

Appendix 5

Stonnington Indoor Sports Stadium
Site Review

Prepared by
Hansen Partnership



Stonnington Indoor Sports Stadium

Site Review

Prepared by **Hansen Partnership Pty Ltd**
for the **City of Stonnington**

August 2017



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1 INTRODUCTION

Brief

The purpose of this Site Review is to undertake an assessment of three possible sites, nominated by Council, to determine the suitability of each for a new four-court indoor sports stadium within the City of Stonnington.

Background

The City of Stonnington has one purpose built indoor sports facility. The Orrong Romanis Recreation Centre has two courts to cater for local participation in indoor sports.

Participation by Stonnington residents in popular indoor sports including netball and basketball is restricted by the availability of local facilities.

Those courts that are available are not of sufficient quality, in the appropriate configuration or in multiples large enough to accommodate the demand for association-level netball and basketball cost effectively.

To address this shortage, Stonnington Council has identified the need for a 4 court indoor stadium in addition to the existing facilities, to enable netball and basketball participation to grow and allow for other sports to have peak time access and accommodate larger competitions and other uses.

Project Process

This Site Review is built upon the process outcomes illustrated in the diagram below:



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SITE IDENTIFICATION

Site assessment

A preliminary site assessment of all government owned land was undertaken by the City of Stonnington. 51 Council-owned sites were identified that met the minimum size requirements for potentially housing the new four-court stadium.

Process of elimination

1. Area

First and foremost, the site must be able to accommodate the area required for a four-court stadium and associated car parking. This equates to approximately **5000sqm** for the stadium and space for 150 car parks.

2. Shape/Layout

Further to this, the **site must be of a shape/layout that can accommodate a four-court stadium** within general design constraints, i.e. a site of irregular shape may meet the overall area requirement but the footprint of a typical stadium arrangement may not fit within the site boundaries.

3. Open space

To remain consistent with the City of Stonnington's Strategies for Creating Open Space policy and the desire to increase the amount of open space available to the community, **sites that displaced open space or sports grounds were ruled out unless the open space could be replaced and accommodated on site.**

An initial assessment eliminated 42 sites as not being suitable. Nine sites were selected as suitable for further review.

A summary of the 51 sites and high level assessment results follows.

| No. | Site | Suburb | sqm | Shape | Space for Stadium & Car Park | Open Space Displacement | Option |
|-----|---------------------------------|--------------|-------------|-----------|------------------------------|-------------------------|--|
| 1 | Elizabeth St Car Park | South Yarra | 9461 | Regular | YES | NO | On top of car park |
| 2 | Como Park North & Thomas Oval | South Yarra | 31,483 | Regular | YES | YES | Replace open space |
| 3 | Orrong Romanis Reserve (1) | Prahran | 42,565 | Regular | YES | NO | Replace tennis courts and pavilion |
| 4 | Orrong Romanis Reserve (2) | Prahran | 42,565 | Regular | YES | NO | Replace and/or expand existing Recreation Centre |
| 5 | Gardiner Park | Glen Iris | 18,936 | Regular | YES | YES | Replace sports ground |
| 6 | Chris Gahan Reserve | Windsor | 6184 | Regular | YES | YES | Replace open space and property acquisition |
| 7 | Toorak Park | Armadaale | 26505 | Regular | YES | YES | Replace premier sports ground |
| 8 | Victory Square | Armadaale | 7326 | Regular | YES | YES | Replace local sports ground & open space |
| 9 | Cato Street Car Park | Prahran | 8945 | Regular | YES | YES | Cato Square redevelopment |
| 10 | Sir Robert Menzies Reserve | Malvern | 28973 | Regular | YES | YES | Loss of open space and sports ground |
| 11 | Harold Holt Aquatic Complex | Glen Iris | 10853 | Regular | YES | NO | Only in addition to existing uses on site |
| 12 | Como Park | South Yarra | 62443 | Regular | YES | YES | Replace open space and/or sports ground |
| 13 | Victoria Gardens | Prahran | 19654 | Regular | YES | YES | Heritage park |
| 14 | Sir Zelman Crown Reserve | Kooyong | 90895 | Regular | YES | YES | Replace open space |
| 15 | Windsor Siding | Windsor | 10408 | Irregular | YES | YES | Masterplan implemented |
| 16 | Tooronga Park | Malvern | 14999 | Irregular | YES | YES | Difficult access & overhead power lines |
| 17 | Grattan Gardens | Prahran | 10394 | Narrow | YES | YES | Relocate Community Centre & replace open space |
| 18 | Malvern Valley Golf Course | Malvern East | 411479 | Irregular | YES | NO | On underutilised land not part of 18 hole course |
| 19 | Darling Park (Car Park) | Malvern East | 98040 | Regular | YES | NO | On land currently used as a car park |
| 20 | Waverley Oval | Malvern East | 27876 | Regular | YES | YES | Replace sports ground |
| 21 | Glen Iris Park | Glen Iris | 94812 | Regular | YES | NO | Replace East Malvern Tennis Club |
| 22 | Princes Gardens (tennis courts) | Prahran | 2014 | Regular | NO | NO | Options would require a masterplan for entire site |
| 23 | East Malvern RSL Bowls Club | Malvern East | 6525 | Regular | YES | NO | Property acquisition required |
| 24 | Como Rowing Precinct | South Yarra | 19757 | Irregular | NO | NO | Irregular shape and flooding |
| 25 | Rockley Gardens - east & west | South Yarra | 4644 & 4686 | Regular | NO | YES | Split by Rockley Road |
| 26 | Union Street Gardens | Armadaale | 11705 | Regular | YES | YES | Replace open space & tennis courts |
| 27 | Lumley Gardens | Prahran | 6838 | Irregular | YES | YES | Property acquisition |
| 28 | Brookville Gardens | Toorak | 9785 | Regular | YES | YES | Residential neighbourhood |
| 29 | Sydare Reserve - north & south | Malvern East | 28619 | Regular | YES | YES | Replace open space |

| No. | Site | Suburb | sqm | Shape | Space for Stadium & Car Park | Open Space Displacement | Option |
|-----|----------------------------------|--------------|-------|-----------|------------------------------|-------------------------|---|
| 30 | Percy Treyvaud Memorial Park (1) | Malvern East | 62092 | Regular | YES | NO | Replace bowls club |
| 31 | Percy Treyvaud Memorial Park (2) | Malvern East | 62092 | Regular | YES | NO | Replace tennis courts |
| 32 | Phoenix Park | Malvern East | 22065 | Regular | YES | YES | Only in conjunction with development on adjoining school land |
| 33 | Kyarra Park Tennis Courts | Glen Iris | 6064 | Narrow | NO | NO | Too narrow |
| 34 | Central Park | Malvern East | 74679 | Regular | YES | YES | Replace open space |
| 35 | Penpraze Park | Malvern East | 9656 | Irregular | YES | YES | Replace open space |
| 36 | Ardrie Park | Malvern East | 28382 | Regular | YES | YES | Park with historical overlay |
| 37 | Bowen Gardens | Malvern East | 28382 | Regular | YES | YES | Replace Aged Care Facility & open space |
| 38 | Stanley St Reserve | Malvern East | 6224 | Regular | YES | NO | Replace open space |
| 39 | Surrey Rd Park | South Yarra | 5435 | Regular | YES | NO | Replace open space |
| 40 | Grosvenor Reserve | South Yarra | 4651 | Irregular | NO | NO | Replace open space |
| 41 | Dyeworks Park | South Yarra | 4882 | Regular | NO | NO | Replace open space |
| 42 | Gladestone Gardens | Windsor | 6165 | Irregular | NO | NO | Replace open space |
| 43 | Milton Gray Reserve | Malvern | 7058 | Irregular | NO | NO | Too narrow |
| 44 | O T Flight Reserve | Malvern East | 12667 | Irregular | NO | NO | Irregular shape |
| 45 | Elm Road Park | Glen Iris | 6642 | Narrow | NO | NO | Too narrow |
| 46 | Ivanhoe Grove Reserve | Malvern East | 8664 | Narrow | NO | YES | Too narrow |
| 47 | Armadale Reserve | Armadale | 4517 | Regular | NO | NO | Too small |
| 48 | Glenburn Bend Park | Glen Iris | 23360 | Irregular | NO | NO | Too narrow |
| 49 | Hedgeley Dene | Malvern East | 31684 | Narrow | NO | NO | Irregular shape & replace open space |
| 50 | Peveill Park | Malvern East | 30631 | Irregular | NO | NO | Replace open space |
| 51 | Camino Terrace Reserve | Malvern East | 4939 | Regular | NO | NO | Too small |

3

CRITERIA DEVELOPMENT

Methodology

Nine selected sites have been analysed through a desktop assessment to establish a qualitative evaluation of each site.

