnak Park.

5. That a more appropriate and sustainable relocation option for the Macleod Cricket Club and the Macleod Junior Football Club is to new and upgraded facilities at Macleod College and De Winton Park.

6. That the scope of works for the proposed new clubroom at Greensborough College needs to also include a social room and kitchen/ canteen, umpires rooms, and storage, all to be provided in accordance with the preferred facility guidelines of the AFL, Cricket Victoria and Football Victoria.

City of Boroondara

7. That the replacement tennis facility for the Boroondara Tennis Centre as a minimum be a replacement of ‘like for like’.

8. That the replacement tennis facility for the Boroondara Tennis Centre has good and safe road access suitable for buses and coaches, and good and safe pedestrian access.

9. That the replacement tennis facility for the Boroondara Tennis Centre has good and safe access suitable for buses and coaches, and good and safe pedestrian access.

10. That the replacement tennis facility for the Boroondara Tennis Centre be on land owned by the Boroondara City Council and within the City of Boroondara, with a site on the Freeway Public Golf Course land the only realistic option.

11. That others’ conclusion that Option 3 for the replacement tennis facility for the Boroondara Tennis Centre is not feasible or sustainable and be rejected, in my opinion, appears valid.

12. That the construction of the replacement tennis facility for the Boroondara Tennis Centre be completed before the existing Boroondara Tennis Centre closes.

13. That the impacted Freeway Public Golf Course be reinstated as an 18-hole course of approximate length of 5,000 metres.

14. That the land to the north west of the Freeway Public Golf Course located in Bulleen Park and currently used as an archery field and an aeromodeller’s field, is the best possible option available to reinstate the impacted Freeway Public Golf Course into an 18-hole course.
City of Whitehorse

15. That further detailed consideration is required by Whitehorse City Council, the Mont Albert Cricket Club, and other sporting clubs and organisations to assess relocation options for the Mont Albert Cricket Club (senior teams) from Elgar Park North West Oval.

16. That further consideration is required by Whitehorse City Council and the Mont Albert Cricket Club to assess the relocation options for the Mont Albert Cricket Club (junior teams) from Elgar Park North East Oval.

17. That the proposed use of the North East Oval as a lay down venue is not viable, and the Eram Park alternate option should be pursued.
3. **INTRODUCTION**

3-1 This Expert Witness Report has been prepared for Maddocks Lawyers in relation to the adequacy of the exhibited *North East Link Environment Effects Statement* in the area of active open space in the Cities of Banyule, Boroondara and Whitehorse. The North East Link Project (the ‘Project’) is a proposed major road infrastructure project designed to improve Melbourne’s cross-city transport network by linking the M80 Ring Road to an upgraded Eastern Freeway.

3-2 The Report responds to the exhibited *North East Link Environment Effects Statement* (the ‘EES’) and supporting documents, draft planning scheme amendment GC 98, and the draft works approval prepared by the North East Link Project (the ‘Proponent’).

3-3 The Report outlines my assessment of the following three components of the ESS:

1. the adequacy of the options impacting active open space in the City of Banyule.
2. the adequacy of the options impacting active open space in the City of Boroondara.
3. the adequacy of the options impacting active open space in the City of Whitehorse.

3-4 My assessment of the adequacy of the options impacting active open space in the council areas has largely been based on two factors:

1. the degree to which the options impacting active open space respond to the principles and objectives of “ecologically sustainable development”, as defined in the *Ministerial guidelines for assessment of environmental effects under the Environmental Effects Act 1978 (2006)*
2. the degree to which the options impacting active open space “accommodate displaced facilities and maintain the continuity of those recreational activities”, the common objective of the Proponent and the councils [Ref: *EES Technical Report I Social*, p37].

3-5 I am also aware of permanent and temporary impacts on passive open space within the three council areas resulting from the Project.

3.1. **Summary of the Proposals for Active Open Space**

3.1-1 The Project will require land acquisition and the temporary occupation during construction of several sports reserves and sporting facilities located within the three council areas.

3.1-2 Table 1 identifies the proportion of each sporting facility impacted during construction and during the operation of the Project, and Figure 1 shows the location of the impacted facilities.

3.1-3 The level of impact on the sporting clubs and other users of each of the reserves and sporting facilities varies, as does the adequacy of the relocation arrangements and the adequacy of the facility reinstatement proposals following construction.
Table 1 – Land Acquisition and Temporary Occupation of Sporting Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Municipality</th>
<th>Construction</th>
<th>Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Lines Reserve</td>
<td>Banyule</td>
<td>96%</td>
<td>3%</td>
</tr>
<tr>
<td>Gabonia Avenue Reserve</td>
<td>Banyule</td>
<td>94%</td>
<td>0%</td>
</tr>
<tr>
<td>Winsor Reserve</td>
<td>Banyule</td>
<td>95%</td>
<td>0%</td>
</tr>
<tr>
<td>Boroondara Tennis Centre</td>
<td>Boroondara</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Freeway Public Golf Course</td>
<td>Boroondara</td>
<td>9%</td>
<td>2%</td>
</tr>
<tr>
<td>Elgar Park</td>
<td>Whitehorse</td>
<td>43%</td>
<td>9%</td>
</tr>
</tbody>
</table>

Ref: Data sourced from Table 9.4 EES in the Technical Report I Social

Figure 1 – Location of Sporting Facilities Impacted

Ref: Base map sourced from Figure 3-7 in the Overview of Social Impacts of the North East Link Project (Public Place)
3.2. Situational Context of Sport in the Three Council areas

3.2-1 Sport and recreation are highly valued by the residents of Banyule, Boroondara and Whitehorse. Strategic planning undertaken by each council during the past 5 years shows that existing sporting facilities are at or close to capacity, and that many are not fit for purpose for current and projected new uses, eg. increased female participation.

3.2-2 The following sections provide a snapshot of the state of play of sport in each council area, and is important context for assessing the impact of the Project on sport generally for each council, and specifically for the sports and the facilities directly impacted by the Project construction or operation.

3.2.1. City of Banyule

3.2.1-1 The estimated resident population of Banyule in 2018 was 131,000, and is projected to increase to just over 147,000 by 2036 (+16,000, or +12.2%)\(^1\). Of note, over half the population (58%) falls into the 5-49 years age bracket, the cohort that sports participation data\(^2\) shows comprises a majority of people who participate in organised sport. The percentage of 5-49 year olds will remain in the mid-50% range throughout the population forecast period.

3.2.1-2 Banyule’s *Recreation Strategy 2017-2021* found that its sports facilities were at capacity in 2016, and that the increasing population and the emerging participation by females in field-based sports will continue to place pressure on them. The Strategy identifies opportunities for Council to increase the overall capacity and capability of its suite of facilities, and reinforces the need for all existing facilities to be retained and further developed.

3.2.1-3 The reserves impacted by the Project – AK Lines Reserve, Gabonia Avenue Reserve, and Winsor Reserve – accommodate football, soccer and cricket. Sports participation research undertaken by the Otium Group for the Proponent found that by 2036 there will be an estimated additional 1,157 footballers, soccer players and cricketers in Banyule\(^3\).

3.2.2. City of Boroondara

3.2.2-1 The estimated resident population of Boroondara in 2018 was 183,000, and is projected to increase to just over 210,000 by 2036 (+27,000, or +14.7%)\(^4\). Nearly two-thirds of the population (61.4%) falls into the 5-49 years age bracket, and this percentage of 5-49 year olds will drop only marginally to 59.5% throughout the population forecast period.

3.2.2-2 Boroondara’s *Sport and Recreation Strategy 2016* found that as the population continues to grow, and sport and recreation continues to be an important part of the lives of its residents, the number and range of sports facilities will likely not be adequate to meet demand.