This information was then used to establish general opportunities and constraints for each site, which will later define design parameters and implementation possibilities.

desktop assessment

A desktop assessment was undertaken for each site to establish **general information** to influence the feasibility of constructing a new stadium on each site.

The sites were also assessed in their context to their surroundings to establish **qualitative information**. Resources used included aerial photography, Google maps, usage data and planning resources online.

evaluation

The information from the desktop assessment was then evaluated with a rating in a **matrix** to determine the sites suitability for a future four-court stadium and associated car parking.

opportunities & constraints

Through the information collected, opportunities and constraints were identified for each site.

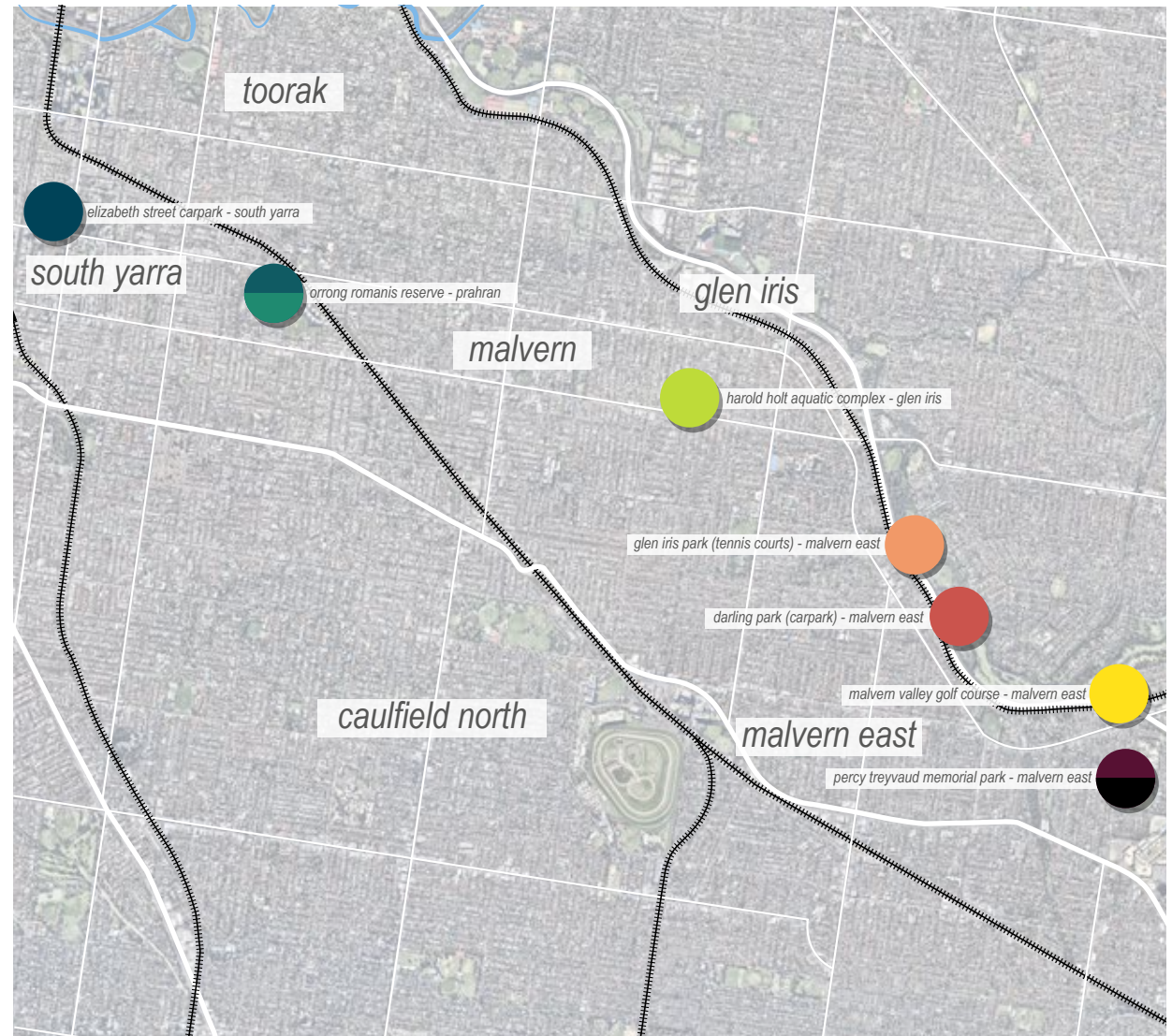


Figure 1 context map of seven identified sites

General information

General information has been gathered for each site as identified in this report and has been based on a desktop assessment.

location

A description of where the site is located within the City of Stonnington.

spatial characteristics

Unit measurements, layout and attributes of the sites in the following categories:

- area/shape;
- orientation;
- gradient and topography; and
- adjacent built form.

adjacent uses

Identification of the adjacent uses and their influence (if any) on the site.

planning

Identification of planning controls, zones & overlays (if any) that pertain to the site and implications for the development of a four-court stadium.

Core Values

The following criteria/ parameters have been used to assess the quality and value of each site and is based on local familiarity with the site, usage data, aerial photography and Google maps street view.

connectivity

A description of the connectivity and legibility of the site which will take the following into consideration:

- accessibility (via various modes of transport);
- entry presentation;
- linkages to destinations beyond the site; and
- DDA/access issues.

character

A description of the physical characteristics, including the general look and feel of the site. With an assessment of the quality and materials of the following attributes:

- identification, wayfinding;
- built form conditions and character; and
- passive surveillances.

environment

A description of the environmental assets of the site, with an assessment of the quality of existing green open space, including abundance of native vegetation and sports grounds.

activity

A description of the current activity, functionality and usage of the site:

- activity - high or low activity and a description of the types of activities currently occurring in the site;
- functionality - the existing functions of the site; and
- usage - the existing uses of the site.

For example, if a site experiences a high level of activity and usage, then there would be high risk of user displacement should the existing use be removed and replaced by a different use, such as the stadium.

impact

A description of the sites effect on its surrounding context, including implications for negative impact on local residents.

4 EVALUATION

Matrix

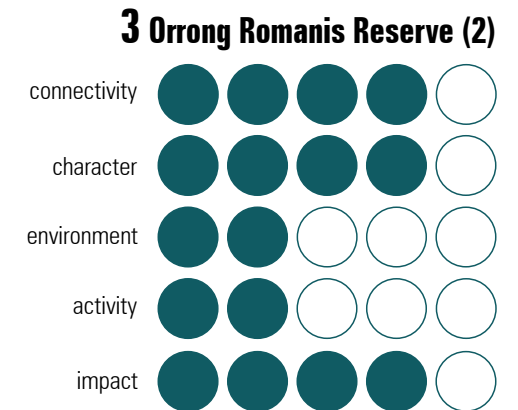
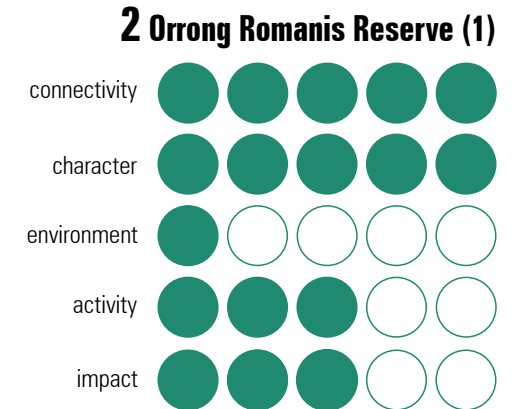
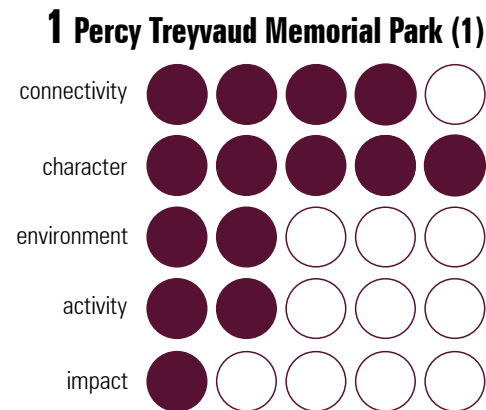
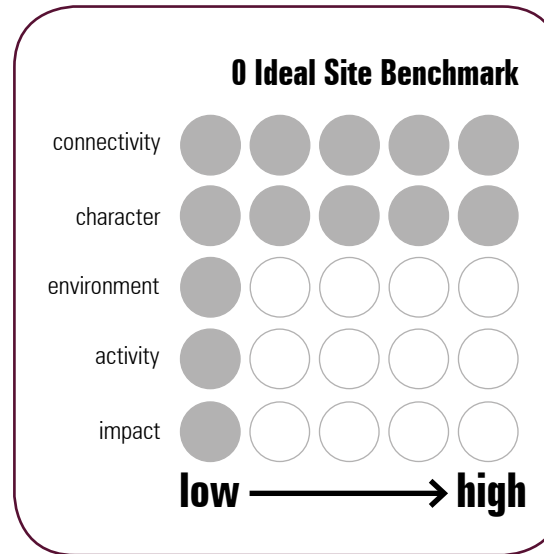
The following matrix was used to evaluate each site. Each category was given a value based from low to high on the existing conditions of the site. This information will then be tabulated as a means of assessing the sites in relation to each other. This will provide the framework for determining which site(s) are viable candidates for a four-court stadium.