3.2.2-3 The participation rate of Boroondara residents in tennis by all age groups was 8.7% in 2016, which was nearly double the rate by all Australians (4.8%)\(^5\). For

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\(^1\) Banyule Population Forecast, id consulting
\(^2\) AusPlay, 2018
\(^3\) EES Technical Report I Social, Appendix F – Sport and Recreation Options Assessment
\(^4\) Boroondara Population Forecast, id consulting
\(^5\) Ditto
golf, the rate of participation by Boroondara residents was 5.8%, which was also above the rate for all Australians (5.2%) in 2016.

3.2.2-4 Assuming the participation rates in tennis and golf by Boroondara residents remain the same to 2036, Table 2 shows that there will be a significant increase in the number of people seeking opportunities to participate in tennis and golf by 2036.

Table 2 – Tennis and Golf Participation Growth in Boroondara (2018-2036)

<table>
<thead>
<tr>
<th>Sport</th>
<th>Rate of Participation (2016)</th>
<th>Predicted Participation in 2018</th>
<th>Predicted Participation in 2036</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis</td>
<td>8.7%</td>
<td>15,921</td>
<td>18,270</td>
<td>+2,349</td>
</tr>
<tr>
<td>Golf</td>
<td>5.8%</td>
<td>10,614</td>
<td>12,180</td>
<td>+1,566</td>
</tr>
</tbody>
</table>

3.2.2-5 This data shows the importance to local residents of the replacement of the Boroondara Tennis Centre and for the retention of the Freeway Public Golf Course, both as conveniently located and publicly accessible tennis and golf facilities within the municipality.

3.2.3. City of Whitehorse

3.2.3-1 The estimated resident population of Whitehorse in 2018 was 176,000, and is projected to increase to just over 220,000 by 2036 (+44,000, or +25.0%)\(^6\). Nearly two-thirds of the population (61.7%) falls into the 5-49 years age bracket, and this percentage of 5-49 year olds remains the same (61.6%) throughout the population forecast period.

3.2.3-2 Whitehorse’s Recreation Strategy (2015-2024) notes that Council only has limited resources and facilities to accommodate the increased demand for sport by clubs experiencing growth in memberships and teams. The Strategy considered opportunities to increase the use of existing sports fields to meet future demand, however, identified that a majority of sports fields do not have any potential for any increased usage.

3.2.3-3 This shows the importance of minimising the impact of the Project on the proposed displacement of cricket teams using the North West Oval and the North East Oval at Elgar Park, and also minimising any adverse effects on other sporting clubs and groups located at Elgar Park during the Project construction period.

\(^6\) Whitehorse Population Forecast, id consulting
4. OPTIONS IMPACTING ACTIVE OPEN SPACE IN BANYULE

4.0-1 There are three sporting reserves in the City of Banyule nominated by the Project for temporary occupation during the Project construction period. These are:

- AK Lines Reserve
- Gabonia Avenue Reserve
- Winsor Reserve.

4.0-2 Table 3 summarises the current uses of the impacted sites and the proposed relocation options for the sporting clubs during construction. The temporary relocation is estimated to be for a period of 5 – 7 years, which includes allowances for the Project construction period and for the reinstatement of the playing surfaces and associated supporting infrastructure at the impacted sites.

Table 3 – Impacted Sites and Option for Sports Clubs’ Relocation

<table>
<thead>
<tr>
<th>Reserve</th>
<th>Club/ Members</th>
<th>Relocation Option</th>
<th>Current Use (weekly)</th>
<th>Distance/ Travel Time*</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Lines Reserve</td>
<td>St Marys Greensborough Junior Football Club</td>
<td>Greensborough College</td>
<td>Training – 3hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
<tr>
<td></td>
<td>(420 players)</td>
<td>Competition – 6 hrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>St Marys Senior Football &amp; Netball Club **</td>
<td>Not specified</td>
<td>Training – 4hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
<tr>
<td></td>
<td>(150 players)</td>
<td>Competition – 2hrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plenty Valley Cricket Club</td>
<td>Binnak Park (Requires Northcote Cricket Club to relocate to Mayer Park within the City of Darebin)</td>
<td>Training – 9hrs</td>
<td>2.3km 6 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Competition – 12hrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Watsonia Sporting Club (football) (70 players)</td>
<td>Barling Reserve (Located within the City of Darebin)</td>
<td>Training – 6hrs</td>
<td>6.6km 10 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>or Redleap Reserve (Located within City of Whittlesea)</td>
<td>Competition – 8hrs</td>
<td>7km 12 min drive</td>
</tr>
<tr>
<td>Gabonia Avenue Reserve</td>
<td>Watsonia Heights Football Club (soccer) (500 players)</td>
<td>Greensborough College</td>
<td>Training – 12hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Competition – 14hrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winsor Reserve</td>
<td>Macleod Cricket Club (120 players)</td>
<td>Greensborough College</td>
<td>Competition – 11hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Macleod Junior Football Club (122 players)</td>
<td>Greensborough College</td>
<td>Training – 18hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>De Winton Park</td>
<td>Greensborough College</td>
<td>Competition – 8hrs</td>
<td>1.7km 5 mins drive</td>
</tr>
</tbody>
</table>

Ref: Data sourced from Table 2 in Appendix 1 of Appendix F – Sport and Recreation Options Assessment in the Technical Report I Social

* The source for the distances and travel times noted from the current reserve to the relocation option(s) is not identified

** St Marys Senior Football Netball Club’s women’s team is using AK Lines Reserve in 2019 for training and 3 matches

Source: Submission No. 635 to the ESS from the St Marys GJFC Football Club & St Marys Senior FNC, and Northern Football Netball League 2019 fixture
4.0-3 The relocation options are dependent upon a range of improvement works to accommodate the proposed new uses [refer Tables 6, 9 & 12 in Appendix 1 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social].

4.0-4 The following relocation options have merit (subject to the full completion of the listed improvement works at the site to which the relocation is to occur, prior to the decommissioning of AK Lines Reserves):

1. St Marys GJFC and St Marys SFNC to Greensborough College
2. Plenty Valley CC to Binnak Park
3. Watsonia Heights FC (soccer) to Greensborough College

4.0-5 For the following clubs, the below alternate relocation options present as substantially superior alternatives to those proposed (see Table 3):

1. Watsonia SC (football) to Binnak Park
2. Macleod CC to Macleod College
3. Macleod JFC to Macleod College

**Watsonia Sports Club (football)**

4.0-6 The relocation options presented for the Watsonia Sports Club (football) by the Proponent will take the Club outside of its traditional supporter and player catchment area:

1. CT Barling Park (Reservoir) is 6.5km away from AK Lines Reserve, and the travel time by car on Saturdays from AK Lines Reserve to CT Barling Park is expected to be a longer journey than the 10mins estimated by the Otium Planning Group.
2. Redleap Reserve (Mill Park) is a 7km distance from AK Lines Reserve, and it also is expected to be a longer journey by car on Saturdays from AK Lines Reserve than the 12mins estimated by the Proponent.

4.0-7 The proposed relocation options could be feasible for 1 – 2 years, however, for a period of more than 5 years the Club would lose all local connection and identity in Watsonia, which would significantly impact their long-term sustainability. The Club’s player and supporter base would be eroded, and their relationship with sponsors and other local groups would also likely be negatively impacted. The Club has been based at AK Lines Reserve since 1967.

4.0-8 The relocation of the Club to Binnak Park in Watsonia North is only 1.4kms away from AK Lines Reserve (not the 2.3kms noted in Table 3), and would retain the Club within the City of Banyule and maintain its co-tenancy with the Plenty Valley Cricket Club. Importantly, the relocation to Binnak Park will keep the Club within its historic supporter and player catchment area. I note the relocation of the Club to Binnak Park is supported by the Club’s committee, the Council, and the Northern Football League.

4.0-9 If this alternate relocation for the Club is approved, the improvement works listed for Binnak Park will need to be adjusted to include the provision of a pavilion at Binnak Park that is fit for purpose for senior football and designed in accordance with the *AFL Preferred Facility Guidelines 2019*.

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8 Otium Planning Group authored the Sport and Recreation Options Assessment City of Banyule report (Appendix 1) in Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social
9 Refer Submission No.s 133, 716 & 382 to the ESS
Macleod Cricket Club

4.0-10 The proposed relocation of Macleod Cricket Club’s lower grade senior and junior teams from Winsor Park to the Greensborough College for competition and training, is likely to impact the long-term sustainability of these teams. Whilst Greensborough College is a relative short 1.7km from Winsor Reserve, the location of the school will require a majority of players, parents and supporters to travel outside of the Club’s main catchment area (Macleod), but more importantly will require players, parents and supporters to negotiate the Project construction zone along the Greensborough Highway to access Greensborough College. The impact of the Project construction on traffic conditions is acknowledged in the EES [refer EES Chapter 17: Social, p33], and this will particularly impact junior players who currently access Winsor Reserve for training and competition by walking or riding, and parents who drive their children.

4.0-11 It is the view of others that Macleod College appears a more viable option for the Proponent to investigate for the relocation of the Macleod Cricket Club teams that use Winsor Reserve, for the following reasons:

- Its close proximity to Macleod Park (where the Club is based)
- Its close proximity within the suburb of Macleod
- Its close proximity to a significant proportion of the Club’s members
- Its close proximity to the Macleod train station for players who travel by train
- Improved safety of junior players and their parents who currently walk or ride to cricket training and matches; Macleod College is less than a 10 minute walk from Macleod Park (compared to an estimated 45 minute walk to Greensborough College)
- Likely to facilitate stronger ties between the Club and Macleod College, as over half the Club’s junior players attend the school (as opposed to Greensborough College where no players currently attend).

4.0-12 In order to utilise Macleod College, the following new or improved facilities will be required to be provided by the Proponent:

- Redevelopment of the natural turf sports field, including subsurface drainage and irrigation
- Construction of change rooms, including access to a social space and kitchen.

Macleod Junior Football Club

4.0-13 Similar to Macleod Cricket Club, it is the view of others that the proposed relocation of some of the Macleod Junior Football Club’s teams from Winsor Park to the Greensborough College for training will likely result in the loss of players and families from the Club. The Club supports the development of facilities at Macleod College for training by teams displaced from Winsor Reserve, and at De Winton Park for matches.

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10 The EES does not reflect the centre wicket training sessions conducted by some senior and junior teams when Macleod Park is not available
11 Refer Submission No. 450 to the ESS from the Macleod Cricket Club
12 Refer Submission No. 495 to the ESS from the Macleod Junior Football Club
4.0-14 The Club has a significant footprint established in the suburbs immediately surrounding Macleod Park (the headquarter ground of the Club), Winsor Reserve (the Club’s second ground), and De Winton Park (current home of the Macleod Football Club). In 2019:

- 71% of the Club’s players are from Macleod, Rosanna, Watsonia and Bundoora
- Less than 1% of players live in Greensborough
- 73% of players attend schools in Macleod, Rosanna, and Heidelberg, including 12% attending Macleod College
- No players attend Greensborough College

4.0-15 Macleod College appears to be a more viable option for the Proponent to investigate for the relocation of the Club’s teams that use Winsor Reserve, for similar reasons as outlined for the Macleod Cricket Club. It is noted that the Macleod College Principal supports the development of facilities at Macleod College to accommodate the teams that will be displaced from Winsor Reserve during the construction of the Project.

4.0-16 In order to utilise Macleod College, the following new/improved facilities will be required to be provided by the Proponent:

- Redevelopment of the natural turf sports field, including subsurface drainage and irrigation
- Installation of floodlights
- Construction of change rooms, including access to a social space and kitchen.

Other Considerations

Consideration 1

4.0-17 Currently, the Proponent’s relocation proposal supports the use of Greensborough College for training and matches by the St Marys Greensborough Junior Football Club (combined 9 hours) and the Macleod Junior Football Club (18 hours), for a combined total of 27 hours. The training and matches by the Watsonia Heights Soccer Club (26 hours) are assumed to be allocated to the synthetic soccer pitch.

4.0-18 In 2019, the St Marys Senior Football Netball Club’s women’s team is using AK Lines Reserve for training (4 hours per week) and for 3 matches (2 hours), so this team will also need a relocation option. If the relocation option is the Greensborough College, then the load on the natural turf oval will exceed the industry-accepted benchmark of 25 hours for the use of natural turf ovals for winter-based sports training and matches.

4.0-19 Importantly, this usage makes no allowance for the growth in the number of boys/girls teams and women’s teams during the construction period (minimum 5 years). The participation data reported in Section 3.2.1 suggests that there will be strong growth in football participation in Banyule during the next 5–7 years. For this reason, the alternate proposals to also develop Binnak Park and Macleod College as sustainable football venues is justified by the projected overuse of Greensborough College during the Project constructed period. Binnak Park could accommodate women’s football on Sundays, and Macleod College could accommodate the teams from the Macleod Junior Football Club for training.

73 Source: Submission No. 495 to the ESS from the Macleod Junior Football Club
74 Ditto
Consideration 2

4.0-20 The listed improvement works at Greensborough College include “construction of clubrooms to be shared by all site users (4 change rooms)”\(^{15}\). The scope of works needs to also include a social room and kitchen/ canteen, umpires rooms, and storage, all to be provided in accordance with the preferred facility guidelines of the AFL, Cricket Victoria and Football Victoria.

4.0-21 The additional clubroom components are particularly important for the Watsonia Heights Football Club (soccer), as they will be relocating to Greensborough College as their headquarter venue for the Project construction period (minimum 5 years). As the Club currently does at Gabonia Avenue Reserve (its headquarter ground), it will rely on the social room and kitchen/ canteen spaces to generate revenue, and the social room to be the venue for day to day uses by the Club, such as committee meetings, social functions, and other Club operation activities and events.

4.1. Summary of Impacts and Opinion

4.1-1 It is my opinion that the following items need to be considered by the IAC when reviewing the EES for the impact of the Project on the provision of active open space in the City of Banyule:

1. The relocation option for the St Marys Greensborough Junior Football Club to new and upgraded facilities at the Greensborough College presents as a feasible option.

2. Consideration needs to be given to a relocation option for the training and competition requirements for the St Marys Senior Football Netball Club women’s team, which is now using AK Lines Reserve.

3. The relocation option for the Plenty Valley Cricket Club to new and upgraded facilities at Binnak Park presents as a feasible option.

4. The relocation option for the Watsonia Heights Football Club (soccer) to new and upgraded facilities at the Greensborough College presents as a feasible option.

5. On the information available, a more feasible and sustainable relocation option for the Watsonia Sports Club (football) may be to new and upgraded facilities at Binnak Park.

6. On the information available, a more feasible and sustainable relocation option for the Macleod Cricket Club is to new and upgraded facilities at Macleod College.

7. On the information available, a more feasible and sustainable relocation option for the Macleod Junior Football Club is to new and upgraded facilities at Macleod College and De Winton Park.

8. The scope of works for the proposed new clubroom at Greensborough College should also include a social room and kitchen/ canteen, umpires rooms, and storage, all to be provided in accordance with the preferred facility guidelines of the AFL, Cricket Victoria and Football Victoria.