Site Matrices

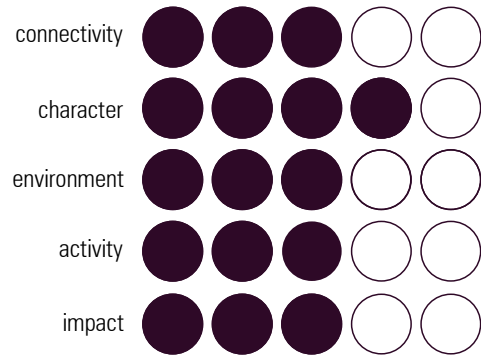
Each matrix individually identify and assesses the current **connectivity, character, environment, activity** and **impact** of the site, in an attempt to identify the ideal site for a new four-court stadium.

To the right is an example of an ideal site benchmark matrix for a four-court stadium. It is required to have **great connection & linkages** through multiple forms of public transport, a **great sense of character** with a strong identity; while at its core respecting the **environment**, the neighbourhood and minimising the displacement of existing open space, activities and uses.

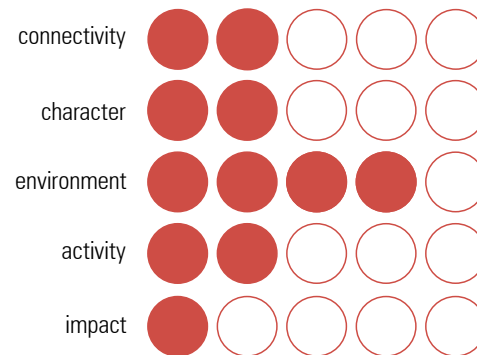
The following spread provides a matrix for all 9 subject sites ranked in descending order.



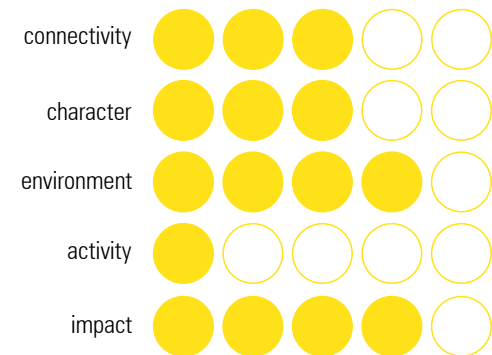
4 Percy Treyvaud Memorial Park (2)



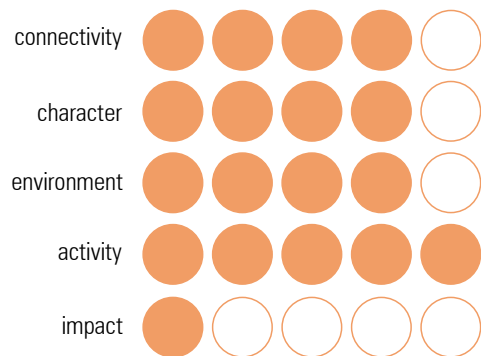
6 Darling Park - Carpark



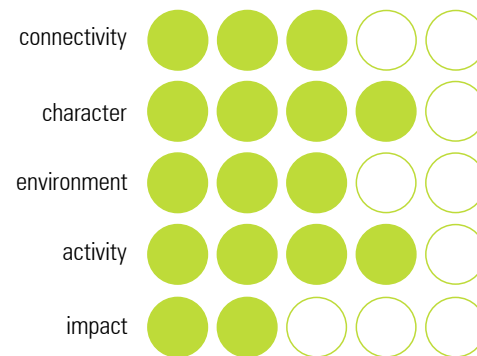
8 Malvern Valley Golf Course



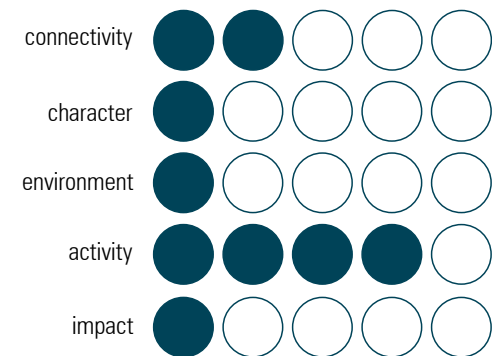
5 Glen Iris Park - Tennis Courts



7 Harold Holt Aquatic Centre



9 Elizabeth Street car park



5

ANALYSIS

Percy Treyvaud Memorial Park

(1) - Bowls Club

LOCATION

The subject site is located on the existing Chadstone Bowls Club to the north-western corner of Percy Treyvaud Memorial Park within the suburb of Malvern East.

SPATIAL CHARACTERISTICS:

Scattered vegetation is present to the perimeter of the site and the topography is relatively flat.

The park contains a tennis court to the east and sports grounds to the south.

ADJACENT USES:

The site is surrounded predominantly by a residential zone (NRZ2) to the northern boundary and a residential zone (GRZ10) to the south. A small commercial zone (C1Z) is located opposite the reserve at the north-western boarder.

The residential zones surrounding the subject site consist of primarily 1-2 storey detached dwellings. The commercial zone to the north-west corner consists of 1 storey attached built forms.

PLANNING:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation.

PROCESS:

The proposed four-court stadium would replace the existing Chadstone Bowls Club.

Establish a new facility for the Bowls Club elsewhere before demolition of the facility. Options for relocation within the site or elsewhere need to be explored.

The 150 car parking spaces would require one level of underground parking.

Opportunities

- Offset the displacement of the bowls club and green within the site.
- Prominent location and close to Chadstone transport hub, buses and accessible via car, bicycle and pedestrians.
- Carpark access can be an at grade undercroft carpark (not underground), level with Chadstone Road that takes advantage of the slope of the site.
- Minimal loss of vegetation.
- Potential for use of outdoor courts at Malvern Valley Primary School.

Constraints

- Potential location for the displaced Bowls Club is yet to be determined.

RECOMMENDATION

Consider for further investigation

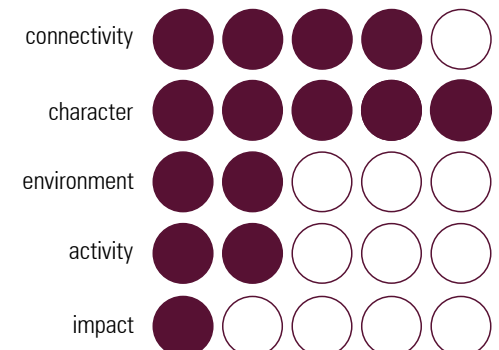




Figure 9 Percy Treyvaud Memorial Park | Indicative four-court stadium footprint

Orrong Romanis Reserve (1)

LOCATION:

The subject site is the existing Orrong Romanis Tennis Centre, located in the south-east corner of Orrong Romanis Reserve. The reserve is located to the immediate west of Toorak Station within the suburb of Prahran. The site abuts the suburb boundary of Armadale.