\(^{15}\) Refer Tables 6 & 9 in Appendix 1 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I

Social
5. OPTIONS IMPACTING ACTIVE OPEN SPACE IN BOROONDARA

5.0-1 The Bulleen Park area is located where a new interchange will connect the Eastern Freeway to the North East Link. As a result, the Project will require permanent acquisition of public land occupied by several sporting facilities, including two facilities owned by the Boroondara City Council: the Boroondara Tennis Centre (100% of facility to be acquired); and the Freeway Public Golf Course (2%) – see Figure 2.

Figure 2 – Sporting Facilities Impacted within the Bulleen Park Area

Ref: Base map sourced from Figure 3-8 in the Overview of Social Impacts of the North East Link Project (Public Place)
5.0-2 The EES acknowledges the importance of all sporting facilities within the Bulleen Park area to their respective club members and users. However, the extent of public land available within the Bulleen Park area is insufficient to relocate all facilities in their totality within the Bulleen Park area that will be impacted by either permanent acquisition or temporary occupation during Project construction.

5.0-3 This component of the Expert Witness Report considers the impacts on the Boroondara Tennis Centre and the Freeway Public Golf Course, being the two sporting facilities within the Bulleen Park area owned by the Boroondara City Council. The EES does not provide a preferred new sports facility layout plan for the impacted facilities within the Bulleen Park area, despite research and an options assessment process undertaken by the Proponent in collaboration with officers from the Boroondara and Manningham City Councils, and also the effected sporting clubs and other groups.

5.0-4 In all, seven options were assessed, and these and the outcomes are described in Appendix 2 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social. The options assessment concluded that "challenges have been identified", and none of the options adequately satisfies all requirements of either the sporting clubs/groups or both of the councils.

5.0-5 However, the Proponent has confirmed in the EES that whilst the research and work completed to date has not yet been able to identify an agreed plan to relocate or reinstate impacted sporting facilities, “….. NELP and the councils have … common objectives of accommodating displaced facilities and maintaining the continuity of those recreational activities” [refer EES Technical Report I Social, p169]. This commitment by the Proponent is reassuring, albeit further consultation and investigation of further options being required.

5.1. Boroondara Tennis Centre

5.1-1 Whilst there appears to be a clear and agreed commitment to the replacement of the Boroondara Tennis Centre by the Proponent, there are factors relating to this undertaking that are important for the Proponent to consider, including:

1. The replacement tennis facility will at minimum be a replacement of ‘like for like’: minimum of 23 tennis courts including fencing and floodlights, a clubhouse/administration building of minimum 640sqm, other associated facilities such as shelters, paths, landscaping, etc., onsite car parking for a minimum 85 vehicles, and have good and safe access suitable for buses and coaches, and good and safe pedestrian access.

2. The replacement tennis facility should be on land owned by the Boroondara City Council and within the City of Boroondara municipality (refer Figure 3 to see the existing land ownership and municipal boundaries). This is the position of the Council\(^\text{76}\) and appears reasonable given its long-standing commitment to the ongoing development of the Boroondara Tennis Centre since its inception in 1981 and its opening in 1983. The Centre has won numerous industry awards including the 2017 Tennis Australia Most Outstanding Club.

The Centre is of local significance to Boroondara residents (44% of all Centre users are Boroondara residents), and is of national significance to the tennis

\(^{76}\) Refer Schedule 3 of Submission No. 716 to the ESS from Maddocks Lawyers for the Banyule, Boroondara and Whitehorse City Councils
sector, being the biggest and busiest tournament venue in Australia hosting over 40 individual tournaments each year\(^\text{17}\).

3. Advice from others questions the feasibility and sustainability of Option 3, being to re-build the replacement tennis facility across the Koonung Creek. Others conclude this is not an acceptable due to:

- the uncertainty of the hydraulic implications, particularly the potential for inundation of some or all of the replacement tennis centre during flood events
- the site will have the replacement tennis facility partly on land within the City of Boroondara and partly on land within the City of Manningham, which the Boroondara City Council does not accept.

4. Tennis Victoria is strong in its view that the replacement tennis facility should be more visionary than a ‘like for like’ replacement, and should be developed as a regionally significant ‘tennis hub’, inclusive of complementary services and activities to further improve its financial sustainability [refer Submission No. 662 to the ESS from Tennis Victoria]. It is my view that this aspiration will further build on the strategic importance of the Boroondara Tennis Centre as a community and elite tennis facility (as outlined in the EES), and will provide additional capacity to absorb the projected future growth in tennis player participation within and beyond the City of Boroondara.

5. Having regard to No. 2 above, the replacement tennis facility should be built on a section of the Freeway Public Golf Course. This will ensure that the Centre retains its strategic location in the Bulleen Park area, and can continue to service the residents of Boroondara and Manningham, which combine to contribute 71\% of the Centre’s estimated 100,000 annual users.

I was provided (by Maddocks Lawyers) with a copy of a concept plan for a replacement tennis facility, which was prepared by SPORTDEV for the Boroondara City Council\(^\text{18}\) (refer Appendix 2 of this report for a copy of the plan). I note that the concept plan has allowed for all of the necessary facilities and associated infrastructure for a regional tennis hub facility, and it also shows that such a scheme can fit onto the land currently accommodating Holes 1 – 5 of the Freeway Public Golf Course.

6. Construction of the replacement tennis facility must be completed before the existing Centre closes to ensure that there is no disruption to business or the services available. This is critical to the continued success of the Centre and for tennis in the region, given the Centre’s high utilisation by regular users and high number of casual hirers.
Figure 3 – Land Ownership Plan and Municipal Boundary Plan

Ref: Maps sourced from Figure 3.8 & 3.9 in Appendix 2 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social
5.2. Freeway Public Golf Course

5.2-1 The final course length, number of holes, and total land area for any reinstatement of the Freeway Public Golf Course (the ‘Course’) following Project construction have not been agreed to by the Proponent and the Boroondara and Manningham City Councils.

5.2-2 I note in Appendix F – Sport and Recreation Options Assessment in the Technical Report I Social report that a key issue to maintaining the Course as an 18-hole golf course of similar length to the current Course following the permanent loss of Holes 1 – 5 to the Project and to accommodate the replacement of the Boroondara Tennis Centre will require land to the north west of the Course to be utilised to construct new holes to replace the loss of the first five Holes “does not align with Manningham Council’s endorsed position” (p32).

5.2.1. Retaining an 18-hole golf course

5.2.1-1 The Freeway Public Golf Course is a 5,078 metre 18-hole course with a par of 69, and offers a challenging layout for golfers of all levels from beginner to advanced. It appears to be one of the most popular and successful public golf courses in Melbourne’s north east19.

5.2.1-2 In 2018, the Course had approximately 55,000 rounds of golf played, and this year the Course is on target to achieve 60,000 rounds20. There is a strong case for the retention of the Course as an 18-hole public golf course of similar length having regard to the extent of the use of the Course and the number of other public 18-hole golf courses in the region.

How does the course compare?

5.2.1-3 There are 15 golf facilities within a catchment of 10km radius from the Freeway Public Golf Course21:

- Four 18-hole public golf courses
- Three 9-hole public golf courses
- Eight private golf courses with member-based clubs.

5.2.1-4 Of the four 18-hole public golf courses, the Freeway Public Golf Course and the Yarra Bend Public Golf Course have the highest rounds per year (50,000+).

5.2.1-5 After extending the comparative sample of 18-hole public golf courses to include eight courses in the north east of Melbourne, the Freeway Public Golf Course is the 3rd ranked performing 18-hole public golf course, based on volume (rounds) and growth performance between 2014 and 201822 (see Figure 4).

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19 Freeway Public Golf Course: market insights & future viability, WellPlayed, November 2018
20 Source: Boroondara City Council
21 10km radius from the Freeway Public Golf Course is an industry accepted benchmark (Ref: Freeway Public Golf Course: market insights & future viability, WellPlayed, November 2018)
22 Freeway Public Golf Course: market insights & future viability, WellPlayed, November 2018
Who is using the course?

5.2.1-6 The WellPayed report notes the findings of the analysis of patron postcode data of Freeway Public Golf Course users in October 2018. The analysis provides a snapshot of the place of residence of Course patrons:

- Members of the Camberwell and Harp Golf Clubs (the two golf clubs based at the Course) reside in Manningham (45%) and Boroondara (35%), and in the immediate local suburbs of Balwyn North, Kew East, Surrey Hills (all within City of Boroondara)
- Public patrons (casual players) reside in Manningham (40%), Boroondara (30%) and Whitehorse (12%).

Who will be impacted in the future?

5.2.1-7 The WellPayed report notes that in 2016, the estimated player catchment of the Course was 54,000 people over the age of 15 years (using the 10km radius benchmark). This catchment population is projected to grow to 70,150 people by 2031. This is a significant catchment population that will be impacted by the loss of a local 18-hole public golf course. The closest public golf course is Ivanhoe Public Golf Course (4.5 kms away), and it had an estimated 40,000 rounds in 2018. The next closest 18-hole public golf course is Yarra Bend (9.5kms away).

5.2.2. Course Extension

5.2.2-1 As previously mentioned, the Project will necessitate the permanent loss of golf course land, and additional golf course land is required to accommodate the Boroondara Tennis Centre replacement tennis facility. The land to be lost to the Course is largely the land on which Holes 1 – 5 are located – see Figure 5.
5.2.2-2 The Course is bound to the east by Bulleen Road (and the site of the proposed interchange to connect the North East Link to the Eastern Freeway), to the south by the Eastern Freeway, to the west by the Yarra River, and to the north by the Carey Grammar playing fields (private land).

5.2.2-3 The only opportunity to extend the Course is to utilise the land to the north west of the Course located in Bulleen Park, and on which the Yarra Bowmen Archery Club and the Doncaster Aeromodeller’s Club are located (see Figure 5). This land is owned by Manningham City Council and is within the municipal boundary of the City of Manningham.

5.2.2-4 Two concept plans have been prepared by Pacific Coast Design for the City of Boroondara that show how the Bulleen Park land to the north west can be successfully integrated with the Freeway Public Golf Course to create an 18-hole golf course. These plans are Options 6 & 7 of the seven options assessed by the Proponent and outlined in Appendix F – Sport and Recreation Options Assessment in the Technical Report I Social (refer Appendix 3 of this report for the two concept plans).

5.2.2-5 Importantly, a comparable course length (5,101 metres) and par (68) to the existing course layout can be achieved with either concept plan to reinstate the Freeway Public Golf Course as an 18-hole course. It is this objective that is crucial to delivering a golf course back to the community that results in no tangible loss for golfers.

5.2.2-6 Both reinstatement options also show how a replacement tennis facility for the Boroondara Tennis Centre (minimum 23 courts) can be accommodated on golf
course land, which has been further tested and now found to be feasible (refer Section 5.1).

5.2.2-7 In addition to accommodating the needs of Boroondara City Council, both golf course reinstatement options will meet the core needs of the existing 155,000 plus combined annual users of the Freeway Public Golf Course and the Boroondara Tennis Centre, and will likely have the capacity and capability to absorbed increased golf and tennis usage demand created by population growth.

5.2.2-8 Relocation options for the Yarra Bowmen Archery Club and the Doncaster Aeromodeller’s Club are still not fully resolved, and will require more work by the Proponent, the Manningham City Council, and the two clubs. Appendix 2 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social identifies two land parcels nearby within the City of Manningham in public and private ownership that may be suitable alternative homes for clubs currently based in Bulleen Park, including the Yarra Bowmen Archery Club. If these nearby land parcels are considered to be realistic and viable alternatives for relocation of clubs, then the purchase of such land(s) should be pursued by the Proponent with the co-operation and input of the Manningham City Council.

5.2.2-9 Appendix 2 of Appendix F – Sport and Recreation Options Assessment also notes that at the time of the assessment of the seven sports club and sports facilities’ relocation options that a relocation site for the Doncaster Aeromodeller’s Club had not been identified.

5.3. **Summary of Impacts and Opinion**

5.3-1 It is my opinion that the following items need to be considered by the IAC when reviewing the EES for the impact of the Project on the provision of active open space in the City of Boroondara:

1. The replacement tennis facility for the Boroondara Tennis Centre as a minimum be a replacement of ‘like for like’, and have good and safe access suitable for buses and coaches, and good and safe pedestrian access.
2. The replacement tennis facility for the Boroondara Tennis Centre be on land owned by the Boroondara City Council and within the City of Boroondara, with a site on the Freeway Public Golf Course land the only realistic option.
3. Others’ conclusion that Option 3 for the replacement tennis facility for the Boroondara Tennis Centre is not feasible or sustainable and be rejected, in my opinion, appears valid.
4. The construction of the replacement tennis facility for the Boroondara Tennis Centre must be completed before the existing Boroondara Tennis Centre closes.
5. The impacted Freeway Public Golf Course be reinstated as an 18-hole course of approximate distance of 5,000 metres.
6. The land to the north west of the Freeway Public Golf Course located in Bulleen Park and currently used as an archery field and an aeromodeller’s field, is the best possible option available to reinstate the impacted Freeway Public Golf Course into an 18-hole course.
6. OPTIONS IMPACTING ACTIVE OPEN SPACE IN WHITEHORSE

6.0-1 Elgar Park is located in the City of Whitehorse and comprises of four sports ovals, a synthetic surface hockey pitch, a range of other active and passive recreation facilities and open spaces, and associated infrastructure to support all of these facilities and their uses.

6.0-2 Two of the sports ovals, the North West Oval and the North East Oval, are both nominated by the Proponent for temporary occupation during the Project construction period. Table 4 summarises the current uses of the impacted sites and the proposed relocation options for the sports teams during construction.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Club/ Members</th>
<th>Relocation Option</th>
<th>Current Use (weekly)</th>
<th>Distance/ Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>North West Oval</td>
<td>Mont Albert Cricket Club</td>
<td>Wilsons Reserve (Doncaster)</td>
<td>Competition – 14.5hrs</td>
<td>1.7km 3 mins drive</td>
</tr>
<tr>
<td></td>
<td>(3 senior teams to be impacted)</td>
<td>Springfield Park West Oval (Box Hill North)</td>
<td></td>
<td>2.8km 6 mins drive</td>
</tr>
<tr>
<td>North East Oval</td>
<td>Mont Albert Cricket Club</td>
<td>Bennettswood Reserve North Oval</td>
<td>Competition – 4hrs</td>
<td>6.2 11 mins drive</td>
</tr>
<tr>
<td></td>
<td>(2 junior teams to be impacted)</td>
<td>Healesville Freeway Reserve (Vermont)</td>
<td></td>
<td>14.3km 12 mins drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>182-190 Boronia Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Davey Lane Reserve (Forest Hill)</td>
<td></td>
<td>10.8km 14 mins drive</td>
</tr>
</tbody>
</table>

Ref: Data sourced from Tables 3-9 in Appendix 3 of Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social

* The source for the distances and travel times noted from Elgar Park to the relocation options are not identified

6.0-3 The North West Oval is located within the Bushy Creek Retarding Basin, and the surface level of the oval is proposed to be lowered to increase the water storage capacity of the oval during a flood event. The temporary relocation of the cricket teams that use the North West Oval is estimated to be for a period of 2 years, which includes an allowance for the reinstatement of the playing surface and associated supporting infrastructure at the impacted site.