SPATIAL CHARACTERISTICS:

The site is lightly vegetated along the perimeter of the tennis courts, the topography is relatively flat.

The reserve currently contains 2 centrally located sports grounds, tennis courts to the south and the Orrong Romanis Recreation Centre to the north.

ADJACENT USES:

The reserve is surrounded by predominately residential (GRZ10) to the north, west and south consisting of 1-2 storey dwellings. Opposite the south-east corner is a mixed use zone (MUZ) consisting of medium-rise development. Residential land that abuts Orrong Road is recognised and zoned for future growth (RGZ2).

PLANNING:

PUZ6 - Public Use Zone - Schedule 6

The northern part of the reserve is zoned as a Public Use Zone and owned by Local Government.

PPRZ - Public Parks & Recreation Zone

The southern part of the reserve is recognised as an area for public recreation.

PROCESS:

The proposed stadium will be built on the site of the existing 6 tennis courts.

The tennis courts would be relocated to the location of the existing Orrong Romanis Recreation Centre which will need to be demolished and the two indoor courts replaced.

A six court stadium will be required to provide four new courts and replace the two indoor courts that would be demolished.

The provision of six indoor courts would only be achievable in a 2 storey format due to lateral constraints of the site. The height of a two-storey stadium will be in the order of 22m.

The floor area required to facilitate a six-court facility is approximately 6500m². The ground floor footprint of the two-storey building will be approximately 3,500m².

The provision of at least 150 new parking spaces would require two levels of underground parking.

Opportunities

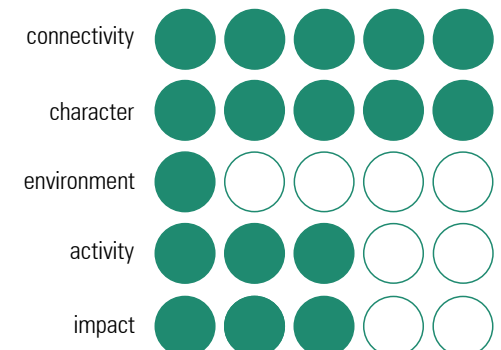
- The displacement of the two existing indoor courts will be offset by providing a larger six-court facility, resulting in no use displacement.
- Displacement of uses is largely accommodated within the site with minimal impact.
- Prominent location and responds to the surrounding building character.
- Close to train, trams, buses and accessible via car, bicycle and pedestrians.
- Minimal loss of green space.
- Provision of car parking that is not currently available on the site.

Constraints

- Requires the relocation of existing tennis courts resulting in a net loss of one court. Accommodating the sixth court would require the displacement of green space.
- Site is constrained laterally with no potential for future expansion of the facility.
- Significant disruptions on existing tennis or netball use during construction depending upon sequence of work.
- Access to and cost of constructing two levels of basement carparking.

RECOMMENDATION

Consider for further investigation



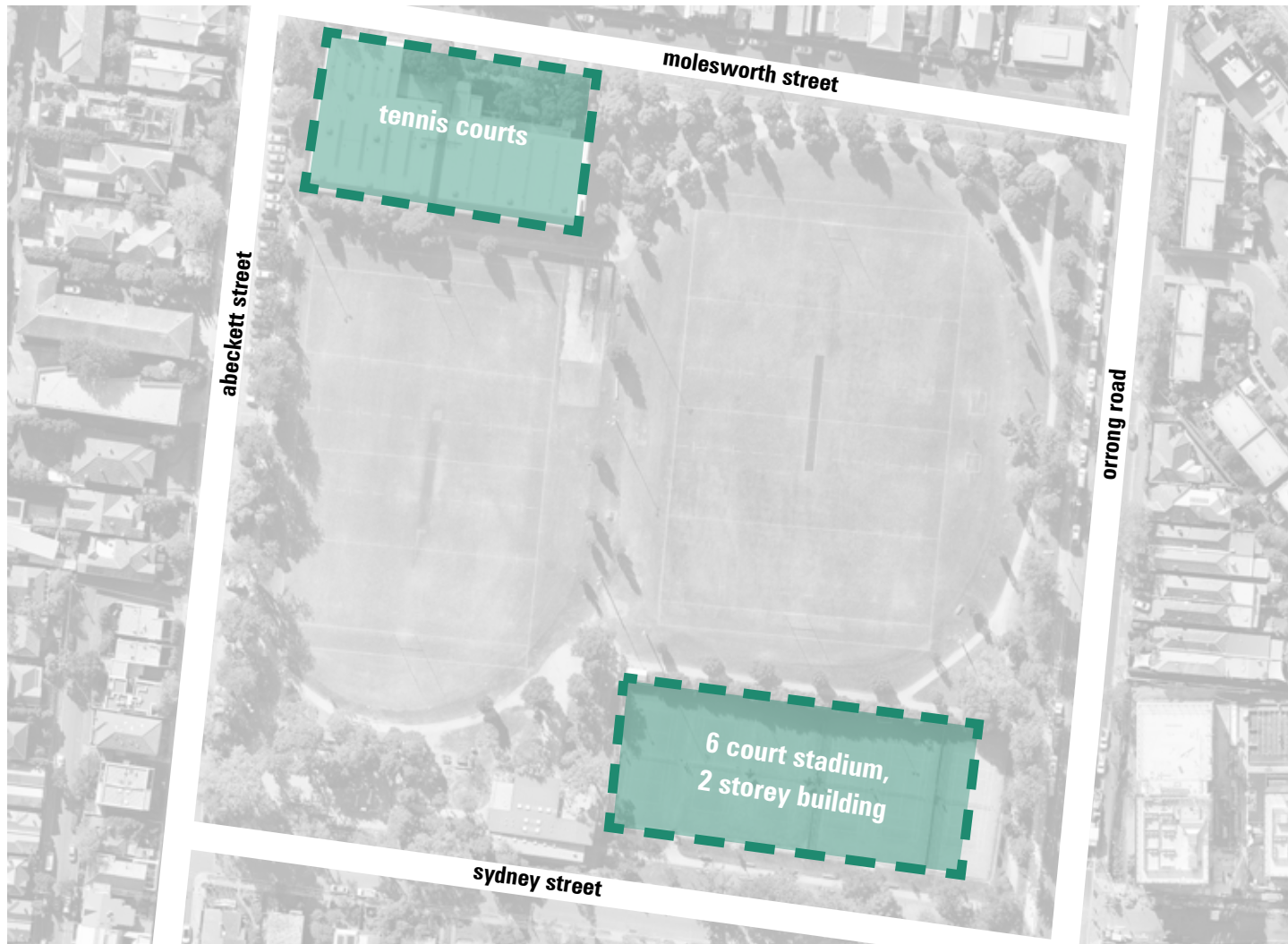


Figure 4 Orrong Romanis Reserve | indicative 2-storey six-court stadium footprint | relocation of tennis courts.

Orrong Romanis Reserve (2)

LOCATION:

The subject site is the site of the existing Orrong Romanis Recreation Centre, located in the north-western corner of Orrong Romanis Reserve. The reserve is located to the immediate west of Toorak Station within the suburb of Prahran. The site abuts the suburb boundary of Armadale.

SPATIAL CHARACTERISTICS:

The site is moderately vegetated, if the stadium is built on the existing Orrong Romanis Recreation Centre, the site will be flat.

The reserve currently contains 2 centrally located sports grounds, tennis courts to the south and the Orrong Romanis Recreation Centre to the north.

ADJACENT USES:

The reserve is surrounded by predominately residential (GRZ10) to the north, west and south consisting of 1-2 storey dwellings. Opposite the south-east corner is a mixed use zone (MUZ) consisting of medium-rise development. Residential land that abuts Orrong Road is recognised and zoned for future growth (RGZ2).

PLANNING:

PUZ6 - Public Use Zone - Schedule 6

The current site of the Orrong Romanis Recreation Centre is zoned as a Public Use Zone and owned by Local Government.

PROCESS:

Any expansion of the existing two-court facility will encroach upon the adjacent sports grounds. The provision of four courts in addition to the two courts already on site will require the demolition of the existing facility and the construction of a two level facility to accommodate six courts.

The new six-court stadium would only be achievable in a 2 storey format due to lateral constraints of the site. The height of a two-storey stadium will be in the order of 22m.

The floor area required to facilitate a six-court facility is approximately 6500m². The ground floor footprint of the two-storey building will be approximately 3,500m².

The provision of at least 150 new parking spaces would require two levels of underground parking.

Opportunities

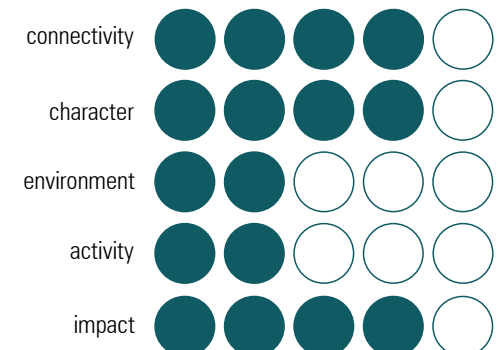
- The displacement of the two existing indoor courts will be offset by providing a larger six-court facility.
- Prominent location and close to train, trams, buses and accessible via car, bicycle and pedestrians.
- Minimal loss of green space.
- Provision of more car parking that is not currently available on the site.

Constraints

- Site is constrained laterally with no potential for future expansion of the facility.
- Proximity to residential areas is sensitive, especially with a larger, 2-storey facility which is not responsive to the lower height building character in Molesworth and A'Beckett Streets.
- Significant disruptions for existing indoor court users during construction.
- Access to and cost of constructing two levels of basement carparking.

RECOMMENDATION:

Consider for further investigation



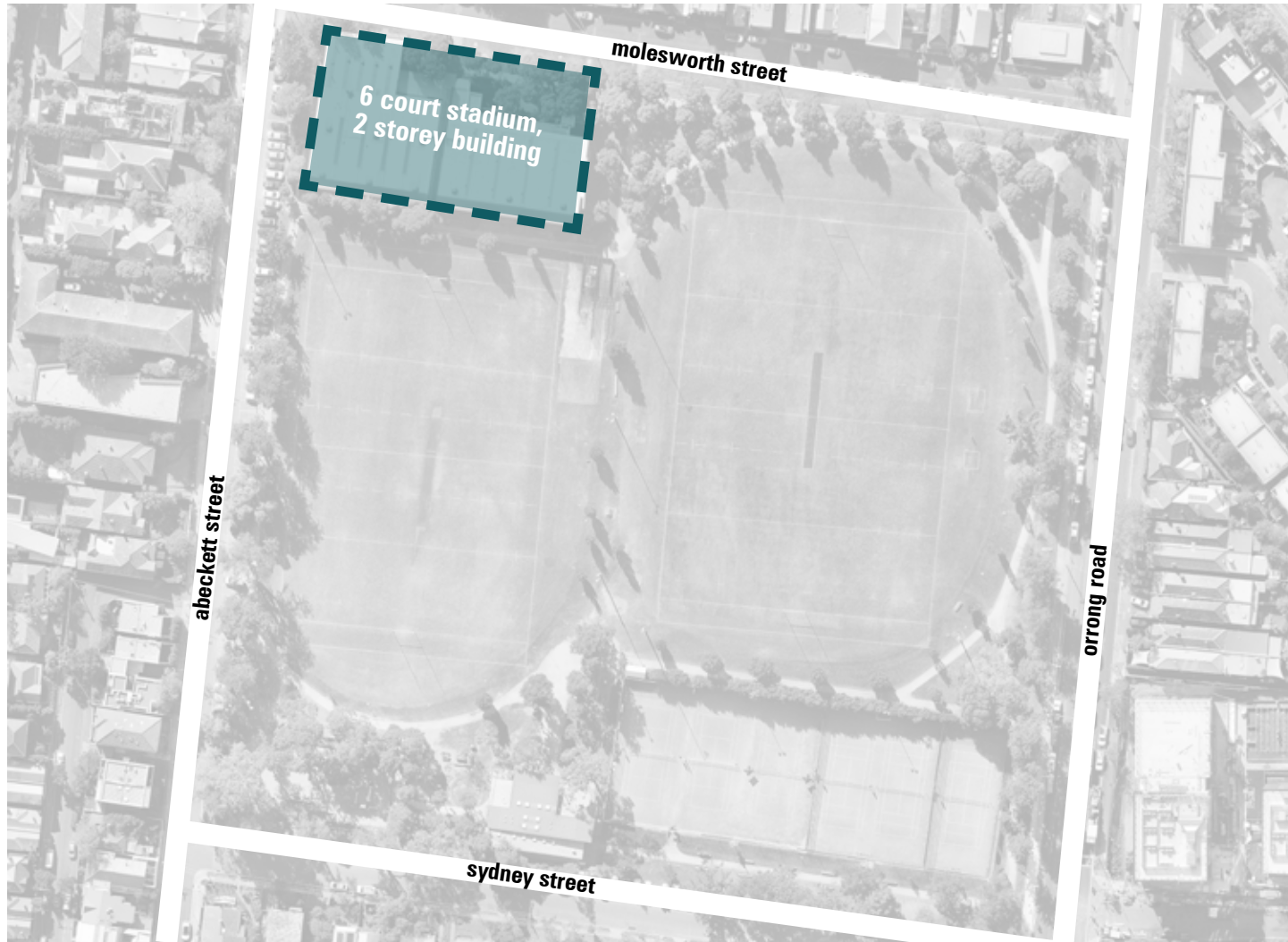


Figure 3 Orrong Romanis Reserve | indicative 2-storey six-court stadium footprint.

Percy Treyvaud Memorial Park

(2) - Tennis Club

LOCATION

The subject site is located on the existing 7 tennis courts to the north-eastern corner of Percy Treyvaud Memorial Park within the suburb of Malvern East.

SPATIAL CHARACTERISTICS:

Dense vegetation is present to the perimeter of the site and the topography slopes significantly upwards from Chadstone Road to Quentin Road.

The reserve currently contains 2 centrally located sports grounds, tennis courts to the south and the Orrong Romanis Recreation Centre to the north.

The park contains a tennis court to the east and sports grounds to the south.

ADJACENT USES:

The site is surrounded predominantly by a residential zone (NRZ2) to the northern boundary and a residential zone (GRZ10) to the south. A small commercial zone (C1Z) is located opposite the reserve at the north-western boarder.

The residential zones surrounding the subject site consist of primarily 1-2 storey detached dwellings. The commercial zone to the north-west corner consists of 1 storey attached built forms.

PLANNING:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation.

PROCESS:

The proposed four-court stadium would replace five of the existing tennis courts.

The 150 car parking spaces would require one level of underground parking.

Opportunities

- Prominent location and close to Chadstone transport hub, buses and accessible via car, bicycle and pedestrians.

Constraints

- Stadium would be located on the highest part of the park and impose upon the surrounding facilities, residences and open space.
- Potential loss of significant vegetation.
- Car parking access would be some distance from Chadstone Road and difficult to access due to topography.
- Site is constrained laterally due to thick vegetation with limited potential for future expansion of the facility.
- Potential locations for the displaced tennis courts is yet to be determined.

RECOMMENDATION

Limited potential

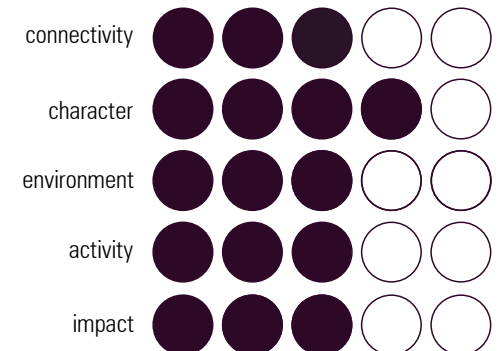




Figure 10 Percy Treuvaud Memorial Park | indicative four-court stadium footprint

Glen Iris Park - Tennis Courts

LOCATION:

The subject site is located on the existing East Malvern Tennis Club at the southern end of Glen Iris Park. The park is located to the immediate east of Darling Station within the suburb of Malvern East.

SPATIAL CHARACTERISTICS:

The subject site is regular in shape, the topography has a gentle slope and the vegetation is dense (native). Overhead high voltage powerlines are located to the immediate east of the site.