6.0-4 The North East Oval has been identified as a construction lay down site for the duration of the Project. The temporary relocation of the cricket teams that use the North East Oval is estimated to be for a period of up to 7 years, which includes an allowance for the reinstatement of the playing surface and associated supporting infrastructure at the impacted site.

6.0-5 Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social outlines the outcomes of the assessment of the various relocation options for the cricket teams that will be displaced from the North West Oval and the North East Oval during Project construction. The options assessment has included input from Whitehorse City Council, the Mont Albert Cricket Club, and other sporting clubs and organisations. As the report suggests, the options present challenges to clubs and to historic seasonal allocations of use of cricket ovals, and concludes that "further consultation is required with all the clubs and land owners to explore these options and
any other options that may be identified. The relocation options are also dependent upon a range of improvement works to accommodate the proposed new uses (refer Tables 3 to 9 in Appendix 3 of Appendix F – Sport and Recreation Options Assessment in the Technical Report I Social).

6.0-6 I have reviewed the submissions made to the EES by cricket clubs and other relevant organisations that respond to the proposed relocation of the three senior cricket teams that currently use the North West Oval. Some offer alternate relocation options and scenarios, which in my opinion have merit, however, they will require detailed consideration by Whitehorse City Council. (We are instructed by Council that since publishing the EES, NELP and Whitehorse City Council have commenced discussions with Kingswood College to consider the potential of using the school's south oval as a relocation site for the teams currently using Elgar Park's North West Oval. These discussions have been of a preliminary nature and significant future discussions will be required to determine if this is feasible and appropriate).

6.0-7 The relocation options for the Mont Albert Cricket Club (junior teams) to either Bennettswood Reserve North Oval, Healesville Freeway Reserve, or Davey Lane Reserve, in my opinion do not offer a practical solution for the Club, due to the distance that these reserves are from Elgar Park and from Mont Albert Reserve (the headquarter ground of the Club). (See Figure 6)

Figure 6 – Relocation sites for the Mont Albert Cricket Club

Ref: Map sourced from Figure 15 in Appendix F – Sport and Recreation Options Assessment in the Technical Report I Social

23 Refer Appendix F – Sport and Recreation Options Assessment in the EES Technical Report I Social, p45
24 Submission No. 197 to the ESS from the Mont Albert Cricket Club and Submission No. 288 from the Kerrimuir Cricket Club (including attachments from other sporting clubs and organisations)
6.0-8 The locations of the reserves are beyond the primary catchment of the Club, and the increased distance and time to be travelled by junior players and parents for ‘home’ matches maybe of concern to parents of junior players.

6.0-9 As previously mentioned, the source or basis of calculation for the distances and travel times noted in Table 4 from Elgar Park to the relocation options are not identified. However, they appear to be sourced from Google, as when the travel time between Elgar Park and the relocation reserves is requested in a Google search, every distance and travel time corresponds directly with the data in Table 4. I drove the distances on the morning of Saturday 13 June (the timeframe when junior cricket teams will be travelling to and from matches), and as shown in Table 5 all distances and travel times were longer than those recorded in Table 4. This actual distance and travel time data further demonstrates the potential challenges faces the Club to gain support from parents and players. It is noted that the Bennettswood Reserve North Oval is the reserve that will require the least distance and time to be travelled.

Table 5 – Comparison of Distances and Travel Times

<table>
<thead>
<tr>
<th>Facility</th>
<th>Relocation Option</th>
<th>Distance/ Travel Time noted by Otium Planning Group</th>
<th>Distance/ Travel Time recorded by Richard Simon</th>
</tr>
</thead>
<tbody>
<tr>
<td>North East Oval</td>
<td>Bennettswood Reserve North Oval</td>
<td>6.2 11 mins drive</td>
<td>6.3 12 mins drive</td>
</tr>
<tr>
<td></td>
<td>Healesville Freeway Reserve (Vermont) 182-190 Boronia Road</td>
<td>14.3km 12 mins drive</td>
<td>15.0km 20 mins drive *</td>
</tr>
<tr>
<td></td>
<td>Davey Lane Reserve (Forest Hill)</td>
<td>10.8km 14 mins drive</td>
<td>11.8km 16 mins drive</td>
</tr>
</tbody>
</table>

* Two route options: via Springvale Road and the Eastern Freeway (the route taken) or via Eastlink (toll road)

6.0-10 Another issue with the proposal for the North East Oval be used as a Project construction lay down site is the significant impact likely to be caused to the users of the hockey pitch situated immediately west of the North East Oval (see Figure 7). This impact is expected to be for up to 7 years.

6.0-11 The Elgar Park Regional Hockey Association (EPRHA) is the manager of the hockey pitch under lease from the Whitehorse City Council, and the KBH Brumbies are the main user group. Any disruption to the operation of the hockey pitch, such as reduced use, damage to the surface, etc., will have a direct impact on the revenue for the EPRHA, and as a consequence, the EPRHA’s ability to service its loan obligations to Council\textsuperscript{25}. In addition, any loss of income may impact the EPRHA’s capacity to fund the resurfacing of the hockey pitch in the next 10 years, the timeframe projected for when it will be due.

6.0-12 The hockey pitch, the adjoining sports pavilion, other structures and spaces within the facility’s fence-line, and the spaces just outside the fence-line will all be likely to experience a change in the immediate noise and air environment, as a result of the use of the North East Oval as a Project construction lay down site. These changes in noise and air environment will adversely impact the users and manager of the hockey pitch.

\textsuperscript{25} Refer Submission No. 848 to the ESS from the Elgar Park Regional Hockey Association. It states that a loan was required to finance the rebuild of the hockey pitch surface, upgraded floodlighting, and other infrastructure improvements between 2015 and 2019.
6.0-13 The effects from increased noise may include disturbing the concentration and conversations of facility users and spectators, and the level of quality and enjoyment of players, officials and spectators participating in hockey and other activities at the facility. The increased levels of dirt and dust generated in the immediate environment from the use of the North East Oval as a Project lay down site will likely effect the level of performance of the pitch surface, and potentially reduce its overall playability and functional life. Notwithstanding these physical effects on the pitch surface, for up to 7 years there will no doubt need to be increased time invested by the volunteer officials charged with the responsibility to maintain and care for the hockey pitch surface.

6.0-14 The club based at the hockey pitch, the KBH Brumbies, offers the community a full program of activities, from ‘Hookin2hockey’ (the junior introductory program for primary aged children) to senior men’s and women’s competitions. The ongoing movement of
trucks into and out of the site for up to 7 years during Project construction will also likely have a considerable impact on users’ perception of safety within the hockey facility and also in areas outside the facility, such as car parks and the park access roads, particularly for young children and other players and supporters who may feel vulnerable.

6.0-15 It is my opinion that the proposed use of the North East Oval as a Project construction lay down venue is not viable, due to:

- the inability to adequately relocate the Mont Albert Cricket Club junior cricket teams currently using the North East Oval
- the changed environmental and physical conditions which will adversely impact the use and maintenance of the hockey pitch by the Elgar Park Regional Hockey Association and the KBH Brumbies
- the overall likely negative impact on business sustainability of the Elgar Park Regional Hockey Association.

6.0-16 An alternate location identified in the EES for a Project construction lay down site is Eram Park (Box Hill North)\textsuperscript{26}. This site is also the preferred option of the Whitehorse City Council for the Project construction lay down site\textsuperscript{27}. Whilst information presented in the EES purports that there may be some inherent physical challenges with using this site, it is my opinion that the Proponent has the capacity and capability to respond to and resolve each of them.