Darling Park contains sports grounds to the immediate east and south of the site. Gardiners Creek is aligned relatively central to the corridor at this location as well as a shared path that runs parallel to the creek.

ADJACENT USES:

The site is located relatively central to the green corridor. To the immediate west is the Monash Freeway followed by a train corridor (PUZ4) and 3 types of residential zones that are tailored to accommodate future growth. To the eastern boundary of the green corridor is a residential zone (NRZ3).

The residential zones surrounding the subject site consist of primarily 1-2 storey detached dwellings with predicted growth to occur surrounding the train station.

PLANNING:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation.

LSIO - Land Subject to Inundation

The land is subject to inundation.

PROCESS:

The proposed four-court stadium would replace six of the existing tennis courts and the east malvern tennis club building.

The stadium would be achievable in a 1 storey form.

The 150 parking spaces would require one level of parking underneath the courts.

Opportunities

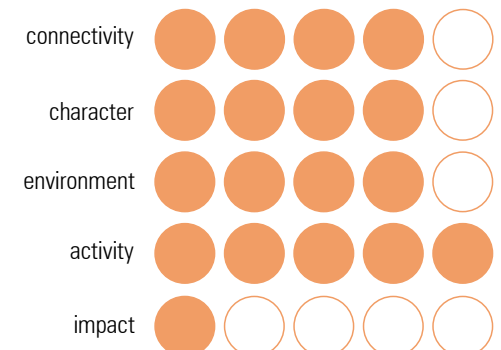
- Prominent location, close to Darling Station, and accessible via car, bicycle and pedestrians.
- Low impact on surround context.
- A stadium with more than four courts could be achieved if all 10 tennis courts were displaced.
- Formalising the existing unsealed carpark on VicRoads land to the south-east of the site could provide spaces next to rather than under the stadium.

Constraints

- No opportunity to accommodate the displaced tennis courts at ground level within the site. A suitable location for their relocation off-site has not been identified.
- Adjacent to overhead high voltage power lines (this prevents development from occurring immediately next to or below the power lines).
- Large development within the green corridor does not conform with the existing character of the area.

RECOMMENDATION

Limited potential



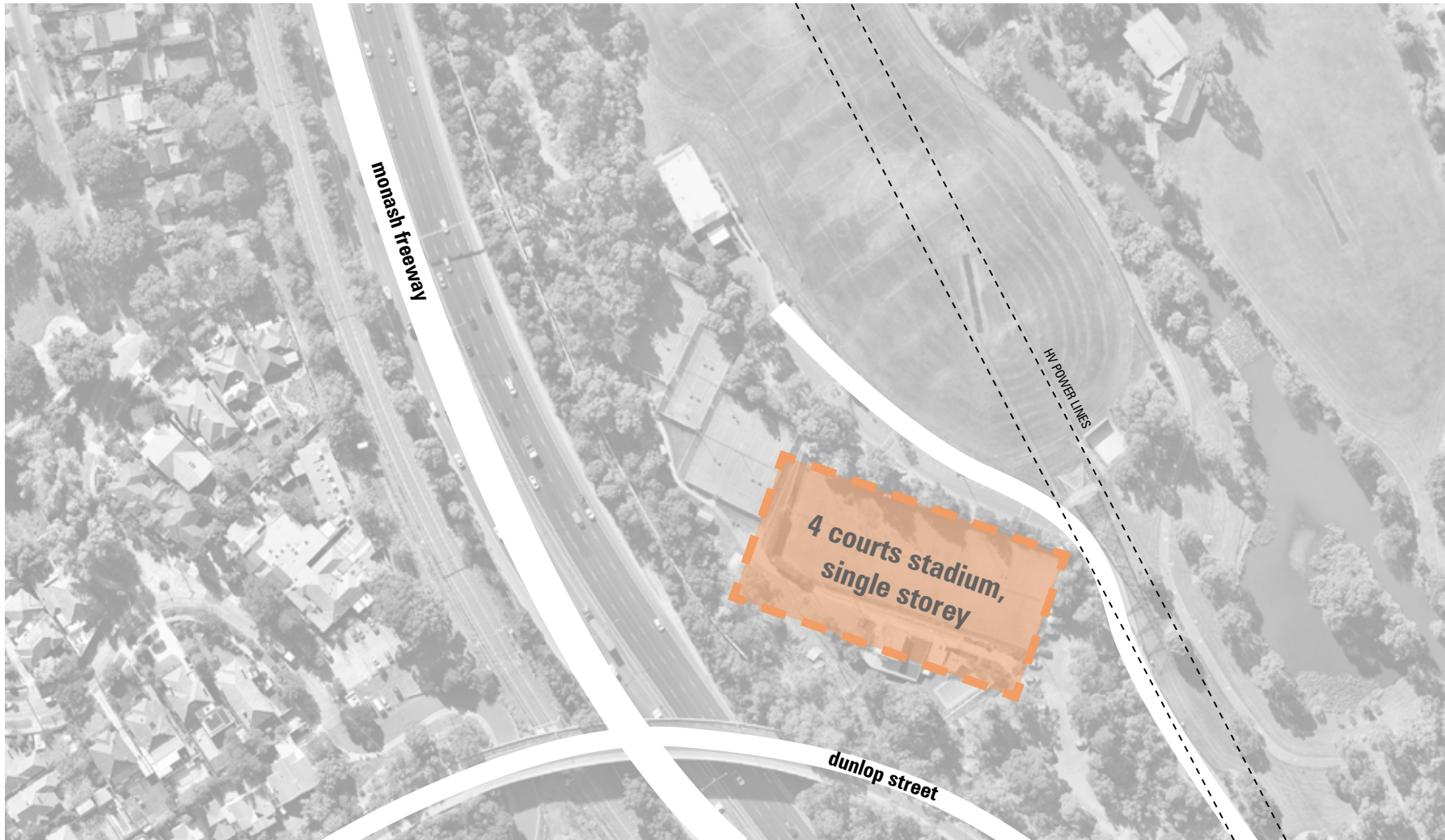


Figure 7 Glen Iris Park - East Malvern Tennis Courts | Indicative four-court facility footprint

Darling Park - Carpark

LOCATION:

The subject site is located within a car park and playground opposite the East Malvern RSL Club & Bistro. The site is located towards the southern end of Darling Park within the suburb of Malvern East.

SPATIAL CHARACTERISTICS:

The subject site is regular in shape, the topography has a gentle slope that falls towards Gardiners Creek and the existing vegetation is dense (native). There is an existing playground and existing high voltage powerlines that run above a section of the carpark.

The surrounding parks contain sports grounds to the north and south of the site. Gardiners Creek is aligned to the eastern boundary of the corridor at this location as well as a shared path that runs parallel to the creek.

ADJACENT USES:

The site is located relatively central to the green corridor. The most immediate use is the East Malvern RSL Club & Bistro which is built within a residential zone (GRZ10). To the eastern boundary of the green corridor is residential zone (NRZ3).

The residential zones surrounding the subject site consist of primarily 1-2 storey detached dwellings.

PLANNING:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation.

LSIO - Land Subject to Inundation

The land is subject to inundation.

PROCESS:

The proposed four-court stadium would replace the existing car park, playground and war memorial.

The stadium would be achievable in a 2 storey form, with an adequate setback from the overhead high voltage lines. The height of a two-storey stadium will be in the order of 22m.

The provision of 150 new parking spaces would require two levels of underground parking.

Opportunities

- Site is currently only utilised for car parking and a small play area.
- Opportunity for 2 additional outdoor courts situated on the neighbouring bowls green.

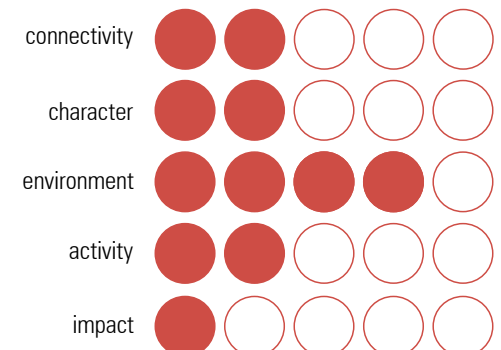
Constraints

- Contravention of the stipulation not to build on open space.
- Site is highly constrained by existing overhead HV power lines, Gardiners Creek and Gardiners Creek Trail, topography and Basil Street (access needs to be maintained).
- Removal of native vegetation and displacement of existing play area and war memorial.
- Opportunity for underground car parking is limited due to flood risk. Melbourne Water Design Guidelines highly limit development adjacent to waterways, including fixed development setbacks from open water channels and from the 1:10 ARI flood level. Parking at ground level would increase the height of the building and/or displace open space.

- Displacement of existing car parking needs to be accommodated within the new facility or within the site. If within the site it would require displacement of green space or sports grounds.
- Site is highly constrained with minimal potential for future expansion of the facility.
- Large development within the green corridor does not conform with the existing character of the area.

RECOMMENDATION

Limited potential



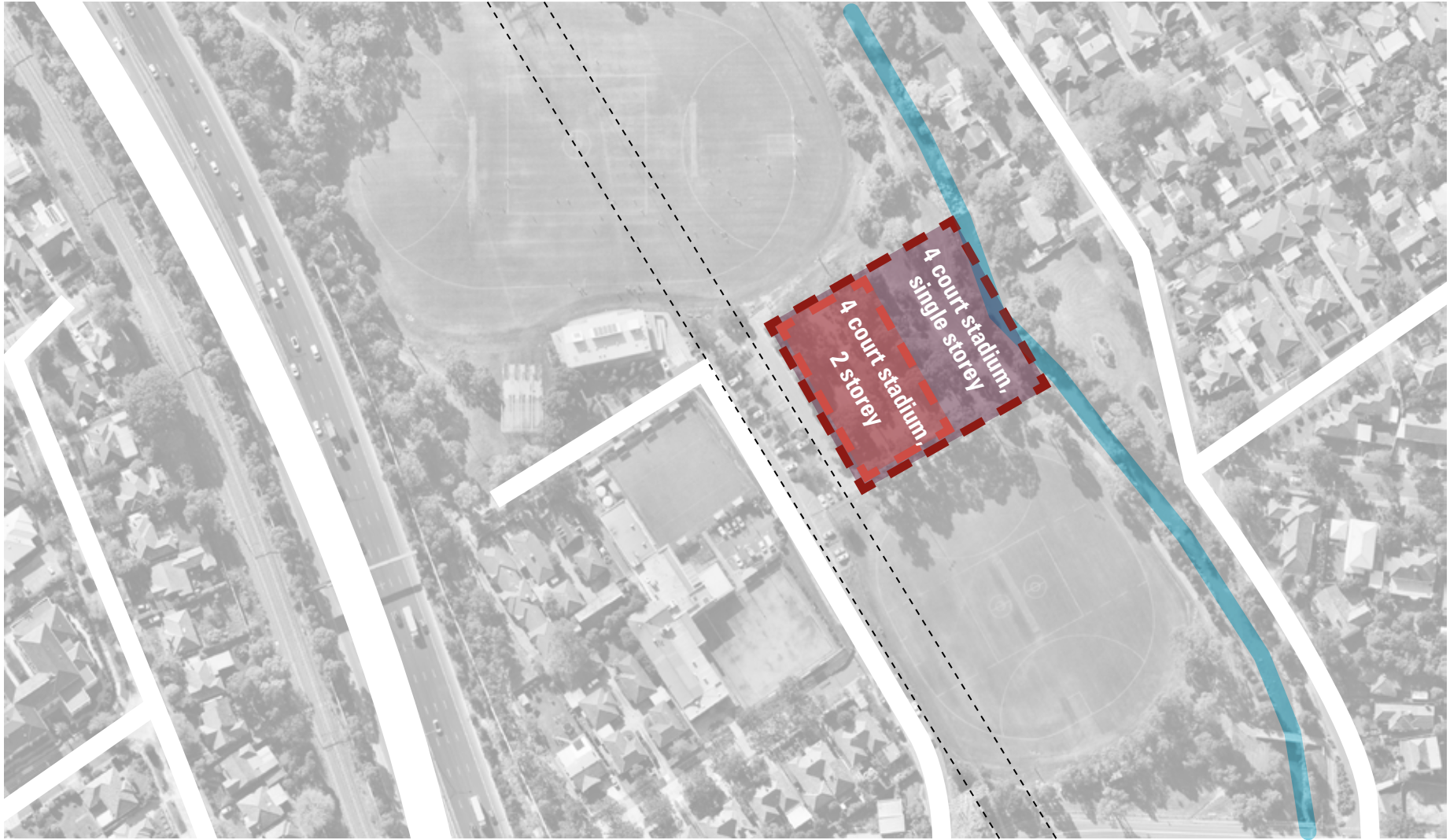


Figure 8 Darling Park - Carpark | Indicative four-court facility footprint over 1 or 2-storeys

Harold Holt Aquatic Centre

LOCATION:

The subject site is in Glen Iris and located within the car park and the underutilised open space between the carpark and Harold Holt Aquatic Centre's dive pool. The site is located approximately 1.2km to the west of Glen Iris Station within the suburb of Glen Iris.

SPATIAL CHARACTERISTICS:

The subject site has a gentle consistent slope that falls from High Street, the site is strongly vegetated along its boundary edges.

ADJACENT USES:

To the immediate south of the subject site is the Harold Holt Swim Centre which is protected by a heritage overlay (HO364). To the remaining site interfaces, the surrounding lots are zoned as residential (GRZ10).

The residential zones to the north, east and west of the subject site consist of primarily 1-2 storey detached dwellings.

PLANNING:

The site is affected by the following:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation.

H0364 - Heritage Overlay

Architectural significance to the State of Victoria (earliest example of the Brutalist movement that emerged in the late-1960s).

SBO - Special Building Overlay

Part of the subject site is liable to inundation.

PROCESS:

The four-court stadium would require the acquisition of one property to achieve a two storey form outcome OR the acquisition of three properties to achieve a one storey four-court stadium.

The 150 parking spaces + the approximate 44 existing parking spaces would require two levels of underground parking due to the size restrictions of the site and the overall size of the proposed development OR 1 storey of underground parking if the proposal was to acquire all three residential properties to the north.

Opportunities

- Proximity to Aquatic Centre and open space.
- Attractive location adjacent to a park setting.
- Close to tram route and accessible via car, bicycle and pedestrians.

Constraints

- Requires acquisition of one property for a two-storey facility or three properties for a one-storey facility.
- Loss of vegetation.
- The Harold Holt Aquatic Centre site (immediately south) is subject to a Heritage Overlay prohibiting any development. This may cause conflicts with architectural/neighbourhood character.
- Site is highly constrained with minimal potential for future expansion of the facility. This would require further property acquisition.
- Proximity to residential areas is highly sensitive.

RECOMMENDATION

Not an option

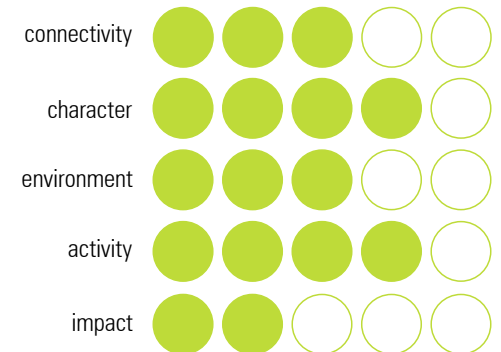




Figure 5 Harold Holt Aquatic Centre | indicative four-court facility over 1 or 2-storeys

Malvern Valley Golf Course

LOCATION:

The subject site is located between Golfers Drive & Lomond Terrace within the suburb of East Malvern. The site is situated within the extent of the Malvern Valley Golf Course south east of the ninth green, in an area that is underutilised and highly vegetated.

SPATIAL CHARACTERISTICS:

The site is irregular in shape, the topography is very irregular. Overhead high voltage power lines cross through the middle of the site.

ADJACENT USES:

The site is surrounded by predominately residential (NRZ2). The Monash Freeway abuts the southern edge of the site.

The residential zone to the east of the subject site consists of primarily 1-2 storey detached dwellings.

PLANNING:

PPRZ - Public Parks & Recreation Zone

The site is recognised as an area for public recreation and to protect and conserve areas of significance where appropriate.

LSIO - Land Subject to Inundation

The land is subject to inundation

Aboriginal Cultural Heritage Sensitivity

The land is within, or is affected by, one or more areas of cultural heritage sensitivity.