6.1. Summary of Impacts and Opinion

6.1-1 It is my opinion that the following items need to be considered by the IAC when reviewing the EES for the impact of the Project on the provision of active open space in the City of Whitehorse:

1. Further detailed consideration is required by Whitehorse City Council, the Mont Albert Cricket Club, and other sporting clubs and organisations to assess relocation options for the Mont Albert Cricket Club (senior teams) from Elgar Park North West Oval.

2. Further consideration is required by Whitehorse City Council and the Mont Albert Cricket Club to assess the relocation options for the Mont Albert Cricket Club (junior teams) from Elgar Park North East Oval.

3. The proposed use of the North East Oval as a lay down venue is not viable in my opinion, and the Eram Park alternate option should be pursued.

\textsuperscript{26} EES Technical Report I Social, Appendix F – Sport and Recreation Options Assessment, p42

\textsuperscript{27} Refer Schedule 4 of Submission No. 716 to the ESS from Maddocks Lawyers for the Banyule, Boroondara and Whitehorse City Councils
Appendix 1

Letter of Engagement for Richard Simon
Email Letter

<table>
<thead>
<tr>
<th>From</th>
<th>Date</th>
<th>Direct</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terry Montebello</td>
<td>27 June 2019</td>
<td>03 9258 3606</td>
<td><a href="mailto:terry.montebello@maddocks.com.au">terry.montebello@maddocks.com.au</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>To</th>
<th>Organisation</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Richard Simon</td>
<td>Simon Leisure Consulting Pty Ltd</td>
<td><a href="mailto:richard@simonleisure.com">richard@simonleisure.com</a></td>
</tr>
</tbody>
</table>

Our Ref TGM:7849160

North East Link Inquiry and Advisory Committee Hearing

Dear Mr Simon

We continue to act for Banyule City Council (Banyule), City of Boroondara (Boroondara) and City of Whitehorse (Whitehorse) (collectively, the Councils) in relation to the Joint Inquiry and Advisory Committee (IAC) for the North East Link (Project).

We are instructed to engage you to provide expert evidence in the area of active open space.

The IAC has been appointed:

- to hold an inquiry into the environmental effects of the Project under section 9(1) of the Environmental Effects Act 1978; and
- to review the draft planning scheme amendment prepared to facilitate the Project under section 151 of the Planning and Environment Act 1987.

Further details regarding the role of the IAC is set out in paragraphs 1 and 2 of the Terms of Reference. The biography for each committee member of the IAC is available here.

The IAC will hold a public hearing commencing on 25 July 2019.

Scope of Instructions

You are instructed to:

1. review the Ministerial Guidelines for assessment of environmental effects under the Environmental Effects Act 1978 (2006);
2. review the exhibited North East Link Environment Effects Statement (EES) documents, relevant to your area of expertise;
3. review:
   (a) the Councils submission on the EES, dated 7 June 2019;
4. prepare an expert witness report that contains your opinion on the following matters, as relevant to your area of expertise:
   (a) does the EES adequately document and assess the nature and extent of the environmental effects of the Project? In addressing this question please explain where you are satisfied with the content of the EES and why, and if not, what if any deficiencies exist in the documentation and/or assessment of the nature and extent of environmental impacts contained in the EES;
   (b) can the Project as described in the EES achieve a level of environmental performance which is consistent with relevant legislation, documented and endorsed policy or acknowledged best practice?
   (c) if the Project, as described in the EES cannot achieve a level of environmental performance which is consistent with relevant legislation, documented and endorsed policy or acknowledged best practice, are there any recommendations that you would make as to specific measures which you consider necessary and/or appropriate to prevent, mitigate and/or offset adverse environmental effects? If so, please explain your reasoning in detail. To the extent that it is within your expertise to comment upon the feasibility of any of your recommendations, please state whether or not any recommendations are feasible, explaining your reasoning.
   (d) how does the Project as described in the EES respond to the principles and objectives of “ecologically sustainable development” as defined in the Ministerial Guidelines for assessment of environmental effects under the Environmental Effects Act 1978 (2006);¹
   (e) are there any recommendations that you would make as to specific measures which you consider necessary and/or appropriate to improve the response of the Project to the principles and objectives of “ecologically sustainable development”? If so, please explain your reasoning in detail. To the extent that it is within your expertise to comment upon the feasibility of any of your recommendations, please state whether or not any recommendations are feasible, explaining your reasoning; and
   (f) to the extent that the content of the draft planning scheme amendment, works approval application or environmental performance requirements (EPRs) lies within your expertise, do you have any recommendations for changes that should be made to the draft planning scheme amendment, works approval or planning approval and/or EPRs in order to improve the environmental outcome of the Project.

5. in due course, review and comment on other parties’ expert evidence in relation to your area of expertise.

6. participate in any expert conclave requested by the IAC; and

7. present your evidence at the IAC Hearing. You should anticipate preparing a short (no more than 30 minutes) presentation to facilitate the delivery of your evidence. The presentation is to be drawn from your expert witness report and may respond to other expert reports (as relevant).

Please ensure you are familiar with the requirements of the Planning Panels Guide to expert evidence (DOCX, 81.8 KB), April 2019 and the IAC Directions and ensure that your evidence is prepared in accordance with the requirements set out in both of these documents.

¹ At page 5.
Relevant documents


Please let us know if you require any of these documents in hard copy.

We also consider the background information contained in our letter requesting your fee proposal dated 18 April 2019.

IAC Directions and Key Dates

The IAC Directions have now been released and are available online here. These directions address a number of important matters including:

- Expert witness reports: directions 8 to 13;
- Expert witness conclaves (meeting of expert witnesses): directions 14 to 30;
- Informal meetings between NELP experts and other experts before circulation of expert evidence: directions 4 to 7;
- Cross-examination of experts: directions 31 to 34;
- The IAC’s independent experts: directions 35 to 3;
- Further information to be supplied by NELP: directions 40 to 45.

Please ensure you carefully read all of the IAC’s directions and note the following key dates below.

- Your expert witness statement will need to be circulated by 9:00am on Monday 15 July. We kindly ask that you provide us with a copy of the report no later than 5:00pm on Tuesday 9 July.

- NELP has offered for its experts to meet with other experts (outside the formal expert conclave process) prior to 5pm Friday 12 July 2019 to discuss issues, view models etc. The IAC has encouraged parties to take-up this offer in the IAC Directions (orders 4-7). If you would like to take up this offer and meet with a NELP expert before you finalise your expert evidence, please let us know as soon as possible and we will arrange for this to occur.

- Presentation of the proponent's case is scheduled to commence on Thursday 25 July; and

- Presentation of the Councils' case is likely to be scheduled to commence in mid-August. We will confirm this as soon as possible.

We request that you review the IAC’s Directions in full to familiarise yourself with its contents.

Key Contacts

Council’s representative for this engagement will be Terry Montebello, Partner, Maddocks Terry.Montebello@maddocks.com.au and Phone: 03 9258 3698.