PROCESS:

Due to the topography, vegetation, creek system and existing HV power lines, the site could only support a 2-storey development. The height of a two-storey stadium will be in the order of 22m. This would be located with a setback to the creek and the powerlines.

The 150 new parking spaces would require two levels of underground parking, due to the size restrictions of the site and the overall size of the proposed development.

Opportunities

- Site is currently only utilised for golf course maintenance requirements and storage.
- Proximity to existing Malvern Valley Golf Course and facilities.

Constraints

- Site is highly constrained by existing power lines (this prevents development from occurring immediately next to or below the power lines).
- Scotchman’s Creek, irregular site shape and topography.
- Existing drains on site would have to be reconfigured or relocated.
- Aboriginal Cultural Heritage Sensitivity might impede development.
- Heavily vegetated and substantial area of green space.

- Opportunity for underground car parking is limited due to flood risk. Melbourne Water Design Guidelines highly limit development adjacent to waterways, including fixed development setbacks from open water channels and from the 1:10 ARI flood level.
- Site is highly constrained with minimal potential for future expansion of the facility.
- Proximity to residential area is highly sensitive, especially with a 2-storey facility.
- Large development within the green corridor does not conform with the existing character of the area.

RECOMMENDATION

Not an option

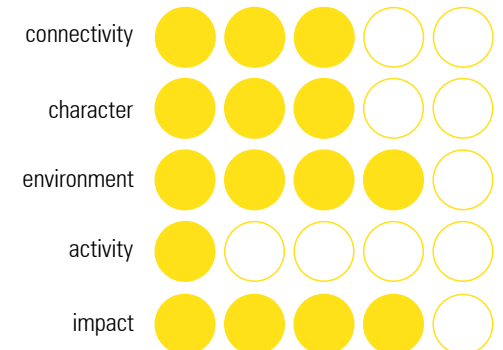




Figure 6 Malvern Valley Golf Course | Indicative four-court facility footprint over 1 or 2-storeys

Elizabeth Street Car Park

LOCATION:

The subject site is located on the rooftop of an existing carpark between the Sandringham train corridor and Chapel Street within the suburb of South Yarra. The carpark is situated behind the Prahran Market relatively close to the suburb boundary of Prahran.

SPATIAL CHARACTERISTICS:

The site is located on the rooftop of an existing carpark, no existing vegetation is present and the topography is flat.

ADJACENT USES:

The site is located between a Council owned commercial building (PUZ6) and a residential zone (NRZ3). The site also partially intersects with Chapel Street's commercial corridor.

The residential zone to the east of the subject site consists of primarily 1-2 storey detached dwellings. To the west is predominately mass 2 storey built forms for commercial use. To the immediate south is a consistent attached commercial form.

PLANNING:

The site is affected by the following:

PUZ5- Public Use Zone - Schedule 5

A public use zone that lists the site as owned by Local Government.

DD018- Design & Development Overlay - Schedule 18

A height limit of 25.7m applies to this site.

SBO - Special Building Overlay

Part of the subject site is liable to inundation.

PROCESS:

The proposed four-court stadium would be built as an additional level above the existing three storey parking lot.

In addition, the 150 new parking spaces would require one level of car parking above the existing parking lot, subject to height restrictions.

Opportunities

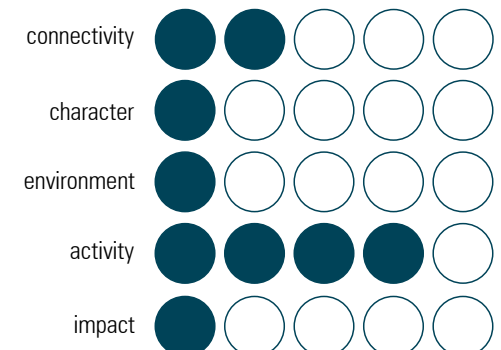
- Sufficient space for four-court facility.
- Close to train, trams, buses and accessible via car and pedestrians.

Constraints

- Access to site is limited due to location on rooftop.
- Site is constrained laterally and by height with no potential for future expansion of the facility.
- Exceeds height limit restrictions that apply to the site.
- Loss of car parking during the construction phase.
- Some displacement of existing parking spaces.
- Potential disruption to nearby facilities during construction.
- Structural reinforcement to the existing carpark would be required to accommodate a new building on top of it.
- Compatibility of use at peak times between the stadium and Prahran Market.

RECOMMENDATION

Not an option



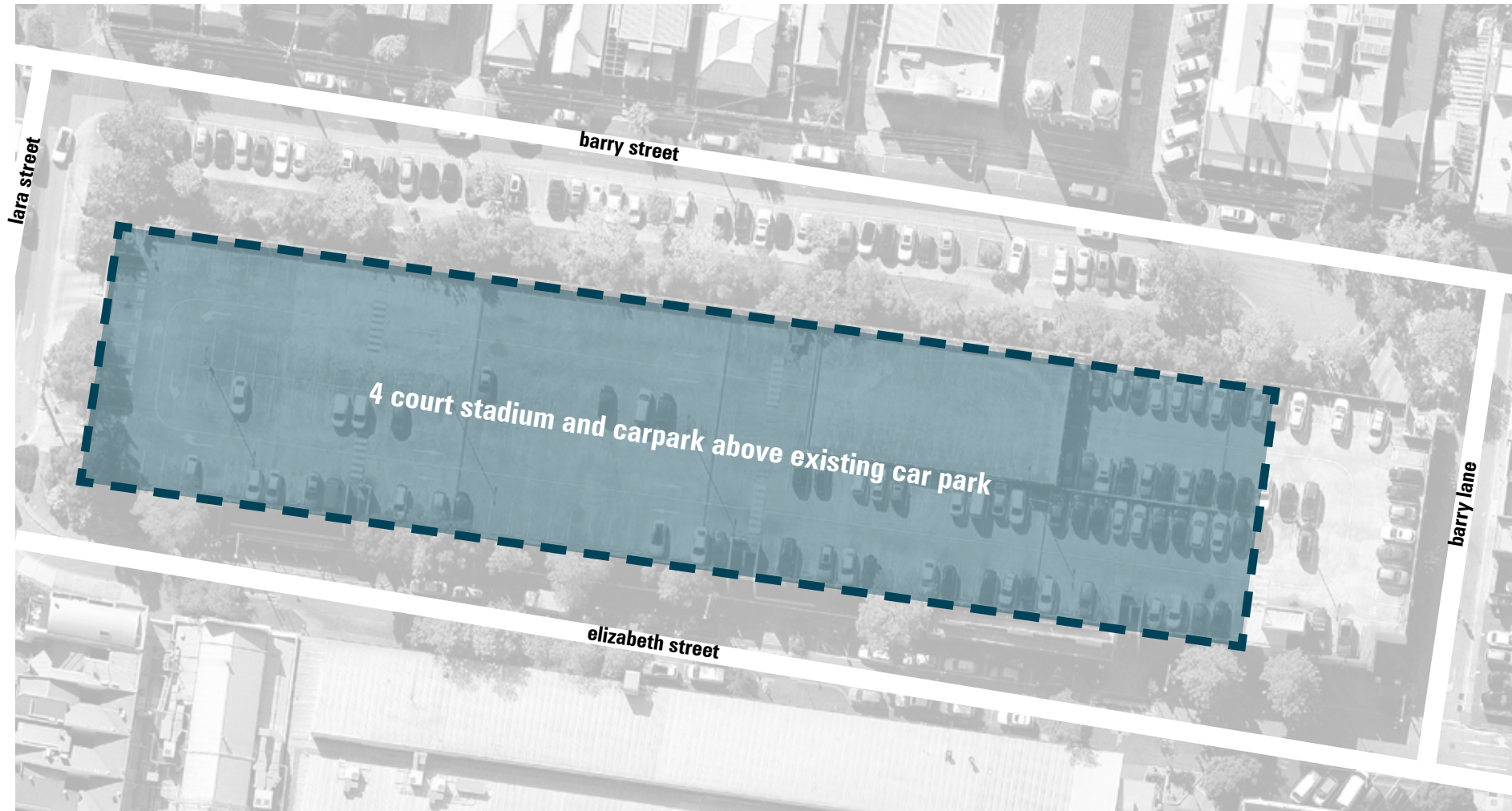


Figure 2 Elizabeth Street Car Park | indicative four-court stadium footprint.