Terry is being assisted by Sophie Jacobs, Senior Associate, Maddocks Phone: 03 9258 3546 Email: Sophie.Jacobs@maddocks.com.au

Please contact Sophie Jacobs on 03 9258 3546 if you have any queries or wish to discuss any aspect of these instructions with us.
Yours faithfully

Signed TGM

Terry Montebello
Partner
Appendix 2

Boroondara Tennis Centre relocation concept site plan (SPORTDEV)
21st June 2019

Mr. Terry Montebello  
Partner  
Maddocks Lawyers  
Collins Square, Tower Two  
Level 25, 727 Collins Street  
MELBOURNE VIC 3008

Dear Terry,

RE: NORTH EAST LINK PROJECT – BULLEEN MASTER PLAN – BOROONDARA TENNIS CENTRE (BTC) VICTORIA – CONCEPT MASTERPLANNING REPORT ITEMS

PREAMBLE

In preparing our responses for this commission we wish to advise that:

1. We are not Civil Engineers. We are Tennis Facility Masterplanners and Architects.
2. We have not visited the proposed site for the relocated BTC.
3. We have not visited the existing BTC.
4. We have not discussed any management model (existing or proposed) with BTC management.
5. We have not undertaken any survey or detailed site investigations in respect of access (both vehicular and pedestrian).
6. We have not viewed any geotechnical data undertaken on the proposed site.
7. We have assumed that all courts shall be acrylic coated hardcourts.

The attached concept masterplanning work has been undertaken using Nearmap aerial imagery and general scaling off Pdf imagery provided by Pacific Coast Design Pty Ltd. The receipt of site contour information 24 hours prior to submission close has enabled only a very high-level overview of the site.

As part of SportDev’s scope of work we also include a short Accommodation Brief reflecting the Functions / Amenities that should be considered for the development of a Concept Design for the relocated Regional Tennis Facility (RTF) in due course.
ASSESSMENT OF THE RELOCATION OF THE BTC TO THE BULLEEN SWIM CENTRE SITE

A RTF court layout comprised of 23 courts requires a minimum site area of nominally 1.8Ha for the courts only. We note that the Bulleen Swim Centre Site appears to be approximately 50% of this figure i.e. 0.9Ha. (We trust that we have interpreted this site area correctly...if not we are able to undertake a further site area comparison review in due course).

If correct this site is insufficient in size / capacity to fully support a minimum ‘like for like’ relocation of the BTC and its courts along with the required external circulation, community space and carparking spaces.

A REGIONAL TENNIS FACILITY ACCOMMODATION BRIEF – PRELIMINARY SUMMARY

A Regional Tennis Facility (RTF) classification (as defined broadly within Tennis Australia’s (TA) Tennis Infrastructure Planning Guide) will be driven by its management model and operating strategy to be adopted at the venue. The BTC by nature of its size, 23 courts and overall importance / benefit to both the tennis playing and general community clearly satisfies this classification.

The development of the Concept Design Brief confirming the number and size of the spaces within the building will be determined via direct consultation with the nominated key stakeholders in due course.

Indicative RTF Accommodation Elements:

1. Main / central entry point with direct access from a main carpark
2. Main clubhouse space with direct viewing of as many courts as possible
3. Sanitary facilities (male, female, disabled and change rooms)
4. Kitchen / Kiosk / Café space with internal / external server capability
5. Tennis Pro-Shop located close to the main entry point of the facility
6. Tennis / tournament office(s) to function in both ‘event’ and ‘non-event’ mode
7. Multi-purpose (MP) / function / meeting space(s) the size / seating capacity to be determined by the nature of how the spaces are likely to be used i.e. community hire, external functions, meetings etc.
8. Verandah and spectator seating to maximise spectator comfort and visibility to all courts. If single storey the facility should be ‘elevated’ to assist in better viewing.
9. Gymnasium. This may or may not be included / offered as part of the accommodation brief.
10. Commercial tenancy space This may or may not be included / offered as part of the accommodation brief.
11. Secure storerooms and lockers for members, coaches and general patrons.

The above list is not exhaustive and is a guide only. Typical area allocations against the above amenities are provided to define a preliminary building footprint for the purposes of conceptual site planning. These areas are summarised in the table overleaf.
### Accommodation Element

<table>
<thead>
<tr>
<th>Accommodation Element</th>
<th>Approximate Area Range</th>
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<tbody>
<tr>
<td>Administration Areas</td>
<td>30m² to 50m²</td>
</tr>
<tr>
<td>Main Clubhouse</td>
<td>150m² to 200m²</td>
</tr>
<tr>
<td>Pro-Shop / Café / Kiosk</td>
<td>50m² to 80m²</td>
</tr>
<tr>
<td>Sanitary Facilities</td>
<td>100m² to 120m²</td>
</tr>
<tr>
<td>MP Function Room / Meeting Rooms</td>
<td>180m² to 250m²</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>30m² to 50m²</td>
</tr>
<tr>
<td>External verandahs</td>
<td>150m² to 200m²</td>
</tr>
<tr>
<td>Commercial Tenancy Space(s)</td>
<td>40m² to 90m²</td>
</tr>
<tr>
<td>Storage</td>
<td>10m² to 30m²</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>100m²</td>
</tr>
<tr>
<td>Circulation Allowance (20%)</td>
<td>Say 200m²</td>
</tr>
<tr>
<td><strong>Sub-Total Floor Area (Approximate Only)</strong></td>
<td><strong>Say 1,400m² to 1,800m²</strong></td>
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Subject to further stakeholder consultation the clubhouse facility can be designed over two levels (to reduce the overall site footprint) or alternatively designed as a single level ‘elevated’ building to maximise spectator viewing over the courts.

**RTF ANCILLARY ELEMENTS**

In addition to the accommodation requirements outlined above a RTF should also attempt to accommodate the following ancillary amenities / facilities to support such a development where possible:

- LED Lighting to all courts if possible.
- Playground for children with adequate shelter / shade
- Viewing shelters and 3m wide minimum walkways between tennis court modules
- Landscaped community space close to / adjacent the main clubhouse facility including BBQ area shade / shelter
- 3.6m high (max) Hitting Wall with acrylic coated half court surface for practice purposes located ideally within the community space
- Land area adjacent selected courts to accommodate temporary grandstand seating for ‘bump in’ at tournament times
- Hot Shots Tennis Courts for Junior Tennis Development....This can be simply utilising one or two full size courts (i.e. 2 of the 23 nominated for the BTC as shown on the concept site plan). Note that one (1) full size court can support 4 Red Ball Hot Shots Courts.
- Externally accessible storage for coaches equipment i.e. ball baskets / machines / nets etc
CONCEPT SITE PLAN – SUMMARY OF KEY SITING DECISIONS AND OUTCOMES

Carparking and Access:

- Carparking requirements will be determined by Council Development Plan requirements however as ‘a rule of thumb’ minimum requirement for tennis facilities we allocate 4 cars per court.

- Function room numbers / building population numbers will drive any additional carparking requirements as sought by Council. The rough allocation shown on the attached site plan satisfies this requirement across two carparks adjacent the main facility.

- We have adopted the preliminary roadway network and carparking / access zones as illustrated on the original Concept 1 layout which we understand should support Community Hub / FGC parking requirements.

We trust this brief summary and Site Plan satisfies your current requirements.

Due to the tight timeframe in submitting this work we believe that there remains an opportunity to refine the site review in due course. We of course would be very happy to further this investigation if given the opportunity.

Thank You.

Kind Regards

Peter Leipus
Director, SPORTDEV

Encl. Concept Site Plan for the relocated BTC on the eastern side of the FGC site.
BOROONDARA TENNIS CENTRE
RELOCATION
CONCEPT SITE PLAN
1:2000 @ A3 APPROX.
FREeway GOLF CLUB SITE

Future Expansion Capacity:
Open Training

Urban Tennis Village

Approximate Location of Freeway Lies to Existing Basic
Thermal (2) Practice Courts

Centralised Boroondara Tennis Clubroom Facility with
Viewing Over All Courts.

23 Site-Specific Multi-Surface-Hardcourts (5x63m),
5 Hard Courts with Bird-Sanitised Tennis

Community Space

Preliminary – For Discussion Only
Appendix 3

Concept plans showing options for the reinstatement of the Freeway Public Golf Course
North East Link - Bulleen Park land use plan
Concept Design 1